

LOP CHANGE RECORD 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:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 1667 LOC:
 SITE NAME: Ransome Company DATE REPORTED : 03/15/1990
 ADDRESS : 4030 Hollis St DATE CONFIRMED: 03/15/1990
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: W CONTRACT STATUS: 4 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 03/09/1992
 PRELIMINARY ASMNT: C DATE UNDERWAY: 04/05/1990 DATE COMPLETED: 04/20/1990
 REM INVESTIGATION: C DATE UNDERWAY: 07/25/1990 DATE COMPLETED: 01/15/1991
 REMEDIAL ACTION: U DATE UNDERWAY: 03/20/1991 DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/09/1992
 LUFT FIELD MANUAL CONSID: HSCARWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 01/30/1990 REMEDIAL ACTIONS TAKEN: ED, GT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ric Notini
 COMPANY NAME: Catellus Development Co.
 ADDRESS: 201 Mission St. 3rd Floor
 CITY/STATE: San Francisco, Ca 94105

RP#2-CONTACT NAME: S. Kinear Smith
 COMPANY NAME: Ransome Company
 ADDRESS: P.o. Box 6849
 CITY/STATE: Oakland, Ca 94603

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

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

June 26, 1998

98 JUN 29 PM 4: 51 1649.98-005

Ms. Susan Hugo
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502

Subject: Revised Groundwater Monitoring Plan for the East Baybridge Center, Emeryville and Oakland, California

Dear Ms. Hugo:

Levine · Fricke · Recon Inc. (LFR) has prepared this letter on behalf of Catellus Development Corporation (Catellus) to summarize and document the results of the meeting between Ms. Susan Hugo of the Alameda County Health Care Services Agency (ACHCSA), Mr. Jim Adams of Catellus Development Corporation ("Catellus"), and Mr. Ron Goloubow of LFR on June 17, 1998. The purpose of the meeting was to review and discuss the following issues for the East Baybridge Center ("the Site"):

- the "Revised Groundwater Monitoring Plan for the East Baybridge Center, Emeryville and Oakland, California," dated April 15, 1998 ("Monitoring Plan")
- the status of the request for case closure for the former Bay Area Warehouse and former Bashland Oil facilities

Revised Groundwater Monitoring Plan

As a result of the discussions conducted during the meeting on June 17, 1998, the ACHCSA has approved the Monitoring Plan. Therefore, groundwater monitoring will be conducted on a semiannual schedule for the Site. The next monitoring event is tentatively scheduled for October 1998, and the report for this event is scheduled to be transmitted to the ACHCSA in January 1999.

Additionally, the ACHCSA has requested that a sample be collected from monitoring well MW-12 and analyzed for polynuclear aromatic (PNA) compounds using EPA Method 8270. It is ACHCSA's opinion that if total petroleum hydrocarbons as diesel are present in groundwater in concentrations greater than 1,000 milligrams per liter, PNAs may also be present in the groundwater. The purpose of this sample will be to assess whether PNAs are present in groundwater in concentrations that may require further investigation or evaluation. To accommodate this request, a sample collected from well MW-12 will be analyzed for PNAs during the next proposed groundwater monitoring event, scheduled for October 1998.

Case Closure for the Former Bay Area Warehouse and Former Bashland Oil Facilities

As a result of the discussions conducted during the meeting on June 17, 1998, the ACHCSA has indicated that case closure letters are currently being prepared for the former Bay Area Warehouse and former Bashland Oil facilities. These facilities were formerly located on the Site. No schedule was set for the completion of the closure letters. According to the ACHCSA, Catellus is not required to conduct further groundwater monitoring for these sites.

Catellus and LFR would like to thank you for taking the time to meet with us and we look forward to continuing our working relationship. If you have any questions or comments concerning this letter, the Monitoring Plan, or the project, please call me.

Sincerely,



Ron Goloubow
Senior Project Geologist

cc: Mr. Jim Adams, Catellus Development Corp.

STATE WATER RESOURCES CONTROL BOARD
 DIVISION OF CLEAN WATER PROGRAMS
 2014 T STREET, SUITE 130
 P.O. BOX 944212
 SACRAMENTO, CALIFORNIA 94244-2120
 (916) 227-4360
 (916) 227-4530 (FAX)

ENVIRONMENTAL
 PROTECTION

95 AUG -3 PM 1:25



JUL 31 1995

Edward Webster
 Ransome Company
 P.O. Box 6849
 Oakland, CA 94603

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 003593, FOR SITE ADDRESS: 4030 Hollis Street, Emeryville, CA 94608

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed **\$300,000**. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 17, 1992 and may be modified by the State Board in writing by an amended Letter of Commitment.

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

This package includes the following:

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


YOU MUST SUBMIT A REIMBURSEMENT REQUEST PACKAGE BY October 18, 1995, OR SEND A WRITTEN UPDATE EXPLAINING:

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

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

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

Sincerely,


 Dave Deaner, Manager
 UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse
 California Regional Water Quality
 Control Board, San Francisco Bay Region
 2701 Webster Street, Suite 500
 Oakland, CA 94612

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

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 003593

AMENDMENT NO: 0

CLAIMANT: Ransome Company

BALANCE FORWARD: \$0

CO-PAYEE: None

JOINT CLAIMAINT: None

THIS AMOUNT: \$300,000

Edward Webster

NEW BALANCE: \$300,000

CLAIMANT ADDRESS: P.O. Box 6849
Oakland, CA 94603

TAX ID/SSA NO: 94-0792980

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse Ransome Company (Claimant) for eligible corrective action costs at Ransome Company 4030 Hollis Street, Emeryville, CA 94608 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$300,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 18th day of July, 1995.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]
Manager, Underground Storage Tank Cleanup Fund Program

STATE USE:
CALSTARS CODING:
0550-569.02 - 30530
\$ _____

BY [Signature]
Chief, Division Administrative Services

**LANDELS,
RIPLEY &
DIAMOND**

ATTORNEYS

November 28, 1995

Hills Plaza
350 Steuart Street
San Francisco, CA
94105-1250
Tel 415-788-5000
Fax 415-788-7550

400 Capitol Mall
Suite 2140
Sacramento, CA
95814-4407
Tel 916-448-8300
Fax 916-448-4923

Juliette Blake
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Suite 250
Alameda, California 94502-6577

Re: Former Ransome Company Site,
4030 Hollis Street, Emeryville California

1667
SH.

Dear Ms. Blake:

Pursuant to the provisions of the California Public Records Act (Government Code Section 6250, et seq.), I hereby request copies of the public records located in the files of the Alameda County Health Care Services Agency, pertaining in any way to the above property.

We would like a copy of the entire file pertaining to this site. If no documents responsive to this request are located, I hereby request that you advise me of that in writing.

Please feel free to call me at (415) 512-4633 if you have any questions. Thank you for your attention to this request.

Very truly yours,



Tracie P. Salvador
Senior Legal Assistant

62957.1

TRANSMITTAL MEMORANDUM

TO: UST Cleanup Fund
2014 T. Street, Suite 130
Sacramento, CA 95814

DATE: June 6, 1995

ATTENTION: Ms. Cheryl Gordon

FILE: 955719.02

SUBJECT: Former Ransome Property at Yerba Buena Site, 4030 Hollis Street,
Emeryville CA

WE ARE SENDING: HEREWITH UNDER SEPARATE COVER
 VIA MAIL VIA California Overnight

THE FOLLOWING: Files from the Alameda County Health Agency, Department of Environmental Health (appendices, some figures/tables not included) prepared for Catellus Development Corporation.

Telephone

510 540.6954

Facsimile

510 540 7196

- Quarterly Monitoring Report for January 1 - March 31, 1995
- Groundwater Monitoring Plan, Dec. 19, 1994
- Combined Well Replacement & Quarterly Monitoring Report for July 1 through Sept. 30, 1994 (with appendix B)
- Letter of June 10, 1994 Re: Investigation/Remediation from Alameda County Health Agency to Catellus Development Corp.
- Soil Remediation Activities Report December 21, 1992
- Work Plan for Groundwater Investigation, April 15, 1992
- Letter of 4 February 1991 Subject: Soil and Groundwater Investigation, etc. from Alameda County Health Care Services to Ransome Company.
- Letter of 14 September 1900 Subject: 4030 Hollis Street, Emeryville, from Alameda County Health Care Services to Ransome Company

AS REQUESTED FOR YOUR APPROVAL
 FOR REVIEW FOR YOUR USE
 FOR SIGNATURE FOR PAYMENT

BY: Mark Milani

Mark Milani
Managing Senior Engineer

COPIES TO: Mr. Ed Webster, Ransome
Ms. Susan Hugo, ACHA, DEH

E A R T H  T E C H

June 6, 1995

State Water Resources Control Board
UST Cleanup Fund Program
P.O Box 944 212 S
2014 T Street, Suite 130
Sacramento, CA 94244-2120

955719.02
File: Correspondence

Attention: Ms. Cheryl Gordon

Subject: UST Cleanup Fund Claim Funding Status, Claim #003593, Ransome
Company, 4030 Hollis Street, Emeryville

Dear Ms. Gordon:

Telephone :

510 540 6954

Facsimile :

510 540 7496

This letter transmits additional information for your use in evaluating and funding Ransome Company's (Ransome) UST Cleanup Fund Application. Ransome's claim number is 003593. The former Ransome site located at 4030 Hollis Street in Emeryville is part of a much larger development (Yerba Buena/East Bay Bridge Project) being constructed by Catellus Development Corporation (Catellus). At the time of your file review at the office of the Alameda County Health Agency, you were only provided with the file for the former Ransome site. Numerous reports and correspondence pertaining to the former Ransome site are located in the Yerba Buena/East Bay Bridge project file. This is based on a file reviews conducted by EARTH TECH on Thursday, June 1, 1995 and Tuesday, June 6, 1995. Copies of pertinent correspondence and reports found during the file reviews were made, and are enclosed as an attachment to this letter.

Ransome performed remediation of their site under an approved Closure Workplan. A copy of the Closure Workplan approval letter is attached for your reference. Catellus performed additional remedial activities at the Ransome site as well as within other areas of the Yerba Buena/East Bay Bridge development. The remedial activities performed by Ransome and Catellus were summarized in a report prepared by Catellus' environmental consultant (Levine-Fricke). Pertinent sections of this report are attached for your reference.

The Alameda County Health Agency, Department of Environmental Health (ACHA-DEH) reviewed the remedial activities report and presented their conditional approval in a letter (copy attached). One of the conditions was to implement a groundwater monitoring program. A copy of the groundwater monitoring workplan and copies of selected

955719/SWRCSUB.NO1

State Water Resources Control Board
UST Cleanup Fund Program
Ms. Cheryl Gordon

June 6, 1995
Page 2

quarterly reports are attached. Based on discussions with Ms. Susan Hugo with ACHA-DEH, Ransome/Catellus are in compliance with county requirements for closure. Ms. Hugo indicated that she would contact you by telephone to discuss regulatory status.

EARTH TECH also requests that you contact Mr. Ed Webster at Ransome Company at (510) 430-1900 to discuss the funding schedule for their application. Ransome is extremely interested in having their application funded during the current funding cycle. If you have any questions regarding the information transmitted, please contact Mr. Mark Milani at EARTH TECH at (510) 540-6954.

Very truly yours,
EARTH TECH



Mark Milani, P.E.
Managing Senior Engineer

MM/mm

cc: Mr. Ed Webster, Ransome Company *(without attachments)*
Ms. Susan Hugo, Alameda County Health Agency, Department of Environmental Health *(w, thout attachments)*

Attachments

CLAIM NO. 2593

LOCAL AGENCY NO. 1667

SITE ADDRESS Parsons Co

CONNECTIVE ACTION COMPLIANCE DOCUMENTATION

PAGE 3

DATE ACTION REQUIRED/RESPONSE

POST-IT Brand fax transmittal memo 7671 # of pages >

To: <u>Susan Hugo</u>	From: <u>Cheryl Gordon</u>
Co: <u>Alameda Health</u>	Co: <u>State Water Board</u>
Dept.	Phone #
Fax # (415) 337-9335	Fax # (415) 407-4530

attached action

See corrective for chronology

CONFIRMATION OF CONNECTIVE ACTION COMPLIANCE:

After reviewing the lead agency site file, the claimant has determined that the claimant is in substantial compliance with corrective action requirements.

Cheryl Gordon
REVIEWER'S SIGNATURE

6/8/95
DATE SIGNED

LEAD AGENCY TRANSMITTAL:

As of this date, the lead agency representative certifies with the determination that the claimant is in compliance with applicable corrective action requirements.

STAFF RECOMMENDATION: () APPROVED

() REFERRED TO TEAM LEADER - See Comments, Page 2

REVIEWER'S SIGNATURE:

Susan L. Hugo

6/21/95
DATE SIGNED

Revised 10/92.

LOP - CHANGE RECORD REQUEST FORM

printed:
01/23/95

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

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 1667 LOC:
 SITE NAME: Ransome Company DATE REPORTED : 03/15/90
 ADDRESS : 4030 Hollis St DATE CONFIRMED: 03/15/90
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 4 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 03/09/92
 PRELIMINARY ASMNT: C DATE UNDERWAY: 04/05/90 DATE COMPLETED: 04/20/90
 REM INVESTIGATION: C DATE UNDERWAY: 07/25/90 DATE COMPLETED: 01/15/91
 REMEDIAL ACTION: U DATE UNDERWAY: 03/20/91 DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/09/92
 LUFT FIELD MANUAL CONSID: HSCARWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 01/30/90 REMEDIAL ACTIONS TAKEN: ED, GT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ric Notini
 COMPANY NAME: Catellus Development Co.
 ADDRESS: 201 Mission St. 3rd Floor
 CITY/STATE: San Francisco, Ca 94105

RP#2-CONTACT NAME: S. Kinear Smith
 COMPANY NAME: Ransome Company
 ADDRESS: P.o. Box 6849
 CITY/STATE: Oakland, Ca 94603

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
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DATA ENTRY INPUT:

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

LOP - CHANGE RECORD REQUEST FORM

printed:
08/09/94

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

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 1667
 SITE NAME: Ransome Company DATE REPORTED : 03/15/90
 ADDRESS : 4030 Hollis St DATE CONFIRMED: 03/15/90
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: G	CONTRACT STATUS: 4	PRIOR CODE:	EMERGENCY RESP:
RP SEARCH: S			DATE COMPLETED:
PRELIMINARY ASMNT:	DATE UNDERWAY: 04/05/90		DATE COMPLETED: 04/20/90
REM INVESTIGATION:	DATE UNDERWAY: 07/25/90		DATE COMPLETED: 01/15/91
REMEDIAL ACTION:	DATE UNDERWAY: 03/20/91		DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:		DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN:
 LUFT FIELD MANUAL CONSID:
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ric Notini
 COMPANY NAME: Catellus Development Co.
 ADDRESS: 201 Mission St. 3rd Floor
 CITY/STATE: San Francisco, Ca 94105

RP#2-CONTACT NAME: S. Kinear Smith
 COMPANY NAME: Ransome Company
 ADDRESS: P.o. Box 6849
 CITY/STATE: Oakland, Ca 94603

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
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DATA ENTRY INPUT:

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

SUSAN L. HUGO

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 510/271-4320

ACCEPTED

Underground Storage Tank Closure Permit Application

Alameda County Division of Hazardous Materials

80 Swan Way, Suite 200,

Oakland, CA 94621

Telephone: (510) 271-4320

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

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

Any changes or alterations of job plans and specifications must be submitted to the Department and the Fire and Building Inspections Department to determine if such changes meet the requirements of State and local laws.

Notify this Department at least 72 hours prior to the following required inspections: *

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

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

*THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS

Contact Specialist:

Susan L. Hugo
10/26/93

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Business Name Catellus Development Corporation
Business Owner Same as above
2. Site Address 4030 Hollis St., SE of intersection between Hollis St. + 40th St.
City Emeryville Zip 94608 Phone N/A
3. Mailing Address 201 Mission St., 29th Floor
City San Francisco Zip 94105 Phone (415) 974-4500
4. Land Owner Catellus Development Corporation
Address 201 Mission St. City, State San Francisco, CA Zip 94105
5. Generator name under which tank will be manifested Catellus Development Corporation

EPA I.D. No. under which tank will be manifested CAD 983585746

* Catellus never owned or operated this tank, but has agreed to remove it.

6. Contractor Trampp Bros., Inc.
Address 1540 Industrial Ave.
City San Jose, CA Phone (408) 292-0820
License Type* A, B, C21, H ID# 646168, exp. 5/31/94

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

7. Consultant Levine Fricke, Inc.
Address 1900 Powell St., 12th Floor
City Emeryville Phone (510) 652-4500

8. Contact Person for Investigation
Name Michael Stoll/Jennifer Beatty Title Project Engineer/Hydrogeologist
Phone (510) 652-4500

9. Number of tanks being closed under this plan 1
Length of piping being removed under this plan Estimated 10-20 ft. ?
Total number of tanks at facility 1 (other tanks previously removed)

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

** Underground tanks are hazardous waste and must be handled **
as hazardous waste

a) Product/Residual Sludge/Rinsate Transporter

Name Evergreen Environmental Services EPA I.D. No. CAD 980695161
Hauler License No. 0242 License Exp. Date 7/31/94
Address 6880 Smith Ave.
City Newark State CA Zip 94560

b) Product/Residual Sludge/Rinsate Disposal Site

Name Evergreen Environmental Services EPA I.D. No. CAD 980887418
Address 6880 Smith Ave.
City Newark State CA Zip 94560

c) Tank and Piping Transporter

Name Erickson Inc. EPA I.D. No. CAD 009466392
Hauler License No. 0019 License Exp. Date 5/31/94
Address 255 Parr Blvd.
city Richmond state CA zip 94801

d) Tank and Piping Disposal Site

Name Erickson Inc. EPA I.D. No. CAD 009466392
Address 255 Parr Blvd.
city Richmond state CA zip 94801

11. Experienced Sample Collector

Name Michael Stoll
Company Levine-Fricke, Inc.
Address 1900 Powell St., 12th Floor
city Emeryville state CA zip 94608 Phone (510) 652-4500

12. Laboratory

Name Anametrix, Inc.
Address 1961 Concourse Drive, Suite E
city San Jose state CA zip 95131
State Certification No. 1234

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

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Residual liquids, if any, will be pumped out prior to excavation and dry ice will be added to purge possible aromatic hydrocarbons. A gas meter will be maintained on site throughout the excavation to ensure that the tanks are inert.

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
? 500 gal. or smaller. (350 gal?)	Unknown. - Water sample collected from the tank contained TPHg, BTEx, TPHd	Soil ground-water (if encountered)	No deeper than 2 feet beneath the fill or pump end of the tank. One sample collected after gw has recharged.

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

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated) <i>less than 20</i>	Sampling Plan <i>4 discrete samples from the stockpile will be composited by the laboratory into one sample for chemical analysis.</i>

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

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
<i>TPHg</i>	<i>GCFID 5030</i>	<i>EPA Method 8015</i>	<i>Asymmetric 100 ppm - Soil 50 ppm - Water</i>
<i>✓ TPHd</i>	<i>GCFID 3550</i>	<i>EPA Method 8015</i>	
<i>✓ BTEX</i>	<i>EPA</i>	<i>EPA Method 8020</i>	<i>0.005 ppm Soil 0.5 ppm water</i>
<i>✓ VOCs</i>		<i>EPA Method 8010</i>	
<i>✓ Oil + Grease</i>		<i>SM 5520 EF</i>	<i>30 ppm - Soil 5 ppm water</i>
<i>Metals. Cd, Cr, Pb, Zn, Ni</i>	<i>AA or ICP</i>		<i>6010/7000</i>

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer Fremont Indemnity Co.

