

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

August 3, 2001

Mr. Mike Alo
Liquid Sugars, Inc. / MCP
P.O. Box 96
Oakland, California 94604

**SUBJECT: Case Closure for Liquid Sugars, Inc. (STID# 537 / RO #11)
1275 66th Street, Emeryville, California 94608**

Dear Mr. Alo:

This letter serves to notify you that this office has received concurrence from the San Francisco Bay RWQCB to close the case file for the above referenced site. The five groundwater monitoring wells (MW-1 to MW-5) at the site must be properly decommissioned. You can proceed with the well abandonment at the site. Please contact Alameda County Public Works for permit requirements to abandon the well. A well abandonment report must be submitted prior to the issuance of the Remedial Action Completion Certification.

Please notify this office at least 72 hours of the well abandonment work at the site. I can be reached at (510) 567-6780 if you have any questions regarding this letter or the subject site.

Sincerely,

Susan L. Hugo
Acting Supervisor
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB
Jim Gribi, Gribi Associates, 1350 Hayes Street, Suite C-14, Benicia, CA 94510
vSH / files

GRIBI Associates*Geological and Environmental Consulting Services*

July 9, 2001

Mr. Jon Boshard
Richards & Sterling
6598 Hollis Street
Emeryville, CA 94608

Subject: Recent Teleconference Regarding Regulatory Site Closure
Liquid Sugars Site
1275 66th Street, Emeryville, California
GA Project No.: 201-01-01

Ladies and Gentlemen:

On Friday, July 6, 2001, we teleconferenced with Mr. Ravi Arulanathan, Ph.D., of the San Francisco Bay Regional Water Quality Control Board (RWQCB) to attempt to define RWQCB requirements to obtain regulatory closure (or "no further action") for the site. Besides ourselves and Mr. Arulanathan, those participating in the teleconference included Mr. Jim Clark of Cornish & Carey Commercial, Mr. Steve Kalmbach of Pulte Home Corporation, and Mr. Ignacio Dayrit of the City of Emeryville.

Mr. Arulanathan stated that all parties have already agreed to implement certain measures prior to residential occupancy of the property (vapor barrier, lead "hot spot" removal, deed restriction, and landscape area soil removal). Thus, the only remaining issue relative to regulatory site closure is the low levels of halogenated volatile organic compounds (HVOCs) detected in groundwater in the northeast corner of the project site. In order to obtain regulatory site closure, the RWQCB would like to see clear evidence that either: (1) The HVOCs identified on the site originated from some offsite, upgradient source; or (2) The identified HVOCs represent a small, isolated occurrence, with no reasonable expectation that concentrations will increase or migrate further downgradient onto the project site.

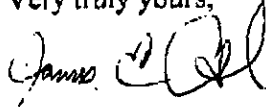
Based on this understanding, we agreed that the steps to be taken to assess HVOC impacts should first include compiling and summarizing available HVOC results for the project site and for nearby sites. Once these results have been reviewed by Alameda County Department of Environmental Health and the RWQCB, then a decision can be made regarding the possible need for additional investigations at the site. }

Mr. Arulanathan further stated that while he would provide technical assistance throughout the closure process, direct oversight for this case will be handled by Ms. Susan Hugo of Alameda County Department of Environmental Health. Mr. Arulanathan indicated that if results show either an offsite source or limited onsite impacts for HVOCs, then regulatory closure for the site can probably be obtained within about two months, more or less.

Mr. Jon Boshard
Richards & Sterling
July 9, 2001
Page 2

We appreciate the opportunity to provide this letter for your review. Please contact us if there are questions or if additional information is required.

Very truly yours,



James E. Gribi
Registered Geologist
California No. 5843

JEG:ct

- c Ms. Susan Hugo, Alameda County Department of Environmental Health
- Mr. Ravi Arulanathan, San Francisco Bay Regional Water Quality Control Board
- Mr. Ignacio Dayrit, City of Emeryville
- Mr. Jim Clark, Cornish & Carey
- Mr. Steve Kalmbach, Pulte Home Corporation
- Mr. Mark Arniola, Lowney Associates

GRIBI Associates

Geological and Environmental Consulting Services

FACSIMILE TRANSMITTAL

Date: JULY 9, 2001

To: Susan Hugo
Alameda County Department of Environmental Health

510/337-9335

From: JIM GRIBI
Phone: (707)748-7743
Fax: (707)748-7763

Number of pages, including this transmittal page: _____

Attached please find the letter summarizing our teleconference on Friday.

Thanks!

LOP - RECORD CHANGE REQUEST FORM

printed:
05/01/2000

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

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12034
 StID : 789 LOC:
 SITE NAME: McGrath Steel Company DATE REPORTED : 07/03/1996
 ADDRESS : 6655 Hollis St DATE CONFIRMED: 07/03/1996
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 07/03/1996
 PRELIMINARY ASMNT: DATE UNDERWAY: DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 07/03/1996
 LUFT FIELD MANUAL CONSID: 3SCA
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 07/03/1996 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Mr. Bob Thomas
 COMPANY NAME: Mcgrath Steel Company
 ADDRESS: 6655 Hollis Street
 CITY/STATE: Emeryville, California 94608

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
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DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPNPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

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
(510) 337-9432

January 25, 2000

Mr. Mike Alo
Liquid Sugars, Inc.
P.O. Box 96
Oakland, California 94604

RE: Liquid Sugars, Inc. (STID # 537)
1275 66th Street, Emeryville, California 94608

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Alo:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION
Re: 1275 66th Street, Emeryville, CA
January 25, 2000
Page 2 of 2


In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

June 18, 1999

Ms. Susan Hugo
Hazardous Materials Specialist
Alameda County Dept. of
Environmental Health Services
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca. 94502

*Rot# 11
closed LOP case*

Subject: Workplan to conduct Soil & Groundwater Investigation
1275 66th St., Emeryville, Ca.
GA Project No. 149-01-03

Dear Ms. Hugo:

As per our phone conversation of today's date (6/18/99) I am authorizing your department to place up to 2 monitoring wells on our property (1280 Sixty Fifth St., Emeryville, Ca. 94608). In addition as we discussed in that same phone conversation I am asking for your department to execute a "comfort letter" for our property. I understood you to say that said letter will state that we are an innocent party regarding the residual petrol products uncovered on our property in the tests of May 27 & 28, 1999 (said test performed by Gribbi & Associates). I was not clear as to how soon your department would be issuing this letter but I look forward to your enlightening me as to when I should look forward to receiving it.

As mentioned in an earlier letter I appreciate your keeping me in the communication loop as this process moves forward.
You may reach me at the following numbers if you have any questions. Daytime phone number (707) 747-7493. Evenings (707) 745-0974.

Thank you for your assistance.

Sincerely

W. E. Warren

William E. Warren
543 Watson Court
Benicia, Ca. 94510

99 JUN 21 PM 3:50
ENVIRONMENTAL
PROTECTION

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 9, 1999

Mr. Ronald Mooney
Liquid Sugars, Inc.
P.O. Box 96
Oakland, California 94604

RE: Liquid Sugars, Inc. (STID # 537)
1275 66th Street Emeryville, California 94608

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Mooney:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 1275 66th Street, Emeryville

June 9, 1999

Page 2 of 2

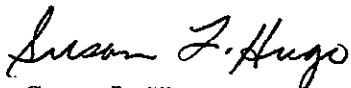
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(*Site Name and Address*)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

cleanup proposal (corrective action plan)

site closure proposal

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

local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

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

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

Sincerely,

Signature of primary responsible party

Name of primary responsible party

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #:

537

FACILITY NAME:

LSI - 1275 66th St. Emeryville CA

PG.

OF

1 1

SUPPLEMENTAL FORM

94608

On site: met w/ Jim Kricki drilling 6 borings (on & off-site) for further site characterization. One of the borings will be drilled inside bldg. Four borings are located in the downgradient adjacent property (who gave access to drill borings). Two monitoring wells will also be sampled. Per Jim Kricki, additional borings at the adjacent property will be drilled for verification.

PRINT NAME:

INSPECTED BY:

Susan L. Hays

SIGNATURE:

DATE:

5/27/99

May 20, 1999

Mr. James E. Gribi
Gribi Associates
1350 Hayes St., Suite C-14
Benicia, Ca. 94510

Re: GA project No. 149-01-03. Phase 2 drilling report
at 1280 Sixty Fifth St., Emeryville, Ca. 94608

Dear Mr. Gribi:

As per our phone conversation of May 17, 1999 you are authorized to perform up to 4 test borings on our property, 1280 Sixty Fifth St., Emeryville, Ca. 94608, subject to the following:

1. Access to the property is to be coordinated with the tenants, Autumn Press, Inc. Please contact either Miguel Alson or Theresa Thornton at (510) 654-4545 to arrange for a mutually convenient time.
2. You will forward 2 complete copies of the investigative, Phase 2, report to my attention within 10 days of completion of the report and deliver 1 copy of the report to Autumn Press, Inc. The reports are to be complete including the results for all test borings under the entire work plan.
3. Any damage caused to our property will be your responsibility to repair. Cost of such repair will be borne by you.
4. You will forward to my attention a copy of your workman's compensation and general liability insurance prior to commencing work on our property.

You may reach me with any questions at (707) 747-7493 days or (707) 745-0974 evenings.

Sincerely

W. E. Warren

William E. Warren
543 Watson Court
Benicia, Ca. 94510

cc: Susan L. Hugo, Alameda County Health Care Services
Ronald Mooney, Liquid Sugars, Inc.

