JOHN CARVER CONSULTING ENVIRONMENTAL -- CIVIL -- GEOTECHNICAL

March 22, 2006 Project 5515

RECEIVED

By lopprojectop at 10:20 am, Mar 22, 2006

Mr. Jerry Wickham Alameda County Health Agency Department of Environmental Health

SUBJECT 800 West Grand Avenue Oakland, Alameda County, California Work Plan

Mr. Wickham,

As required I am uploading a Work Plan for the subject site. the work plan is for activities to continue the work required to close a LUST case at the subject site.

There is a new owner who desires to complete the activities and establish a relationship with the DEH so that a planned residential development can proceed at the site.

If there is anything I or the owner can provide to facilitate your efforts on this project, please contact me.

We look forward to resolving the LUST situation at this site.

Call me with any questions. My contact number is 415 235 4648.

John Carver

JOHN CARVER CONSULTING

Environmental Consulting • Civil Engineering

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WORK PLAN FOR SOIL REMOVAL

800 West Grand Avenue Oakland, California RO#00000112_Workplan_2006-03-24

> Project No. 5515 March 23, 2006

John Carver CE 23772/ REA 05553

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INTRODUCTION

Purpose

The purpose of this Work Plan is to describe the procedures to be used in the removal of contaminated soil at 800 West Grand Avenue in Oakland, California. The soil removal is part of the continuing work required by the Alameda County Environmental Health (ACEH) to address a Leaking Underground Storage (LUST) case at the site. The most recent request is in the letter of April 23, 1992. A copy of the letter is attached. The work is required as set forth in the State Water Resources Control Board's Leaking Underground Fuel Tank (LUFT) manual and The TRI-Regional Board Staff Recommendation for Preliminary Evaluation and Investigation of Underground Tank Sites when evidence of an unauthorized fuel release from an underground fuel tank has been found. The LUST case was assigned a number of STIC #917 in the 1992 letter. Subsequently the ACEH has assigned the current case number of RO#00000112 to the project. The assigned ACEH case worker on this project is Jerry Wickham (510 567 6791).

The current owner of the property is Mr. Greg Kelisky at 2627 Lombard Street, San Francisco, CA 94123

Scope

The scope of this work plan includes descriptions of:

- •The site and the tank removal activities.
- •The approximate limits of the proposed additional soil removal.
- •Screening procedures to be used during excavation.
- •Required pre-field work activities and permitting.
- •Soil and groundwater sampling equipment and techniques.
- •Soil and groundwater sample handling and transportation.
- •Management of excavated soil and purge water.
- •Sample analyses.
- •Data interpretation and reporting procedures. •Scheduling.

Site Location and Description

The subject site is a roughly triangular shaped parcel located at the southwest corner of the intersections of West Grand Avenue and West Street in Oakland California. There are frontages along both West Grand Avenue and West Street. The general location of the site is shown on the Vicinity Map, Figure 1 of Appendix A. The site boundaries are shown on Figure 2 of Appendix A.

The site is within the three sided city block bounded by West Grand Avenue along the south, West Street on the east and Isabella Street on the northwest.

The property is currently vacant with no structure and no activities being carried out. The property is secured by a chain link fence and locked iron gate.

Facility Map

The subject site along with the tank locations is shown on the Site Map, Figure 2 of Appendix A. The Site Map also shows the nearby streets.

Site History

There were three known underground storage tanks which were permitted for removal and were removed in December 20, 1989. The tanks were identified as containing Stoddard Fluid, a common dry cleaning materials. The samples obtained during the tank removal activities were tested for TPH-G and BTEX.

The presumed locations of the 3 tanks are shown on the attached Figure 3.

The three tanks were removed by Semco (no longer in business) during December 1989 under the direction of the Alameda County Department of Environmental Health. Soil samples were taken and it was determined that there had been leaks. There was no over-excavation and the tank removal excavations were backfilled with the overburden soil.

As part of the permitted tank removal operations, four soil samples were taken by Semco. Three of the samples were from below the tanks and one was from a stockpile of excavated soil. The following results from a certified laboratory were found.