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

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

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) RAY ROBESON

Signature [Handwritten Signature]

Date 10.26-93

Signature of Site Owner or Operator

Name (please type) Taylor Bennett for Catellus Development Corp.

Signature Taylor Bennett for Catellus

Date 10/20/93

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

6/30/93

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

INSURED
 Rollins Hudig Hall
 1737 N. First St., Ste. 400
 San Jose, CA 95112
 Carlyn Eaton/Jeff Aber
 408-438-7180

COMPANIES AFFORDING COVERAGE	
COMPANY LETTER A	Transcontinental
COMPANY LETTER B	Transportation
COMPANY LETTER C	Fremont Indemnity Co.
COMPANY LETTER D	
COMPANY LETTER E	

FOR/TO
 Trumpp Brothers Inc.
 1840 Industrial Avenue
 San Jose
 CA 95112

COVERAGE
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

POLICY	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	CO121630102	7/01/93	7/01/94	GENERAL AGGREGATE	\$ 2000000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG	\$ 1000000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY	\$ 1000000
	<input checked="" type="checkbox"/> OWNER'S & CONTRACTOR'S PAID				EACH OCCURRENCE	\$ 1000000
					FIRE DAMAGE (Any one fire)	\$ 50000
					MED. EXPENSE (Any one person)	\$ 5000
B	AUTOMOBILE LIABILITY	121630133	7/01/93	7/01/94	COMBINED SINGLE LIMIT	\$ 1000000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE	\$
	<input checked="" type="checkbox"/> MIXED AUTOS					
	<input type="checkbox"/> NON-OWNED AUTOS					
	<input type="checkbox"/> GARAGE LIABILITY					
C	EXCESS LIABILITY	WP9253353301	7/01/93	7/01/94	EACH OCCURRENCE	\$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE	\$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				STATUTORY LIMITS	\$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				EACH ACCIDENT	\$ 1000000
					DISEASE-POLICY LIMIT	\$ 1000000
					DISEASE-EACH EMPLOYEE	\$ 1000000
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/EXCLUSIONS/SPECIAL ITEMS

CERTIFICATE HOLDER
 01 Alameda County Health Care
 Dept Environmental Health
 80 Swan Way, Rm. 200
 Oakland, CA 94621

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

AUTHORIZED REPRESENTATIVE: 001037000

ACORD CORPORATION 1992

END

PARIC AVE.

Scale: 1 inch = 150 ft.

Haven Street

Harlen Street

Watts Street

Emery Street

RANSOME CONSTRUCTION

Approximate Location of US+

B

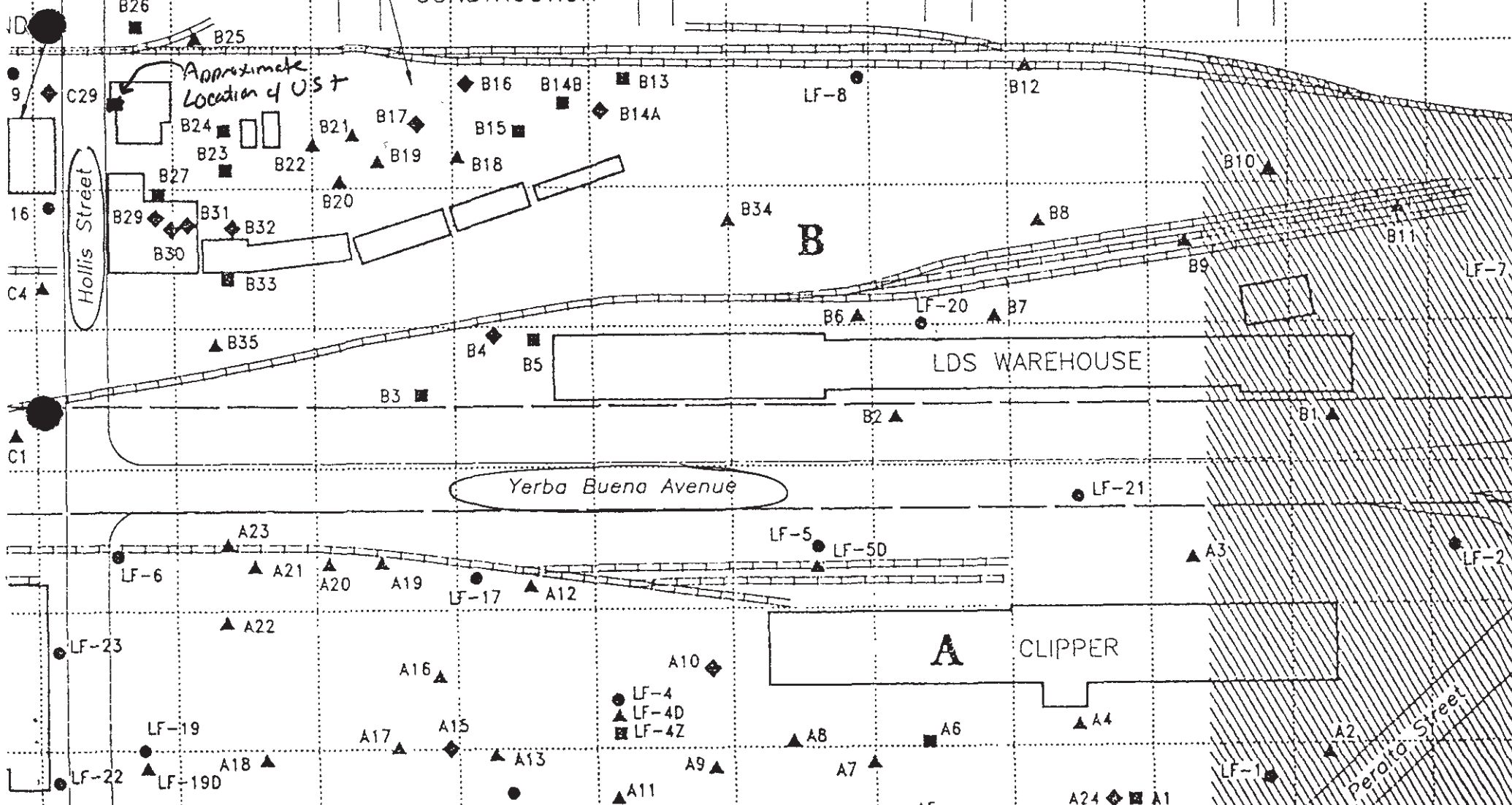
LDS WAREHOUSE

Yerba Buena Avenue

A

CLIPPER

Perata Street



HOWARD H. BELL
ROBERT ROSENBERG
ROGER M. HUGHES
JAMES C. NELSON
CATHERINE M. FISHER
JOHN H. BANISTER
ROLAND NIKLES
TERESA JENKINS MAIN
HOWARD G. CURTIS

LAW OFFICES

BELL, ROSENBERG & HUGHES
1300 CLAY STREET, SUITE 1000
P.O. BOX 70220 STATION "D"
OAKLAND, CALIFORNIA 94612-0220

JAMES DUNLAVEY
RETIRED

TELEPHONE
(510) 832-8585

TELECOPIER
(510) 839-6925

May 13, 1993

9-6 PM

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

Re: Yerba Buena Site
Levine-Fricke Reports

Dear Ms. Hugo:

This is to confirm that we are scheduled to come in and copy documents on May 20, 1993, at 9:00 am. I have arranged for Night Rider, who will be doing the copying, to arrive at that time. I will be there as well, briefly, to review what you have, and make sure the Night Rider people know what they are doing.

As you requested, here is a list of the documents we would like to copy:

✓ 10/26/90 Phase I & Phase II Environmental Investigations
(Revised)
✓ 2/6/91 Phase III Environmental Investigation
✓ 2/11/91 Site Remedial Plan
✓ 5/6/91 Results of Fish Bioassay--TPH Affected Soils
✓ 5/8/91 Health & Safety Plan for Soil Remediation
Activities
✓ 9/6/91 Additional Groundwater Investigations
✓ 11/19/91 Report on Soil Remediation Activities
✓ 12/6/91 Sampling & Analysis Plan for Quarterly Groundwater
Monitoring
✓ 3/10/92 Containment Plan for Total Petroleum Hydrocarbon
Affected Soils
✓ 4/15/92 Work Plan for Groundwater Investigations
✓ 4/30/92 Quarterly Monitoring Report January - March, 1992
✓ 7/31/92 Quarterly Monitoring Report April - June, 1992
✓ 8/4/92 Groundwater Investigations
✓ 9/15/92 Work Plan to Install One Monitoring Well & Conduct
Quarterly Monitoring
✓ ✓ 12/21/92 Soil Remediation Activities Report

Ms. Hugo
May 13, 1993
Page 2

- # ✓ 1/29/93 Quarterly Monitoring Report October - December, 1992
- # ✓ 4/12/93 Quarterly Monitoring Report January - March, 1993
- # ✓ 4/28/93 Work Plan for Site Characterization and Remediation
- # ✓ 1992-93 Correspondence Files

Thank you for your assistance in this. If you have any additional questions, please feel free to call me.

Very truly yours,

BELL, ROSENBERG & HUGHES



Tom Hilton-Gray
Legal Assistant

THG:thg

JOHN B HOOK
RONALD P MALLEN*
HOWARD M GARFIELD
JOSEPH P McMONIGLE
DONALD W CARLSON
DAVID W EVANS
MARSHA L MORROW
BARRY D BROWN
MICHAEL L BOLI
JOHN E PELR
LAWRENCE A CALLAGHAN
RUSSELL S ROECA
GUY D CALLADINE
ROBERT M PETERSON
WENDY M LAZERSON
EDWARD F DONOHUE, III
DEBRA L MELINKOFF
MARK SIMON KANNETT
MICHAEL F HARDIMAN

*A PROFESSIONAL CORPORATION

IRENE K GREENBERG
DON A LESSER
GLEN R OLSON
ROBERT C CHILES
ESTHER Z HIRSH
KEVIN P KAMRACZEWSKI
CHRISTOPHER T BORGESON
LINDA LANDRY MILLER
RANDALL A MILLER

EDWARD D HAAS
OF COUNSEL
DEBRA A BAKER
SPECIAL COUNSEL

BERT W LEVIT (1903-1980)
PERCY V LONG (1870-1953)

LONG & LEVIT

A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

101 CALIFORNIA STREET, SUITE 2300
SAN FRANCISCO, CALIFORNIA 94111
TELEPHONE: (415) 397-2222
FACSIMILE: (415) 397-6392

355 SOUTH GRAND AVENUE, SUITE 3288
LOS ANGELES, CALIFORNIA 90071
TELEPHONE: (213) 356-5900
FACSIMILE: (213) 613-0664

IRA D GOLDBERG
ELIZABETH COLPOYS
JEFFREY D LIVINGSTON
LINDA S VOTAW
DAVID IAN DALBY
JULIET A LEFTWICH
MICHAEL A VASQUEZ
BARRY K TAGAWA
MARK L NISSENBAUM
ANNE E KUNZIG
GLENN W ANGERS
JOHN M FARRELL
JOYCE C WANG
BARBARA W ENGLER
CLAIRE L CORTNER
JEANETTE TRAVERSO
KATHLEEN M MCKNIGHT
NAOMI K YAMADA
RYAN T RUSSELL
BRIAN W WALSH
REILLY ATKINSON
JUDITH A TURV
MERLE J PANICK
MICHAEL J ESTRADA

MARTIN T LEE
VINCENT T MARCI, JR
NANCY L MARTIN
KIRK C CHAMBERLIN
STEPHEN J KAUFMAN
ROBERT J ROMERO
ELIZABETH M LINK
ROBERT A O'BRIEN
GERALD K CARROLL
CORY M MARTIN
LISA MARIE FRAAS
SCOTT W BATES
PAUL S COHEN
GLORIA S HA
SCOTT J HYMAN
DAVID P OSAKO
WAYNE K SNODGRASS
ANN L STRAYER
STERRETT J BRANDT
KATHLEEN M EWINS
ALFESIA JONES-MARTIN
LAUREN O'BRIEN
WILLIAM T WADDELL
JOSEPH ZUBER

January 12, 1993

S1160.944
Ransome Co.

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

**Re: Public Records Act Request
Site: 4030 Hollis Street
Emeryville, California**

Dear Ms. Hugo:

Pursuant to our telephone conversation on January 11, 1993, under California Government Code Section 6250, et seq., I intend to personally visit your offices on Friday, January 22, 1993, at 9:30 a.m. to inspect all documents, correspondence, memoranda, and reports in your files relevant to the above-referenced site. We understand that we will be charged \$75.00 an hour to inspect the subject documents and \$1.00 per copy for any documents copied.

Lastly, please obtain the files kept by Mr. Brian Oliva relevant to the above-referenced site so that they may also be inspected during the same visit. For your records, we have enclosed a copy of the written request previously sent to Mr. Oliva.

This law firm represents the insurance co. (Continental Casualty) that Ransome Co. is claiming to be insured by them since 1960's. However, there is no policy but Ransome claimed they have been paying the premiums



LEVINE-FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

91 NOV 13 PM 1:04

November 11, 1991

LF 1649.07

Mr. Dennis Byrne
Alameda County Health Agency
80 Swan Way, Suite 200
Oakland, California 94621

Subject: Confirmation of Agreement to Backfill Excavations at
the Former Ransome Property, Yerba Buena Project
Site, Emeryville, California

Dear Dennis:

This letter is written to confirm our discussions at the meeting you attended with Ms. Amanda Spencer and me on Tuesday, November 5, 1991 at the Alameda County Health Agency (ACHA) offices. As we discussed, Levine-Fricke is currently working on the former Ransome property ("the Property") to complete the excavations of petroleum-affected soil, and close the excavations as soon as possible. We have successfully backfilled several of the excavations using imported clean fill, and are in the process of backfilling the remaining excavations that have been completed. There is one area in the northern part of the Property that requires additional excavation.

As we discussed, we anticipate using some of the soil excavated from the Property (currently stockpiled on the Property) as backfill in the remaining excavations, if the concentrations in the soil meet the backfill criteria you established earlier for the Property. We understand the backfill criteria are:

<500 parts per million (ppm)	oil and grease
<10 ppm	diesel
<10 ppm	gasoline
not detectable	benzene, toluene, ethylbenzene, xylenes (BTEX)

As agreed upon in our meeting of November 5, 1991, Levine-Fricke will use the guidelines outlined in Chapter 9 of the Environmental Protection Agency Office of Solid Waste Management Document SW846 - Test Methods for Evaluating Solid Waste ("EPA SW846") to characterize the stockpiled soil on the Property for potential use as backfill. We have collected one sample for every 50 cubic yards of stockpiled soil in order to initially characterize the soil. We will use EPA SW846 to assess how many additional soil samples (if any) need to be collected from the stockpiles to fully characterize the soil for potential use as backfill.

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500
FAX (415) 652-2246

Other offices in Irvine, CA; Sacramento/Roseville, CA; Tallahassee, FL

LEVINE·FRICKE

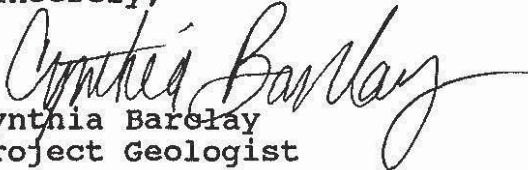
collected from the stockpiles to fully characterize the soil for potential use as backfill.

The stockpiled soil that meets the backfill criteria following characterization by EPA SW846 will be used as backfill in the remaining excavations (and in the future excavation in the northern portion of the Property). Soil that does not meet the backfill criteria will be transported off-site for treatment and/or disposal.

As you requested, we will keep you verbally informed of the progress we make in completing and closing the excavations. We will also keep you informed on the characterization of the stockpiled soils using EPA SW846. As we agreed, after the soil remediation work is completed at the Property, we will prepare a soil remediation completion report for the Property detailing the work performed.

If you have any questions regarding this summary of our discussions during Tuesday's meeting, please give me or Amanda Spencer a call.

Sincerely,


Cynthia Barclay
Project Geologist

cc: Ric Notini, Catellus
Pat Cashman, Catellus
Don Marini, Catellus



2030 Addlson Street, Suite 500 • Berkeley, California 94704 • 415 540-6954

9/5
01
RANSOME COMPANY
4030 HOLLIS ST
EMERYVILLE

August 30, 1991

Mr. Cecil Felix
Engineering Geologist
San Francisco Bay Regional Water Quality Control Board
1800 Harrison Street, Suite 700
Oakland, CA 94612

talk to Mark over telephone on 9/5
we will not accept the waiver of WDR
• the 250 mg benzene in the soil - a potential carcinogen
• NO info about the baseline soil info at new site (discrete samples required)
• the soil stockpile is not properly characterized (hazardous waste)
• NO info about the transfer of the hazardous waste
is acceptable to the local agencies and the health Dept.

4930
Only way to do is either
• take it to an appropriate landfill site
for disposal or
• apply for WDR proper.

90239.3

Dear Mr Felix:

This letter represents a request by Aqua Resources Inc.(ARI) on behalf of Ransome Company for a waiver of the Waste Discharge Permit requirement in order to relocate non-hazardous soil contaminated with Petroleum Hydrocarbons. Ransome Co. would like to relocate approximately 2,000 cy of soil which is contaminated primarily with diesel and oil and grease. Detailed results of lab analyses representing three composites of four samples each taken from a stockpile of these soils are attached. In summary the soil contains average hydrocarbon concentrations of 11,5 ppm_w gasoline, 77 ppm_w diesel and 917 ppm_w oil and grease.

This soil was excavated as part of ARI's environmental cleanup operation at Ransome's former construction yard at 4030 Hollis St. in Emeryville, CA. The cleanup is being performed as part of a contractual agreement between Ransome, who occupied the site for over 40 years, and Catellus Company who owns the property and plans to redevelop it. About one year ago Ransome relocated its operations to 740 Julie Ann Way, Oakland. Catellus has set a deadline of October 1, 1991 for completion of the cleanup and remediation project. The site must be left vacant by that date. In order to meet this deadline Ransome Co. wants to relocate the soil to their present location until such time as it can be remediated or a permanent disposal site can be found.

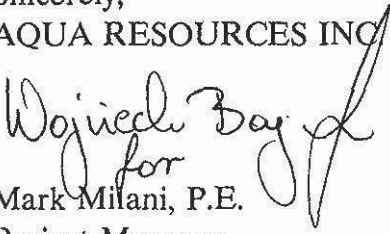
Relocation of the soil will involve loading the soil onto trucks and transporting it approximately 5 miles to their property in Oakland. At the new site the contaminated soil

would be placed over and covered by a plastic liner to prevent any possible infiltration and subsequent runoff of rainwater.

If you have any questions please do not hesitate to contact me at (415) 540-6954.

Sincerely,

AQUA RESOURCES INC


for
Mark Milani, P.E.
Project Manager

MM/as

Enclosures

90239.3/WDP/waivr.let



91 SEP -3 PM 12: 00

2030 Addison Street, Suite 500 • Berkeley, California 94704 • 415 540-6954

August 30, 1991

Levine-Fricke
1900 Powell Street. 12th Floor.
Emeryville CA 94608

Attention: Cynthia Barclay

Subject: Aeration Bed and Stockpile Sampling Techniques at the Former Ransome site.

