

ENVIRONMENTAL  
PROTECTION

geo - logic

geotechnical and environmental consulting services

1140 - 5th Avenue, Crockett, CA 94525

(510) 787-6867 - Fax (510) 787-1457

GL-98-120.R3  
March 10, 1999  
Paradiso Job No. 1101

Berkeley Farms  
25500 Clawiter Road  
Hayward California

Attention: Mr. Norm Albert

RE: Fuel Oil Tank Closure Report  
Former Berkeley Farms Dairy Facility  
4550 San Pablo Avenue  
Emeryville, California 94608

Dear Mr. Albert:

This report summarizes the results of the soil sampling performed by Geo-Logic at the referenced site following the removal of a 2,000-gallon fuel oil tank. This report also documents the proper disposal of the tank, the excavated soil, and the water and product evacuated from the tank. The work was performed in compliance with the guidelines established by the Regional Water Quality Control Board (RWQCB) and the Alameda County Health Care Services Agency, Department of Environmental Health (ACDEH).

The scope of the work performed by Geo-Logic consisted of the following:

- Coordination with the regulatory agencies;
- Collection of soil samples from the sidewalls of the fuel oil tank pit;
- Collection of a composite soil sample from the stockpiled excavated soil;
- Delivery of soil samples with properly executed Chain of Custody documentation to a certified analytical laboratory;
- Technical review of data and preparation of this report.

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Paradiso Job No. 1011  
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#### SITE DESCRIPTION

The subject site is located on the east side of San Pablo Avenue between 45th and 47th Streets in Emeryville, California, and formerly operated as a Berkeley Farms dairy facility. A Site Plan (Figure 1) is attached to this report.

#### PREVIOUS FIELD ACTIVITIES

Geo-Logic conducted field work previously at the site in September and October, 1998, when one 10,000-gallon diesel tank, one 10,000-gallon gasoline tank, product piping, and a dispenser island were removed. This work was summarized in Geo-Logic's report (GL-98-120.R2) dated November 20, 1998.

#### BACKGROUND

Following the removal of the tanks documented in Geo-Logic's report referenced above, discussions with Berkeley Farms personnel by Paradiso Mechanical, Inc., indicated that an additional tank was present on site, at the location shown on Figure 1. The tank consisted of an approximately 2,000-gallon single-wall steel tank that had previously contained fuel oil to power a boiler. Following conversion of the boiler to natural gas, the tank had not been used, and a slab and concrete block structure had been built over it.

#### FIELD ACTIVITIES

On January 26, 1999, Geo-Logic was present on site to sample stockpiled soil generated during uncovering of the fuel oil tank. The sample consisted of four individual samples obtained from various locations at a depth of approximately one foot within the stockpile. The samples were each placed in clean, two-inch diameter brass tubes, sealed with teflon and plastic caps, and stored in a cooled ice chest for delivery to a certified laboratory.

On February 4, 1999, Geo-Logic returned to the site for removal of the fuel oil tank. Ms. Susan Hugo of the ACDEH and Mr. George Warren of the City of Emeryville Fire Department witnessed the tank removal.

The tank was approximately 4 feet in diameter by 16 feet in length. The tank bottom rested approximately 4 feet below a concrete slab that had had another concrete slab placed over it. The tank pit backfill had been removed to lateral dimensions of approximately 7 feet by 20 feet.

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No apparent holes or cracks were observed in the tank. According to Paradiso Mechanical, Inc. personnel, upon uncovering, the tank was found to contain water and approximately 4 inches of product.

Groundwater was not encountered in the tank pit excavation. A small amount of rain water, including rain water that had traveled through onsite storm drain pipes that had been truncated by the excavation, was present in the tank pit.

Two soil samples, designated as N (4') and S (4') on the attached Figure 1, were obtained from the sidewalls at the north and south ends of the excavation, just above the excavation bottom. The undisturbed soil samples were collected from bulk material excavated by backhoe. The samples were each placed in clean, two-inch diameter brass tubes, sealed with teflon and plastic caps, and stored in a cooled ice chest prior to delivery to a certified laboratory.