Sample #	Gasoline	B/T/E/X
Sample 1N-11'-6"-300	9,000 mg/kg	14/28/4/47 mg/k
Sample 2C-12'-6"-500	1,300 mg/kg	9.2/22/9.9/15 mg/k
Sample 3S-13'-0"-500	970 mg/kg	9.4/20/2.2/11 mg/k
Sample Exc. Soil Stockpile	8,700 mg/kg	1.5/16/6.9/53 mg/k

Additional notes indicated that the excavated soil was replaced in the excavation.

CHRONOLOGY

The following chronology presents the sequence of significant events at the property.

12/20/89 Three tanks removed by Semco. Four soil samples taken, excavation backfilled with over-burden soil

03/--/99 Certified Environmental Consulting Inc. published a Proposal for Site Investigations. (No subsequent documentation found of any work which was performed)

04/23/92 Alameda County Health Care Services published a letter requiring additional work.

Site Geology, Soil Conditions and Hydrogeology

Anticipated soil conditions at the site are several feet of fill overlaying alluvial sediments. The sediments are most likely layers of sands, silts and clays. Although no groundwater was reported during the tank removal activities, it is anticipated to be located between 10 and 20 feet deep. The groundwater flow direction is estimated to be toward the west, the direction of the bay and away from the hills to the east.

PLANNED WORK

Sequence

The following is the planned sequence of activities at the site:

•Remove the overburden soil from the tank removal area.

- •Over-excavate this area to the depths feasible. All attempts will be made to remove all obviously contaminated soil from within the excavation and any contaminated soil which extends beyond the removal area.
- •The depth of the excavation will be determined by field screening procedures but will be limited by the digging depth of the backhoe and depth to groundwater. If groundwater is encountered, the excavation will only extend two to three feet below free groundwater. The extent of the excavation will be limited to the east by the West Street pavement.
- •If any water accumulates in the excavation, the water will be pumped from the excavation and disposed of as hazardous waste.
- •Screen the excavated and exposed soil using visual indications and portable field equipment to estimate if clean soil has been exposed.
- •Obtain soil confirmation samples of the excavation.
- •Take a water sample from any groundwater entering the excavation.
- •Stockpile the excavated soil. Profile and dispose of at an appropriate disposal site.
- •Backfill the excavation with import material and restore the surface.
- •Prepare a Summary Report documenting all field activities, tabulating all analytical results and presenting conclusions and recommendations for closure or further work.

Pre-field Activities

This Work Plan will be submitted to the ACEH in electronic format as required. Upon approval of this Work Plan, JCC will obtain all permits which are required by Alameda County and the City of Oakland. The property owners will be notified of all field work dates and the precise locations so access is available. The ACEH will be notified of all field activity dates as soon as possible. Underground Service Alert will be notified at least 72 hours before any excavation so that any utilities are located. JCC will arrange and schedule all excavation, and laboratory subcontractor services.

Soil Removal

After proper notification and permits have been received, the over-excavation will proceed. A backhoe or excavator will be used for the excavation. All efforts will be made to remove all obviously contaminated soil within the area of the three removed tanks. The approximate anticipated limits of the over-excavation are shown on the attached Figure 3.

The depth of the over-excavation will be about 13 to 15 feet below the sidewalk elevation, depending on utilities, groundwater conditions and backhoe access.

Confirmation Sampling

After the excavation is complete, samples will be obtained from the sidewall of the overexcavation. Samples will also be taken from the bottom of the over-excavation if there is no groundwater.

If water accumulates in the excavation during the work, it will be pumped out and a determination made whether any accumulated water is run-off, seepage or true groundwater.

If accumulated water in the excavation is determined to be groundwater, samples will be taken in accordance with applicable standards. Water samples will be collected in a new disposable bailer and poured directly into laboratory cleaned 40 milliliter volatile organic analysis (VOA) vials to prevent loss of any volatile constituents. The vials will be filled slowly and in such a manner that the meniscus extends above the top of the VOA vial. After the vials are filled and capped, they will be inverted to insure there are no headspaces or entrapped air bubbles. After sealing with a laboratory provided teflon cap, the VOA vials will then be labeled and stored in a cooled ice chest for transportation to the analytical laboratory. Water samples which will be analyzed for non-volatile constituents will be decanted into laboratory cleaned one liter bottles and will be handled the same as the VOA vials.

