CAMBRIA

Fax

To:	Amir Gholami
Company:	ACDEH
Fax:	(510) 337-9335
Phone:	(510) 567-6876
From:	Bob Clark-Riddell
Phone:	(510) 420-3303, Fax (510) 420-9170
Pages:	10 (including cover page)
Date	July 14, 1999
Re:	Risk Management Plan, 2856 Helen St., Oakland

ENVIRONMENTAL PROTECTION
99 JUL 16 PM 3:12

✓ Hard copy to follow

Mr. Gholami:

Here is the Risk Management Plan you requested. Also attached are copies of the disposal manifest and certificates for the former tanks. Please call if you need any additional information to proceed with your case closure processing.

Thank you for your continued attention to this case.

STID 170
RP#5010

Bob Clark-Riddell

cc: Mr. W. Taylor Partch, Fax (510) 521-2970
Ms. Elizabeth McCune

DAY OR NIGHT TELEPHONE (510) 235-1393

CERTIFICATE

CERTIFIED SERVICES COMPANY

255 Parr Boulevard • Richmond, California 94801

NO. 1587

CUSTOMER ~~HAMER CONSTRUC~~

JOB NO. ~~960875~~

ENVIRONMENTAL PROTECTION

99 JUL 16 PM 3:12

FOR: ~~ERICKSON, INC.~~ TANK NO. ~~18437~~

LOCATION: ~~RICHMOND~~ DATE: ~~96/08/20~~ TIME: ~~10:04~~

TEST METHOD ~~VISUAL GASTECH/1314 SMPN~~ LAST PRODUCT ~~GAS~~

This is to certify that I have personally determined that this tank is in accordance with the American Petroleum Institute and have found the condition to be in accordance with its assigned designation. This certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

TANK SIZE ~~1000 GALLON TANK~~ CONDITION ~~SAFE FOR FIRE~~

REMARKS: OXIGEN 20.9% LOWER EXPLOSIVE LIMIT LESS THAN 0.1%
ERICKSON, INC. HEREBY CERTIFIES THAT THE ABOVE NUMBERED TANK HAS BEEN
CLEAN, PROCESSED, AND THEREFORE DESTROYED AT OUR PERMITTED HAZARDOUS
WASTE FACILITY.
ERICKSON, INC. HAS THE APPROPRIATE PERMITS FOR, AND HAS ACCEPTED THE TANK
DELIVERED TO US FOR PROCESSING.

In the event of any physical or atmospheric changes affecting the gas-free conditions of the above tanks, or if in any doubt, immediately stop all hot work and contact the undersigned This permit is valid for 24 hours if no physical or atmospheric changes occur.

STANDARD SAFETY DESIGNATION

SAFE FOR MEN: Means that in the compartment or space so designated (a) The oxygen content of the atmosphere is at least 19 5 percent by volume; and that (b) Toxic materials in the atmosphere are within permissable concentrations; and (c) In the judgment of the Inspector, the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Inspector's certificate

SAFE FOR FIRE: Means that in the compartment so designated (a) The concentration of flammable materials in the atmosphere is below 10 percent of the lower explosive limit; and that (b) In the judgment of the Inspector, the residues are not capable of producing a higher concentration that permitted under existing atmospheric conditions in the presence of fire and while maintained as directed on the Inspector's certificate, and further, (c) All adjacent spaces have either been cleaned sufficiently to prevent the spread of fire, are satisfactorily inerted, or in the case of fuel tanks, have been treated as deemed necessary by the Inspector.

The undersigned representative acknowledges receipt of this certificate and understands the conditions and limitations under which it was issued.