May 20, 1999

Ms. Susan Hugo
Hazardous Materials Specialist
Alameda County Dept. of
Environmental Health Services
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca. 94502

Subject: Workplan to conduct Soil & Groundwater Investigation
1275 66th St., Emeryville, Ca.
GA Project No. 149-01-03

Dear Ms. Hugo:

As per the enclosed you will see that we are authorizing Gribi Associates to proceed with up to 4 test borings on our property at 1280 Sixty Fifth St., Emeryville, Ca. 94608. Our approval was predicated on our earlier phone conversation where you told me that your agency would not issue a closure rendering to Liquid Sugars, Inc. if the results of the test borings on our property come back with significant readings.

I would appreciate your keeping me in the communication loop on this project as it goes forward. You may reach me at the following numbers if you have need to get in touch with me. Daytime phone number (707) 747-7493. Evenings (707) 745-0974.

Thank you for your assistance.

Sincerely

W. E. Warren

William E. Warren
543 Watson Court
Benicia, Ca. 94510

ENVIRONMENTAL
PROTECTION
99 MAY 24 PM 4: 13

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



May 11, 1999

Mr. Ronald Mooney
Liquid Sugars, Inc.
P.O. Box 96
Oakland, CA 94604

ENVIRONMENTAL HEALTH SERVICES

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

**RE: Work Plan to Conduct Soil and Groundwater Investigation at
Liquid Sugars, Inc., 1275 66th Street, Emeryville, CA 94608 (SFIP 537)**

Dear Mr. Mooney:

This office has reviewed the above referenced work plan, dated April 12, 1999, prepared and submitted by Gribi Associates for the subject site.

The work plan is acceptable provided the following issues are addressed:

1. The two monitoring wells (MW-1 and MW-2) at the site must be included in the sampling plan. The last sampling event for the two wells was conducted in December 1998.
2. Grab water samples must be collected from all six borings proposed in this investigation.
3. At a minimum, one soil sample from each boring should be collected at the soil / water interface.
4. Both soil and groundwater samples must be analyzed for the following target compounds: Total Petroleum Hydrocarbon (TPH) as gasoline, TPH as diesel, TPH as motor oil, benzene, toluene, ethyl benzene, xylene, methyl tertiary butyl ether, lead and semi - volatiles including polynuclear aromatic hydrocarbons (PNAs).
5. Quarterly groundwater monitoring must be conducted at the site.

Please notify our office at least 72 hours in advance of any field activity at the subject site.

If you have any questions concerning this letter or the subject site, I could be reached at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB
Jim Gribi, Gribi Associates, 1350 Hayes St., Suite C-14, Benicia, CA 94510
Bill Warren, 543 Watson Court, Benicia, CA 94510
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 7, 1994
STID# 537

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

Mr. Alan Mooney
Liquid Sugars, Inc.
1285 66th Street
P.O. Box 96
Oakland, California 94604

**RE: Status of the Investigation / Remediation at
Liquid Sugars, Inc. (LSI) - 1275 66th Street
Emeryville, California 94608**

Dear Mr. Mooney:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the investigation of an unauthorized release associated with the former underground storage tanks (one 10,000 gallon diesel and two 1,000 gallon gasoline) removed in November, 1990 at the referenced site. We are in receipt of the following reports:

- * Third Quarterly Groundwater Monitoring Report (12/3/93) prepared and submitted by Century West Engineering
- * Second Quarterly Groundwater Monitoring Report (9/15/93) prepared and submitted by Century West Engineering
- * Groundwater Investigation Report (6/3/93), prepared and submitted by Century West Engineering 1993)

Soil samples collected during the installation of two monitoring wells MW-1 and MW-2 showed elevated levels of the following contaminants: TPH diesel (940 ppm), TPH gasoline (670 ppm), benzene (0.74 ppm), toluene (0.94 ppm), xylene (3.4 ppm) and ethyl benzene (1.6 ppm). In addition, the results of eight soil borings (TB-1 through TB-8) exhibited petroleum hydrocarbon contamination as high as 1,500 ppm TPH diesel, 610 ppm TPH gasoline, 1.2 ppm benzene, 0.31ppm toluene, 4.7 ppm xylenes, 2.5 ppm ethyl benzene.

Two monitoring wells were installed in April, 1993 and groundwater samples collected during the three sampling events (4/23/93, 7/13/93, and 11/2/93) had dissolved petroleum hydrocarbon contaminants: TPH diesel (210 ppb - 2,100 ppb); TPH gasoline (430 ppb - 1,100 ppb); benzene (6.3 ppb - 320 ppb); toluene (nd - 6.5 ppb); xylene (2.1 ppb - 13 ppb) and ethyl benzene (1.9 ppb - 8.2 ppb).

Mr. Alan Mooney
RE: 1275 66th Street, Emeryville, California 94608
February 7, 1994
Page 2 of 3

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues must be addressed regarding the on going investigation / remediation at the subject site:

- 1) The extent of soil and/or groundwater contamination remains undefined. Additional soil borings and monitoring wells are necessary to characterize the extent of the plume. Please submit a work plan to delineate the vertical and lateral extent of contamination. The isoconcentration line of the contaminant plume must be determined.
- 2) The groundwater monitoring wells must be sampled every quarter for target compounds (TPH gasoline, TPH diesel, benzene, toluene, xylene, ethyl benzene) and verified downgradient flow direction must be established at the site. Groundwater elevation readings must be incorporated in the quarterly sampling. All monitoring wells must be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) Please submit a time schedule for all phases of the investigation and remediation activities at the site.

Response to items #1 and #3 mentioned above must be provided to this office **no later than March 28, 1994.**

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention

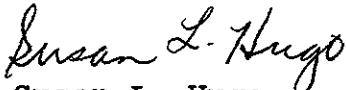
Mr. Alan Mooney
RE: 1275 66th Street, Emeryville, California 94608
February 7, 1994
Page 3 of 3

- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
Jim Gribi, Century West Engineering Corporation
7950 Dublin Blvd., Suite 210, Dublin, CA 94568

Warren Mooney
Albert Saroni Jr.
P.O. Box 8305 Emeryville
94608

DATE: 7/14/92
TO : Local Oversight Program
FROM: SUSAN
SUBJ: Transfer of Eligible Oversight Case

Site name: LIQUID, SUGAR
Address: 1275¹⁰⁸⁵ 66th St. city Emeryville zip 94608
Closure plan attached? Y N DepRef remaining \$ _____
DepRef Project # _____ STID #(if any) 537
Number of Tanks: _____ removed? Y N Date of removal _____
Leak Report filed? Y N Date of Discovery 1/25/91 reported
Samples received? Y N Contamination: _____
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site no Monitoring schedule? Y N
LUFT category 1 2 3 * H S C A R W G O
Briefly describe the following:
Preliminary Assessment _____
Remedial Action _____
Post Remedial Action Monitoring _____
Enforcement Action _____

PAY PERIOD 9/20/12

FROM 5/10/92 TO 5/23/92

	SUN	MON	TUE	WED	THU	FRI
FOR EACH WORK DAY: WORK START	10	11	12	13	14	15
AND END						
MEAL START						
AND END						
Work-Day Regular	01					
Straight Overtime	11					
Premium Overtime (Time & 1/2)	12					
CT Earned (Straight Rate)	31					
CT Earned (Premium Rate)	32					
Employee Routine S/L Health Appointment	51					
S/L Employee Maternity	52					
S/L Family Health Emerg. Dependent Child's S/L Health Appointment	54					
Employee's illness S/L or Injury	55					
Industrial, Non-Safety 100%	57					
Bereavement Leave	58					
Industrial, Non-Safety 80%	59					
Vacation	61					
Floating Holiday	62					
Vacation Buy-Back	63					
Holiday	68					
Cont. Education Leave	69					
Comp. Time Off	71					
Leave Without Pay (LWOP)	81					
LWOP: Maternity	82					
LWOP: Educational	83					
Stand By	19					
Call-Back	18					

CERTIFICATION: TO THE BEST OF MY KNOWLEDGE, I HEREBY CERTIFY THAT I HAVE
 PAY PERIOD ON THIS TIME SHEET:

REVIEWED AND APPROVED _____ DATE _____ EMPLO _____

0-3 MIN = 0.0 HR	34-39 MIN = 0.6 HR
4-9 MIN = 0.1 HR	40-45 MIN = 0.7 HR
10-15 MIN = 0.2 HR	46-51 MIN = 0.8 HR
16-21 MIN = 0.3 HR	52-57 MIN = 0.9 HR
22-27 MIN = 0.4 HR	58-60 MIN = 1.0 HR
28-33 MIN = 0.5 HR	

SOCIAL SECURITY N
 EMPLOYEE'S NAME:



CERTIFIED #P 805 496 814

01:00:27

October 30, 1991

Mrs. Susan L. Hugo
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

REFERENCE: REMOVAL OF UNDERGROUND FUEL TANKS
LIQUID SUGARS, INC. -
1275 66TH STREET, EMERYVILLE, CALIFORNIA 94608

Dear Mrs. Hugo:

This letter summarizes and confirms your telephone conversation of 10/18/91 with Mr. Jim Gribi of Century West Engineering, our consultant, on the above referenced project.

One report will be submitted to you after the completion of the soil boring investigation. The report will fully document the activities undertaken to date in accordance with the amended workplan, including backfilling of the excavation, disposal of the stockpiled soil, and results of the soil boring investigation.

We currently expect the soil boring investigation to be done the week of 11/4/91. You will be notified by phone at least two (2) days prior to beginning the soil boring investigation.

Prior to beginning the soil boring investigation, Mr. Gribi will submit a site health and safety plan and a letter outlining a project schedule.

Should you have any questions or comments about this letter, please contact the undersigned at (415) 420-7100, extension 286.

Very truly yours,

W. Taylor Partch,
Special Projects Manager

LIQUID SUGARS, INC.