A Chain-of-Custody form will be initiated by JCC personnel at the time of sampling and will accompany the water samples to a state certified laboratory using Department of Health Services approved methods.

As soil samples are obtained, they will be covered with teflon sheets, capped and sealed with airtight tape. All samples will then be labeled, and stored in a chilled ice chest for transportation to the analytical laboratory.

A Chain-of-Custody form will be initiated by JCC personnel at the time of sampling and will accompany the samples to a state certified laboratory using California Department of Health Services approved methods.

Excavation Backfill

After the excavation is complete, it will be backfilled with clean imported fill.

Excavation Waste Management

All soil as it is removed from the excavation will be placed on plastic sheeting, covered and maintained within the secured, fenced property. Samples will be taken and analyzed in order to determine appropriate methods of disposal.

Excavation Schedule

JCC anticipates beginning the field work described herein within one month of receiving approval of this work plan by ACEH.

Soil and groundwater Sample Analyses

Soil and groundwater samples obtained during the work described in this work plan will be analyzed for the following:

- •Total Petroleum Hydrocarbons as Stoddard (TPH-S).
- •Total Petroleum Hydrocarbons as Gasoline (TPH-G).
- •Volatile Aromatic Hydrocarbons Benzene, Toluene, Ethylbenzene and total Xylenes (BTEX).
- •Methyl Tertiary Butyl Ether (MTBE).
- •Total Lead

All analyses will be conducted by a laboratory certified by the State of California and will utilize current extraction and analytic methods approved by the Department of Health Services.

Data Interpretation and Soil and Groundwater

Following the completion of the field work, JCC will review the data obtained and prepare a Summary Report. The report will describe the details of the field work, summarize the analytical results, discuss the findings and provide conclusions and recommendations.

Any groundwater contamination will be assessed according to guidelines set forth by the Regional Water Quality Control Board LUFT Field Manual, October 1989 and the TRI-Regional Board Staff Recommendation for Preliminary Evaluation and Investigation of Underground Tank Sites, August 1990.

ATTACHMENTS

WORK PLAN FOR SOIL REMOVAL

800 West Grand Avenue Oakland, California RO#00000112_Workplan_2006-03-24

> Project No. 5515 March 23, 2006







John Carver

AGENCY

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ALAMEDA COUNTY

HEALTH CARE SERVICES



DAVID J. KEARS, Agency Director

April 23, 1992

STID #917

•...*

Meaders Dry Cleaning 800 W. Grand Av. Oakland CA 94607 Attn: Patrick Swasey RAFAT A. SHAHID, Assistant Agency Director

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

Dear Mr. Swasey,

The case file for your site has recently been reviewed by our staff. The case has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please mail future correspondence to her attention.

The most recent document which we have in our file submitted on your behalf are the laboratory results from soils sampled subsequent to the removal of three underground gasoline storage tanks on 12/20/89. The laboratory results, dated 2/21/90, indicate as much as 9,000 ppm Total Petroleum Hydrocarbons (TPH) as gasoline, and as much as 14 ppm benzene in soils.

According to the Tri-Regional Water Quality Control Board guidelines, when contamination to soil of either TPH or Oil and Grease (O & G) exceeding 1,000 ppm is encountered, the soil is considered hazardous waste and must be over-excavated and subsequently disposed of as hazardous waste. Confirmatory soil has been removed. Likewise, when contamination to soil of either TPH or Oil and Grease (O & G) exceeding 100 ppm is encountered, a groundwater investigation is required. Therefore, you are required to a) over-excavate the soil contaminated with TPH or O & G exceeding 1000 ppm, b) dispose this soil properly and provide our office with the disposal records, c) take confirmatory soil samples, and d) install monitoring wells in order to determine the impact to groundwater and also in order to determine the hydraulic

Therefore, we request that you submit a proposal within 45 days from the date of this letter, or by June 8th, for a groundwater and soil investigation.

All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained by calling the SFRWQCB data management group at 510-464-1269.

Patrick Swasey STID #917 Page 2 of 2 April 23, 1992

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

If you have any questions, please phone Jennifer Eberle at 510-271-4320.