REPRESENTATIVE TITLE INSPECTOR

CP5995

DAY OR NIGHT TELEPHONE (510) 235-1393

CERTIFICATE

CERTIFIED SERVICES COMPANY

255 Parr Boulevard • Richmond, California 94801

NO. 1587

CUSTOMER ~~BAMER CONSTRUC~~

JOB NO. ~~68875~~

FOR: ~~ERICKSON, INC.~~ TANK NO. ~~18486~~

LOCATION: ~~RICHMOND~~ DATE: ~~96/08/20~~ TIME: ~~09:45~~

TEST METHOD ~~VISUAL GASTECH/1314 CMPN~~ LAST PRODUCT ~~GAS~~

This is to certify that I have personally determined that this tank is in accordance with the American Petroleum Institute and have found the condition to be in accordance with its assigned designation. This certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

TANK SIZE 1000 GALLON TANK CONDITION SAFE FOR FIRE

REMARKS: ~~OXYGEN 20.9% LOWER EXPLOSIVE LIMIT LESS THAN 0.1%~~

[illegible] INC. HEREBY CERTIFIES THAT THE ABOVE NUMBERED TANK HAS BEEN ~~CLEANED, PROCESSED, AND THEREFORE DESTROYED AT OUR PERMITTED HAZARDOUS~~ [illegible] FACILITY.

~~ERICKSON, INC. HAS THE APPROPRIATE PERMITS FOR, AND HAS ACCEPTED THE TANK~~ [illegible] TO US FOR PROCESSING.

In the event of any physical or atmospheric changes affecting the gas-free conditions of the above tanks, or if in any doubt, immediately stop all hot work and contact the undersigned. This permit is valid for 24 hours if no physical or atmospheric changes occur.

STANDARD SAFETY DESIGNATION

SAFE FOR MEN: Means that in the compartment or space so designated (a) The oxygen content of the atmosphere is at least 19.5 percent by volume; and that (b) Toxic materials in the atmosphere are within permissable concentrations; and (c) In the judgment of the Inspector, the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Inspector's certificate.

SAFE FOR FIRE: Means that in the compartment so designated (a) The concentration of flammable materials in the atmosphere is below 10 percent of the lower explosive limit; and that (b) In the judgment of the Inspector, the residues are not capable of producing a higher concentration that permitted under existing atmospheric conditions in the presence of fire and while maintained as directed on the Inspector's certificate, and further, (c) All adjacent spaces have either been cleaned sufficiently to prevent the spread of fire, are satisfactorily inerted, or in the case of fuel tanks, have been treated as deemed necessary by the Inspector.

The undersigned representative acknowledges receipt of this certificate and understands the conditions and limitations under which it was issued.

Francisco Chavez — Dave Safe

REPRESENTATIVE TITLE INSPECTOR

CP1001

State of California—Environmental Protection Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-96)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See instructions on back of page 6 968875

Department of Toxic Substances Control
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAC012176168490 — Manifest Document No.
2. Page 1 of 1
Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
TAYLOR PARTCH
2051 SAN JOSE AVE ALAMEDA CA 94501

4. Generator's Phone (510) 521-0926

5. Transporter 1 Company Name
Erickson Inc

6. US EPA ID Number
CAD009466392

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address
Erickson, Inc.
255 Parr Blvd.
Richmond, CA. 94801

10. US EPA ID Number
CAD009466392

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol
a. NA-RCRA Hazardous Waste Solid Waste Empty Storage Tank.	002	TP	2000	P
b.				
c.				
d.				

J. Additional Descriptions for Materials Listed Above

K. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information
Keep away from sources of ignition. Always wear hardhats when working around
H.G.S.T.'s 24 Hr. Contact Name. TAYLOR PARTCH & Phone 510-521-0926.

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	Signature	Month	Day	Year
TAYLOR PARTCH		08	06	96

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Terry Ellingson		08	06	96

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	Signature	Month	Day	Year
DAVID SATO		08	07	96

DO NOT WRITE BELOW THIS LINE.