#### ANALYTICAL RESULTS

The samples were analyzed by Calcoast Analytical in Emeryville, California, and were accompanied by properly executed Chain of Custody documentation. The tank pit soil samples and the composite stockpile sample were analyzed for total petroleum hydrocarbons (TPH) as fuel oil, benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tert-butyl ether (MTBE) by EPA method 8020. The composite stockpile sample was also analyzed for total lead. All of the soil samples yielded nondetectable results for these analytes, except for 7.7 parts per million (ppm) of total lead detected in the stockpile sample (below regulatory limits).

The results of the soil analyses are summarized in Table 1. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

#### SUBSURFACE CONDITIONS

The soils encountered in the excavations consisted predominantly of dark brown stiff silty clay and clay fill and native soils. Groundwater was not encountered.

#### DISPOSAL

On January 15, 1999, prior to removing the tank, water with some fuel oil was pumped from the tank and then the tank was triple rinsed. The liquid from within the tank and the rinsate water, totalling approximately 2950 gallons, was transported under manifest by Clearwater Environmental Management, Inc. and taken to Alviso Independent Oil Co. in Alviso, California.

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Following removal on February 4, 1999, the 2,000-gallon fuel oil was transported under manifest by Ecology Control Industries to Erickson, Inc., of Richmond, California.

Copies of the manifests for disposal of the tank and water are attached to this report as Appendix A.

Following receipt of the laboratory analytical results indicating nondetectable results for all of the petroleum hydrocarbon analytes, and with the concurrence of Ms. Susan Hugo of the ACDEH, the excavated soil from the fuel oil tank pit was placed back in the pit.

#### DISCUSSION AND RECOMMENDATIONS

Based on the analytical results of the soil samples, and in accordance with the guidelines established by the RWQCB, no further excavation work at the site associated with the fuel oil tank is considered warranted.

#### DISTRIBUTION

A copy of this report should be sent to Ms. Susan Hugo of the ACDEH, and to Mr. George Warren of the City of Emeryville Fire Department.

#### LIMITATIONS

Soil deposits and rock formations may vary in thickness, lithology, saturation, strength and other properties across any site. In addition, environmental changes, either naturally-occurring or artificially-induced, may cause changes in the extent and concentration of any contaminants. Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

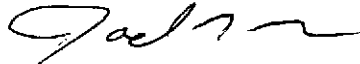
The results of this study are based on the data obtained from the field and laboratory analyses obtained from a state certified laboratory. We have analyzed this data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

Geo-Logic  
Paradiso Job No. 1011  
March 10, 1999  
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Should you have any questions regarding this report, please feel free to call me at (510) 787-6867.