•• , '

Sincerely,

Jusan &- Hugo

Susan Hugo Senior Hazardous Materials Specialist

cc: Rich Hiett, RWQCB File

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ENVIRONMENTAL CONSULTING, INC.

March 12, 1990

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REF: PRO-259.90

Mr. Pat Swasey Meanders Drapes 800 West Grand Avenue Oakland, CA 94607 (415) 444-2741

RE: Phase I Site Investigation at 800 West Grand Avenue

Dear Mr. Swasey:

Certified Environmental Consulting, Inc., is pleased to submit a proposal for a Phase I Site Investigation at 800 West Grand Avenue, Oakland.

In December 1989, SEMCO removed three small tanks containing Stoddard Solvent. The soil samples collected during the tank removals contained elevated levels of TPH-Gas and BTEX. The County Regulator and the Regional Water Quality Control Board will require a Phase I Site Investigation be completed to determine the lateral and vertical extent of the contamination, and to prepare a site remediation plan. This work is followed by a Phase II Site Remediation.

We are are proposing to use a Soil Gas Survey to determine the lateral extent of the contamination around the tank site. This data will be used to determine the quantity of soil affected. Once the contaminated soil has been removed or the lateral limits defined we can install the monitoring wells and determine the water quality. The overall program is discussed in the attached proposal, but the Scope of Work assumes that the extent of the contamination is limited and that the ground water is not impacted. The proposed budgets for one and three well systems are attached.

Consulting in Environmental Engineering • Industrial Hygiene • Asbestos • Hydrogeology

Mr. Pat Swasey REF: PRO-259.90 March 12, 1990 Page 2

We are looking forward to working with you on this project. Please let me know if you have any questions.

Very truly yours,

 \mathcal{K} Min In

Stanley L. Klemetson, Ph.D., P.E. Vice President

Enclosures

cc: Chuck Kiper, SEMCO

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INTRODUCTION

In December 1990, SEMCO removed three small tanks containing Stoddard Solvent. The soil samples collected during the tank removals contained elevated levels of TPH-Gas and BTEX. Copies of the chain of custody and laboratory analysis are included in the appendix.

The County Regulator and the Regional Water Quality Control Board will require a Phase I Site Investigation be completed to determine the lateral and vertical extent of the contamination, and to prepare a site remediation plan. This is followed by a Phase II Site Remediation project. Each step will be discussed below.

SCOPE OF WORK

We have found that the least cost approach for the client is to first determine the lateral extent of the contamination using a soil gas survey. If the lateral extent of the contamination is relatively small, excavation of the affect soil and on-site treatment is generally recommended. If the extent is large or the contaminated soil is under a building, alternative methods of solving the problem are also investigated. It is recommended that we be present during any soil excavation to measure hydrocarbon levels in the soil and to collect additional soil and water samples. The County Regulator will also be present during some of this work.

Once the soil contamination problem has been solved, the potential effect on the ground water is investigated during the installation of the monitoring wells required by the County Regulator and the Regional Water Quality Control Board. If possible we will install only one well; however, the County Regulator often requires three wells unless we can determine the hydraulic gradient of the ground water from nearby wells. If the ground water is clean, only quarterly monitoring of the ground water for one year is required. If the ground water has been affected, additional investigation and treatment may be required.

The proposed tasks for a small scale project without ground water contamination are summarized below:

Task 1 - Soil Gas Survey

We propose to investigate the site by using the soil gas survey to determine the lateral extent of the contamination in soil. This is achieved by driving a hollow probe tube into the soil at a number of locations, drawing a vacuum on the probe, and measuring the extracted vapors. This method of investigation is far less expensive and quicker that collecting samples with a hollow stem auger and analyzing the samples in the laboratory.

Once the soil gas survey has been completed, the remediation plan will be prepared and submitted to the county. The plan will include a proposed outline for the re-excavation of the tank site, if required, and the proposed monitoring well locations.

Task 2 - Site Remediation Supervision

After the County Regulator approves the remediation plan, SEMCO can remove any additional soil necessary to obtain a clean excavation. We would like to be present during the excavation to evaluate the soil being removed with an organic vapor meter (OVM). It is assumed that any additional soils that are removed from the excavation will be treated on-site by SEMCO. We can provide any environmental support required for this work.