GENERATOR

TRANSPORTER

FACILITY

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

White — TSDF SENDS THIS COPY TO DTSC WITHIN 30 DAYS
To P.O. Box 3000 Sacramento, CA 95812

DTSC 8022A (1/95)
EPA 8700—22

** TOTAL PAGE.001 **

CAMBRIA

July 14, 1999

Mr. Amir Gholami
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Re: **Risk Management Plan**
2856 Helen Street
Oakland, California 94608
Cambria Project #193-1521-1
STID: 170

Dear Mr. Gholami:

On behalf of W. Taylor Partch and Ms. Elizabeth McCune, Cambria Environmental Technology, Inc., (Cambria) is submitting this Risk Management Plan (RMP) for the site referenced above (Figure 1). The RMP was requested by Mr. Gholami of the Alameda County Department of Environmental Health (ACDEH) during his July 8, 1999 telephone conversations with Paul Waite of Cambria.

SITE BACKGROUND

Site background information, investigation methods and all analytical results have been submitted by Cambria in previous reports to the ACDEH. All sampling locations are shown on the attached figures and historical analytical results are summarized on the attached tables.

On August 6, 1996, two 1,000-gallon underground storage tanks (USTs) were removed from the site by Bamer Construction of Castro Valley, California. The USTs were used for gasoline only and were last used in 1978. Soil and groundwater tests have shown that the site meets the California Regional Water Quality Control Board - San Francisco Bay Region (RWQCB) guidelines for low-risk soil cases for the following reasons:

- The leak has stopped and the hydrocarbon source has been removed;
- The site is adequately characterized;
- No water wells or other sensitive receptors are likely to be impacted;
- No groundwater impact currently exists and no contaminants are found at levels above established MCLs or other applicable water quality objectives;
- The site presents no significant risk to human health, and;
- The site presents no significant risk to the environment

Oakland, CA
Sonoma, CA
Portland, OR
Seattle, WA

Cambria
Environmental
Technology, Inc.

2656 29th Street
Suite B
Oakland, CA 94608
Tel (510) 420-0700
Fax (510) 420-9170

CAMBRIA

Mr. Amir Gholami
July 14, 1999

RISK MANAGEMENT PLAN

The Alameda County Department of Environmental Health requested that this Risk Management Plan be prepared for the property at 2856 Helen Street, Oakland, California, which was the subject of soil and groundwater investigations completed in July 1999.

1. Notice of change in land use for this property should be sent to:

   Alameda County Health Care Services Agency
   Environmental Health Services
   Environmental Protection (LOP)
   1131 Harbor Bay Parkway, Suite 250
   Alameda, California 94502

2. Petroleum hydrocarbons were not detected in soil and groundwater samples collected in 1999. However, due to the detection of petroleum hydrocarbons in soils at 8 ft depth in 1996, construction workers who may handle soils during future construction activities should take appropriate precautions. A health and safety plan should be prepared that requires Level D protection for all workers as per Occupational Health and Safety Administration (OSHA) rules (29 CFR 1910.120). Level D protection should include appropriate gloves, work clothes, boots, and hard hats, if required.

3. If soils are excavated during construction activities, a soil management plan governing sampling of those soils to determine disposal or reuse options should be developed and submitted to the ACDEH. If it becomes necessary to evacuate any groundwater during construction activities, such groundwater should be stored in temporary containers and analyzed for disposal options.

4. Although no petroleum hydrocarbons have been detected in groundwater, the shallow groundwater beneath the property should not be used for any purpose, unless analyzed and treated, if necessary. If water is proposed for use, appropriate notice should be given to the ACDEH.

CONCLUSIONS

As stated in Cambria's *Preliminary Risk Assessment* for this site, no petroleum hydrocarbons have been detected in groundwater or vadose zone soils at the site. The detection limits used during analysis, as shown on Tables 1 and 2, are below the ASTM 1527 Tier 1 look-up tables for all risk categories. Therefore, the risk results are below any selected target risk levels set forth for the site, and current site conditions do not pose a significant risk to human or environmental receptors in the area.

Thank you for your continued assistance with this project. If you require any additional information, please contact Cambria at (510) 420-0700.

Sincerely,
Cambria Environmental Technology, Inc.