Dear Cynthia:

This letter is written in response to your letter of August 22, 1991 regarding our aerated soil sampling procedures on the former Ransome site. In that letter, you stated that ARI did not collect enough samples to satisfy EPA SW 846 guidelines. This is not correct. In fact, we have usually collected more than the recommended number of samples. For example, our initial characterization of soils at the former Ransome site (including areas A, B, C, D, D2, F, and J) was based upon 18 initial composite samples compiled from 93 discrete samples in a situation where EPA SW 846 suggests that limited analytical studies will suffice. Following SW 846 (equation 8), 23 random composite samples are recommended to make a final characterization of these soils and we intend to collect more than 23 random samples. The two random composite samples presented to you in our last letter suggest that oil and grease concentrations in one stockpile (B and C) are below 500 ppm at the 90 percent confidence level. (The variance and confidence interval in that example should be calculated using two rather than eight samples). Additional random composite samples have been taken and more will be taken from the stockpiles at the former Ransome site before a final soil characterization is reached.

You noted in your letter that composite samples minimize variation between samples, which (in fact) is to be desired. Fewer composite samples are needed to characterize mean contaminant values than discrete samples because the variation between composite samples is generally smaller than the variation between discrete samples (see equation 8). Composite samples are described in EPA SW 846 (p 21). They are particularly appropriate for characterizing soils to be blended and mixed, as they have been at the former Ransome site. That is because collecting samples from different locations and analyzing composite information mimics the impact of blending and back-filling of

44c

remediated soils. It is relevant to note that we are primarily concerned with mean contaminant levels rather than hot spots, as described in EPA SW 846.

You refer to sampling procedures described in a RWQCB memo. Apart from the fact that this memo is a draft proposal intended for internal RWQCB discussion, it should be obvious that the proposed 1 sample per 20 cy is only appropriate for relatively small sites. At the former Ransome site, with some 10,000 cy of well sampled and characterized soils, EPA procedures will take precedence (as suggested even in that memo).

You were also concerned that ARI's systematic random sampling approach may not comply with EPA guidelines. Our approach is to select random samples at various depths from an imaginary grid of uniformly sized areas. The first sample point is chosen randomly and subsequent locations are determined using the imaginary grid. We feel this procedure is very compatible with SW 846 recommended procedures.

If you would like to discuss it further please do not hesitate to call the undersigned.

Regards,
AQUA RESOURCES, INC.


for
Mark Milani
Project Manager

cc Dennis Byrne, Alameda County Health Agency



LEVINE-FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

August 22, 1991

LF 1649.05

Mr. Mark Milani
Aqua Resources, Inc.
2030 Addison Street
Suite 500
Berkeley, California 94704

Subject: Aeration Bed Sampling Techniques Performed by Aqua Resources, Inc. at the Former Ransome Company Property, Yerba Buena Project Site, Emeryville, California

Dear Mark:

Levine-Fricke has reviewed Aqua Resources, Inc.'s (ARI) sampling methodology and statistical analysis used for characterizing the aerated soils at the former Ransome Company site as described in ARI's August 13, 1991 letter. We have some concerns about the adequacy of this sampling and analysis which are described below. We have recommended to Catellus Development Corporation that these concerns be addressed now to avoid the possibility that the Regional Water Quality Control Board (RWQCB), the Alameda County Health Agency (ACHA), or some other regulatory agency will request that aerated soils used as backfill be removed from the excavations at a later date.

The August 13, 1991 letter indicates that ARI is following guidelines outlined in Chapter 9 of the Environmental Protection Agency Office of Solid Waste Management Document SW846 - Test Methods for Evaluating Solid Waste (hereafter, "EPA SW846"). We believe that EPA SW846, if used in conjunction with RWQCB guidelines, is an appropriate method for sampling and analyzing aerated soils at the site. However, based on an evaluation of EPA SW846 and our understanding of ARI's aeration bed sampling methodology, it does not appear that ARI is using appropriate protocol to properly implement EPA SW846.

The statistical approach presented in EPA SW846 suggests a random sampling process. The application of the simple random sampling process described in EPA SW846 for aeration beds of petroleum-affected soils consists of the following protocol:

1. Divide the lateral and vertical extent of the stockpile into an imaginary three dimensional block of uniformly-sized cells.
2. Assign a series of consecutive numbers to the cells.
3. Compute the mean and variance of the available representative laboratory analytical results of soil samples

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500
FAX (415) 652-2246

43C

AUG 23 11:52

LEVINE·FRICKE

of the excavated petroleum-affected soils using equations listed in Table 9-1 of EPA SW846.

4. Compute the appropriate number of samples to be collected using equation 8 of Table 9-1 in EPA SW846.
5. Select the cells to be sampled through the use of a random-number generator/table.

Our primary concern regarding ARI's methodology is that the number of samples collected from the aeration beds may not provide the representative sampling results specified in Step 3 of the EPA SW846 guidelines. ARI collects up to four samples from each aeration bed row, (a volume of approximately 120 cubic yards, according to our previous conversations with ARI), and composites up to four samples into one sample for analysis. According to previous discussions on composite sampling with BC Analytical Laboratories, the actual concentrations of the discrete samples that make up a composite sample, in general, can be up to four times the reported composite sample concentration, because of the possible dilution of concentrations due to the mixing. In our opinion, the use of composite sample results to determine the total number of samples to be collected from the aeration beds will indicate an inappropriately low number of samples because of the potential dilution.

In addition, since the RWQCB will eventually review the acceptability of the clean-up program at the Ransome site, it would be more appropriate for ARI to follow RWQCB guidelines in conjunction with EPA SW846. The RWQCB guidelines suggest collecting one sample per every 20 cubic yards of excavated soil (memorandum and draft proposal by Dyan Whyte, RWQCB, dated February 20, 1990). ARI has stated during previous discussions with Levine·Fricke that they were not following RWQCB sampling guidelines because they were using EPA SW846. Based on our review of the EPA SW846 guidelines, it is our understanding that the EPA SW846 protocol is not intended to substitute for the representative sampling suggested by the RWQCB, but, instead, it is intended to be used in conjunction with representative sampling.

A secondary concern is that ARI's "systematic random" sampling approach does not conform with EPA SW846. Specifically, they do not describe selecting the random sample locations using a block of uniformly-sized cells as described in Step 1 of EPA SW846. A random selection of sampling location is important to the EPA SW846 methodology to insure a representative sampling set for statistical analysis.

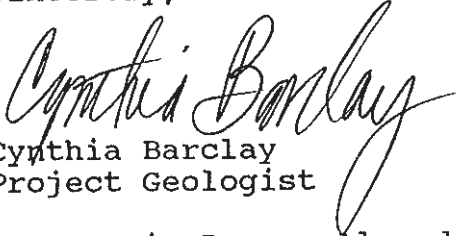
In summary, based on our review of ARI's sampling methodology and statistical analysis, we are concerned that ARI is not using an appropriate method for sample collection and selection for analysis of the aeration bed soils at the Ransome site. We are also concerned that if the aerated soils are placed back in the

LEVINE-FRICKE

excavations based on ARI's current sampling protocol, the RWQCB or the ACHA may raise concerns about these soils sometime in the future, possibly requesting removal of the soils and/or additional characterization.

If you have any questions or require additional information, please contact me, Amanda Spencer, or Peng Leong.

Sincerely,



Cynthia Barclay
Project Geologist

cc: Dennis Byrne, Alameda County Health Agency



LEVINE·FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

August 19, 1991

LF 1649.05

Mr. Dennis Byrne
Hazardous Materials Specialist
Alameda County Health Agency
80 Swan Way, Suite 200
Oakland, California 94621

Subject: Updated Map of Former Ransome Property for Use in
Discussions with the Regional Water Quality Control
Board

Dear Dennis:

In order to facilitate your discussions with the Regional Water Quality Control Board (RWQCB) concerning the soil and ground-water investigation at the former Ransome property, we are sending the enclosed figure to you. This figure shows the locations of the existing monitoring wells in relation to the excavations Aqua Resources, Inc. is completing at the Ransome property, along with historical ground-water quality data for the existing wells.

If you have any questions, please call me at 415-652-4500.

Sincerely,

Cynthia Barclay
Project Geologist

enclosure

91 AUG 21 AM 11:22

42c

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500
FAX (415) 652-2246

UNITED STAMPING

BESLER BUILDING

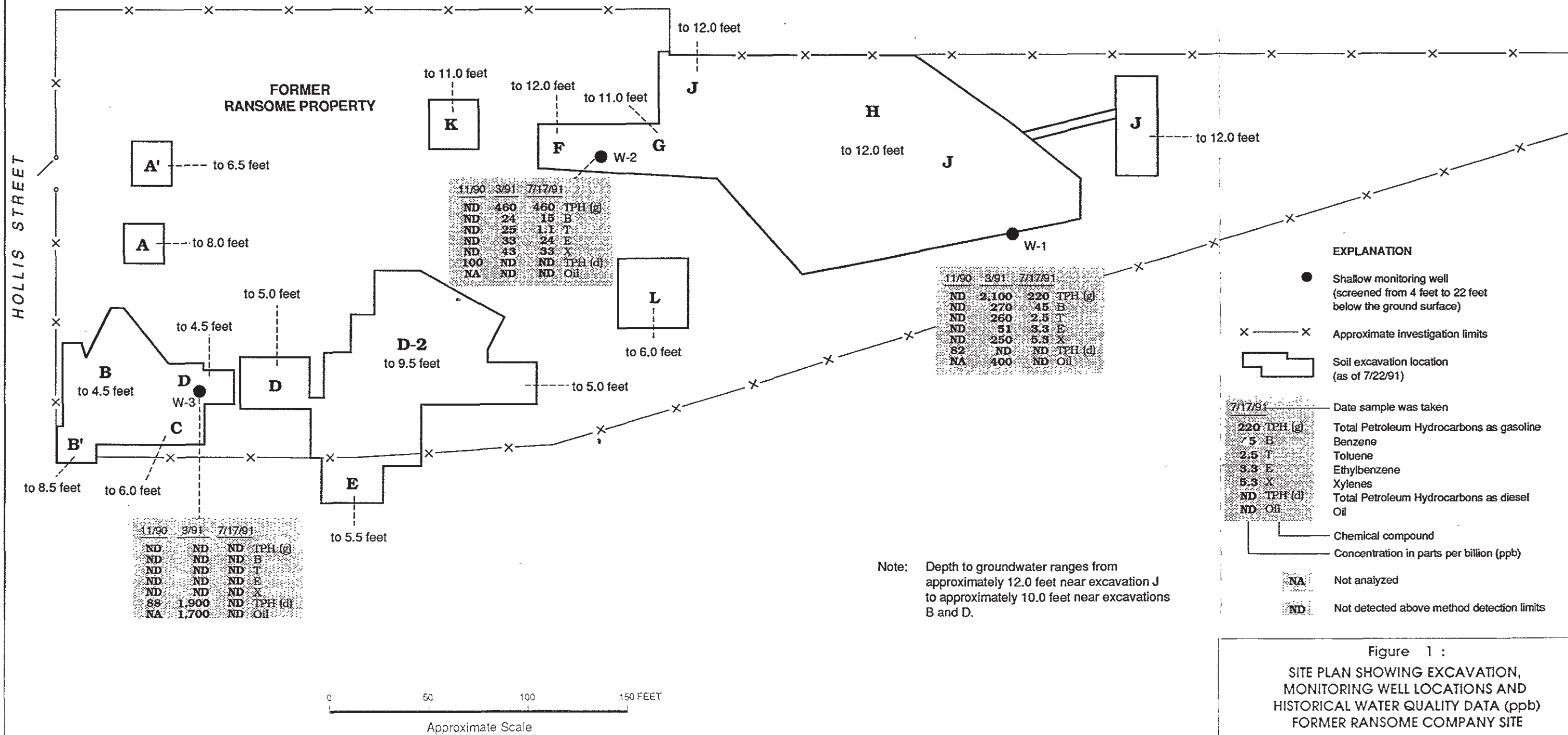


Figure 1 :
SITE PLAN SHOWING EXCAVATION,
MONITORING WELL LOCATIONS AND
HISTORICAL WATER QUALITY DATA (ppb)
FORMER RANSOME COMPANY SITE

Source: Aqua Resources, Inc., Berkeley, California

Project No. 1649 05 **LEVINE•FRICKE**
ENGINEERS, HYDROGEOLOGISTS & APPLIED SCIENTISTS

CEB02AUG91MPO



2030 Addison Street, Suite 500 • Berkeley, California 94704 • 415 540-6954

August 13, 1991

Levine-Fricke
1900 Powell Street, 12th Floor
Emeryville, CA 94608

690239.3
file: correspondence

Attention: Ms. Cynthia Barclay

Subject: Aeration Bed Sampling and Statistical Analysis Procedure
4030 Hollis Street Site

Dear Cindy:

As agreed at the July 26, 1991 meeting at the Alameda County Health Agency, Aqua Resources Inc. (ARI) has prepared a brief outline of the soil sampling and statistical analysis approach which ARI will utilize to characterize excavated soils that are treated by aeration at the Ransome site. The purpose of remediating the excavated soil is to reuse the excavated soil as backfill in the excavation. The soil can be reused as backfill when the following objectives have been met:

- gasoline concentration is less than 10 ppm
- diesel concentration is less than 10 ppm
- BTEX concentrations are non detect (based on the method detection limit)
- oil and grease concentration is less than 500 ppm

The above objectives were mutually agreed upon at the above referenced meeting.

Sampling Methodology - Soil samples from the aeration beds are taken when the soil appears to be free of volatile organic compounds. This is determined by hand excavating a shallow test pit in the aeration bed and measuring the soil vapor organic content with an organic vapor meter (OVM). Individual soil samples are then taken from two to four locations distributed along each aeration bed row. The samples are collected in brass liners that are capped with aluminum foil or teflon tape and new plastic end caps, and are then placed in an ice chest. These samples are transported to the laboratory under chain of custody for analysis. At the laboratory, the soil samples are then composited, in groups of no more than four, and the composite is analyzed for gasoline (TVHG), diesel (TPHD), BTEX, and oil and grease. Based on the analytical results, the decision is made as to when the soil can be removed from the aeration bed.

41c

If the oil and grease concentration and/or diesel concentration in an individual aeration bed exceeds the target limits but concentrations of other constituents are below their respective target limits, that bed is combined with other aeration beds. After mixing, another suite of samples is taken. The sample locations are selected in a systematic random fashion such that the samples are distributed over the combined bed and taken at various depths. These samples are again composited (maximum of four samples for each composite) and analyzed.

The analyses specified depends upon the results from the individual beds of which the combined bed is comprised. If the individual bed analyses show with 80 percent confidence that a particular petroleum hydrocarbon compound was not found in levels exceeding backfill limits, then that compound is not specified for analysis in the combined bed samples.

Statistical Analysis - The soil is determined suitable for backfill only when the individual bed or combined bed results demonstrate with 80 percent confidence level that the backfill concentration limits are not exceeded. In order to calculate the confidence interval for a set of samples, the following equations given by EPA SW846 (Chapter 9) are applied:

Mean

$$\bar{x} = \frac{\sum_{i=1}^{n-1} x_i}{n}$$

Variance

$$S^2 = \frac{\sum_{i=1}^n x_i^2 - \frac{(\sum_{i=1}^n x_i)^2}{n}}{n-1}$$

Standard Deviation

$$s = \sqrt{S}$$

Standard Error

$$S\bar{x} = \frac{s}{\sqrt{n}}$$

Confidence Interval (CI)

$$\bar{x} \pm t_{.20} S_{\bar{x}}$$

Here $t_{.20}$ is the student "t" distribution coefficient for a two tailed confidence interval and a probability of 0.20 (80 percent confidence).

When the confidence interval is calculated for multiple sets of composite analyses, each sample which went into the composite is assigned the value of the composite result. For example, two composites of eight total samples were taken on the stockpile of aerated soils from areas B and C. The results for oil and grease were as follows:

CB - 1 through 4 = 340 ppm
CB - 5 through 8 = 410 ppm

Average

$$\frac{4 \times 340 + 4 \times 410}{8} = 375 \text{ ppm}$$

Variance

$$\frac{(4 \times 340^2 + 4 \times 410^2) - (4 \times 340 + 4 \times 410)^2 / 8}{7} = 1400$$

Standard Deviation

$$\sqrt{1400} = 37.4$$

Standard Error

$$37.4 / \sqrt{8} = 13.2$$

$$t_{.20} \text{ (for 8 samples)} = 1.415$$

$$80 \text{ Percent Confidence Interval} = 375 \pm 1.415(13.2)$$

$$= 375 \pm 19 \text{ ppm (Limit is 500)}$$

Since the TVHG, BTEX and TPHD composites over all of the beds which went into this stockpile also passed the 80 percent confidence interval test, ARI has determined that these soils meet the backfill objectives.

Should you have any questions, please feel free to contact me.

Sincerely yours,
AQUA RESOURCES INC.

A handwritten signature in black ink that reads "Mark Milani". The signature is written in a cursive style with a large initial "M".

Mark Milani, P.E.
Project Manager

MM/blr

cc: Dennis Byrne, Alameda County Health Agency
Don Marini, Catellus Development
Ric Notini, Catellus Development
Ed Webster, Ransome Company

aern-bd.smp



91 JUL 25 11 08:29

LEVINE-FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

July 24, 1991

LF 1649.05

Mr. Dennis Byrne
Alameda County Health Agency
80 Swan Way, Suite 200
Oakland, California 94621

Subject: Topics to be Discussed at the Upcoming July 26, 1991
Meeting Concerning the Former Ransome Property, Yerba
Buena Project Site, Emeryville, California

Dear Dennis:

In order to facilitate discussions at the upcoming meeting between you, Catellus Development Corporation (Catellus), Levine-Fricke, Inc. (Levine-Fricke), and Aqua Resources, Inc. (ARI) on Friday, July 26, 1991, Ric Notini of Catellus suggested I forward the enclosed information to you. As I mentioned at the time I called to request a meeting, we believe that a meeting attended by all involved parties would be useful to discuss the following issues:

- Ransome's ground-water quality data, and the timing and scope of further investigation and possible remediation strategies for ground-water beneath the Ransome site, and
- the on-going soil excavation and treatment at the site.

As you are aware, results from the first quarterly round of ground-water samples collected by ARI on March 19-20, 1991 from the Ransome site indicated substantially higher concentrations of total petroleum hydrocarbons (TPH) as gasoline and diesel, benzene, toluene, ethylbenzene, and xylenes (BTEX), and oil than had been detected during the baseline sampling conducted by ARI in November, 1990. The concentrations detected during these two sampling events are shown on Figure 1. A second quarterly round of sampling was performed by ARI on July 17, 1991. During a phone conversation on July 17, 1991, Mr. Voytek Bajsarowicz of ARI informed me that he expects to have the results from this latest round of sampling available for the upcoming meeting on Friday.

400

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500
FAX (415) 652-2246

LEVINE·FRICKE

Due to the elevated concentrations (some well above State Maximum Contaminant Levels) of compounds detected in the ground water at the Ransome site, we would like to discuss the timing and scope of further investigation and possible remediation that may be required to address ground-water quality at the Ransome site. Based on data obtained during the soil excavation activities and the concentrations detected in ground water during the March round of ground-water sampling, we would recommend the installation and sampling of a minimum of four additional monitoring wells on the Ransome site in the locations indicated on Figure 2. These additional wells would provide the minimum coverage necessary to characterize the general extent of affected ground water beneath the site and provide needed additional data for addressing possible remediation alternatives for the site. The rationale for the location of these monitoring wells is described in Table 1.