WTP:mrq

cc: J. Gribi - Century West Engineering

7950 Dublin Boulevard / Suite 210 / Dublin, California 94568
510-551-7774 / (Facsimile 510-551-7776)

To: Alameda County Health Care Services
80 Swan Way, Room 200
Oakland, CA 94621

Date: October 30, 1991
Attention: Ms. Susan L. Hugo
Subject: Liquid Sugars UST
Job No.: 20516-001-03

We are sending you: Attached Under Separate Cover

via: Mail Overnight Courier
 Facsimile (4 total pages including this sheet)

The following items:

- Plans Prints Specifications Samples Shop Drawings
- Copy of Letter Change Order

Copies	Date	No.	Description
1	10/30/91	3 pages	Health and Safety Plan for Liquid Sugars Site at 1275 66th Street, Emeryville, California

These are transmitted as checked below:

- For information and coordination Return material when review completed
- For approval by Nov. 4 Return to _____
- For review and comment by _____ (date/time) Return to _____
- As Requested Returned after loan to us _____

Remarks:

conducted Nov. 7, 1991
We're scheduled to conduct the soil boring investigation on Wednesday, November 6, 1991. I will call you on Monday, November 4th to confirm this date. Please contact me if you have any questions or need additional information.

Copies to:

CENTURY WEST ENGINEERING

By Jim Gil

If enclosures are not as noted, kindly notify us at once.

HEALTH AND SAFETY PLAN
October 30, 1991

Liquid Sugars, Inc. Site
1275 66th Street
Emeryville, California
CWEC Job No. 20516-001-03

The health and safety plan has been developed as a guideline to insure safe working conditions for personnel working in an area which may contain hazardous materials. These guidelines are recommendations; each contractor is responsible for the health and safety of its own employees. No unauthorized personnel will be allowed within the site area during this work. The site health and safety manager for this job is Mr. Taylor Partch of Liquid Sugars, Inc. (510)420-7100 Ext. 286.

Chemical Hazard Potential

It is possible that soil and ground water encountered during the drilling operation may contain low levels of diesel and gasoline fuel constituents. The following table summarizes the known chemical hazard potential at the project site.

<i>Chemical Name</i>	<i>Maximum Concentration Identified</i>	<i>Health & Safety Standards</i>	<i>Routes of Exposure</i>	<i>Symptoms of Acute Exposure</i>
Diesel	10,300 ppm	No TWA	Inhalation, dermal	Minor eye/skin irrit.
Gasoline	3,400 ppm	8-hr TWA = 300 ppm, Flashpt = -50° F LEL = 1.4%, UEL = 7.6%	Inhalation, dermal	Headache, dizziness, eye/skin irr.
Benzene	33 ppm	8-hr TWA = 10 ppm, PEL = 1 ppm	Inhalation, dermal, carcinogen	Headache, dizziness
Toluene	95 ppm	8-hr TWA = 100 ppm, IDLH = 2,000 ppm	Inhalation, dermal	Headache, dizziness
Xylenes	210 ppm	8-hr TWA = 100 ppm, IDLH = 1,000 ppm	Inhalation, dermal	Headache, dizziness
Ethylbenzene	43 ppm	8-hr TWA = 100 ppm, IDLH = 2,000 ppm	Inhalation, dermal	Headache, dizziness

Personal Protection Equipment

Level D personal protection clothing should be worn during the performance of this work. Level D protection consists of one piece disposable tyvek suits, neoprene boots, and neoprene gloves. Hardhats and steel-toed boots are required for this job.

Because concentrations of airborne contaminants are not expected to exceed health and safety exposure limits, no formal monitoring will be provided. Contractors are responsible for their personnel and may make a different determination at their discretion.

Decontamination

Before leaving the site, protective clothing must be removed and discarded. Decontamination can be performed by washing all equipment with soap and water before removal. This procedure should be performed so that all wash and rinse water is retained on site. Discarded clothing can be disposed of on site in the hazardous materials temporary storage area.

Training

Individual contractors shall be responsible for providing occupational hazard training to all employees prior to the commencement of work. Training documentation, if requested, shall be made available to Century West Engineering.

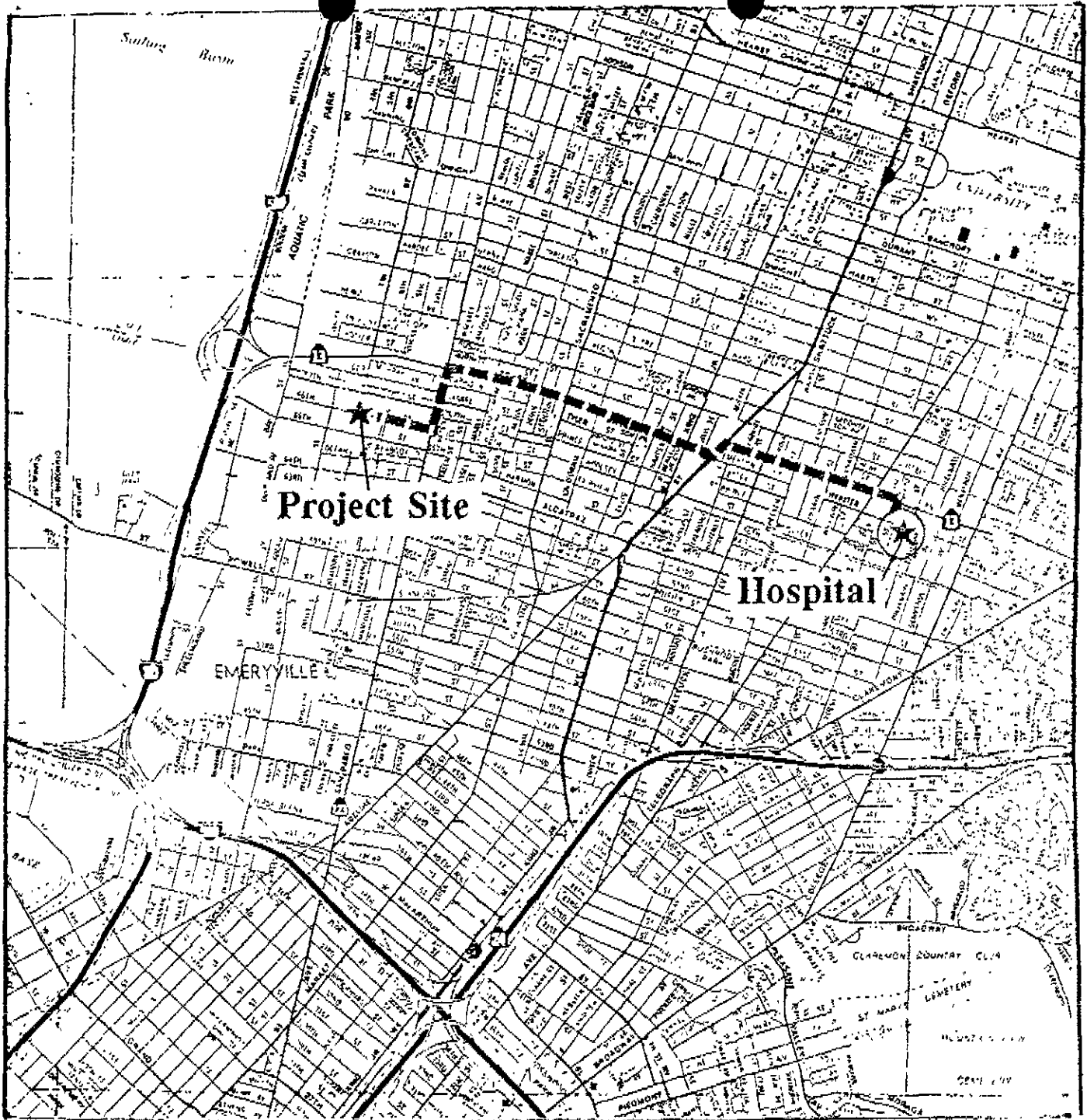
Health Requirements

Smoking and eating is not allowed on site. Upon exiting the site, site personnel will wash their hands and face with soap or a mild detergent, and also before smoking or eating.

Medical Surveillance

Because of the low level of chemical hazard expected at this site, formal medical surveillance is not considered necessary, though contractors may make a different determination at their discretion.

In the event that medical attention becomes necessary during the project, the nearest hospital to the project site is the Alta Bates Hospital located at 3001 Colby Street in Berkeley. The telephone number is (510)540-0337. The shortest route to the hospital is 66th Street east to San Pablo Avenue, left (north) on San Pablo Avenue, right (east) on Ashby Avenue to Colby Street, and right (south) on Colby Street to Alta Bates Hospital on the left. The following map shows the shortest route between the project site and Alta Bates Hospital.



Hospital/Clinic: Alta Bates Hospital

Telephone No.: (415) 540-0337

Hospital Address: 3001 Colby, at Ashby, Berkeley.

Directions: Left onto 66th Street to San Pablo. Left onto San Pablo to Ashby. Right onto Ashby to Colby. Right onto Colby. Left into hospital entrance.

BASELINE Environmental Consulting
5900 Hollis St., "D", Emeryville, CA 94608
(415) 420-8686

Page 3 of 3
SSP1(01501.ssp)-1/22/91

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

October 2, 1991

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

Mr. W. Taylor Partch
Liquid Sugars, Inc.
1285 66th Street
P.O. Box 96
Oakland, CA 94604

**RE: Amended Workplan for a Preliminary Site Assessment
Liquid Sugars, Inc. - 1275 66th Street, Emeryville 94608**

Dear Mr. Partch:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the amended workplan for the preliminary site assessment prepared by Century West Engineering for the referenced site. A previous workplan submitted by Baseline Environmental Consulting on January 24, 1991 was reviewed and approved by this office on March 12, 1991.

Based on the review of this the amended workplan, it is acceptable provided the following conditions are met:

- * A timetable for the completion of the workplan elements must be submitted.
- * A site safety plan must be prepared and submitted to this office.