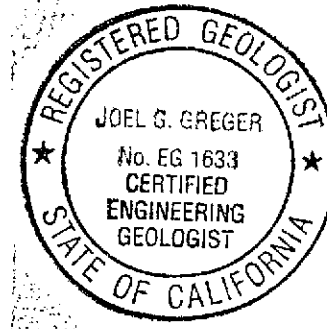
Sincerely,

Geo-Logic

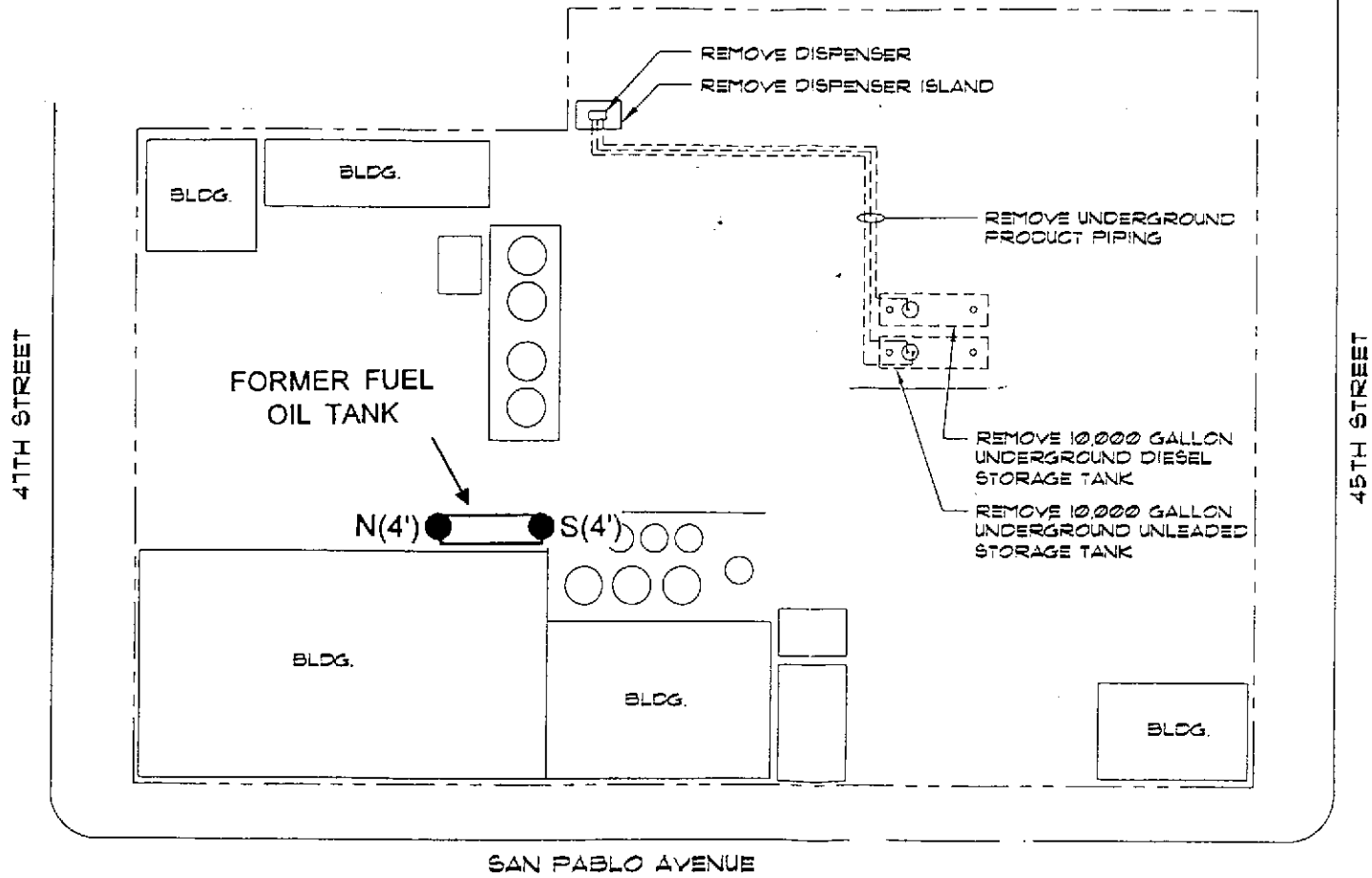


Joel G. Greger, C.E.G.  
Certified Engineering Geologist

License No. EG 1633  
Exp. Date 8/31/2000



Attachments: Table 1  
Figure 1  
Laboratory Analyses and Chain of Custody  
Documentation  
Appendix A - Manifests



NOT TO SCALE

FORMER BERKELEY FARMS DAIRY 4550 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA	Figure No: <b>1</b>	Date: March 9, 1999
		Drawn By: JG/Geo-Logic

# Site Plan

Geo-Logic  
Paradiso Job No. 1011  
March 10, 1999

TABLE 1  
SUMMARY OF LABORATORY ANALYSES  
SOIL

<u>Sample/depth</u>	<u>TPH as Fuel Oil</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl- benzene</u>	<u>Xylenes</u>	<u>MTBE</u>
	(Collected on February 4, 1999)					
N (4')	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1
S (4')	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1
	(Collected on January 26, 1999)					
Comp S1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1
Method Blank/ Detection Limit	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1

Results are in milligrams per kilogram (mg/kg).