In addition to discussing the ground-water problem at the Ransome site, we would also like to discuss briefly the current status of the ongoing soil clean-up. Since the excavation portion of the soil clean-up at the Ransome site appears to be near completion, we would like to clarify the treatment and backfill concentration goals prior to ARI proceeding with backfilling. As you are aware, ARI is currently treating gasoline- and BTEX-affected soils by aeration on the site, and plans to return "successfully-treated" aerated soils to the excavations as backfill. We would like, therefore, to clarify the clean-up goals that have been established by the regulatory agencies for allowing the material to be returned to the ground without the need for any deed restrictions or other possible encumbrances on development and use of the Ransome site.

As you know, Catellus is planning on redeveloping the Ransome site for commercial or residential uses. In order for such redevelopment to occur, the City of Emeryville, as well as future tenants and lenders will request written assurances from your agency, acting as lead agency, that soil and ground water contamination have been investigated and remediated to your agency's satisfaction in accordance with applicable laws, regulations, and policies. Therefore, Catellus believes it is in the best interest of all parties to keep this objective in mind in developing and implementing an appropriate soil and groundwater investigation and remedial program.

LEVINE·FRICKE

If you have any questions, please call me at 415-652-4500 or Ric Notini of Catellus at 415-974-4617.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cynthia Barclay".

Cynthia Barclay
Project Geologist

cc: Ric Notini, Catellus
Mark Milani, Aqua Resources

TABLE 1

RATIONALE FOR PROPOSED
MONITORING WELL LOCATIONS

<u>LOCATION</u>	<u>RATIONALE</u>
PW-1	Located downgradient of excavations D and E where concentrations of TPHg (up to 370 ppm) and TPHd (up to 340 ppm), and oil and grease (up to 4,200 ppm) were detected at depths of approximately 8.5 feet below grade (ground water is at approximately 10 feet below grade).
PW-2	Located in excavation H where 10 ppb of benzene was detected in a grab ground-water sample collected at B-14 prior to excavation; strong petroleum odors were noted in the area during excavation at a depth of approximately 10 to 11 feet (at or near the ground-water table)
PW-3	Located downgradient of the H-J excavation; strong petroleum odors were noted during excavation from approximately 6 to 12 feet below grade, and petroleum sheen was observed on standing water in the excavation.
PW-4	Located downgradient of existing well W-1 and the former tank locations; 2,100 ppb TPHg and 270 ppb benzene was detected in W-1 during the March sampling round.

NOTES:

TPHg = total petroleum hydrocarbons as gasoline
 TPHd = total petroleum hydrocarbons as diesel
 ppm = parts per million
 ppb = parts per billion



91 JUL 18 PM 12: 15

2030 Addison Street, Suite 500 • Berkeley, California 94704 • 415 540-6954

July 12, 1991

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

690239.3
File: correspondence

Attention: Mr. Dennis Byrne, Hazardous Material Specialist

Subject: Reuse of Contaminated Soil as Backfill
Site Closure of Former Corporation Yard Site
4030 Hollis Street, Emeryville

Dear Mr. Byrne:

This letter confirms our July 3, 1991 telephone conversation regarding reuse of excavated soils generated as part of site remediation operations at the subject site. As we discussed, excavated soils contaminated with petroleum hydrocarbons can be reused as backfill provided the following conditions are met:

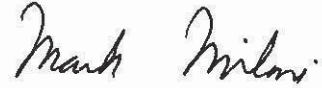
- excavated soils that have been remediated by aeration to remove volatile petroleum hydrocarbons are characterized by stockpile sampling procedures performed in conformance with California Regional Water Quality Control Board guidance and
- the results of the stockpile sampling meet the following concentration requirements:
 - TPH as gasoline: less than 10 ppm (each sample)
 - TPH as diesel: less than 10 ppm (each sample)
 - Total Oil and Grease: less than 500 ppm (running average of all samples)

You indicated that no deed restriction or limitation on the use of the property is anticipated, if the above conditions are met.

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If you have any questions regarding the above, please contact the undersigned,

Very truly yours,
AQUA RESOURCES INC.

A handwritten signature in cursive script that reads "Mark Milani".

Mark Milani, P.E.
Project Manager

690239.3/disk 1/soilruse.ltr

Copies: Mr. Ed Webster, Ransome Company
 Ms. Amanda Spencer, Levine-Fricke
 Mr. Ric Notini, Catellus Development Corporation



MEMORANDUM

TO: Gaye Quinn
Harry Hecht
Lisa Newman
Robin Paige Donoghue
Pat Cashman

Amanda Spencer
Cynthis Barclay
Dennis Byrne
Kofi Bonner
Ric Notini

FROM: Dan Wormhoudt

SUBJECT: June 18, 1991 Emeryville Project Meeting

DATE: July 8, 1991

Enclosed please find a copy of a draft memorandum from Max Rodel of ESA that summarizes the discussions held June 18 in the offices of the City of Emeryville concerning hazardous materials site remediation and related issues for the East Baybridge Project EIR. We would appreciate your review of the memorandum and any comments or revisions that you think are in order.

If the memorandum is consistent with your recollection of the points covered and the agreements reached, we would appreciate your indicating that on a mark-up copy of the memorandum, if you have comments, or in a note or phone call. We will then proceed with preparation of the DEIR hazardous materials section on the basis of the memorandum's contents.

cc: Michael Rice
Kelly Moran
Max Rodel

38C

91 JUL -9 PM 2:03



91 JUL -1 AM 11:13

LEVINE·FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

June 28, 1991

LF 1649.05

Mr. Dennis Byrne
Alameda County Health Agency
80 Swan Way, Suite 200
Oakland, California 94621

~~Subject: Potential Remedial Options for Ground Water~~
at the Former Ransome Property on the
Yerba Buena Project Site
Emeryville, California

Dear Dennis:

This letter confirms our telephone conversation of Wednesday, June 26, 1991, concerning potential remedial options for chemical-affected ground water at the former Ransome property on the Yerba Buena Project Site in Emeryville, California. As we discussed, further characterization of ground water is necessary at the Ransome site before actual remediation strategies can be addressed. However, as we also discussed, "best-case/worst-case" cleanup scenarios could be developed for Ransome ground-water remediation at this time.

The best-case scenario for the Ransome site would be quarterly monitoring for one to two years. Monitoring would track chemical concentrations in the ground water to assess whether the concentrations decreased, increased, or remained the same over time. Remediation strategies might have to be adjusted if the concentrations of petroleum hydrocarbons and associated compounds increase with time. Monitoring would be appropriate if chemical concentrations detected in the ground water were below regulatory cleanup levels.

As we discussed, implementation of a ground-water extraction and treatment system is representative of the worst-case scenario for addressing potential remediation of ground water at the Ransome site. Under this scenario, ground water would be extracted using extraction wells or a trench system (french drain). The extracted ground water would be treated using the method deemed most appropriate for the chemicals and concentrations detected (e.g., carbon absorption, bioremediation). During and for about a year following the ground-water extraction and treatment, a quarterly monitoring program would likely be required by the agencies to assess the effectiveness of the treatment program.

37

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Emeryville, California 94608
(415) 652-4500
FAX (415) 652-2246

LEVINE·FRICKE

As we discussed, because the quality of ground water beneath the Ransome site has not been fully characterized to date, it is too early to discuss a specific remediation program at this time for ground water at Ransome.

If you have any questions regarding this summary of our telephone conversation, please call me.

Sincerely,

Cynthia Barclay
Project Geologist

cc: Mike Rice, Environmental Science Associates
Ric Notini, Catellus
Pat Cashman, Catellus
Don Marini, Catellus
Lisa Newman



91 JUN 21 PM 3: 27
File 90276A

TRANSMITTAL

Date June 19, 1991

- Attached
- Under Separate cover
- In the mail
- Via messenger
- Via Federal Express
- Fax to () -

To **Dennis Byrne**
Senior Hazardous Materials Specialist
Division of Hazardous Materials
Department of Environmental Health
800 Swan Way, Room 200
Oakland, California 94621

Items **DHS letter of May 9, 1990 responding to EIR Notice of Preparation.**

**Environmental
 Science
 Associates, Inc.**

301 Brannan Street
 Suite 200
 San Francisco
 California
 94107-1811
 (415) 896-5900
 FAX 896-0332

Los Angeles
 Sacramento

Remarks **Thanks for your input at the meeting Tuesday.**

(I expect we'll be speaking with you again.)

Sent by **Kelly D. Moran**

Kelly

If items are not as noted,
 please inform us immediately

Copies to **90276A Trans
 Chrono**

36 C



2030 Addison Street, Suite 500 • Berkeley, California 94704 • 415 540-6954

May 31, 1991

Catellus Development Corporation
210 Mission Street, Suite 250
San Francisco, California 94105

90239.3
file: correspondence

Attention: Mr. Don Marini

Subject: Notification of Start of Remediation
4030 Hollis Street, Emeryville

Dear Don:

In conformance with the terms of the Site Entry Permit, this letter is written as formal notification that remediation activities will begin at the above referenced site beginning June 5, 1991. Ransome's remediation contractor will begin mobilizing equipment to the site and performing site preparation work commencing May 31, 1991. Actual excavation of soil is anticipated to begin on June 5, 1991. If you have any questions, please contact the undersigned.

Very truly,
AQUA RESOURCES INC.

Mark Milani, P.E.
Project Manager

90239.3/disk1/remnotc.ltr

Copies: Mr. Ed Webster, Ransome Company
Mr. Jim Arnold, Severson & Werson
Ms. Cindy Barclay, Levine-Fricke
Mr. Dennis Byrne, Alameda County Health Agency

330



91 FEB 13 AM 9:52

LEVINE-FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

February 11, 1991

LF 1649

Mr. Dennis Byrne
Alameda County Health Agency
80 Swan Way, Suite 200
Oakland, California 94621

Subject: Draft Site Remedial Plan, Yerba Buena Project Site
Emeryville and Oakland, California

Dear Dennis:

Enclosed please find a draft copy of the subject report. The proposed Remedial Plan for the Yerba Buena Project Site is essentially the same as discussed in our December 1990 meeting with you, Lester Feldman and Tom Gandesbury of the Regional Water Quality Control Board (RWQCB), and Pat Cashman and Don Marini of Catellus Development Corporation (Catellus). The plan includes excavation and off-site disposal of soils impacted by PCBs (near location B26 in the north-central portion of the Site), and lead and/or zinc (near location C17 in the western portion of the Site and A5 in the eastern portion of the Site); excavation and off-site disposal of soil and perched water affected by petroleum hydrocarbons; containment of TPH-affected soil (in the eastern and western areas of the Site) with monitoring of ground water for TPH and containment of VOC-affected ground-water in the southeastern portion of the Site using a ground-water collection trench and treatment of extracted ground water.

Per your verbal approval in the December 1990 meeting, we have initiated the permitting/landfill acceptance process for disposal of the PCB- and lead/zinc-affected soils so that excavation activities can begin as soon as possible. A health and safety plan covering the excavation work is currently being prepared and will be submitted to you for your review prior to the initiation of excavation.

28C

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500
FAX (415) 652-2246

LEVINE·FRICKE

As Catellus hopes to initiate site development plans within the next six months, comments on and/or approval of the enclosed Remedial Plan within the next two weeks would be greatly appreciated. If you have any questions, please do not hesitate to call me or Jim Levine.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Spencer". The signature is written in black ink and is positioned above the typed name and title.

Amanda Spencer
Senior Project Hydrogeologist

cc: Tom Gandesbury, RWQCB
Ric Notini, Catellus
Pat Cashman, Catellus
Don Marini, Catellus



LEVINE-FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

February 5, 1991

LF 1649

Mr. Mark Milani
Aqua Resources, Inc.
2030 Addison Street, Suite 500
Berkeley, California 94704

Subject: Levine-Fricke Comments on Aqua Resources, Inc.
Ground-Water Investigation and Monitoring Program for
the Former Ransome Company Property on the Yerba
Buena Project Site, Emeryville, California

Dear Mark:

This letter presents our general comments on the additional ground-water investigation and monitoring program for the former Ransome Company property that was proposed in the Aqua Resources, Inc. (ARI) "Remedial Investigation and Closure Plan for Former Corporation Yard Site, 4030 Hollis Street, Emeryville, California," dated December 20, 1990, and prepared by ARI for the Ransome Company, Inc. The former Ransome Corporation Yard site is part of a larger parcel (the Yerba Buena Project Site) owned by Catellus Development Company (Catellus). Levine-Fricke's review of the December 20, 1991 ARI report was performed on behalf of Catellus.

The following comments describe some of the ground-water issues we hope to discuss with you and Dennis Byrne of the Alameda County Health Care Services Agency at the meeting tentatively scheduled for 10:00 am Thursday, February 7, 1991. The purpose of the meeting will be to develop a ground-water investigation and monitoring program that will best address ground-water conditions at the Ransome site.

COMMENTS

Sections 3.3.2, 3.4.2, pages 8, 13 - 18; Figures 3.1 and 3.2

Topic: Location of monitoring well W-2 and its proximity to sampling location B-14.

Issues: It is stated in the December 20, 1990 report (page 8) that the new monitoring wells were located downgradient of probable sources of contamination established by previous soil and "grab" ground-water sampling. It is also stated (page 18)

26C

LF 1649/1649RNSM.RVV

1900 Powell Street, 12th Floor
Emeryville, California 94608
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FAX (415) 652-2246

that monitoring well W-2 is located 70 feet downgradient of "grab" ground-water sampling location B-14, which had the highest ground-water concentrations observed during ARI's "grab" ground-water sampling event at this site. It is concluded that ground-water has not been significantly impacted in the vicinity of B-14 (the former debris pile area) because of the low concentrations detected in well W-2. However, the results from a well located 70 feet downgradient of location B-14 do not necessarily mean there is no affected ground-water or floating fuel product closer to location B-14.

Soil samples collected in the vicinity of sampling location B-14 had elevated concentrations of total petroleum hydrocarbons (TPH) as gasoline (300 parts per million [ppm]) and 2.4 ppm benzene, 2.9 ppm toluene, 55 ppm xylenes, and 2.9 ppm ethylbenzene (BTXE) at a depth of 6 feet. Results from Levine·Fricke's sampling at the site indicated similar concentrations at a depth of 9 feet. These elevated concentrations in soil near the ground-water table (ground-water was reported at 8 to 11 feet below grade) often correspond to the presence of floating fuel product on the ground-water surface. Well W-2 is not located close enough to B-14 to assess the possible presence of floating product at that location.

Ground-Water Quality Downgradient of Fuel Pump Island

Topic: Assessment of ground-water quality in the vicinity of the fuel pump island where significant concentrations of TPH and BTXE in soil were detected to depths of 10.5 feet.

Issues: The possible presence of floating fuel product or the impact to shallow ground water in the vicinity of the former fuel pump island does not appear to have been investigated. Although it is noted in Section 8.2 (page 35) that there was a potential for floating fuel product or shallow ground-water impact, a well was not installed downgradient of the former fuel pump island area. Soil sampling results from work conducted by both Levine·Fricke and ARI indicated that soil in fuel pump island area contained elevated concentrations of BTXE (1.3 ppm or greater of benzene; 9.0 ppm or greater of toluene; 56.0 ppm or greater of xylenes; and 10.0 ppm or greater of ethylbenzene) and TPH as gasoline (510 ppm or greater) at depths between 7.5 and 10.5 feet (ground water was reported at 8 to 11 feet below grade).

It is not advisable to conclude (as stated in the December 20, 1990 report), based on the data obtained to date, that ground water at the site has not been significantly impacted by TPH

or BTXE without fully investigating the area of the former fuel pump island.

Section 3.3.1 and 3.4.2, pages 7 - 8, 14

Topic: "Grab" ground-water sample collection depths.

Issues: The report generally states that the "grab" ground-water samples were collected at depths ranging from approximately 8 to 24 feet below grade. However, the collection depths for the specific boring locations are not provided either in the text or on the table on page 14.

Knowing the depth at which the "grab" ground-water samples were collected would assist in evaluating the usefulness of the data in assessing ground-water quality beneath the site, especially in areas where monitoring well data has not been obtained. Because TPH and BTXE compounds are lighter than water and will tend to float at the top of the water column, collecting samples at depths of 24 feet may indicate significantly lower concentrations than is representative of the ground water quality. Grab ground-water samples collected by Levine·Fricke at the site during our Phase I investigation of the Yerba Buena Project Site were collected at depths of 10 to 15 feet and indicated significantly higher concentrations of TPH and BTXE in shallow ground water at the site (Levine·Fricke, Aug. 15, 1990).

Section 3.3.2, pages 8 - 9

Topic: Sampling protocol for collection of ground-water samples from the new and existing monitoring wells.

Issues: The description of well development and sampling provided in the report does not adequately describe the procedures used by ARI.

The description of well development and sampling procedures employed by ARI does not indicate whether or not the monitoring wells were purged prior to well sampling. The information provided could be interpreted as indicating the wells were developed and purged up to two days prior to the actual sampling.

In sampling several wells at the site, Levine·Fricke staff observed that ARI allowed at least one day to elapse between the time that they purged the monitoring wells and the time they collected the water samples for chemical analysis. These samples were then analyzed for volatile organic compounds.

LEVINE-FRICKE


If sampling occurred one to two days following well purging, the results of the ground-water sample analyses may not be representative of ground-water quality at the site. A significant portion of the volatile organic compounds originally present in the ground-water may have volatilized when exposed to the atmosphere for the length of time indicated. It would not be advisable to conclude that ground-water at the site has not been significantly affected by petroleum compounds, given the sampling protocol.

If you have any questions, or wish to discuss these comments prior to the meeting, please do not hesitate to call either of the undersigned. We look forward to talking with you at the meeting.

Sincerely,



Amanda L. Spencer
Senior Project Hydrogeologist



Cynthia Barclay
Project Geologist

Enclosure

cc: Ric Notini, Catellus Development Company,
Dennis Byrne, Alameda County Health Care Services Agency

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Kansome Today's Date 1/25/91
 Site Address 4030 Hollis St EPA ID# _____
 City Emeryville Zip 94608 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

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

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

- I.A GENERATOR (Title 22)**
- ___ 1. Waste ID * 66471
 - ___ 2. EPA ID 66472
 - ___ 3. > 90 days 66508
 - ___ 4. Label dates 66508
 - ___ 5. Biennial 66493
-
- Manifest**
- ___ 6. Records 66492
 - ___ 7. Correct 66484
 - ___ 8. Copy sent 66492
 - ___ 9. Exception 66484
 - ___ 10. Copies Rec'd 66492
-
- Misc.**
- ___ 11. Treatment 66371
 - ___ 12. On-site Disp. (H.S.&C.) 26189.5
 - ___ 13. Ex Haz. Waste 66570
-
- Prevention**
- ___ 14. Communications 67121
 - ___ 15. Aisle Space 67124
 - ___ 16. Local Authority 67126
 - ___ 17. Maintenance 67120
 - ___ 18. Training 67105
-
- Cont'n. Agency**
- ___ 19. Prepared 67140
 - ___ 20. Name List 67141
 - ___ 21. Copies 67141
 - ___ 22. Emg. Coord. Trng. 67144
-
- Containers, Tanks**
- ___ 23. Condition 67241
 - ___ 24. Compatibility 67242
 - ___ 25. Maintenance 67243
 - ___ 26. Inspection 67244
 - ___ 27. Buffer Zone 67246
 - ___ 28. Tank Inspection 67259
 - ___ 29. Containment 67245
 - ___ 30. Safe Storage 67261
 - ___ 31. Freeboard 67257
-
- I.B TRANSPORTER (Title 22)**
- ___ 32. Applic./Insurance 66428
 - ___ 33. Comp. Cert./CHP Insp. 66448
 - ___ 34. Containers 66465
-
- Manifest**
- ___ 35. Vehicles 66465
 - ___ 36. EPA ID #s 66531
 - ___ 37. Correct 66541
 - ___ 38. HW Delivery 66543
 - ___ 39. Records 66544
-
- Cont'n's**
- ___ 40. Name/ Covers 66545
 - ___ 41. Recyclables 66800

Comments:

Business closed - would call at this address.
According to business owner (Robert Skelton) he relocated to another place.
1740 Julie Ann Way Oakland 94621

Rev 6/88

Contact: _____
 Title: _____
 Signature: _____

Inspector: _____
 Signature: Susan L. Hugel

C A T E L L U S



November 19, 1990

90 DEC -4 AM 11:57

Mr. Dennis Burn
Alameda County Health Department
80 Swan Way
Suite 200
Oakland, CA 94621

Dear Dennis,

Thank you for taking the time to meet with us on November 8th regarding the Yerba Buena Project in Emeryville.