Verbal concurrence has been given to Mr. Jim Gribi of Century West Engineering on July 29, 1991 and on October 1, 1991 regarding the implementation of the amended workplan.

In addition to the workplan, documentation of what was done or will be done with the stockpiled soil must be submitted to this department. The number of samples collected from the stockpiled soil must be adequate to characterize the soil for handling/disposal method.

A report must be submitted within **30 days** after completion of this investigation. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project. Copies of reports or proposals must also be submitted to:

Eddie So
Regional Water Quality Control Board, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

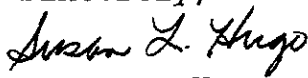
Mr. W. Taylor Partch
October 2, 1991
Page 2 of 2

Please be aware that you are responsible for performing diligent actions to protect the waters of the State and that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond or a late response to this request may result in civil penalties imposed by RWQCB, a maximum of \$1,000 per day. Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or the RWQCB.

You will need to submit an additional deposit of \$670.00 payable to the County of Alameda as the initial deposit has been exhausted. This deposit is authorized under Section 3-141.6 of the Ordinance Code of the County of Alameda and is used to cover costs that the Division of Hazardous Materials incurs during remediation oversight.

Should you have any questions concerning this letter, please contact me at (510) 271-4320.

Sincerely,


Susan L. Hugo

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Eddie So, San Francisco Bay RWQCB
Howard Hatayama, State Department of Health Services
Jim Gribi, Century West Engineering - 7950 Dublin Blvd.,
Suite 210, Dublin, CA 94568

✓ Files



91 JUL 16 AM 11:37

July 15, 1991

Mrs. Susan L. Hugo
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
80 Swan Way, Room #200
Oakland, CA 94621

REFERENCE: HAZARDOUS MATERIALS DIVISION INSPECTION FORM

Dear Mrs. Hugo:

In accordance with the recommendations you made on the Hazardous Materials Division Inspection Form dated 07/01/91, we have relocated the drums (one each) of hydraulic oil, gear oil, and waste oil to an indoor location. We also have separated the storage of the hydrochloric acid and hydrogen peroxide by several feet and have stored the caustic soda in another building.

It is our understanding that, by taking the actions mentioned above, we are in compliance with all applicable laws and regulations.

If you have any questions, please contact me at (415) 420-7100, extension #286.

Sincerely,

W. Taylor Partch,
Special Projects Manager

LIQUID SUGARS, INC.

WTP:mrq

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



June 19, 1991

Mr. W. Taylor Partch
Liquid Sugars, Inc.
P.O. Box 96
Oakland, CA 94604-0096

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

**RE: Underground Storage Tanks at California Syrup & Extract
1375 55th Street, Emeryville 94608**

Dear Mr. Partch:

In response to your letter dated May 15, 1991 and through our recent conversation regarding the three underground tanks at the referenced site, I'm enclosing Forms "A" and "B" which must be completed to register these tanks. You stated that these underground tanks which used to store ethyl alcohol, are currently empty and have been non-operational for so many years. These underground tanks are considered abandoned and must be properly closed. Enclosed is an application for "Underground Tank Closure Plan" which must be completed to remove these tanks.

Please submit the completed Forms "A" and "B" to this office within 15 days upon receipt of this letter. However, if your application for the removal of the three underground tanks at the referenced site is submitted to this department within 15 days, Forms "A" and "B" need not be submitted.

Should you have any question about this letter, please contact me at (415) 271-4320.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Gil Jensen, District Attorney, Alameda County Consumer and
Environmental Protection
Edgar B. Howell, Chief, Hazardous Materials Division
Files



LIQUID SUGARS, INC.

May 15, 1991

91 MAY 16 AM 11:09

Mrs. Susan L. Hugo
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
80 Swan Way, Room #200
Oakland, CA 94621

REFERENCE: CALIFORNIA SYRUP & EXTRACT -
1375 - 55TH STREET, EMERYVILLE, CA 94608

Dear Mrs. Hugo:

I am writing you on behalf of Mr. Ronald Mooney, of Liquid Sugars, Inc., and in response to your letter of 03/21/91.

Several weeks ago I requested, via a telephone conversation, that your office send us the necessary forms and instructions so that we might submit a tank closure plan. As of this date, we have not received any information.

Please send us the necessary paperwork so that we can proceed with this project and comply with the law.

If you have any questions, please contact me at (415) 420-7100, extension #286.

Sincerely,

W. Taylor Partch,
Special Projects Manger

LIQUID SUGARS, INC.

WTP:mrq

cc: R. Mooney



LIQUID SUGARS, INC.

May 15, 1991

91 MAY 16 11:07

Mrs. Susan L. Hugo
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
80 Swan Way, Room #200
Oakland, CA 94621

REFERENCE: UNDERGROUND FUEL TANKS LSI/LIQUID SUGARS -
1275 - 66TH STREET, EMERYVILLE, CA 94608

Dear Mrs. Hugo:

During in the process of receiving bids from various engineers and contractors to perform the work outlined in our workplan dated 01/24/91, many other ideas and suggestions arose regarding the successful handling of this project.

We are currently investigating the possibility of submitting an amended workplan that would satisfy your regulatory guidelines and mandates, while at the same time would better meet our budget and space utilization requirements..

I will contact you no later than 05/29/91 regarding our next step in this project.

Should you have any questions or comments regarding this letter, please contact the undersigned at (415) 420-7100, extension #286.

Sincerely,

W. Taylor Partch,
Projects Manager

LIQUID SUGARS, INC.

WTP:mrq

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 12, 1991

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

Mr. W. Taylor Partch
Project Manager
Liquid Sugars, Inc.
P.O. Box 96
Oakland, California 94604

**RE: Workplan For a Preliminary Site Assessment
Liquid Sugars, Inc. 1275 66th Street, Emeryville, CA 94608**

Dear Mr. Partch:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the January, 1991 Baseline Environmental Consulting workplan for the investigation of subsurface contamination at the referenced site, as submitted under Baseline cover dated January 24, 1991. The workplan is acceptable provided the following specific areas of concern to this department are addressed.

- * The proposed excavation of hydrocarbon contaminated soil at levels greater than 100 parts per million is acceptable. Verification samples must be collected in the excavation zone to ensure that no hydrocarbon contamination greater than 100 parts per million remains in the subsurface (at a minimum but not limited to one sample per 200 square feet).
- * Stockpiled soils must be placed on plastic sheeting, bermed and covered. This agency has no objection to the proposed enhanced bioremediation of the contaminated soil. However, please be aware that permits from other regulatory agencies may be required prior to implementation of the proposed treatment process. Stockpiled soils must be characterized according to its intended disposal. Sampling for reuse of the aerated/ remediated soil should occur at the rate of one discrete sample for every 20 cubic yards of soil. Requirements of sampling for soils destined for disposal at a Class 3 facility are less stringent and one composite sample for every 50 cubic yards is generally sufficient. Proper disposition of soils must be supported by sample analysis by the state certified lab.
- * Using the groundwater flow direction from a nearby hydrogeologic investigation at 901 Ashby Avenue which is approximately 1,000 feet from the referenced site is not acceptable for verification of downgradient flow of groundwater at the site. A minimum of three monitoring wells must be installed to determine groundwater

Mr. W. Taylor Partch
March 12, 1991
Page 2 of 3

gradient. If the verified down-gradient location has been established, then complete gradient data must be submitted and only one monitoring well must be installed in the down-gradient direction within ten feet of the former tank excavation. Construction of monitoring wells must be consistent with the RWQCB guidelines and be able to permit entrance of any free floating product into the wells. You should anticipate monitoring quarterly or at a more frequent intervals depending on the data collected from initially sampling of soil and groundwater. Levels and quality of groundwater must be monitored quarterly for a minimum of one year, even if no contamination is identified.

- * Chain of custody for the groundwater sample W-1 collected on 12/5/90 must be submitted to this office.
- * Report of the analysis of groundwater sample W-1 collected on 12/5/90 must be signed by the state certified lab and submitted to this office.

The need for additional investigative or remedial actions at this site will be based upon the data derived from this preliminary assessment. You may implement remedial actions before approval of the workplan to diligently act in protecting the groundwater. However, final concurrence by this office will depend on the extent to which the work done meets requirements of this letter.

This department will oversee the assessment and remediation for this site. However, RWQCB may choose to take over as lead agency if it is determined from this initial assessment that there has been substantial impact to ground water. The issuance of well drilling permits will be through the Alameda County Flood Control and Water Conservation District, Zone 7.

A report must be submitted within 30 days after completion of this initial investigation. Subsequent reports must be submitted **quarterly** until the site can be recommended for RWQCB "sign off". All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project. Copies of reports and proposals must also be submitted to RWQCB (attention: Lester Feldman).

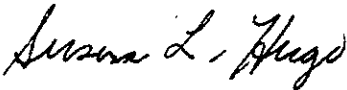
Please be aware that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond could result to civil penalties, a maximum of

Mr. W. Taylor Partch
March 12, 1991
Page 3 of 3

\$1,000 per day. Any extentions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or the RWQCB.

Should you have any questions about this letter, please contact me at (415) 271-4320.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental
Health
Gil Jensen, District Attorney, Alameda County Consumer and
Environmental Protection Agency
Lester Feldman, San Francisco Bay RWQCB
Howard Hatamaya, State Department of Health Services
Irene Kan, Baseline Environmental Consulting
files



LIQUID SUGARS, INC.

91 JAN 14 PM 3:16

January 10, 1991

Mrs. Susan L. Hugo
HAZARDOUS MATERIALS SPECIALIST
Alameda County Health Care Services Agency
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

RE: REMOVAL OF UNDERGROUND FUEL TANKS LSI/LIQUID SUGARS -1275
66TH STREET, EMERYVILLE, CA. 94608.