Task 3 - Monitoring Wells

After the excavation work is complete, monitoring wells are installed. The County Regulator will require one well in the "verified down gradient direction." If we can determine the direction from other nearby well data one well is sufficient. Generally, the County Regulator is requiring that three wells be installed. I have given you a cost estimate é

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for both 1 and 3 wells systems. If the monitoring wells do not contain any contamination, all that will remain is to collect a water sample every three months for one year.

Task 4 - Quarterly Monitoring

When a monitoring well is installed it is required that quarterly water samples be collected every three months for one year if the samples are clean, and the results submitted to the county. The cost of quarterly monitoring is a function of the number of wells installed. A SSAME 3 wells

The estimated budgets for this project are attached. Table 1 is for one monitoring well and Table 2 is for three monitoring wells. It assumes that only the soil is contaminated and not the water. The construction work to be handled by SEMCO is not included in this budget. If the proposal is acceptable to you please sign the attached fee schedule to OSSINS. authorize the work. 10K D

ADDITIONAL REMEDIATION WORK

If it is found during the Phase I Site Investigation that the lateral extent of the contamination is large or that the ground water is contaminated, additional work will be required at the site.

Phase II Site Remediation - Soil

Soil remediation may achieved by soil removal and disposal, soil removal and treatment, or in-situ treatment. The acceptable methods will depend upon the quantity of soil to be treated, the depth to ground water, and the type of contaminate in the soil. This can only be determined after the extend the problem has been defined by the Phase I site investigation. KICK INT

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Phase II Site Remediation - Water

If the ground water is contaminated, additional wells may be required to required to COSTIN determine the lateral extent of the ground water contamination. The ground water contamination is generally handled by pumping and treating the water.

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SUPERIOR ANALYTICAL LABORATORY, INC.

1385 FAIRFAX ST., STE, D. • SAN FRANCISCO, CA 94124 • PHONE (415) 647-2081

CERTIFICATE OF ANALYSIS.

LABORATORY NO.: 51512 CLIENT: SEMCO CLIENT JOB NO.: MEADERS DRAP

> ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS by Modified EPA SW-846 Method 5030 and 8015

LAB #	Sample Identificat	ton	Concentration (mg/kg) Gasoline Range
<u></u>			
1	1N-11'6"-300		9000
2	20-12/6"-500		1300
3	35-13'0"-500		970
л	ADD EVANUATES ABAB		

4 4ES EXCAVATED SPOILS COMP. 8700

mg/kg - parts per million (ppm)

Minimum Detection Limit for Gasoline in Soli img/kg

QAQC Summary:

Daily Standard run at 2mg/L: RPD Gasoline = <15% MS/MSD Average Recovery = 99%: Duplicate RPD = 8%

Richard Srna. Ph.D

Laboratory Director

OUTSTANDING QUALITY AND SERVICE

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	SUPERIOR ANALYTICAL LABORATORY INC.			
	1385 FAIREAX ST. STE. D. · SAN FRANCISCO CA 94	124 · PHONE (41	5) 647-2081	
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	CERTIFICATE.	OF ANN	A _a lysis	
	LABORATORY NO.: 51512 CLIENT: SEMCO CLIENT JOB NO.: MEADERS DRAP	DA DA	TE RECEIVED: 12/22 TE REPORTED: 01/04	/89 /90
	ANALYSIS FOR BENZENE, TOLUEN by EPA SW-846 Metho	E, ETHYL BE ds 5030 and	VZENE & XYLENES 8020	
	LAB # Sample Identification	Benzene	Concentration(ug Ethyl Toluene Benzene	/kg) Xylen
	1 1N-11'5"-300 2 2C-12'6"-500 3 3S-13'0"-500 4 4ES EXCAVATED SPOILS COMP.	14090 9200 9400 1600	28000 4000 22000 9900 20000 2200 16000 6900	47000 15000 11000 53000
	ug/kg - parts per billion (ppb) Minimum Detection Limit in Soil: 3.0	ug/kg		
	QAQC Summary:			
	Daily Standard run at 20ug/L: RP MS/MSD Average Recovery = 89% -	D = <15% Duplicate RI	2D = 8%	
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Feb 18 06 11:52a John Carver

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