At your request, I am enclosing a check for \$1,000. payable to the County of Alameda for future review work in connection with the Yerba Buena Project.

(in. of Hill 13 + Yerba Buena)

Oakland

Sincerely,

Don Marini

Don Marini
Sr. Project Manager

cc: Pat Cashman
Amanda Spencer
Levine Fricke

WPPCMC56

220



LEVINE·FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

August 15, 1990

LF-1649

Dennis Byrne
Alameda County Health Care Agency
80 Swan Way, Room 200
Oakland, California 94621

Subject: Phase I and Phase II Environmental Investigation
Yerba Buena Project Site
Oakland and Emeryville, California

Dear Mr. Byrne:

Enclosed is a copy of the subject report which consists of four volumes. This report has been prepared and is being submitted by Levine-Fricke, Inc., on behalf of Catellus Development Corporation.

Levine-Fricke conducted an environmental investigation of the Yerba Buena Project Site between September 1989 and June 1990 on behalf of Catellus Development Corporation. This investigation included an initial site inspection, a review of previous investigations conducted at the site and pertinent background documents on this site, and soil, ground-water and soil-gas sampling at the site. The investigation was conducted in two phases, so that environmental concerns identified during the soil and ground-water sampling of Phase I of the investigation could be better characterized during Phase II of the investigation. The results of the Phase I and Phase II environmental investigation are presented in the enclosed reports.

If you have any questions regarding this report, please call me or Ms. Beth Gurney.

Sincerely,

Amanda Spencer
Project Hydrogeologist

Enclosures

cc: Ric Notini, Catellus

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500
FAX (415) 652-2246

19C

C A T E L L U S



August 14, 1990 FORMERLY SANTA FE PACIFIC REALTY CORPORATION

Mr. Dennis Byrne
Alameda County Health Care Services Agency
Department of Environmental Health
Division of Hazardous Materials
80 Swan Way, Suite 200
Oakland, CA 94621

RE: Ransome Company Site, Emeryville, CA

Dear Mr. Byrne:

Thank you for taking the time to discuss this matter with me on Friday, August 10, 1990. I look forward to meeting you on Friday, August 17, 1990 at 11:00 AM to further discuss the workplan for additional characterization of known or suspected releases at this site.

For your information, Catellus Development Corporation (formerly Santa Fe Pacific Realty) acquired an approximate 51-acre property in Emeryville and Oakland, which we refer to as the Yerba Buena Park property, and which includes the Ransome Company Site. It is our desire to redevelop this property for commercial, office, and residential use.

We have hired Levine-Fricke, an environmental consulting firm, to characterize the nature and extent of contamination of the Yerba Buena Park property. The initial phases of this characterization effort are near completion and we expect to have a report submitted to you for review in the next week or so.

With respect to the Ransome Company Site, it is our desire that, at a minimum, this property be characterized and remediated to the satisfaction of your agency. Since Ransome is obligated to return the property to its original condition under the terms of their lease, we have asked them to conduct the necessary characterization and remedial work with our oversight. It is not our intent or desire to require them to do any unnecessary work.

Last year, Ransome retained Kennedy/Jenks/Chilton, an environmental consulting firm, to perform an environmental assessment of the property, and to oversee the removal of 4 underground tanks. In a report released in November, 1989, Kennedy/Jenks/Chilton identified several areas where releases were observed and recommended that these areas be further investigated through actual field testing.

18C

CATELLUS DEVELOPMENT CORPORATION

Mr. Dennis Byrne
August 14, 1990
Page 2

In an effort to assist Ransome, we had our consultant, Levine-Fricke, prepare a detailed workplan to further characterize these areas. Ransome has hired their own consultant, Aqua Resources, to develop their own workplan. A review and comparison of Aqua Resource's workplan with Levine-Fricke's workplan indicates that there are some very definite differences. Aqua Resources' workplan does not include testing of two areas identified in the Kennedy/Jenks/Chilton report. These two areas are:

1. Stained soil east and north of the former asphalt mining tank (SS-1).
2. Potentially impacted soil in the former spray paint area.

These areas are highlighted in yellow on the attached figure.

In addition, Aqua Resources' workplan does not address four areas where soil and groundwater is, or may be, impacted. These four areas are:

3. Levine-Fricke boring B-17 where a grab groundwater sample had elevated levels of petroleum hydrocarbons and benzene, toluene, xylene, and ethylbenzene (BTXE).
4. Levine-Fricke boring B-15, located 5 feet west of the former pump island, where soil samples collected down to groundwater had elevated levels of petroleum hydrocarbons and BTXE.
5. A floor drain in the corner of a shop which was recently demolished now allowing access to this area.
6. A garage which was used for storage of lube oils and other materials and which had a heavily stained cracked floor (this structure was also recently demolished now allowing for access).

These areas are highlighted in pink on the attached figure.

Catellus would appreciate knowing what the County's position is on the significance of these six areas and whether any testing is necessary.

Mr. Dennis Byrne
August 14, 1990
Page 3

I hope this information is useful and will help focus our discussions on Friday.

If you have any questions in the meantime, please contact me at (415) 974-4617.

Sincerely,

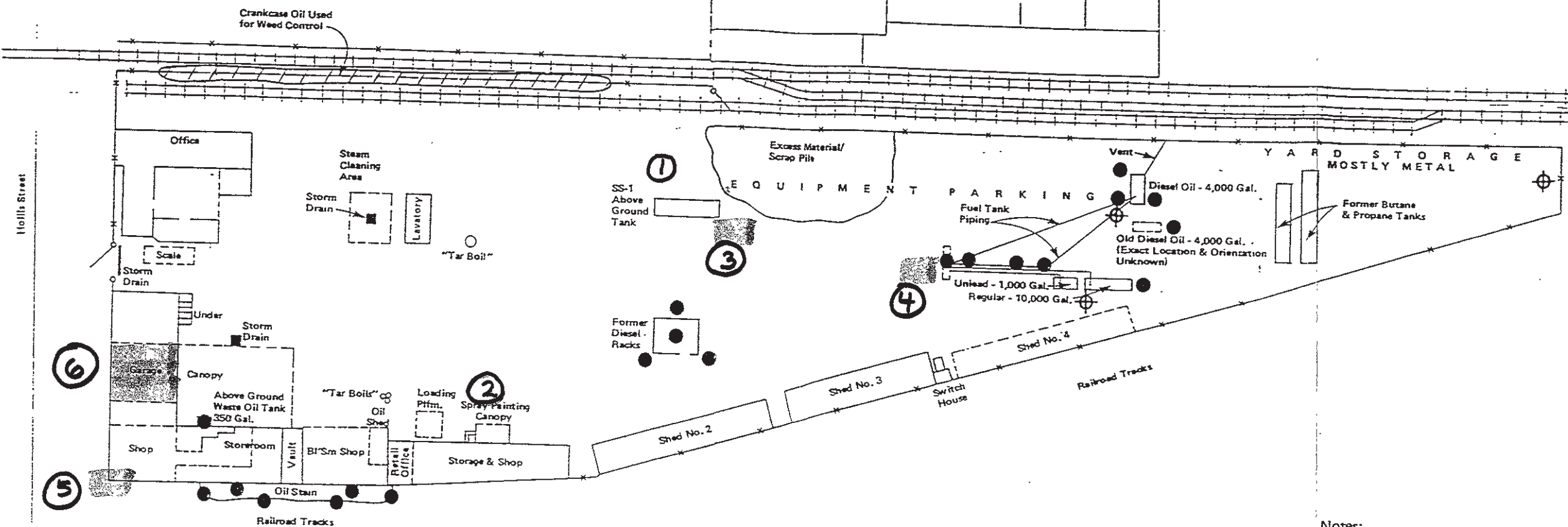
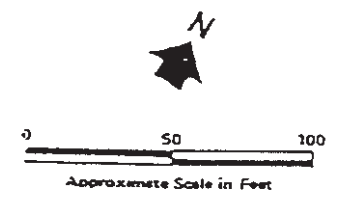
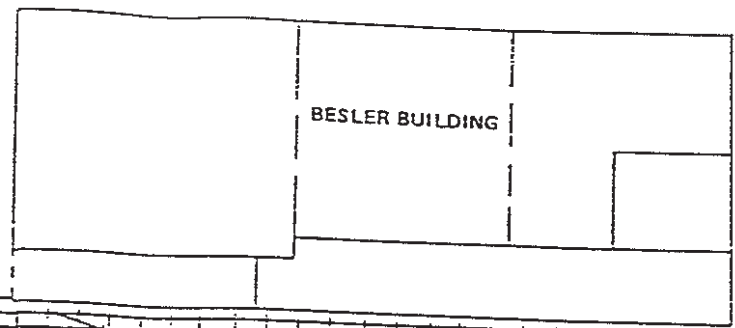
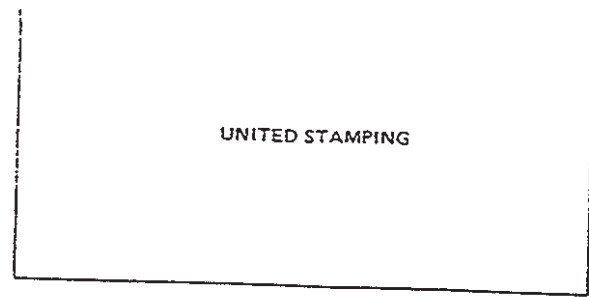


Ric Notini
Director of Environmental Services

Attachment

RLN/enm

cc: Mark Milani, P.E.
Aqua Resources Inc.
2030 Addison Street, Suite 500
Berkeley, CA 94704



Hollis Street

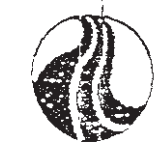
Yerba Buena Avenue

LEGEND

- ⊕ Proposed monitoring well location
- Proposed boring location

Notes:

1. All locations are approximate.
2. Estimated depth to groundwater -10 to 20 feet.



AQUA RESOURCES, INC
BERKELEY, CALIFORNIA

Ransome Property

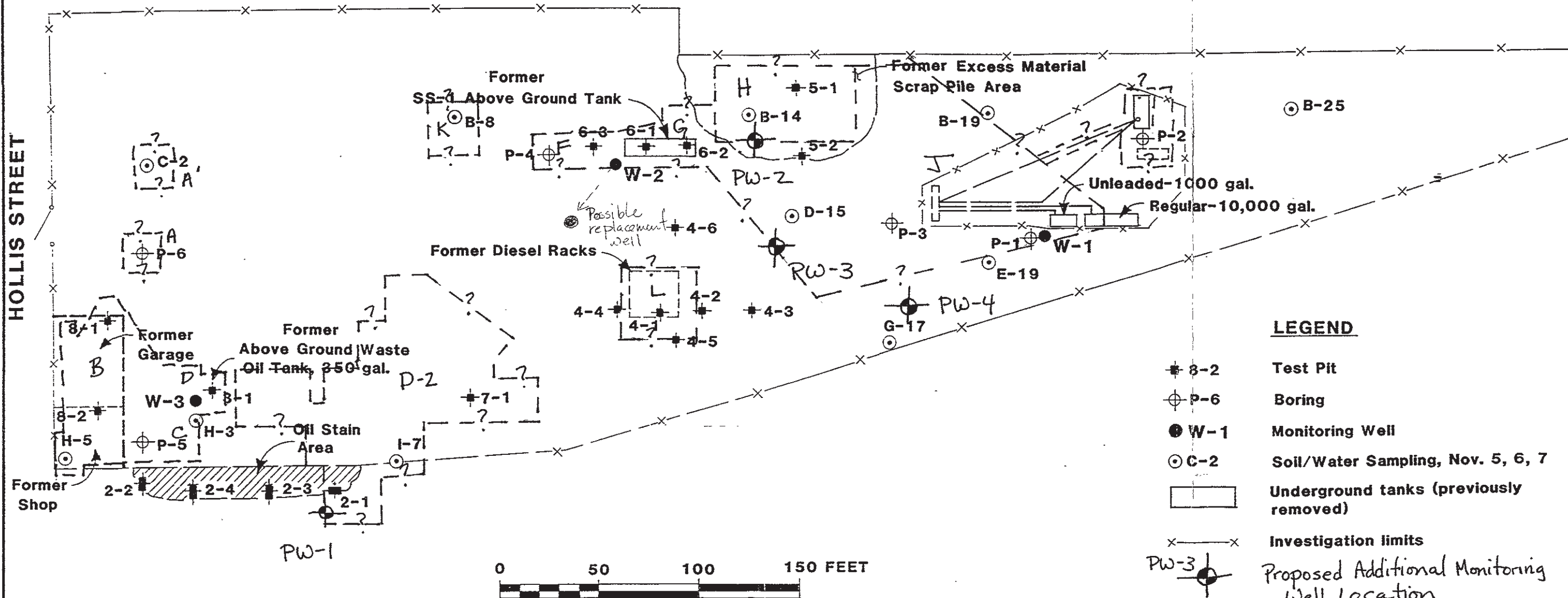
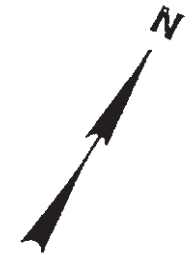
Soil Boring & Monitoring Well
Location Plan - Proposed

Job # 90239.1 | June 29, 1990

UNITED STAMPING

BESLER BUILDING

DRAFT



HOLLIS STREET



SITE PLAN

Source:  AQUA RESOURCES, INC. Excavation
BERKELEY, CALIFORNIA

Figure 2.
Proposed Monitoring Well Locations

FORMER CORPORATION YARD
FIGURE 2.1
JOB #90239.1 DEC. 1990

UNITED STAMPING

BESLER BUILDING

DRAFT



Compound	11/90	3/91
TPH g	ND	460 ppb
B	ND	24 ppb
T	ND	2.5 ppb
E	ND	33 ppb
X	ND	43 ppb
TPH d	100 ppb	ND
Oil	NA	ND

Compound	11/90	3/91
TPH g	ND	ND
B	ND	ND
T	ND	ND
E	ND	ND
X	ND	ND
TPH d	88 ppb	1,900 ppb
Oil	NA	1,400 ppb

Compound	11/90	3/91
TPH g	ND	2,100 ppb
B	ND	270 ppb
T	ND	260 ppb
E	ND	51 ppb
X	ND	250 ppb
TPH d	82 ppb	ND
Oil	NA	400 ppb

LEGEND

- ⊕ 8-2 Test Pit
- ⊕ P-6 Boring
- W-1 Monitoring Well
- ⊙ C-2 Soil/Water Sampling, Nov. 5, 6, 7
- ▭ Underground tanks (previously removed)
- x—x— Investigation limits
- ppb Parts per billion
- ND Not detected above method detection limits
- NA Not analyzed



SITE PLAN

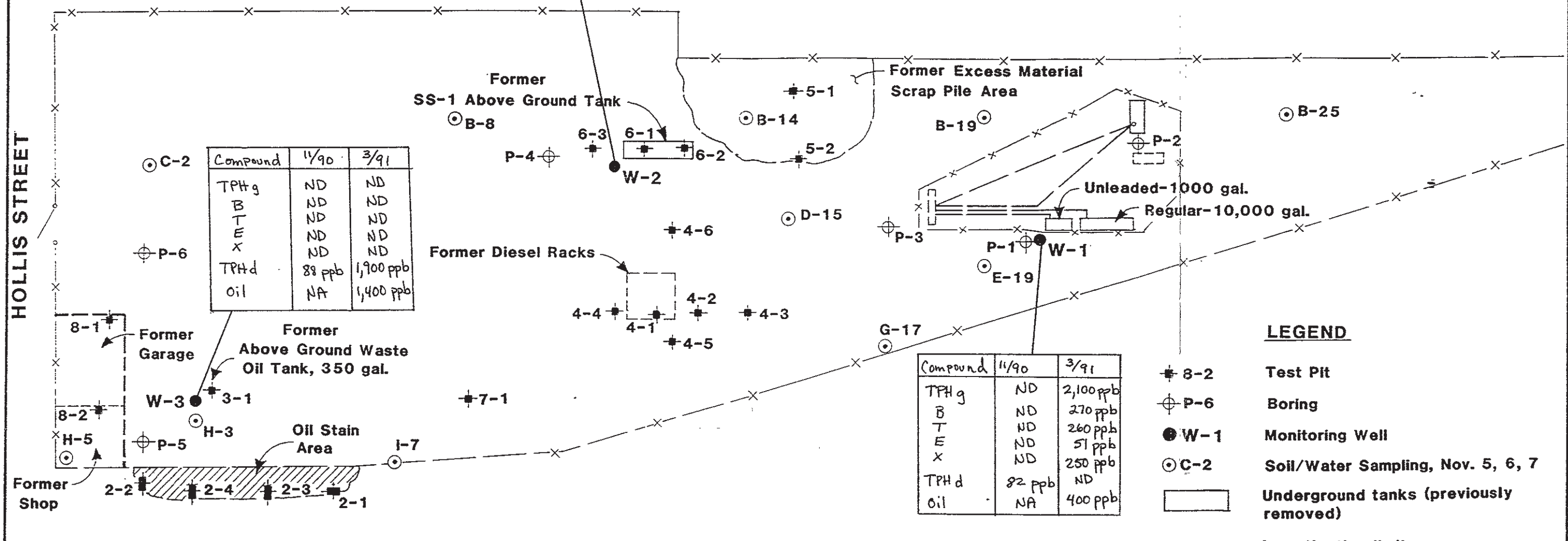


Figure 1.
Ground-Water Analysis Results from
Sampling Conducted in November, 1990,
and March, 1991, by Aqua Resources, Inc

Source: **AQUA RESOURCES, INC.**
BERKELEY, CALIFORNIA

FORMER CORPORATION YARD
FIGURE 2.1

JOB #90239.1 DEC. 1990



2030 Addison Street, Suite 500 • Berkeley, California 94704 • 415 540-6954

August 13, 1990

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

90239.1/1
File: correspondence

Subject: Confirmation of Regulatory Agency Approval
Draft Workplan for Initial Subsurface Investigation and Site Closure
Former Ransome Company Corporation Yard Site
4030 Hollis Street, Emeryville

Dear Mr. Byrne:

This letter confirms our telephone conversation on Friday, August 10, 1990 regarding Aqua Resources Incorporated's (ARI) proposed Workplan for performing an initial subsurface and groundwater investigation and remediation of the former Ransome Company corporation yard (Ransome) site. The site is located at 4030 Hollis Street in Emeryville, California. During our telephone conversation, you indicated that the Workplan for this site, as submitted by ARI, was given regulatory agency approval.