Dear Mrs. Hugo:

This letter summarizes and confirms our telephone conversation of January 10, 1991.

LSI is going to contract with Baseline Environment Consulting of Emeryville, California, to prepare a work plan for the preliminary site assessment in accordance with the outline provided by your office.

This work plan will be submitted to you by January 25, 1991.

This work plan will describe proposed overexcavation and soil sampling activities in the former tank area, soils remediation plans, and proposed construction methods and location of a monitoring well.

Should you have any questions or comments about this letter, please contact the undersigned at 420-7100 ext.286.

Sincerely

W. Taylor Partch
Projects Manager

LIQUID SUGARS, INC.

WTP/gla



LIQUID SUGARS, INC.

90 DEC 14 AM 12:13

December 12, 1990

Mrs. Susan L. Hugo
Hazardous Materials Specialist
Department of Environmental Health
Alameda County
80 Swan Way, Rm. #200
Oakland, CA 94621

RE: UNAUTHORIZED RELEASE/CONTAMINATION REPORT

Dear Mrs. Hugo:

Enclosed please find the above referenced Underground Storage Tank Unauthorized Release/Contamination Site Report.

We received from you a "Work Plan for Initial Subsurface Investigation." We will submit that to you upon completion of the descriptions requested within it.

Very truly yours,

ROBERT E. FAULKNER
Director, Technical Department
Liquid Sugars, Inc.

REF:dam

ENCLOSURE

12/17

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE. SIGNED: <i>Susan L. Hugo</i> DATE: <i>12/17/96</i>
REPORT DATE <i>1 m 2 m 0 d 4 d 9 y 0 y</i>	CASE #	

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Warren D. Mooney	PHONE (415) 420-7100	SIGNATURE <i>Warren D. Mooney</i>
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Liquid Sugars, Inc.	
	ADDRESS 1285 66th Street Emeryville, Ca. 94608		

RESPONSIBLE PARTY	NAME Liquid Sugars, Inc. <input type="checkbox"/> UNKNOWN	CONTACT PERSON Robert Faulkner	PHONE (415) 420-7100
	ADDRESS 1285 66th Street Emeryville, Ca. 94608		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Bulk Station	OPERATOR Liquid Sugars, Inc.	PHONE (415) 420-7100
	ADDRESS 1275 66th Street Emeryville, Ca. 94608		
	CROSS STREET Hollis Street		

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County H.C. Services	CONTACT PERSON Susan L. Hugo	PHONE (415) 271-4320
	REGIONAL BOARD San Francisco Bay RWQCB	LESTER FELDMAN	PHONE (415) 464-1255

SUBSTANCES INVOLVED	(1) Gasoline NAME	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) Diesel NAME	<input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED <i>1 m 1 m 1 d 4 d 9 y 0 y</i>	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS
	DATE DISCHARGE BEGAN <i>m m d d y y</i> <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <i>1 m 1 m 0 d 2 d 9 y 0 y</i>	<input checked="" type="checkbox"/> OTHER Remove Tank

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
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CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
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CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <i>to be</i> <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
----------------	---

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

COMMENTS
CONTAMINATION DISCOVERED DURING CLOSURE OF 3 TANKS. PRELIMINARY SITE ASSESSMENT WILL BE REQUIRED.

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.

Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.

Preliminary Site Assessment Underway - implementation of workplan.

Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.

Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.

Cleanup Underway - implementation of remediation plan.

Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.

Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

Vacuum Extract - use pumps or blowers to draw air through soil.

Vent Soil - bore holes in soil to allow volatilization of contaminants.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Loans and Grants, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



December 5, 1990

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

Mr. Robert Faulkner
LSI/Liquid Sugars
P.O. Box 96
Oakland, California 94604

**RE: Unauthorized Release / Removal of Underground Fuel Tanks
LSI/ Liquid Sugars - 1275 66th Street, Emeryville 94608**

Dear Mr. Faulkner:

This letter records our recent meeting regarding the unauthorized release from the underground storage tanks at the above facility. As you know, a considerable amount of Total Petroleum Hydrocarbon was discovered during the removal of the underground storage tanks. Because of the amount of contamination found, the facility is considered to have experienced a confirmed release. Title 23 of the California Code of Regulations requires all such unauthorized releases from underground tanks to be reported. An unauthorized release report must be filed with this office within 5 days of the date of our December 4, 1990 meeting; in addition, you must initiate further investigation and/or cleanup activities at this site.

First, a preliminary assessment should be conducted to determine the extent of soil and groundwater contamination that has resulted from the leaking tank(s). The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown at the end of this letter. This format is based on the Regional Water Quality Control Board (RWQCB's) guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells or piezometers, if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Mr. Faulkner

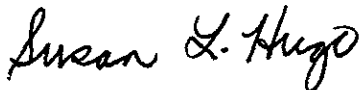
Page 2 of 6

Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of Health Services. Soils contaminated below the hazardous threshold may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements.

Your work plan should be submitted to this office within 30 days of the date of this letter. A report describing the results of the preliminary site assessment should be submitted within 60 days of the date of this letter. Copies of the proposal and report should also be sent to the RWQCB (attention: Lester Feldman). You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter.

Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact the undersigned at 271-4320.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

cc:

Rafat Shahid, Assistant Agency Director, Environmental Health
Gil Jensen, District Attorney, Alameda County Consumer and
Environmental Protection Agency
Lester Feldman, San Francisco Bay RWQCB
Howard Hatayama, State Department of Health Services
Files

Mr. Faulkner

Page 3 of 6

WORK PLAN FOR INITIAL SUBSURFACE INVESTIGATION

This outline should be followed by professional engineering or geologic consultants in preparing work plans to be submitted to the RWQCB and local agencies. Work plans should be signed by a California-registered engineer or geologist.

This outline should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks" (August 10, 1990).

PROPOSAL FORMAT

I. Introduction

- A. State the scope of work
- B. Provide information on site location, background, and history
 1. Describe the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.
 2. Describe previous businesses at the site.
 3. Provide other tank information:
 - number of underground tanks, their uses, and construction material;
 - filing status and copy of unauthorized release form, if not previously submitted;
 - previous tank testing results and dates, including discussion of inventory reconciliation methods and results for the last three years.
 4. Other spill, leak, and accident history at the site, including any previously removed tanks.

II. Site Description

- A. Describe the hydrogeologic setting of the site vicinity
- B. Prepare a vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams)
- C. Prepare a site map

Mr. Faulkner

Page 4 of 6

D. Summarize known soil contamination and results of excavation

1. Provide results in tabular form and indicate location of all soil samples (and water samples, if appropriate). Sample dates, the identity of the sampler, and signed laboratory data sheets need to be included, if not already in possession of the County.
2. Describe any unusual problems encountered.
3. Describe methods for storing and disposing of all contaminated soil.

III. Plan for Determining Extent of Soil Contamination

A. Describe method for determining the extent of contamination within the excavation

B. Describe sampling methods and procedures to be used

1. If a soil gas survey is planned, then:

- identify number of boreholes, locations, sampling depths, etc.;
- identify subcontractors, if any;
- identify analytical methods;
- provide a quality assurance plan for field testing.

2. If soil borings are to be used to determine the extent of soil contamination, then:

- identify number, location (mapped), and depth of the proposed borings;
- describe the soil classification system, soil sampling method, and rationale;
- describe the drilling method for the borings, including decontamination procedures;
- explain how borings will be abandoned.

C. Describe how clean and contaminated soil will be differentiated, and describe how excavated soil will be stored and disposed of. If on-site soil aeration is to be used, then describe:

Mr. Faulkner

Page 5 of 6

1. The volume and rate of aeration/turning;
2. The method of containment and cover;
3. Wet-weather contingency plans;
4. Results of consultation with the Bay Area Air Quality Management District.

Other on-site treatments (such as bioremediation) require permits issued by the RWQCB. Off-site storage or treatment also requires RWQCB permits.

- D. Describe security measures planned for the excavated hole and contaminated soil

IV. Plan for Characterizing Groundwater Contamination

Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks."

- A. Explain the proposed locations of monitoring wells (including construction diagrams), and prepare a map to scale
- B. Describe the method of monitoring well construction and associated decontamination procedures
 1. Expected depth and diameter of monitoring wells.
 2. Date of expected drilling.
 3. Locations of soil borings and sample collection method.
 4. Casing type, diameter, screen interval, and pack and slot sizing technique.
 5. Depth and type of seal.
 6. Development method and criteria for determining adequate development.
 7. Plans for disposal of cuttings and development water.
 8. Surveying plans for wells (requirements include surveying to established benchmark to 0.01 foot).
- C. Groundwater sampling plans
 1. Water level measurement procedure.

Mr. Faulkner

Page 6 of 6

2. Well purging procedures and disposal protocol.
3. Sample collection and analysis procedures.
4. Quality assurance plan.
5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan

VERLS CONSTRUCTION INC.

753 PERALTA AVENUE
SAN LEANDRO, CALIFORNIA 94577

(415) 568-1234
OFFICE

(415) 568-2218
FAX

TRANSMITTAL

TO: SUSAN HUGO

COMPANY: ALAMEDA COUNTY HEALTH AGENCY

FROM: MERLIN BOWEN

MESSAGE: SORRY FOR BEING SO LATE WITH THIS
LETTER. APPARENTLY THIS LETTER WAS
NEVER SENT OUT. IT WAS MY FAULT.
THANK YOU FOR YOUR PATIENCE

Merlin Bowen

DATE: 1-28-90

NUMBER OF PAGES: 2 (including cover page)

November 20, 1990

Page 1 of 2

Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Rm. 240
Oakland, CA, 94621

Attn: Susan Hugo

RE: Further removal of soil at excavation of three underground storage tanks, installation of one recovery trench, installation and use of a 38' X 38' remediation pad for remediation of approximately 150 cubic yards of contaminated soil.