Bob Clark-Riddell

Bob Clark-Riddell, P.E.
Principal Engineer

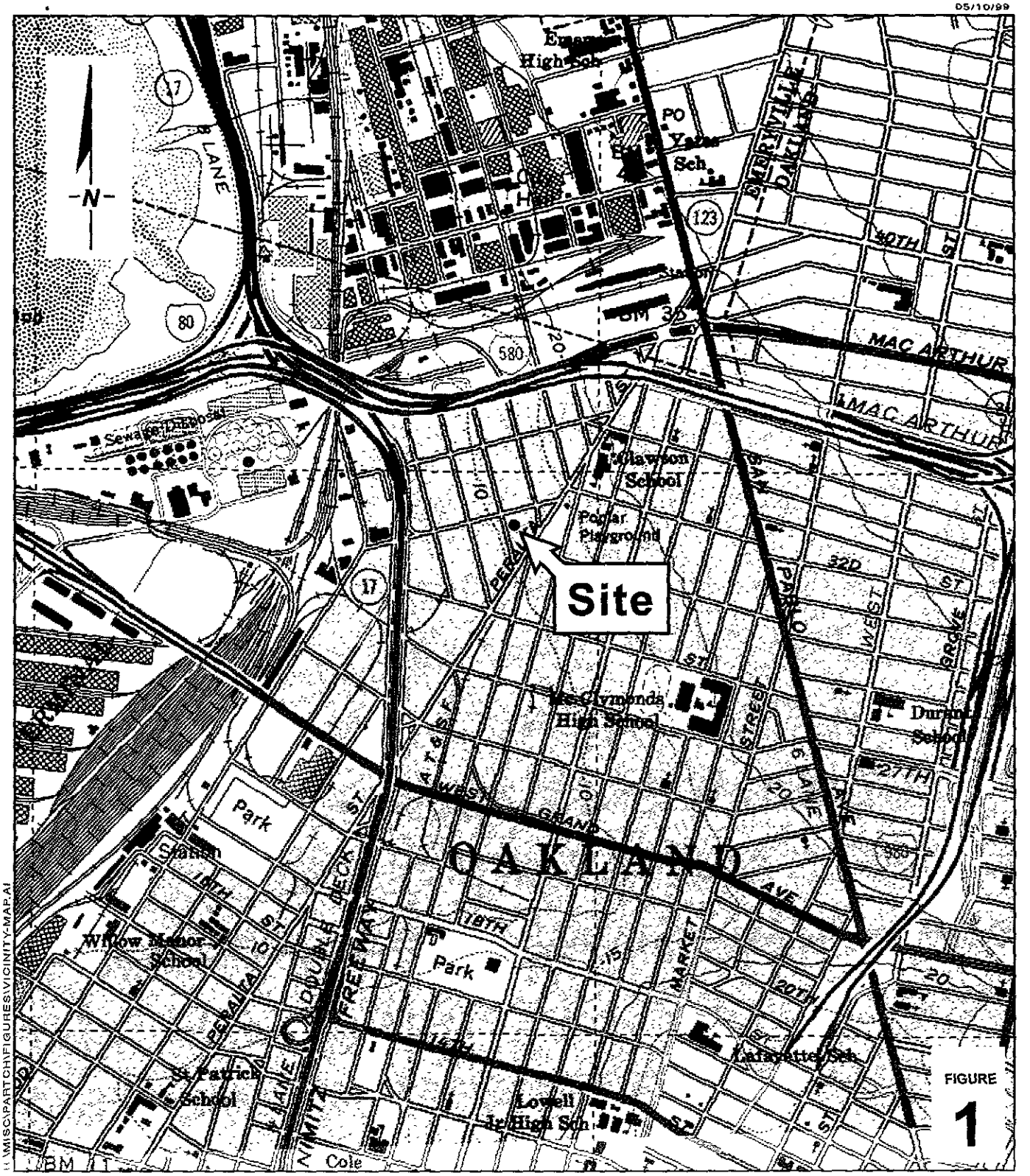
H:\MISC\Partch\RMP0799.wpd

Figures: 1 - Site Location Map
2 - Soil and Groundwater Sampling Locations

Tables: 1 - Soil Analytical Data
2 - Groundwater Analytical Data

cc: W. Taylor Partch, 2051 San Jose Avenue, Alameda, California 94501
Elizabeth McCune, 20068 Summerridge Drive, Castro Valley, California 94552
Chuck Headlee, RWQCB, 1515 Clay Street, Suite 1400, Oakland, California 94612