You requested that a monitoring well be installed at the former location of the partially buried waste oil tank if results of the soil boring(s) indicate that groundwater has been impacted. If the results of ARI's investigation show that groundwater contamination has occurred at this location, we will install a groundwater monitoring well(s) as part of the groundwater investigation for this site.

ARI also informed you that Ransome Company and Catellus Corporation (owner of this site and other surrounding parcels) have met to discuss ARI's proposed workplan. Based on the results of this meeting and another to be held on Tuesday, August 14, 1990, an addendum to the above reference workplan may be prepared and submitted.

If you have any questions regarding the above, please contact the undersigned,

Very truly yours,
AQUA RESOURCES INCORPORATED

A handwritten signature in cursive script that reads "Mark Milani".

Mark Milani, P.E.
Project Manager

Copies: Mr. S. Kinnear Smith, Ransome Company
 Mr. James Arnold, Esq., Pettit & Martin



SANTA FE PACIFIC REALTY

May 23, 1990

90 MAY 24 PM 1:46

Dennis J. Byrne
Hazardous Materials Specialist
Department of Environmental Health
Hazardous Materials Program
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, CA 94621

Dear Mr. Byrne:

This letter is in response to your April 18, 1990 letter to Santa Fe Pacific Realty Corporation ("SFPRC") regarding the underground storage tank removal project being conducted by the Ransome Company at 4030 Hollis Street, Emeryville, California ("the Property").

As you may know, the Ransome Company has leased the Property from SFPRC or its predecessor since 1938. The Ransome Company lease will terminate this month and Ransome will relocate its corporation to a new location. SFPRC has requested that Ransome, as the owner and operator of the subject underground tanks, conduct a full investigation and remediation of releases from the underground tank as well as an assessment of all other releases of chemicals occurring on the Property during Ransome's occupancy. SFPRC has requested that such investigation be conducted in accordance with all applicable guidelines and requirements of the Alameda County Health Care Services Agency and the Regional Water Quality Control Board. It is SFPRC's understanding that Ransome will conduct such an investigation and cleanup.

Enclosed for your review is a May 22, 1990 "Phase II Environmental Investigation Plan" prepared by Levine-Fricke and forwarded to Ransome for its implementation. If Ransome fails to conduct the required investigations and remediation in a timely manner, SFPRC, as will the Property owner, contact you to discuss how we should proceed.

17c

Mr. Dennis J. Byrne
May 23, 1990
Page 2

Since the Ransome Company is responsible for the removal and remediation of the underground tanks, we request that all future correspondence regarding this matter be sent directly to them, with a copy to SFPRC. The contact at Ransome is Mr. S. Kinnear Smith, President. His mailing address is:

Ransome Company
P.O. Box 8506
4030 Hollis Street
Emeryville, CA 94662

Please call if you have any questions or comments.

Sincerely,



Ric Notini
Director of Environmental Services

Enclosure

cc: Lester Feldman, RWQCB, w/o encl.
Charlene Williams, w/o encl.

DEPARTMENT OF HEALTH SERVICES
TOXIC SUBSTANCES CONTROL DIVISION
2151 BERKELEY WAY, ANNEX 7
BERKELEY, CA 94704
(415) 540-3848



RECEIVED

MAY 10 1 1990

May 9, 1990

PLANNING DEPARTMENT

JUN 21 11 3: 27

Mr. Gary Lane
Planning Director
City of Emeryville
2200 Powell Street, 12th Floor
Emeryville, CA 94608

Dear Mr. Lane:

DEPARTMENT COMMENTS ON THE NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) ON THE YERBA BUENA PARK PROJECT (SCH #90030258)

The California Department of Health Services, Toxic Substances Control Program (Department) has completed the review of the "Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) on the Yerba Buena Park Project" prepared by the City of Emeryville Planning Department.

The Department has the jurisdiction to address all proposed projects including all impacts and mitigation measures which directly or indirectly affect the cleanup of hazardous waste sites located within or adjacent to the Yerba Buena Park Project. The Department is involved in overseeing the remediation of contamination at the Myers Drum facility located on Shellmound. That portion of Shellmound is slated for construction in the Notice of Preparation.

The Department would be happy to meet with you to discuss our comments. Please call Gene Boyer at (415) 540-3848.

Sincerely,

Howard K. Hatayama
Regional Administrator
Region 2
Toxic Substances Control Program

Enclosure

cc: Gene Boyer
Paul Giardina
Barbara Cook
Toxic Substances Control Program
Region 2
700 Heinz Street, Bldg "F"
Berkeley, CA 94710

RECEIVED

MAY 10 1990

PLANNING DEPARTMENT

DEPARTMENT COMMENTS ON THE NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) ON THE
YERBA BUENA PARK PROJECT

A. General Comments:

- o What was the past usage of the property? Past usage may tell us if a release of hazardous materials has taken place.
- o What was the length of time for each past usage?
- o Holding/cleaning yard for railroad cars?
- o Have soil and/or groundwater samples been taken on and surrounding the property to determine if a release has occurred? Will this be done? Since the development plan calls for mixed usage (commercial/residential), the Department believes that sampling should be done to determine possible impacts.

B. Extension of Shellmound:

- o Near the end of Shellmound (as it currently exists), in the opposite direction from Powell Street, is the Myers Drum (Emeryville) Site. There has been a known release of hazardous wastes and hazardous substances at the site. There is a threat that these materials have migrated off-site and may be on or under Shellmound.
- o The Department has regulatory authority for any construction done at or about hazardous waste sites. Since the proposed extension of Shellmound may contact the site, the Department will need to know the impact to the site from construction of road-beds, culverts, utilities, and/or any other construction done adjacent to the site.
- o The Department will need to review and approve the following:
 1. Health & Safety Plan.
 2. Sampling Plan (soil and groundwater).
 3. QA/QC (Quality Assurance/Quality Control) Plan.
 4. Public Participation Plan.
 5. Any other plans as required by State and/or Federal law.

MAY 10 1990

- o The Department is mandated to reduce the risk the public faces in exposure to hazardous substances. Since there are known hazardous substances at the Myers Drum site, street and/or pedestrian traffic maybe "at risk" to exposure to hazardous substances. How will current street and/or pedestrian traffic be protected during this phase (Shellmound extension) of the project?
- o Who will pay for any extra work, including Departmental oversight/participation?

C. Environmental Checklist and Discussion of Environmental Evaluation:

- o (1.b.) The evaluation discusses possible excavation and off-site disposal. How will the RCRA land-ban effect this project?
- o (1.f.) How will any run-off of surface water during the project be stopped? Especially if contaminants are found?
- o (2.c.) The evaluation talks about high ground-level wind conditions (funneling, etc.) due to the project configuration. What would be the impact of these wind conditions if contaminants are found on the site? Would redesigning the configuration reduce/eliminate this impact?
- o (3.f.) Groundwater samples will have to be taken and tested for contamination. Any groundwater that comes to the surface will have to be held before disposal to determine if the groundwater is free of contaminants.
- o (4.a. and 9.b.) The Department noticed in our review that these items were listed in the checklist one way, but addressed in the evaluation differently.
- o (10.a.) How will the "containment" be accomplished?
- o (13) If contaminants are found on-site, then increased traffic may cause some migration of contaminated materials. How will this impact be handled? Will the current road-ways be up-graded to accommodate increased traffic before/during construction phase? Will construction phase reduce the current on-street parking?

RECEIVED
MAY 10 1990
PLANNING DEPARTMENT

- o (14) How many people are anticipated to work/live at the site after completion of the project? Will additional open-space be necessary to accommodate all the new workers/visitors/residents? Perhaps adjacent to the site, or elsewhere in Emeryville/Oakland (but within walking distance)?
- o (19) See #14 above.

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

EMERGENCY <input type="checkbox"/> YES <input type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input 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 25100.7 OF THE HEALTH AND SAFETY CODE. SIGNED: <i>Dennis J. Byrne</i> DATE: <i>4/4/90</i>	
REPORT DATE <i>04/04/90</i>		CASE #			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <i>Dennis J. Byrne</i>		PHONE <i>(415) 271-4320</i>		SIGNATURE
	REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME <i>Alameda County Dept Environ Health Haz Mat Div</i>		
	ADDRESS <i>80 Swan Way Room 200 Oakland CA 94621</i>				
RESPONSIBLE PARTY	NAME <i>Ransome Company</i> <input type="checkbox"/> UNKNOWN		CONTACT PERSON <i>S. Kinnear Smith</i>		PHONE <i>(415) 652-3600</i>
	ADDRESS <i>4030 Hollis Street Emeryville CA 94608</i>				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) <i>Ransome Company</i>		OPERATOR <i>S. Kinnear Smith</i>		PHONE <i>(415) 652-3600</i>
	ADDRESS <i>4030 Hollis Street Emeryville Alameda 94608</i>				
	CROSS STREET <i>Yerba Buena Ave</i>				
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME <i>Alameda County Dept. Environ Health Haz Mat Div</i>		CONTACT PERSON <i>Dennis Byrne</i>		PHONE <i>(415) 271-4320</i>
	REGIONAL BOARD <i>San Francisco Bay</i>		CONTACT PERSON <i>Lester Feldman</i>		PHONE <i>(415) 464-1332</i>
SUBSTANCES INVOLVED	(1) <i>Diesel</i>		NAME		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) <i>Gasoline</i>				<input checked="" type="checkbox"/> UNKNOWN
DISCOVERY/ABATEMENT	DATE DISCOVERED <i>04/01/89</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 <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 <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <i>04/01/89</i>				
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		
	CASE TYPE <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" 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 checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)				
COMMENTS	<i>soil samples indicate TPH contamination exceeding 1,000 ppm</i>				
	<i>ISC</i>				

89493221

89493221

89493221

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CIAID1982326663010104		Manifest Document No. 010104		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address RANSOME COMPANY 4030 Hollis Street Berkeley, CA 94608				6. US EPA ID Number CIAID101047711168		A. State Manifest Document Number 89493221		B. State Generator's ID	
4. Generator's Phone (415) 652-3600				5. Transporter 1 Company Name H & H Ship Service Company		C. State Transporter's ID 003752		D. Transporter's Phone (415) 543-4835	
7. Transporter 2 Company Name				8. US EPA ID Number		E. State Transporter's ID		F. Transporter's Phone	
9. Designated Facility Name and Site Address H & H Ship Service Company 220 China Basin Street San Francisco, CA 94107				10. US EPA ID Number CIAID101047711168		G. State Facility's ID		H. Facility's Phone (415) 543-4835	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol	
a. HAZARDOUS WASTE LIQUID, N.O.S. ORM-E NA 9189				0101 TIT		1900		G	
b.								State 241 EPA/Other	
c.								State EPA/Other	
d.								State EPA/Other	
J. Additional Descriptions for Materials Listed Above FUEL OIL AND WATER						K. Handling Codes for Wastes Listed Above a. 01 b. c. d.			
15. Special Handling Instructions and Additional Information APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR.									
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 present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.									
Printed/Typed Name DAN HANEY				Signature <i>Dan Haney</i>				Month Day Year 10 17 10 18 19 10	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name WENDELL C. BOUIE				Signature <i>Wendell C Bouie</i>				Month Day Year 10 17 10 18 19 10	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name				Signature				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 PETER YIMBO									
Signature <i>Peter O. Jimbo</i>				Month Day Year 10 11 10 9 19 10					

89493220

89493220

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8602; WITHIN CALIFORNIA CALL 1-800-952-7535

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CAID1918121312161616130101015		Manifest Document No. 0101015		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address RANSOME COMPANY 4030 Hollis Street Emeryville, CA 94608						A. State Manifest Document Number 89493220							
4. Generator's Phone (415) 652-3600						B. State Generator's ID							
5. Transporter 1 Company Name H & H Ship Service Company						6. US EPA ID Number CAID101047711168		C. State Transporter's ID 003749					
7. Transporter 2 Company Name						8. US EPA ID Number		D. Transporter's Phone (415) 543-4835					
9. Designated Facility Name and Site Address H & H Ship Service Company 220 China Basin Street San Francisco, CA 94107						10. US EPA ID Number CAID101047711168		E. State Facility's ID					
								F. Facility's Phone (415) 543-4835					
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) a. RESIDUE GASOLINE TANK (CALIFORNIA ONLY REGULATED WASTE)						12. Containers		13. Total Quantity		14. Unit Wt/Vol		Waste No.	
						No.		Type				P	
b.												State	
c.												EPA/Other	
d.												State	
J. Additional Descriptions for Materials Listed Above PUMPED OUT 10,000 gallon tank last containing gasoline. Tank inerted with dry ice for transport.						K. Handling Codes for Wastes Listed Above							
						a. 01		b.		c.		d.	
15. Special Handling Instructions and Additional Information APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR.													
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 present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name SYDNEY K. SMITH				Signature <i>Sydney K. Smith</i>				Month Day Year 10 17 10 18 19 10					
17. Transporter 1 Acknowledgement of Receipt of Materials													
Printed/Typed Name WENDELL C. BOUJE				Signature <i>Wendell C. Bouje</i>				Month Day Year 10 17 10 18 19 10					
18. Transporter 2 Acknowledgement of Receipt of Materials													
Printed/Typed Name				Signature				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 Cleveland Valney				Signature <i>Cleveland Valney</i>				Month Day Year 10 18 19 10					

89493122
 89493122
 IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-892-7550
 GENERATOR
 TRANSPORTER
 FACILITY

- UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. C A D 9 8 2 3 2 6 6 6 3		Manifest Document No. 0 0 0 0 2		2. Page 1 of 1		Information in the shaded areas is not required by Federal law	
3. Generator's Name and Mailing Address RANSOME COMPANY 4030 Hollis Street Emeryville, CA 94608				6. US EPA ID Number C A D 0 0 4 7 7 1 1 6 8		A. State Manifest Document Number 89493122		B. State Generator's ID	
4. Generator's Phone (415) 652 3600				7. Transporter 1 Company Name H & H SHIP SERVICE COMPANY		C. State Transporter's ID 003758		D. Transporter's Phone (415) 543 4835	
5. Transporter 2 Company Name				8. US EPA ID Number		E. State Transporter's ID		F. Transporter's Phone	
9. Designated Facility Name and Site Address H & H SHIP SERVICE COMPANY INC 220 China Basin Street San Francisco, CA 94107				10. US EPA ID Number C A D 0 0 4 7 7 1 1 6 8		G. State Facility's ID		H. Facility's Phone (415) 543 4835	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol	
a. RESIDUE GASOLINE TANK (CALIFORNIA ONLY REGULATED WASTE)				0 0 1 T P 0 0 0 0 0				P State: 512 EPA/Other:	
b. RESIDUE DIESEL TANK (CALIFORNIA ONLY REGULATED WASTE)				0 0 1 T P 0 4 0 0 0				P State: 512 EPA/Other:	
c.								State: EPA/Other:	
d.								State: EPA/Other:	
J. Additional Descriptions for Materials Listed Above PUMPED OUT 10,000 GALLON AND 4,000 GALLON TANKS LAST CONTAINING GASOLINE AND DIESEL. TANKS INERTED WITH DRY ICE FOR TRANSPORT.						K. Handling Codes for Wastes Listed Above a. 01 b. c. d.			
15. Special Handling Instructions and Additional Information APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR.									
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Printed/Typed Name SYDNEY K. SMITH				Signature <i>Sydney K. Smith</i>				Month Day Year 0 1 10 19 10	
17. Transporter 1 Acknowledgement of Receipt of Materials									
Printed/Typed Name WENDELL C. BOUE				Signature <i>Wendell Boue</i>				Month Day Year 10 11 10 19 10	
18. Transporter 2 Acknowledgement of Receipt of Materials									
Printed/Typed Name				Signature				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 Cleveland Valley				Signature <i>Cleveland Valley</i>				Month Day Year 01 05 90	

Do Not Write Below This Line

89493123

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. CA 19 18 12 13 12 16 16 16 13		Manifest Document No. 010101013		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address RANSOME COMPANY 4030 Hollis Street Emeryville, CA 94608						A. State Manifest Document Number 89493123							
4. Generator's Phone (415) 652 3600						B. State Generator's ID							
5. Transporter 1 Company Name H & H SHIP SERVICE COMPANY			6. US EPA ID Number CA 01 01 04 7 7 1 1 6 8			C. State Transporter's ID 003748		D. Transporter's Phone (415) 543 4835					
7. Transporter 2 Company Name			8. US EPA ID Number			E. State Transporter's ID		F. Transporter's Phone					
9. Designated Facility Name and Site Address H & H SHIP SERVICE COMPANY, INC 220 China Basin Street San Francisco, CA 94107						10. US EPA ID Number CA 01 01 04 7 7 1 1 6 8							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		Waste No.	
a. RESIDUE DIESEL TANK (CALIFORNIA ONLY REGULATED WASTE)						01 01 1 T 1 P		0 1 0 1 0 1 0 1 0		P		State 512 EPA/Other	
b. RESIDUE GASOLINE TANK (CALIFORNIA ONLY REGULATED WASTE)						0 1 0 1 1 T 1 P		0 1 0 1 0 1 0 1 0		P		State 512 EPA/Other	
c.												State EPA/Other	
d.												State EPA/Other	
J. Additional Descriptions for Materials Listed Above PUMPED OUT 4,000 GALLON AND 1,000 GALLON TANKS LAST CONTAINING DIESEL AND GASOLINE. TANKS INERTED WITH DRY ICE FOR TRANSPORT						K. Handling Codes for Wastes Listed Above a. 01 b. c. d.							
15. Special Handling Instructions and Additional Information APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR													
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Printed/Typed Name <i>Ed Webster</i>				Signature <i>Ed Webster</i>				Month Day Year 10 11 19 14 19 10					
17. Transporter 1 Acknowledgement of Receipt of Materials													
Printed/Typed Name WENDELL C. BOUIE				Signature <i>Wendell C Bouie</i>				Month Day Year 10 13 10 14 19 10					
18. Transporter 2 Acknowledgement of Receipt of Materials													
Printed/Typed Name				Signature				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 <i>Cleveland Valpey</i>				Signature <i>Cleveland Valpey</i>				Month Day Year 10 10 19 10					

89493214 Job # 2881

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. C I A D 1 9 1 8 1 2 1 3 1 2 1 6 1 6 1 6 1 3		Manifest Document No. 0 1 0 1 0 1 0 1 1		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.	
		3. Generator's Name and Mailing Address RANSOME COMPANY 4030 Hollis Street Emeryville, CA 94608		6. US EPA ID Number C I A D 0 1 0 1 4 7 7 1 1 1 6 8		A. State Manifest Document Number 89493214		B. State Generator's ID	
4. Generator's Phone (415) 652-3600		5. Transporter 1 Company Name H & H Ship Service Company		8. US EPA ID Number C I A D 0 1 0 1 4 7 7 1 1 1 6 8		C. State Transporter's ID 003756		D. Transporter's Phone (415) 543-4835	
7. Transporter 2 Company Name		9. Designated Facility Name and Site Address H & H Ship Service Company 220 China basin Street San Francisco, CA 94107		10. US EPA ID Number C I A D 0 1 0 1 4 7 7 1 1 1 6 8		E. State Transporter's ID		F. Transporter's Phone	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers		13. Total Quantity		14. Unit		Waste No.	
a. HAZARDOUS WASTE LIQUID, N.O.S. ORM-E NA 9189		No. Type		Quantity		Wt/Vol		State	
		01011 TIT		1500		G		241	
b.								State	
c.								EPA/Other	
d.								State	
J. Additional Descriptions for Materials Listed Above.		K. Handling Codes for Wastes Listed Above							
FUEL OIL AND WATER		a.		01		b.			
		c.				d.			
15. Special Handling Instructions and Additional Information									
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR.									
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Printed/Typed Name		Signature		Month		Day		Year	
SYDNEY N. SMITH		<i>[Signature]</i>		10		10		12 19 10	
17. Transporter 1 Acknowledgement of Receipt of Materials									
Printed/Typed Name		Signature		Month		Day		Year	
STEVE MESQUITE		<i>[Signature]</i>		10		10		12 19 10	
18. Transporter 2 Acknowledgement of Receipt of Materials									
Printed/Typed Name		Signature		Month		Day		Year	
19. Discrepancy Indication Space									
10C									
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	
PETER YIMBO		<i>[Signature]</i>		01		02		2010	

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Ransome Company Today's Date 8/8/90

Site Address 4030 Hollis St

City Emeryville Zip 94608 Phone _____

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

Inspection Categories:

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

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

Comments:

Observed Removal of UGT

D) 10,000 gallon gasoline tank
no obvious holes observed in the tank
upon removal but the tank was
dropped while being loaded onto the
truck and ruptured along the end
seam.