Because of the dangers of leaving an open excavation at Liquid Sugars, it was agreed between Veri's Construction, Inc. and Alameda County Health Agency, represented by Susan Hugo, that steps be made to alleviate said danger.

VCI (Veri's Construction Inc.) was to fill in excavation with clean aggregate and cap said excavation with 2" of approved asphalt cover.

It was also deemed prudent to initiate a remediation process at the Clients place of business, located at 1274 65th Street. This plan is to facilitate the bio-remediation process that would lower the contamination levels of excavated soil before transportation of said contaminated soil to an appropriate landfill.

A plan was agreed upon between VCI and Susan Hugo, in which contaminated soil would be placed in a remediation pad. This pad comprised of retaining berms, built from railroad ties, layer of 8 mill. clear visqueen placed as a barrier between the interface of remediation pad and concrete surface and 12" of clean sand.

Contaminated soil would be placed on this remediation pad at 3' lifts and microorganisms be introduced and mixed with contaminated soil. Soil would be watered and tilled twice per week, for a period of time not less than 90 days. Entire remediation pad and contaminated soil would be covered with 6 mill visqueen at all times except when work was being done at the remediation pad.

When contamination levels of said soil are below 100 ppm, soil will be transported to a certified landfill with appropriate chemical analysis and manifest documentation.

It was also agreed upon that one extraction trench be installed at the time of backfilling of excavation.

Extraction trench would consist of geo-fabric placed in excavation with clean virgin aggregate and a 12" blotted

extraction tube with lockable cap and metal housing with bolt down lid be installed. Excavation would then be completed by clean backfill material to grade level. A 2" asphalt cap would then be placed over entire excavation, which would slow contaminants, if present, from migrating as quickly as compared to leaving excavation open.

This concludes description of work to be done at this time at 1274 65th Street job site. If there is a need for clarification of this letter please contact Mr. Merlin Bowen at area code 415-568-1234.

Sincerely Yours



Mr. Merlin N. Bowen
Operations Supervisor

cc

89890472

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CAL000533568	Manifest Document No. 732175	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address LIQUID SUGAR 1275-66th Street EMERYVILLE CALIFORNIA 94608				A. State Manifest Document Number 89890472		
4. Generator's Phone (415) 420-7163				B. State Generator's ID		
5. Transporter Company Name JACK PARKER TRUCKING		6. US EPA ID Number CAL000027709		C. State Transporter's ID 106491		
7. Transporter 2 Company Name		8. US EPA ID Number		D. Transporter's Phone 4152372212		
9. Designated Facility Name and Site Address Erickson, Inc. 255 Parr Blvd. Richmond, Ca. 94801				E. State Transporter's ID		
10. US EPA ID Number CAD009466892				F. Transporter's Phone		
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers No.	13. Total Quantity	14. Unit Wt/Vol
a. Waste Empty Storage Tank NON-RCRA Hazardous Waste Solid.				003	TP 12000	P
						I. Waste No. State 512 EPA/Other NONE
						State EPA/Other
						State EPA/Other
						State EPA/Other
J. Additional Descriptions for Materials Listed Above Qty. 3 Empty Storage Tank (s) #4891, 4892, 4902 Tank (s) have been inerted with 15 lbs. Dry Ice per 1000 Gal. Capacity.				K. Handling Codes for Wastes Listed Above		
15. Special Handling Instructions and Additional Information Keep away from sources of ignition. Always wear hardhats when working around U.S.T.'s						
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the environmental impact of the waste and that I can afford. If I am a small quantity generator, I have made a good faith effort to minimize my waste and that I can afford.						
Printed/Typed Name MERLIN BOWEN		Signature <i>Merlin Bowen</i>		Month Day Year 11 02 90		
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name BILL MORAN		Signature <i>Bill Moran</i>		Month Day Year 11 02 90		
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name BILL MORAN		Signature <i>Bill Moran</i>		Month Day Year		
19. Discrepancy Indication Space						
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19						
Printed/Typed Name		Signature		Month Day Year		

Do Not Write Below This Line

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, 3rd Floor

Plans of this project shall be accepted after a review by the State and local health laws. Changes or alterations stipulated 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 Piping
- Sampling
- Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

* Note change made on page 1, 2, 3 & 4
Susan L. Krupp
11-1-90

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

Project # 577102
Fee Paid \$744.
Date 10/30/90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name LIQUID SUGAR
Business Owner MADNEY & SERONI
2. Site Address ~~1274 OSTA ST.~~ 1215 66th Street
City EMERYVILLE, CA. Zip ~~94604~~ 94608 Phone 415-420-7163
3. Mailing Address P.O. BOX 910
City DAKLAND, CA. Zip 94604 Phone 415-420-7100
4. Land Owner MADNEY & SERONI
Address P.O. BOX 76 City, State CA Zip 94604
5. EPA I.D. No. CAL000533508
6. Contractor VERI'S CONSTRUCTION, INC.
Address 753 PERALTA AVE.
City SAN LEANDRO, CA. Phone 415-568-1234
License Type A, B & HAZ. ID# 487537
7. Consultant ENVIRONMENTAL GEO-TECHNICIAN CONSULTANT
Address 2495 INDUSTRIAL PARKWAY WEST
City HAYWARD, CA. 94545 Phone 415-780-0243

*

8. Contact Person for Investigation

Name SKIP BENEFIEL Title MANAGER

Phone 415-420-7189

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 Tranporter

Name DILLIARD TRUCKING EPA I.D. No. CA0981692809

Address ROUTE 1, BOX 73

City BYRON State CA. Zip 94514

b) Rinsate Transporter

Name JAME EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

c) Tank Transporter

Name SAME EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

d) Tank Disposal Site

Name ERICKSON EPA I.D. No. CA0009466592

Address 255 FARR BLVD.

City RICHMOND State CA. Zip 94801

* e) Contaminated Soil Transporter

Name DILLIARD TRUCKING EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

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
DIESEL		LUFT MANUAL GUIDELINES
GASOLINE		MODIFIED 8015
TPH G	GC FID (5030)	BTX + E 8020 + 8240
TPH D	GC FID (3550)	5030
BTX & E	8020 or 8240	3550
Total Lead	AA	8020 or 8240

* The following RWQCB detection limits must be met:
 TPH G - 1.0 ppm (soil) — 50.0 ppb (water)
 TPH D - 1.0 ppm (soil) — 50.0 ppb (water)
 BTX & E - 5.0 ppb (soil) — 0.5 ppb (water)

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer STATE FUND INSURANCE

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

12. Sample Collector

Name GREG MILIKAN
 Company ENVIRONMENTAL GED-TECH CONSULTANT
 Address 2495 INDUSTRIAL PARKWAY WEST
 City HAYWARD State CA Zip 94545 Phone 415-786-0243

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10 K GALLON	DIESEL	SOIL/Water	2' BELOW TANK One sample beneath each tank end, no deeper than 2 feet below the tank bottom.
550 GALLON	GASOLINE	SOIL/Water	
550 GALLON	GASOLINE	SOIL/Water Samples ^{ground} water if present.	
* One sample must be collected for every 20 ft. of piping.			

14. Have tanks or pipes leaked in the past? Yes No

If yes, describe. UNKNOWN

15. NFPA methods used for rendering tank inert? Yes No

If yes, describe. STEAM RINSE T 330 LBS DRY-ICE
15 pounds per 1000 gallons dry ice.

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name (NET) NATIONAL ENVIRONMENTAL TESTING INC.
 Address 435 TESCOMI CIRLE
 City SANTA ROSA State CA Zip 95401
 State Certification No. 178

All piping must be flushed into the tanks before tanks are inerted. All piping must be removed.

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
DIESEL		LUFT MANUAL GUIDELINES
GASOLINE		MODIFIED 8015
TPH G	GC FID (5030)	BTX + E 8020 + 8240
TPH D	GC FID (3550)	5030
BTX & E	8020 or 8240	3550
Total Lead	AA	8020 or 8240

* The following RWQCB detection limits must be met:
 TPH G - 1.0 ppm (soil) — 50.0 ppb (water)
 TPH D - 1.0 ppm (soil) — 50.0 ppb (water)
 BTX & E - 5.0 ppb (soil) — 0.5 ppb (water)

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer STATE FUND INSURANCE

20. Plot Plan submitted? Yes No

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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 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 and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan 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) CATHERINE R. MAYER / VERL'S CONST. - INC.

Signature *Catherine R. Mayer*

Date 10-29-90

Signature of Site Owner or Operator

Name (please type) LIGORIO SUGRIS, INC

Signature *Ligorio Sugris*

Date 10/29/90

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.

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Signature of Contractor

Name (please type) CATHERINE R. MAYER / VERL'S CONST. INC.