05/10/99



\\MISC\PARTCH\FIGURES\VICINITY-MAP.AI

0 1/8 1/4 1/2 1

SCALE 1 1/4 MILE

W.T. Partch

2862 Helen Street

Oakland, California

CAMBRIA

Vicinity Map

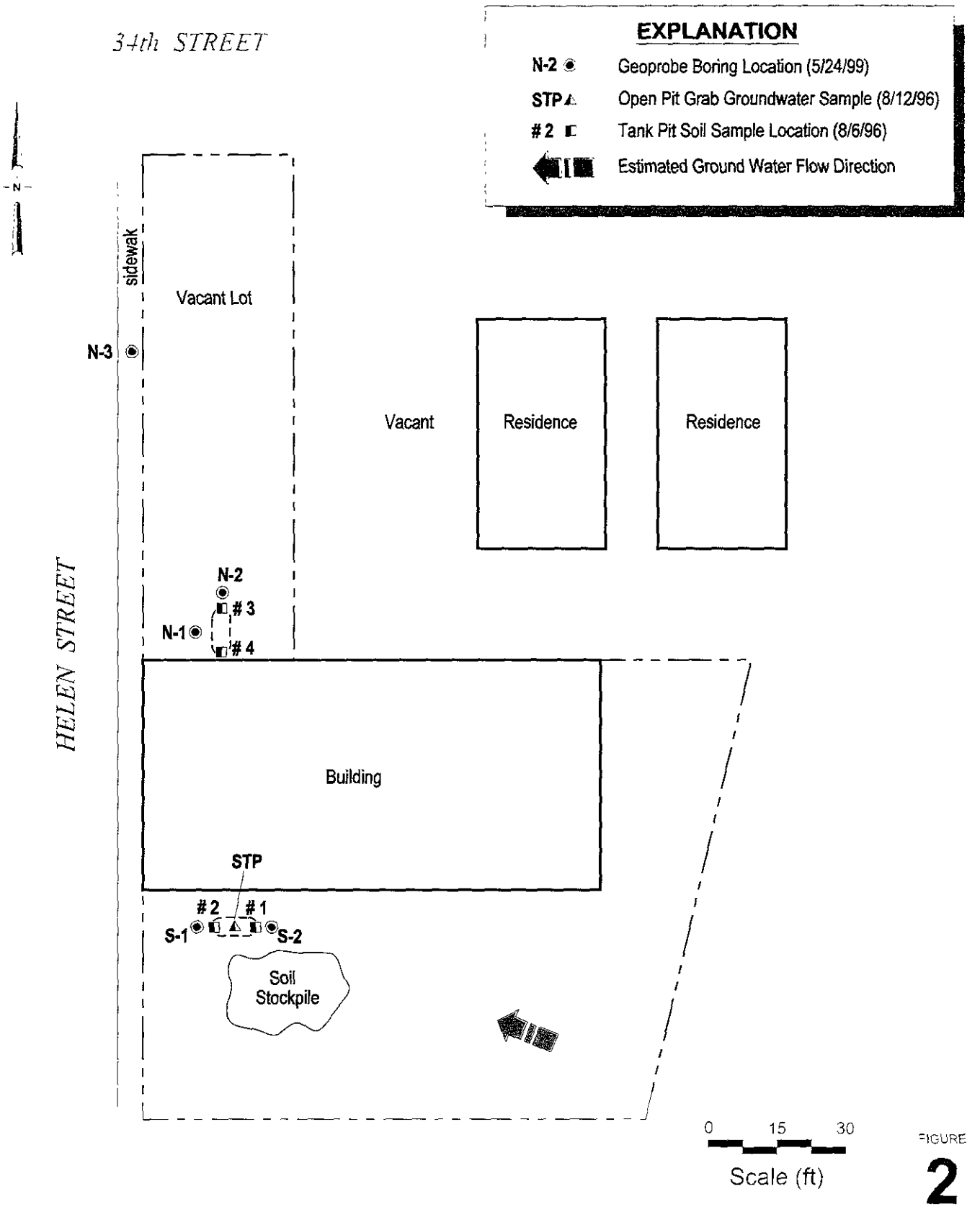


FIGURE
2

W.T. Partch
2862 Helen Street
Oakland, California

CAMBRIA

Soil and Water Sample Locations

Table 1. Soil Sample Analytical Data - 2856 Helen Street, Oakland California 94608

Date	Sample ID	Sample Depth (ft)	TPHg	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	TTLC Lead
			(All concentrations reported in milligrams per kilogram)						
Southern former tank location, East end									
8/6/96	#1	8.0	200	---	2.4	12.0	0.2	0.7	4.7
8/24/99	S-2-5.6	5.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	5.2
8/24/99	S-2-7.8	7.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	39
Southern former tank location, West end									
8/6/96	#2	8.0	290	---	6.5	17.0	1.5	7.6	4.8
8/6/96	#6	Stockpile Composite	10	---	0.14	0.88	0.29	0.61	11
8/24/99	S-1-5.6	5.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	4.5
8/24/99	S-1-10.11	10.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	4.0
8/24/99	S-1-19.20	19.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	19
Northern former tank location, North end									
8/6/96	#3	8.0	0.43	---	< 0.1	< 0.1	20	110	32
8/24/99	S-1-5.6	5.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	9.0
8/24/99	S-1-9.10	9.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	5.4
Northern former tank location, South end									
8/6/96	#4	8.0	0.49	---	< 0.1	< 0.1	< 0.1	< 0.1	5.1
8/6/96	#5	Stockpile Composite	6.0	---	< 0.1	0.59	< 0.1	0.3	78