One water sample collected.
Two soil samples collected from either
end of excavation from a depth of
8'

E) 250 gallon waste oil, no obvious
holes in tank, a slight amount of water
was within excavation,

1 soil sample was collected from a
depth of 6'

1300-1600

NC III

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MAT'L'S

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

III. UNDERGROUND TANKS (Title 23)

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

Monitoring for Existing Tanks

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

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

New Tanks

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

1450 64th

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: B. Byner

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 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Ransome ^{company} OK Today's Date 1/5/90

II.A BUSINESS PLANS (Title 19)

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

Site Address 4030 Hollis St
 City Emeryville Zip 94608 Phone _____

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

Inspection Categories:

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

II.B ACUTELY HAZ. MATLS

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

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

Comments:

Observed Removal of UGT's

c) 4,000 gal diesel, no water in excavation, tanks ruptured during removal

2 soil samples collected from either end of tank at a depth of approx- 9-10'

1030 - 1200

III. UNDERGROUND TANKS (Title 23)

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

Monitoring for Existing Tanks

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

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

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

Rev 8/88

13C
 II, III

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: S. Spencer

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 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

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

II, III

Site ID # _____ Site Name Ransome Company Today's Date 1/4/90

Site Address 4030 Hollis St

City Emeryville Zip 94608 Phone _____

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

Inspection Categories:

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

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

Comments:

observed removal of UGT's

A) 1,000 gal (gas (O₂ 5%, LEL 9%))
no obvious holes, 2 soil samples collected at 7'

B) 4,000 gal (diesel (O₂ 2%, LEL 6%))
water in excavation no obvious holes in tank
1 water + 2 soil samples collected at 9'

1130-1600

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MATLS

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

III. UNDERGROUND TANKS (Title 23)

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

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

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

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

Rev 8/88

120
 II, III

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: D. Byrner

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

ACCEPTED *12/1/87*

DEPARTMENT OF ENVIRONMENTAL HEALTH
 470 - 27th Street, Third Floor
 Oakland, CA 94612
 Telephone: (415) 874-7237

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

One copy of these accepted plans must be on hand 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 NOTIFICATIONS.

SUPPLEMENTAL UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Ransome Company
 Business Owner Ransome Company
2. Site Address 4030 Hollis Street
 City Emeryville Zip 94662⁰⁸ Phone (415) 652-3600
3. Mailing Address 4030 Hollis Street
 City Emeryville Zip 94662 Phone (415) 652-3600
4. Land Owner Santa Fe Pacific Realty Corporation
 Address Suite 202
201 Mission Street City, State San Francisco Zip 94105
5. EPA I.D. No. CAD 982326662
6. Contractor Peregrin Environmental Group, Inc.
 Address 270 Oyster Point Boulevard
 City South San Francisco, CA 94080 Phone (415) 872-0663
 License Type B, A, HAZ ID# 493437
7. Consultant Kennedy/Jenks/Chilton, Inc.
 Address 303 Second Street, 10th Floor North/Marathon Plaza
 City San Francisco, CA 94017 Phone (415) 362-6065

8C

8. Contact Person for Investigation

Name Robert W. Schenker Title Senior Environmental Engineer
Phone (415) 243-2515

9. Total No. of Tanks at facility 5

10. Have permit applications for all tanks been submitted to this office?
Yes [] No [X]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name H & H Ship Service Co. EPA I.D. No. CAD004771168
Address 220 China Basin
City San Francisco State CA Zip 94107

b) Rinsate Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank Transporter

Name H & H Ship Service Co. EPA I.D. No. CAD004771168
Address 220 China Basin
City San Francisco State CA Zip 94107

d) Tank Disposal Site

Name H & H Ship Service Co. EPA I.D. No. CAD004771168
Address 220 China Basin
City San Francisco State CA Zip 94107

e) Contaminated Soil Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name Christopher Proud or Timothy Kneafsey
 Company Kennedy/Jenks/Chilton, Inc.
 Address 303 Second Street, 10th Floor North/Marathon Plaza
 City San Francisco state CA zip 94107 Phone (415) 243-2533
 or
(415) 243-2506

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10,000 gallon	Regular Gasoline	Soil	2 feet of native soil below each end of tank
4,000 gallon	Diesel Fuel	Soil	2 feet of native soil below each end of tank
1,000 gallon	Unleaded Gasoline	Soil	2 feet of native soil below each end of tank
4,000 gallon	Regular Gasoline	Soil	2 feet of native soil below each end of tank
350 gallon	Waste Oil	Soil	2 feet of native soil below fill end of tank

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

If yes, describe. 1/29/88: Diesel tank piping leaking 12" below grade, regular gasoline tank piping leaking at top. 7/14/88: Diesel tank tested OK. 8/8/88: Regular gasoline tank tested OK.

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

If yes, describe. 15 pounds of CO₂ (dry ice) per 1,000 gallons of tank capacity will be placed at bottom of tanks to flush out organic vapors.

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

16. Laboratories

Name Kennedy/Jenks/Chilton, Inc./Laboratory Division
 Address 303 Second Street, Tenth Floor North/Marathon Plaza
 City San Francisco state CA zip 94107
 State Certification No. 113

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
<i>Gasoline waste oil</i> Total Petroleum Hydrocarbons as Gasoline	Purge and Trap	GC EID (5030)
<i>Diesel waste oil</i> Total Petroleum Hydrocarbons as Diesel	Extraction	GC FID (5030)
<i>Gasoline diesel waste oil</i> Benzine, Tuolene, Xylene and Ethyl Benzine	Purge and Trap	GC PI (8020) or 8240
<i>waste oil</i> Oil and Grease	Extraction	Gravimetric (503.D & E)
<i>" "</i> chlorinated HCl's		8010 or 8240
<i>" "</i> PCB, PCP, PNA, creosote		8270
<i>" "</i> Cd, Cr ⁶ , Pb, Zn		Atomic Absorption

18. Submit Site Safety Plan

19. Workman's Compensation: Yes [X] No []

Copy of Certificate enclosed? Yes [X] No []

Name of Insurer National Surety Corp. (Consultant)
Home Insurance Company (Contractor)

20. Plot Plan submitted? Yes [X] No []

21. Deposit enclosed? Yes [X] No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I 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) Allen Mason
Signature Allen Mason
Date 11/20/89

Signature of Site Owner or Operator

Name (please type) Mr. S. Kinnear Smith
Signature Don Staney ^{Chairman} for S.K. SMITH.
Date 11/30/89

CONTRACTOR'S STATE LICENSE BOARD

ANY CHANGE OF BUSINESS ADDRESS MUST BE REPORTED TO THE REGISTRAR WITHIN 90 DAYS.

EXPIRES ON		
MO.	DAY	YR.
06	30	90

LICENSE NO.

893437

PEREGRINE ENVIRONMENTAL GROUP INC
270 OYSTER POINT BLVD
SAN FRANCISCO, CA 94180

CLASSIFICATIONS

B A HAZ
ASBESTOS CERTIFIED

Benjamin Spencer
SIGNATURE

18L-22 (REV. 8-85)

FOLD → ← FOLD

RECEIPT NO. 063125

TREASURER'S OFFICE, CITY OF EMERYVILLE

EMERYVILLE CALIF.

11/09

1989

No 14563

RECEIVED FROM

Person for Green

THE SUM OF

Eight Dollars DOLLARS

MARINA RENTAL

BUSINESS LICENSES

TAXES

\$

\$50.00 - 4th Qtr 1989

\$

\$

TOTAL

\$ 50.00

CITY TREASURER

DEPUTY TREASURER

Frank J. Watson



PEREGREN

RANSOME COMPANY
SITE SAFETY AND HEALTH PLAN
SEPTEMBER 1989
ADOPTED BY
PEREGREN ENVIRONMENTAL GROUP

**Peregrin
Environmental Group, Inc.**
270 Oyster Point Blvd
South San Francisco
California
94080
415-872-0663
1-800-544-1666
Fax 415-873-6538
License # 493437

PEREGREN ENVIRONMENTAL GROUP INC.
SITE SAFETY AND HEALTH PLAN SUMMARY

SITE NAME: Ransome Company
ADDRESS: 4030 Hollis Street
Emeryville, California 94608
SITE TELEPHONE: (415) 652-3600
REMEDIATION DATE: November/December 1989
PEREGREN JOB#
SSO: Craig Douglas
PROJECT MANAGER: Dalton DeOrnellas

TYPE OF INVESTIGATION

Site Walk-Through
 Sampling Investigation
 Site Remediation
 Other

POTENTIAL HAZARDS

<input checked="" type="checkbox"/>	Organics	<input type="checkbox"/>	Solvents	<input type="checkbox"/>	Bases
<input type="checkbox"/>	Inorganics	<input type="checkbox"/>	Pesticides	<input checked="" type="checkbox"/>	Fire/Explosion
<input checked="" type="checkbox"/>	Metals	<input type="checkbox"/>	Acids	<input type="checkbox"/>	Other

PERSONAL PROTECTIVE EQUIPMENT

Level C
 Level D

1.0 INTRODUCTION

This Site Safety and Health Plan, developed by Kennedy/Jenks/Chilton (K/J/C) in accordance with OSHA standards for hazardous waste operations (29 CFR 1910.120), establishes general health and safety protocols for Peregrin Environmental Group (P/E/G) personnel at the Ransome Company, 4030 Hollis Street, Emeryville, California, 94608. Addenda containing activity-specific health and safety protocols will be prepared and attached to this Site Safety and Health Plan prior to the initiation of each field activity. The Site Safety and Health Plan and activity specific Addenda, as a minimum, will contain the following information:

- (A) Names of key personnel and alternates responsible for site safety and health and appointment of Site Safety Officer.
- (B) A safety and health risk evaluation for each site task and operation.
- (C) Personal protective equipment to be used by employees for each site task and operations being conducted.
- (D) Medical surveillance requirements.
- (E) Frequency and types of air monitoring, personal monitoring and environmental sampling techniques and instrumentation to be used. Methods of maintenance and calibration of monitoring and sampling equipment to be used.
- (F) Site control measures
- (G) Decontamination procedures
- (H) Site's standard operation procedures
- (I) An Emergency Response Plan which addresses effective site response to emergencies. As a minimum, the elements of the Emergency Response Plan will include the following:
 - (1) Pre-emergency planning
 - (2) Personnel roles, lines of authority training
 - (3) Emergency recognition and prevention
 - (4) Safe distances and places of refuge
 - (5) Site security and control
 - (6) Evacuation routes and procedures
 - (7) Decontamination
 - (8) Emergency medical treatment and first aid
 - (9) Emergency alerting and response procedures

- (10) Personal protective equipment and emergency equipment
- (11) Procedure for reporting incidents
- (12) Site map

For informational purposes only, this plan may be provided to subcontractors of Peregrin involved in activities at the site, interested regulatory agencies, or others. However, entities and personnel other than Peregrin shall be solely responsible for their own health and safety and shall independently assess onsite conditions and develop their own health and safety protocols. Entities or personnel that anticipate using health and safety measures which are less stringent than Peregrin measures should immediately contact the Peregrin Site Safety Officer (SSO).

Peregrin Environmental Group (PEG) has developed a corporate health and safety program. The corporate program complies with current health and safety regulations, including OSHA 29 CFR 1910.120, Hazardous Waste Operations and Emergency Response. Many of the protocols of the corporate program are conducted on a routine basis (general training, respirator fit testing, general medical recordkeeping, etc.) and are not repeated herein. The corporate program is available to employees. Questions regarding the corporate program are referred to the Regional Safety Manager.

A copy of the Site Safety and Health Plan along with any addenda containing activity specific health and safety information will be kept in a conspicuous location at all times while work is being conducted.

2.0 KEY HEALTH AND SAFETY PERSONNEL

The Peregrin Environmental Group (PEG) SSO is Craig Douglas. In the absence of the SSO during field activities, a member of the field investigation team will be designated as the Field Site Safety Officer (FSSO). The SSO or FSSO is responsible for the following.

- o Observing field activities for compliance with this Site Health and Safety Plan, applicable addenda, and (PEG) Corporate Health and Safety Program
- o Maintaining the onsite medical surveillance, if required, and emergency medical treatment programs, and assisting in onsite emergencies
- o Modifying health and safety protocols or terminating field work when unsafe work conditions exist
- o Familiarizing personnel with health and safety protocols
- o Observing that field personnel wear appropriate personal protective equipment
- o Recording data from direct reading instruments and evaluating potential hazards

- o Monitoring decontamination procedures
- o Recording the occurrence of any site injury or illness

If unsafe conditions are encountered, if illness or injury occurs, or if the level of protection needs to be changed, the FSSO will consult in a timely manner with the Project Manager, D. Deornellas or the Operations Manager, M. Johnson.

3.0 SITE DESCRIPTION AND HISTORY

The Ransome Company are general contractors primarily involved with asphalt paving and grading. They have been located at 4030 Hollis Street in Emeryville, California, for approximately fifty years. This phase of work includes excavation and removal of:

- (1) 10,000-gallon underground regular gasoline storage tank. Leak detected 24 inches below grade and subsequently repaired.
- (2) 4,000-gallon underground diesel fuel storage tank. Leak detected in piping 12 inches below grade and subsequently repaired.
- (3) 1,000-gallon underground unleaded gasoline storage tank.
- (4) 350 gallon aboveground waste oil tank.

Samples of the soil beneath the tanks will be collected from the backhoe bucket.

4.0 SAFETY AND HEALTH RISK EVALUATION

4.1 Potential Physical Hazards

The risk of fire or explosion presents the most serious hazard to field personnel. Before beginning excavation, tanks will be drained of liquid as completely as possible. Vapors will be evacuated from tanks with 15 pounds of dry ice per 1,000-gallon of tank capacity. A combustible gas meter will be used to monitor the lower explosion limit (LEL) and oxygen levels in the tanks.

Field personnel should be cognizant of potential physical hazards associated with use of heavy equipment and electrical equipment during field operations. Appropriate precautions include the following:

- o ANSI approved hardhats, safety glasses or goggles, and steel-toe boots will be worn
- o Loose clothing that may catch in moving parts will not be worn
- o Hearing protection will be worn if a preliminary noise survey or past experience indicates that maximum noise levels will exceed 85 decibels at any time during site operations

Additionally, field personnel should not enter any excavations exceeding 5 feet in depth unless the excavations are properly shored, braced or sloped and a safety ladder is provided for ready access or egress.

Peregrin Environmental Group, (PEG) personnel will not enter any confined space, defined by OSHA as the concurrent existence of the following conditions, without advanced specific preparation, planning, training, and supervision by the SSO and Operations Manager.

1. Existing ventilation is insufficient to remove hazardous air contaminants and/or oxygen deficiency exists.
2. Ready access of egress for the removal of suddenly disabled employee is difficult due to location and/or size of the opening.
3. An atmosphere presenting a threat of causing death, injury, acute illness or disablement exists.

Adverse climate conditions, primarily heat, are important considerations in planning and conducting and conducting site operations. Maximum daytime temperature may exceed 80 degrees F at the site and heat stress is an associated concern. Preventative measures should included the following:

- 0 Frequent rest periods in the shade. The following work/rest schedule can be used as a guideline:

<u>Adjusted Temperature (F)</u>	<u>Active Work Time (min/hr) Using Level C PPE</u>
75 or less	50
80	40
85	30
90	20
95	10
100	0

Calculate the adjusted temperature:

$$T (\text{adjusted}) = T (\text{actual}) + (13 \times \text{fraction sunshine})$$

Measure the air temperature with standard thermometer, shielded from direct sunlight. Estimate fraction of sunshine by judging what percent the sun is out: 100% sunshine = no cloud cover 1.0; 50% cloud cover = 0.5; 0% sunshine = full cloud cover = 0.0.

- o Water and/or commercial electrolyte solutions will be available and drinking of these fluids will be encouraged
- o Suitable acclimation periods will be provided for workers to gradually establish their resistance to heat stress

Personnel exhibiting symptoms of heat stress (nausea, cramps, dizziness, clammy skin) will be removed from the work area, cooled, fluids will be administered, and the personnel will be observed. Personnel exhibiting symptoms of heat stroke (hot dry skin, mental confusion, unconsciousness) will be immediately cooled and taken to the hospital.

4.2 Potential Chemical Hazards

Field personnel could potentially be exposed to VOCs and other chemicals at the site by direct contact with soil or groundwater, through inhalation of dusts containing organic or inorganic chemicals, or through inhalation of organic chemical vapors. Field personnel will minimize potential chemical hazards by (1) avoiding direct contact with groundwater and soil, (2) performing air monitoring to determine necessary level of personal protective equipment and (3) avoiding generation of dust. Ingestion of particulate matter containing chemicals is another general exposure route. Appropriate respirators will be worn if air monitoring indicates that TLVs or the PELs of chemicals of concern are being exceeded. Safe work practices, including restriction of eating, drinking, or smoking to certain times and places will be enforced at the worksite.

5.0 COMMUNITY HAZARD ANALYSIS

An effort will be made to minimize particulates and vapor emissions during excavation. There is no known contamination at the site, and onsite worker exposure to chemicals at concentrations of concern is not expected. Potential exposures to the surrounding community will likely be much less than potential on site worker exposure, and is therefore also not expected to be of concern.

6.0 PROTECTIVE ACTIONS

6.1 Personnel Protective Equipment

Field personnel will wear equipment to protect against the potential physical and chemical hazards which have been identified herein and those that become apparent in the field. Level D protection will be required at a minimum for field activities at the site. Level D personal protective equipment to be used will include:

- o ANSI approved hard hat
- o Chemical resistant gloves - disposable PVC
- o Boots, steel toe and shank
- o Work clothes or Tyvek
- o ANSI approved safety glasses (for drilling activities)
- o Safety goggles or a face shield should be used when a foreseeable splash hazard exists

Additional equipment will be readily available to upgrade to modified Level C protection, if necessary. This equipment includes:

- o Full-face or half-face air purifying respirator with high efficiency particulate/organic vapor cartridges
- o Chemical resistant gloves; inner glove - disposable PVC and outer glove - NBR/Nitrile
- o Boot covers
- o Boots, chemical resistant, steel toe and shank
- o Safety goggles or a face shield should be used when a foreseeable splash hazard exists

The level of protection employed may be upgraded, as deemed necessary by the SSO or FSSO.