Signature *Catherine R. Mayer*

Date 10-29-90

Signature of Site Owner or Operator

Name (please type) LIGORIO SUGRIS, INC

Signature *Ligorio Sugris*

Date 10/29/90

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. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
 - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
 - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
 - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

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

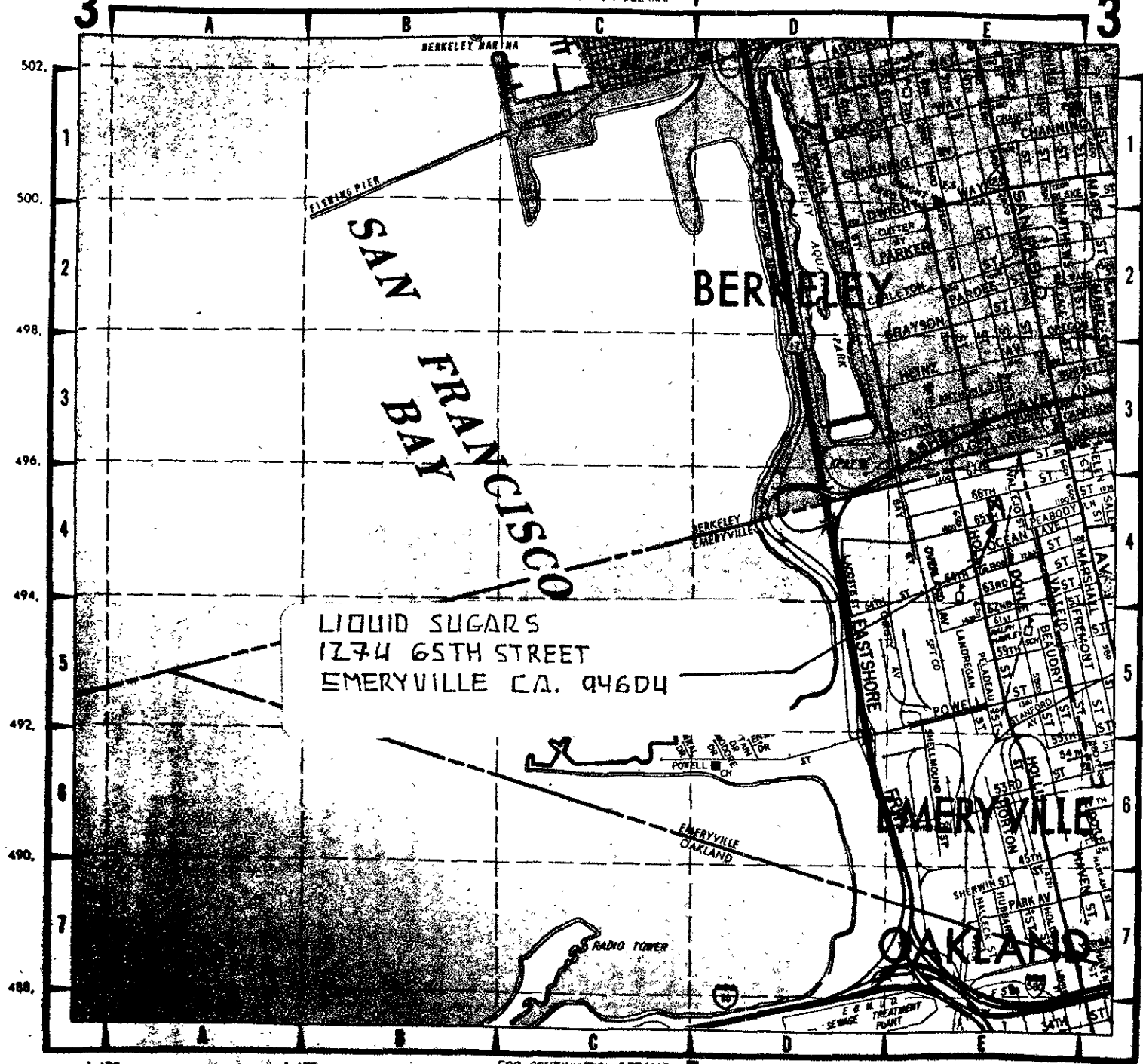
- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to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

rev. 9/88
mam

3

FOR CONTINUATION SEE MAP 7

3

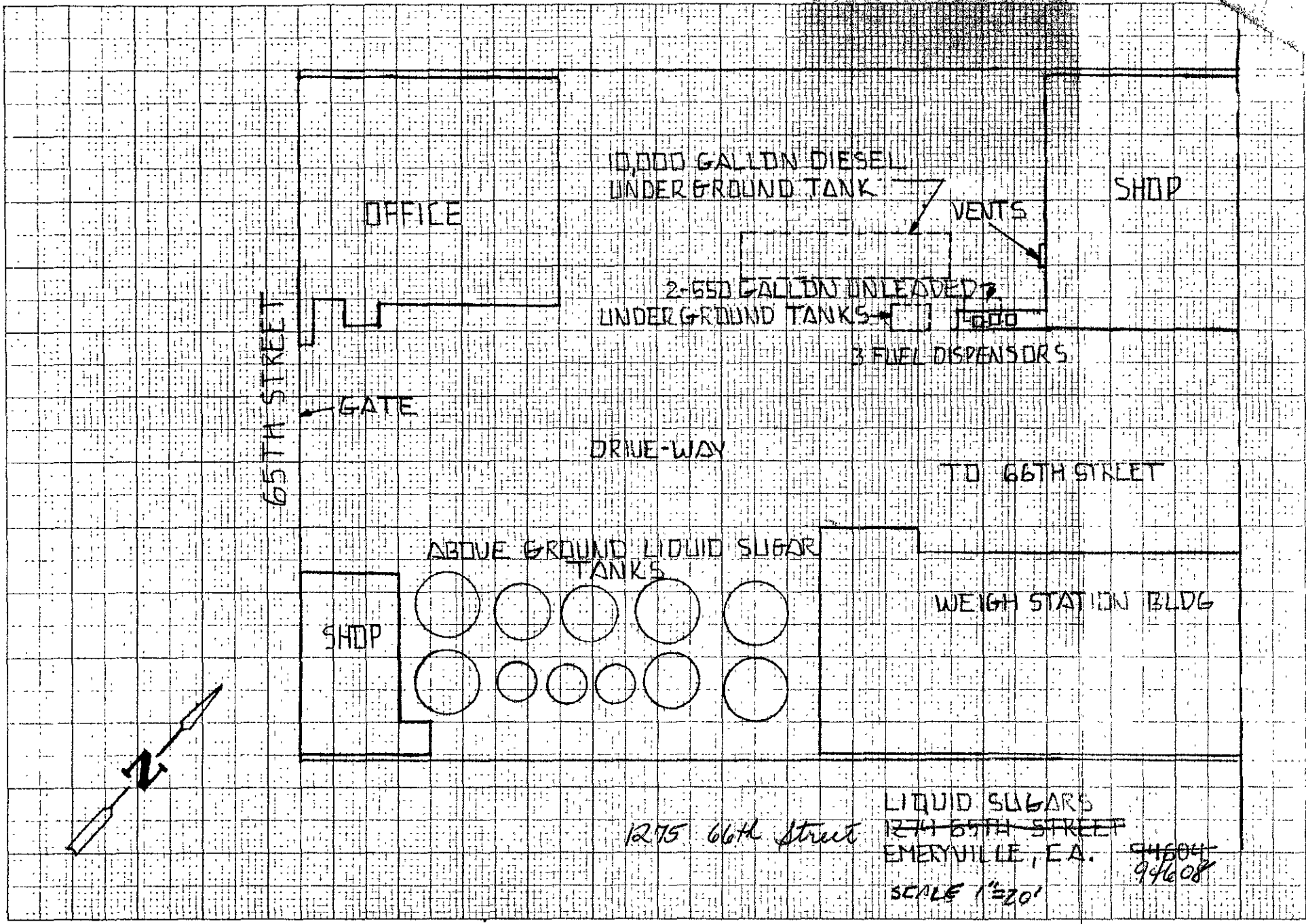


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1,470, 1,473, 1,476, 1,479, 1,482, 1,485.

FOR CONTINUATION SEE MAP 7

FOR CONTINUATION SEE MAP 4





State of California
Department of Consumer Affairs



CONTRACTORS STATE LICENSE BOARD

License Number

487537

Entity

CORP

Name/Namestyle

VERL'S CONSTRUCTION INC.

Classification(s)

A B HAZ

Expiration Date

02/29/92

OCT 25 '90 11:26 SCIF OAKLAND

you

P.1.1

**STATE
COMPENSATION
INSURANCE
FUND**

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

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

OCTOBER 25, 1990

POLICY NUMBER: 0758432-90
CERTIFICATE EXPIRES: 07-08-91

CITY OF EMERYVILLE
BUILDING DEPT
2449 POWELL ST
EMERYVILLE, CA 94608

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

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

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

John A. Slatt
PRESIDENT

FAX/568-2218

EMPLOYER

VERL'S CONSTRUCTION INC
753 PERALTA AVE
SAN LEANDRO, CA 94577

* Copy of the Health & Safety Plan must be on site at all times.

SITE HEALTH AND SAFETY PLAN

Introduction

This health and safety plan prescribes the work-place procedures which will be followed during the soil and groundwater assessment of the site located at 1275 66th St. Breyerville 94608 California. The provisions of this plan are mandatory for all VCI personnel and subcontractors assigned to this project. All authorized visitors to the site will be required to abide by the procedures. The requirements in this plan may change due to changes in the work conditions, however, no changes will be made without prior written approval of the Health and Safety Consultant and the Project Manager.

VERL'S CONSTRUCTION, INCORPORATED is committed to providing a safe and healthful working environmental for all its employees and subcontractors.

ASSIGNMENT OF RESPONSIBILITY

Project Manager

VERL's Project Manager will be BOB WARD, who will be responsible for oversight and management of the project. MERLIN BOWEN will be responsible for the implementation and management of the Health and Safety Plan.

Health and Safety Consultant

Mr. BOWEN or his designee will visit the site periodically and during critical phases of the project. The Health and Safety Consultant is responsible for preparation of this plan.

VCI Site Representative/Safety and Health Officer

During most of this project there will be an VCI representative on site. That representative will be responsible for day to day implementation of the health and safety plan and overall direction of subcontractor personnel. The VCI representative is empowered to stop all site work in the case of violation of the requirements of the health and safety plan.

Other Project Personnel/Subcontractor

All project and subcontractor personnel will be responsible for understanding and complying with the project health and safety requirements.