8/24/99	S-2-7.8	7.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	4.0
Northwest corner of property									
8/24/99	S-3-7.8	7.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	5.6
8/24/99	S-3-23.24	23.0	< 1.0	< 0.05	< 0.005	< 0.005	< 0.005	< 0.005	6.6

Abbreviations and Notes:

Not Analyzed
TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015
MTBE (Methyl tert butyl ether) and BTEX by EPA Method 8020.
TTLC Lead by EPA Method 6010 or 7420
< X = Below detection limit of x milligrams per kilogram

Table 2. Groundwater Analytical Data - 2856 Helen Street, Oakland California 94608

Sample ID	Date	Depth to Water (ft)	TPHg	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
			All concentrations in µg/L (ppb)						
South Tank Pit	8/12/96	Surface of open pit	< 50	---	< 0.1	< 0.1	< 0.1	< 0.1	< 50 total
S-1	5/24/99	5.9	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	46 dissolved
S-2	5/24/99	7.2	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	430 dissolved
N-1	5/24/99	10.4	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	71 dissolved
N-2	5/24/99	9.2	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	210 dissolved
N-3	5/24/99	9.0	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	120 dissolved

Abbreviations and Notes:

--- Not Analyzed

TPHg Total Petroleum Hydrocarbons as gasoline by modified EPA Method 8015

MTBE Methyl Tertiary Butyl Ether by EPA Method 8020

BTEX by EPA Method 8020

Total Lead by EPA Method 7420

Dissolved Lead by EPA Method 239.2

ppb - parts per billion equivalent to micrograms per liter

< x Below detection limit of x micrograms per liter