If non-routine field activities are initiated, the level of protection will be specified in the activity-specific health and safety addenda

6.2 Work Zones

Work zones including designation of an exclusive zone, a contamination reduction zone, and a support zone will be established for any field activity which requires level C protection or greater. Work zones will be clearly marked in the field. Work zones may vary depending on the proposed field activity and will be established in the activity-specific health and safety addenda.

6.3 Monitoring

Kennedy/Jenks/Chilton (K/J/C) field personnel will perform air monitoring twice daily with a direct reading organic vapor analyzer (OVA, OVM or HNU) in the breathing zone at each work location. All readings shall be recorded in field logs. All direct reading instruments shall be calibrated according to the manufacturer's specifications.

If OVA readings for a particular work area consistently exceed 5 parts per million (ppm) above background, then work will cease and personnel will withdraw from the work area. If concentrations persist above 5 ppm, then Level C protection will be required if work is to continue. If OVA readings exceed 10 ppm in the breathing zone while workers are in Level C protection, then work will cease and the source of the emission will be controlled before work continues.

Air in the tanks will be monitored at least once per hour during removal from the ground and while they are on site. A combustible gas meter will be used to measure the lower explosion limit (LEL) and oxygen level in each tank. If readings exceed 15% of the LEL or if the oxygen level is greater than 10% of the total air volume, work will cease and personnel withdrawn from the area. Dry ice will be placed in the tanks to evacuate the explosive vapors before work continues.

Field personnel will initially monitor noise levels associated with equipment and machines with a direct reading portable noise level monitor unless based on experience, it is known that hearing protection is not necessary. Readings will be taken within the normal worker hearing zone. If maximum noise levels exceed 85 decibels at any time during site operations, hearing protection will be worn.

6.4 Site Control

The site is fenced around its perimeter. Personnel and vehicle entry and exit will be restricted. There will be only one entry and one main exit. Alternate exits will be used only in the event of an emergency. These exits will be clearly marked.

Work zones will not be established for Level D activities; therefore, unauthorized individuals will be requested to stay at least 50 feet away from Level D activities.

6.5 Decontamination

For activities requiring Level D protection and modified Level C protection without established work zones, it is unlikely that major decontamination will be necessary. At the conclusion of each day, disposable gloves and coveralls will be removed and disposed of in on site containers.

If full Level C protection is required, minimum decontamination procedures associated with Level C protection will be followed within the decontamination reduction zone established by the Site Safety Officer. These procedures are presented in Table 1 and on Figure 1.

6.6 Training

Peregren Environmental Group (PEG), personnel participating in field activities will have completed the Hazardous Waste Operations and Emergency Response 40-hour health and safety training course (29 CFR 1910.120) or have equivalent training. Prior to each day of work, a meeting will be held at the site to familiarize personnel with health and safety issues, protective equipment, emergency information and supplies, and to discuss special topics.

6.7 Medical Monitoring

P/E/G personnel participating in field activities will be included in a medical surveillance program. The program includes a baseline physical examination, pulmonary function test, and blood and urine test. Annual follow-up examinations are included. Details of the medical program are included in PEG's Corporate Health and Safety Program.

6.8 Sanitation

The site has drinking water, washing water, and restroom facilities available. No eating, smoking, or gum chewing is allowed in restricted areas.

Hazard recognition is an essential part of the Emergency Response Plan. Initiation of the contingency plan relies on the employees' ability to recognize an emergency or potential for an emergency. The following is a list of events which will immediately initiate emergency procedures:

- o Explosion
- o Fire
- o Release of organic vapors or particulate above the action levels
- o Personal injury
- o Natural occurrences, i.e., lightning, tornado, high winds, etc.

Emergency communications will consist of four methods:

Verbal Communication

Verbal communication will be the primary method of emergency communication between onsite personnel, distance permitting.

Hand Signals

- o Hands clasped on wrists will indicate personnel to stop work and exit exclusion zone
- o Hands on throat indicates inability to breathe
- o Thumbs up indicates O.K.
- o Thumbs down indicates not O.K.

Air Horn/Vehicle Horn

Air horns will be carried by personnel entering any established exclusion zone and stationed in the support zone. If air horns fail or are lost, vehicle horns may be used as a substitute. Air horns will be the primary alarm system and used in the following manner:

- | | |
|---------------------|--|
| One long blast: | Evacuate exclusion zone by nearest exit. Proceed to assembly area. |
| Two short blasts: | Localized problem. Avoid area, move to decontamination reduction zone for further instruction. |
| Three short blasts: | All clear, resume work. |

Telephones

Telephones are used for routine communication and to notify off-site agencies of incidents and request assistance. Emergency telephone numbers are given in Table 2.

When an event recognized as an emergency occurs, the alarm system will be used to notify personnel. As soon as the alarm system is activated, the SSO or FSSO will be notified.

The SSO or FSSO will take into account the following information:

- o Nature of emergency
- o Wind direction
- o Location of personnel
- o Monitoring results
- o Emergency equipment available
- o Offsite population

Based on this information, the SSO or FSSO will direct appropriate emergency action and agency notification. After the emergency has been controlled and the site is considered safe to re-enter, the SSO or FSSO will direct remedial action to restore the site to full operating condition.

The SSO or FSSO will investigate the nature and cause of the incident so that work procedures can be modified to minimize the likelihood of the incident's recurrence. All incidents must be reported in a timely, appropriate manner. An incident is any unplanned event resulting in injury, damage, loss of assets, adverse publicity, or which requires notification of a regulatory agency, regardless of severity. All PEG personnel should report an incident to the SSO or FSSO. The SSO and FSSO will report to the project manager. Each incident will be investigated and a written report should be received by the project manager and the regional safety supervisor within five days of the incident.

If work zones are established, the exclusion zone will have several emergency exits which will allow safe egress in multiple directions from any point on site. The exit selection will be based on the emergency location, type of emergency, and wind direction. Upon hearing the evacuation signal or otherwise being notified of an evacuation, employees will immediately travel to the assembly area located at the decontamination station.

Employees will follow a route that avoids locations downwind from the emergency. If emergency exits are used, employees will proceed to the assembly area by the quickest route possible, staying close to the perimeter of the Exclusion Zone. When the assembly area is reached, employees will immediately check in with the SSO or FSSO. The site will remain evacuated until the all clear signal has been given.

Onsite emergency equipment will include equipment used during operations (heavy equipment) and reserved items stored at the decontamination/assembly area and at strategic areas on site. The following is a list of emergency equipment available:

- o Portable emergency eye wash
- o Two twenty-pound ABC fire extinguishers
- o First-aid supplies

All personnel will have a thorough understanding of the contingency plan before starting work. It will be rehearsed regularly and reviewed periodically to keep it current with new or changing site conditions or information.

In the event of personal injury, first-aid personnel must decide if the victim's injuries are potentially the type that would be aggravated by movement. If there is any doubt, or the victim is unconscious and cannot respond, no attempt should be made to move the victim to the decontamination area. Only offsite paramedics may move such victims. If the decision is made not to remove the victim's protective clothing, he or she will be wrapped in a tarp or similar object to protect the ambulance and crew during transportation. If the victim is contaminated with materials that threaten to cause additional injury or immediate health hazards, the personal protective equipment shall be carefully removed and the victim washed appropriately. Routine and emergency communication will be provided by the site telephone.

Signatures

Site Safety Officer _____ Date _____

Regional Safety Supervisor _____ Date _____

Project Manager _____ Date _____

Peregrin Environmental Group
Operations Manager _____ Date _____

TABLE 1
MEASURES FOR LEVEL C DECONTAMINATION

Station 1:	Equipment Drop	1. Deposit equipment used onsite (tools, sampling devices and containers, monitoring instruments, radios, clipboards, etc.) on plastic drop cloths. Segregation at the drop reduces the probability of cross contamination. During hot weather operations, a cool down station may be set up within this area.
Station 2.	Outer Garment, Boots, and Gloves Wash and Rinse	2. Scrub outer boots, outer gloves and splash suit with decon solution or detergent water. Rinse off using copious amounts of water.
Station 3.	Outer Boot and Glove Removal	3. Remove outer boots and gloves. Deposit in container with plastic liner.
Station 4.	Canister or Mask Change	4. If worker leaves exclusion zone to change canister (or mask), this is the last step in the decontamination procedure. Worker's canister is exchanged, new outer gloves and boot covers donned, joints taped, and worker returns to duty.
Station 5.	Boot, Gloves and Outer Garment Removal	5. Boots, chemical-resistant splash suit, inner gloves removed and deposited in separate containers lined with plastic.
Station 6.	Face Piece Removal	6. Facepiece is removed. Avoid touching face with fingers. Facepiece is deposited on plastic sheet.
Station 7:	Field Wash	7. Hands and face are thoroughly washed. Shower as soon as possible.

TABLE 2
EMERGENCY INFORMATION

EMERGENCY TELEPHONE NUMBERS

In emergency:	911		
Site Telephone:	(415) 652-3600		
Hospital (See Figure 2)	Kaiser-Permanente Medical Center 280 w. MacArthur Blvd., Oakland		
Ambulance:	(415) 428-7000		
Police:	911		
Fire Department:	911		
Peregren Environmental Group	(415)481-7560		
Site Safety Officer	Craig Douglas		
Project Manager	Dalton Deornellas	(home)	(415)754-7309

CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
11/08/89

PRODUCER

Marsh & McLennan, Inc.
Three Embarcadero Center
P. O. Box 3880
San Francisco, CA 94111
(415) 393-5000

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

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A** HOME INSURANCE COMPANY
- COMPANY LETTER **B** NATIONAL UNION FIRE INS. CO. OF PA.
- COMPANY LETTER **C** INSURANCE COMPANY OF THE STATE OF PA.
- COMPANY LETTER **D**
- COMPANY LETTER **E**

INSURED
Peregrin Management Group
Peregrin Environmental Group, Inc.
Peregrin Restoration & Construction, Inc.
270 Oyster Point Boulevard
South San Francisco, California 94080

COVERAGES
THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CD LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
					GENERAL AGGREGATE	AGGREGATE
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCURRENCE <input type="checkbox"/> OWNERS & CONTRACTORS PROTECTIVE	GL5901561	4-28-89	4-28-90	GENERAL AGGREGATE	\$ 2,000.
					PRODUCTS COMP/OPS AGGREGATE	\$ 1,000.
					PERSONAL & ADVERTISING INJURY	\$ 1,000.
					EACH OCCURRENCE	\$ 1,000.
					FIRE DAMAGE (ANY ONE FIRE)	\$ 50.
					MEDICAL EXPENSE (ANY ONE PERSON)	\$ 5.
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTOS <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY	BAF163640	4-28-89	4-28-90	COL	\$ 1,000,000
					BODY INJURY (PER PERSON)	\$
					BODY INJURY (PER ACCIDENT)	\$
					PROPERTY DAMAGE	\$
					EACH OCCURRENCE	\$ 5,000
C	EXCESS LIABILITY <input checked="" type="checkbox"/> OTHER THAN UMBRELLA FORM	4789-5482	5-1-89	5-1-90	AGGREGATE	\$ 5,000
					STATUTORY	\$ 1,000,000 (EACH ACCIDENT)
A	WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY	PWCK 986034	4-28-89	4-28-90	\$ 1,000,000 (EACH ACCIDENT)	
					\$ 1,000,000 (EACH POLICY LIMIT)	
					\$ 1,000,000 (EACH EMPLOYEE)	
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS
Re: Tank Removal for Kennedy/Jenks in Emeryville to be completed within the next 60 days.

CERTIFICATE HOLDER
Alameda County Health Care Service
Dept. of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.
AUTHORIZED REPRESENTATIVE: *[Signature]* MARSH & MCLENNAN, INC.



Ransome Company

Engineering Construction

October 24, 1989

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

Subject: Underground Storage Tank Closure Plan
Ransome Company, 4030 Hollis St., Emeryville,
California

Gentlemen:

Ransome Company is hereby submitting three copies of a preliminary Underground Storage Tank Closure Plan for the removal and disposal of four fuel underground storage tanks (USTs), associated piping and fuel island, and the removal and reinstallation above grade of a partially buried waste oil tank. A check for the removal fee of \$996.00 for five tanks is also submitted herewith.

UST registrations and operating permits have been obtained by Ransome for only three of the fuel USTs. The fourth fuel UST, a 4,000 gallon diesel tank, was identified during a preliminary environmental site assessment performed recently by Kennedy/Jenks/Chilton, Inc. (K/J/C). The use of this tank was discontinued many years ago. The Management of Ransome thought that the tank had been removed when the UST registrations were submitted. Ransome also did not include the partially buried 350 gallon waste oil tank which only extends approximately two feet into the ground. The Management of Ransome did not understand that the UST regulations applied to this tank.

Upon reviewing our files on USTs, we discovered a letter dated May 23, 1988 from Rafat A Shahid, Chief, Hazardous Materials Division, to Mr. Mark Smith of Ransome, regarding an unauthorized release from an underground storage tank. We did not find in our files a copy of a formal written response to Mr. Shahid's letter, and, consequently, we are unsure whether such a formal response was given. However, after

7C

receiving Mr. Shahid's letter, we performed pipe repairs and engaged a tank testing contractor, who performed leak tests on the subject tanks and related piping. The tests were successful. We submitted the results of the test to your agency, and we have heard nothing since. Consequently, Ransome understands that this response was considered satisfactory. In any event, if the agency has further inquiries concerning the subject of Mr. Shahid's letter, they may be answered within the enclosed Closure Plan and the subsequent submittal of the information requested in Item 22 of the Closure Plan. Copies of the May 23, 1988 letter and the relevant tank leak test reports are enclosed for your information.

The preliminary UST Closure Plan submitted at this time includes information on the Ransome Company and K/J/C, the Project Engineer. It also includes the "Project Manual, Underground Tank Removal," which contains the specifications for the tank removal. The Plot Plan required by Item 20 of the Closure Plan is presented as the "Site Plan" on the last page of the Project Manual. In addition, the Closure Plan includes K/J/C's Health and Safety Plan and Certificate of Insurance. Information on the Contractor, Transporters and Disposal Sites will be submitted when they have been selected in November. This information will include the Contractor's Health and Safety Plan and Certificate of Insurance. It will also include the Contractor's signature on the declaration presented on page 5 of the Closure Plan.

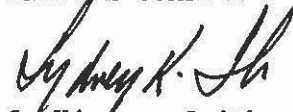
This Closure Plan is being submitted in preliminary form to allow the Hazardous Materials Division to review and comment on the available information. Ransome will request the expeditious review and approval of the Closure Plan when the remaining information is submitted in November.

A copy of this letter and attachments are being sent to the Santa Fe Pacific Realty Corporation, the land owner, to satisfy the land owner notification requirements.

Please call me at (415) 652-3600 or Bob Schenker of K/J/C at (415) 243-2515 if you have any questions or comments. The remaining information will be submitted as soon as it becomes available.

Very truly yours,

RANSOME COMPANY


S. Kinnear Smith
President

Enclosures

cc: Prem P. Chaudhri, Santa Fe Pacific Realty Corporation,
(w/enclosures)

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

9/07/89

PRODUCER

DEALEY, RENTON & ASSOCIATES
 P.O. Box 12673
 100 Oak Street, CA 94604-2673

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

COMPANIES AFFORDING COVERAGE

CODE 415-4e5-3090 SUB-CODE

COMPANY LETTER **A**

National Surety Corp.

COMPANY LETTER **B**

COMPANY LETTER **C**

COMPANY LETTER **D**

COMPANY LETTER **E**

INSURED

Kennedy/Jenks/Chilton, Inc.
 Marathon Plaza, 10th Floor
 503 Second Street
 San Francisco, CA 94107

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS
	GENERAL LIABILITY				GENERAL AGGREGATE \$
	COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OPS AGGREGATE \$
	CLAIMS MADE OCCUR.				PERSONAL & ADVERTISING INJURY \$
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$
					FIRE DAMAGE (Any one fire) \$
					MEDICAL EXPENSE (Any one person) \$
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				
	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				EACH OCCURRENCE \$
					AGGREGATE \$
	OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION				STATUTORY
	AND				\$ 1,000 (EACH ACCIDENT)
A	EMPLOYERS' LIABILITY	WF00309870	1/01/89	1/01/90	\$ 1,000 (DISEASE—POLICY LIMIT)
					\$ 1,000 (DISEASE—EACH EMPLOYEE)
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

All operations of the named insured.

CERTIFICATE HOLDER

Alameda Co. Health Care Serv.
 Dept. of Environ. Health
 Hazardous Materials Division
 80 Swan Way, Room 200
 Oakland, CA 94621

CANCELLATION

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

AUTHORIZED REPRESENTATIVE **DEALEY, RENTON & ASSOCIATES** 0285-0000

BY David C. [Signature]



Ransome Company

Engineering Construction

D.B.

89 NOV 31 AM 11:00

November 27, 1989

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

Subject: Underground Storage Tank Closure Plan
Ransome Company, 4030 Hollis Street,
Emeryville, California

Gentlemen:

Ransome Company is hereby submitting three copies of a Supplemental Underground Storage Tank Closure Plan for the removal and disposal of four underground fuel storage tanks, associated piping and fuel island, and the removal and reinstallation above grade of a partially buried waste oil tank. A preliminary Underground Storage Tank Closure Plan and a check for the removal fee of \$996.00 for five tanks were submitted to your agency on October 24, 1989.

The Supplemental Underground Storage Tank Closure Plan submitted at this time includes information on the contractor, transporters and disposal sites which have been selected for the project. In addition, it also includes the contractor's Health and Safety Plan, Certificate of Insurance, Contractor's License, and City of Emeryville Business License. The contractor's signature appears on page 5 of the enclosed plan.

We now believe that our Closure Plan is complete. Therefore, please review and approve our Closure Plan in an expeditious manner so that we may proceed with the removal of the underground storage tanks. Please call Bob Schenker of Kennedy/Jenks/Chilton at (415) 243-2515 if you have any questions or require additional information.

Very truly yours,

RANSOME COMPANY

Don Harry Chairman
S. Kinnear Smith for G.K. Smith
President

Enclosures

11C

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

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Ransome Company
Business Owner Ransome Company
2. Site Address 4030 Hollis Street
City Emeryville Zip 94662 Phone (415) 652-3600
3. Mailing Address 4030 Hollis Street
City Emeryville Zip 94662 Phone (415) 652-3600
4. Land Owner Santa Fe Pacific Realty Corporation
Address Suite 202
201 Mission Street City, State San Francisco Zip 94105
5. EPA I.D. No. CAD 982326662
6. Contractor To be provided later.
Address _____
City _____ Phone _____
License Type _____ ID# _____
7. Consultant Kennedy/Jenks/Chilton, Inc.
Address 303 Second Street, 10th Floor North/Marathon Plaza
City San Francisco, CA 94017 Phone (415) 362-6065



U552937

8. Contact Person for Investigation

Name Robert W. Schenker Title Senior Environmental Engineer
Phone (415) 243-2515

9. Total No. of Tanks at facility 5

10. Have permit applications for all tanks been submitted to this office?
Yes [] No [X]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name To be provided later. EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

b) Rinsate Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank Transporter

Name To be provided later. EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

d) Tank Disposal Site

Name To be provided later. EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

e) Contaminated Soil Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____