HAZARD CHARACTERIZATION AND RISK ANALYSIS

Petroleum Contaminated Water and Soils

Gasoline and its constituents pose health hazards in two major classifications: explosivity and toxicity. The extreme flammability of gasoline is commonly known. The lower explosion limit (LEL) of gasoline vapor is 1.3 percent in air. If the concentration

of gasoline vapor in air exceeds 1.3 percent (13,000 parts per million) and sufficient quantities of oxygen are present, then the introduction of sufficient heat, spark, or flame will result in an explosion.

Prior to conducting any subsurface excavation in the vicinity of a fuel tank, the tank should be emptied of all liquid product and receive sufficient quantities of dry ice (frozen carbon dioxide) so that available oxygen is displaced from the tank atmosphere.

A lesser known health hazard resulting from exposure to gasoline is toxicity. Over exposure to petroleum hydrocarbon vapor can cause depression of the central nervous system. Inhalation of high concentrations of gasoline can cause chemical pneumonia and/or pulmonary edema. Repeated or prolonged skin exposure to gasoline or gasoline contaminated materials can cause dermatitis or even blistering of the skin. Several common constituents of gasoline have been linked to various health problems. The constituents of gasoline that have been shown to cause serious health problems resulting from relatively minor exposures include benzene, toluene, meta, para, and ortho xylenes, ethyl benzene and tetraethyl lead.

Typical percentages (by weight) of these constituents in gasoline are: benzene - 0.12-3.50%, toluene - 2.73-21.80%, meta xylene - 1.77-3.87%, para xylene - 0.77-1.58%, ortho xylene - 0.68-2.66%, and ethyl benzene - 0.36-2.86%. Typical percentage of tetraethyl lead is not available.

Units used to describe occupational exposures to hazardous substances include: exposure limit, also known as the "threshold limit value" (TLV), ceiling limit, and the concentration level that is "immediately dangerous to life and health" (IDLH). The exposure limit defines the maximum concentration of a substance to which one can be exposed during an 8 hour period without suffering significant health effects. The ceiling limit is the concentration level that cannot be exceeded at any time; i.e., a suitable respirator must be worn if concentration values reach the ceiling limit. The IDLH level represents a maximum concentration from which one could escape within 30 minutes of respirator failure without experiencing escape-impairment or irreversible health damage. IDLH values are not listed for substances that are potential human carcinogens.

EXPOSURE TABLE

<u>Substance</u>	<u>Exposure Limit</u>	<u>Ceiling Limit</u>	<u>IDLH</u>
Benzene	0.1 ppm (8 hrs)	1 ppm (15 min)	Carcinogen
Toluene	100 ppm (10 hrs)	200 ppm (10 min)	2000 ppm
Xylene	100 ppm (8 hrs)	200 ppm (10 min)	1000 ppm
Ethyl Benzene	100 ppm (8 hrs)	N/A	2000 ppm
Tetraethyl Lead	0.0067 ppm	N/A	3.6 ppm

Prolonged exposures to concentrations above the limits noted may affect the central nervous system, cardiovascular system, respiratory system, eyes, skin, kidneys, bones and bone marrow. Research has shown that benzene is a carcinogen.

Immediate symptoms of over-exposure include: eye irritation, nose irritation, throat irritation, headache, nausea, dizziness, drowsiness, weakness, confusion, euphoria, excitement, staggered gait, abdominal pain, respiratory difficulties, muscle fatigue, and coma.

In order to protect against over-exposure to these compounds, the ambient air will be monitored with a "lower explosion limit/oxygen content" meter and/or a handheld photo ionizing detector (PID). As soon as vapor concentrations approach 75% of the exposure limit value, work will cease until all on-site personnel have donned protective clothing and suitable respiratory devices.

Due to the inherent physical danger of working in the vicinity of moving heavy machinery, all personnel will wear hardhats and steeltoed footwear at all times.

Personnel exposures to excessive job-related hazards are expected to be minimal using these safeguards.

It should be noted that summertime heat may initiate weather stress-related problems and decrease productivity on the job site.

Based upon VCI's experience with investigations of potentially gasoline contaminated soils and water, overexposure of personnel to gasoline vapor is unlikely. Personnel

however may be exposed to short term vapor concentrations approaching 100 ppm. Respiratory protection plans will be directed to protecting personnel from the transient exposures.

Drilling Activities

Various hazards are present during excavating procedures.

- electrical hazards due to overhead and underground utility lines
- excessive noise
- confined space
- moving portions of the drilling
- falling of heavy overhead objects
- fall hazards due to working at heights

SITE CONTROL

A site map has been attached to this plan. The areas where work will occur, will be on the site, and may be barricaded to prevent unauthorized access. Only authorized personnel shall be allowed in the work areas and any unauthorized visitors must remain outside any barricaded area.

The site is small enough that normal voice communication can be used. In the vicinity of the excavation, common hand signals will be used.

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TRAINING

VCI Personnel

All VCI project personnel shall have completed 40 hours of off-site health and safety training, related to hazardous waste operations. In general, the VCI personnel will have completed a combination of paid training courses which meet the requirements of both the interim and final Occupational Safety and Health Administration (OSHA) rule for Hazardous Waste and Emergency Response Operations (29 CFR 1910.120). All VCI supervisory personnel on site will have completed an additional 8 hours of relevant health and safety training.

VCI personnel who may visit the site occasionally, and are unlikely to be exposed to chemical hazards will have completed at least 24 hours of relevant health and safety training.

Any VCI or contractor personnel operating specialized industrial equipment such as forklifts, heavy equipment, drilling equipment, etc. shall be able to demonstrate their competency in the safe operation of such items.

Subcontractor Personnel

All subcontractor personnel who are likely to be exposed to hazardous materials either by inhalation or dermal contact shall have completed 40 hours of off-site health and safety training, in accordance with the OSHA interim and final Hazardous Waste and Emergency Operations rule. Subcontractor personnel who are required to work on the site for short periods of time (1-day or less), and who will not be required to wear any protective equipment, shall have completed at least 24 hours of off-site health and safety training.

All Site Personnel

Prior to starting off the project, a kick-off safety meeting will be held on the site. During this meeting all personnel will be briefed on the requirements contained within the health and safety plan, and will be told the site safety rules. The kick-off safety meeting will be conducted jointly by the project manager and the HSO.

At the beginning of each work shift, or whenever new personnel arrive on the site, a tailgate safety meeting will be held. The purpose of such meetings is to highlight health and safety concerns and to ensure that employees are fully briefed on the site work procedures to be followed during the shift. The tailgate safety meetings will be conducted by the first line supervisors. The project manager will review records all tailgate safety meetings.

MEDICAL SURVEILLANCE

All VCI subcontractor personnel shall provide proof of having successfully completed a preplacement or annual update physical examination. This examination shall have been designed to comply with regulatory requirements for hazardous waste operations and shall include the following:

- medical and occupational history form
- physical examination
- blood analysis
- urinalysis
- chest x-ray
- pulmonary function test
- audiogram
- electrocardiogram (if indicated during the physical exam)
- alcohol and illegal drug screening

GOVERNMENT AND VCI STANDARDS

Currently the health and safety of workers performing hazardous waste activities regulated by OSHA (29 CFR 1910.120).

The OSHA PEL for gasoline vapor is 300 ppm averaged over an eight-hour period.

The 15-minute short term exposure limit is 500 ppm. To ensure that no project workers

monitored several times each day using either a photoionization detector (PID) or colorimetric indicator tubes.

If the PID or colorimetric indicator tube samples indicate that hydrocarbon vapor levels are 50 ppm or greater, then daily air samples will be collected from representative project personnel using charcoal tube sampling methods (OSHA Method 1M1S1340). Personnel will be notified in writing of the results of any personal air samples and their significance. A copy of this report will be maintained in the employee's medical surveillance file.

ACCESS AND DECONTAMINATION

Access

Access to the project work area zones shall be regulated and limited to authorized persons. A daily log shall be kept of all persons entering such areas. The work area itself shall be cordoned off using barrier tape or other suitable barriers.

Decontamination

Due to the low toxicity of the material involved (gasoline), the anticipated low levels of contamination, and the minimal hazard posed by spread of contaminated soil, formal decontamination procedures will not be required. The following site requirements will be enforced:

- Eating, drinking and smoking within the work area are prohibited.
- Project personnel may eat, drink or smoke outside the work area, only if they have washed their hands and face.
- An emergency eye wash station shall be located on the job site adjacent to the work area.

Any potentially contaminated equipment will either be disposed of, or washed off with soap and water.

Any equipment used in the contaminated zone should be washed with soap and water before it is removed from the site.

EMERGENCY RESPONSE

In the event of an emergency such as a sickness, injury or fire, the following procedures will be followed:

- Emergency procedures will be initiated by the first person recognizing the emergency situation. This person shall immediately notify the VCI site representative.

- The designated VCI First Aid/CPR provider and a project member shall provide assistance to any injured or sick employee. In the case of suspected release of toxic material, these personnel shall first don protective suits and self-contained breathing apparatus. The injured employee will first be moved to a safe location, before any attempt at treatment is made.
- A project member will be designated to call the emergency services number (911) to obtain paramedic or fire department assistance if it is needed. Any injured employees will be taken to: MERITT HOSPITAL
3400 SUMMIT ST. ✓
OAKLAND, CA. 94608
- In the event of a fire on the project site, VCI personnel will immediately notify the Fire Department at: 63RD ST.
OAKLAND, CA - 94608
- While waiting for assistance from the fire department, project personnel will use available fire extinguishers (if safe to do so) to extinguish the fire.

Any injuries or incidents which have the potential to result in an injury will be recorded by the VCI site representative on the supervisor's employee injury report form. This form, when completed by the site representative, shall be forwarded to the VCI project manager, and the VCI Corporate Health and Safety Department.