# CALCOAST ANALYTICAL

## Materials Chemistry

Certified by  
*California Department of Health Services*  
*City of Los Angeles, Dept. of Building & Safety*

February 5, 1999

Geo - Logic  
1140 - 5<sup>th</sup> Avenue  
Crockett, CA 94525

Attn: Mr. Joel Greger

Ref: Lab File No.: 0204-4A/B-99

### 1. SAMPLES:

Two (2) soil cores;

Project: Former Berkeley Farms, 4550 San Pablo, Emeryville  
Samples: A. N (4')  
          B. S (4')

*Collected: February 4, 1999*

*Received: February 4, 1999*

### 2. ANALYSIS REQUIRED:

- A. Benzene, Toluene, Ethylbenzene and Xylene (BTEX) by Gas Chromatography (GC)
- B. Methyl-tert-butyl ether (MTBE) by GC.
- C. Total Extractable Petroleum Hydrocarbons (TEPH) - fuel oil by GC.

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TELEPHONE (510) 652-2979

FAX (510) 652-3085

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4072 WATTS STREET • EMERYVILLE, CA 94608



3. METHODS OF ANALYSIS:

- A. EPA Method 8020; SW-846
- B. EPA Method 8020; SW-846
- C. EPA Methods 3550 and 8015; SW-846

4. RESULTS:

A. BTEX

Sample	Concentration - (mg/kg)			
	Benzene	Toluene	Ethylbenzene	Xylene
A. N (4')	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
B. S (4')	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Method Blank	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Mean Spike Recovery	106%	108%	102%	111%

B. MTBE

SAMPLE	MTBE (MG/KG)
A. N (4')	<0.1 (ND)
B. S (4')	<0.1 (ND)

Method Blank/Detection Limit = <0.1mg/kg (none detected)

C. TEPH - fuel oil

SAMPLE	TPH- FUEL OIL (MG/KG)
A. N (4')	<0.1 (ND)
B. S (4')	<0.1 (ND)

Method Blank/Detection Limit = <0.1mg/kg (none detected)



Ronald W. Shrewsbury  
 Analytical Chemist  
 RWS: swr

ALL SAMPLES SUBMITTED FOR TESTING WILL BE HELD 30 DAYS FROM REPORT DATE AT WHICH TIME THEY WILL BE RETURNED TO CLIENT OR DESTROYED. CLIENT WILL BE RESPONSIBLE FOR ALL SHIPPING, HANDLING, AND DISPOSAL CHARGES. SAMPLES WILL BE STORED UPON WRITTEN INSTRUCTIONS AND FEE ARRANGEMENTS.

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# CALCOAST ANALYTICAL

## Materials Chemistry

Certified by  
*California Department of Health Services  
City of Los Angeles, Dept. of Building & Safety*

January 27, 1999

Geo - Logic  
1140 - 5<sup>th</sup> Avenue  
Crockett, CA 94525

Attn: Mr. Joel Greger

Ref: Lab File No.: 0126-3A/99

### 1. SAMPLES:

Four (4) soil cores which are composited into one (1) sample for analysis;

Project: Berkeley Farms, 4550 San Pablo, Emeryville  
Sample: A. Comp S1

*Collected: January 26, 1999  
Received: January 26, 1999*

### 2. ANALYSIS REQUIRED:

- A. Total Petroleum Hydrocarbons - gasoline (TPH-g) by Gas Chromatography (GC).
- B. Total Petroleum Hydrocarbons - fuel oil by GC.
- C. Benzene, Toluene, Ethylbenzene and Xylene (BTEX) by GC.
- D. Methyl-tert-butyl ether (MTBE) by GC.
- E. Total lead (Pb) content by Atomic Absorption Spectroscopy (AAS).

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COATINGS • BUILDING MATERIALS • HAZARDOUS WASTE  
SPECTROSCOPY • CHROMATOGRAPHY • MICROSCOPY

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4072 WATTS STREET • EMERYVILLE, CA 94608

3. METHODS OF ANALYSIS:

- A. EPA Method 8015; SW-846
- B. EPA Methods 3550 and 8015; SW-846
- C. EPA Method 8020; SW-846
- D. EPA Method 8020; SW-846
- E. Sample Digestion - EPA Method 3050; SW-846  
 AAS Analysis - EPA Method 7420; SW-846

4. RESULTS:

A. TPH - gasoline

SAMPLE	TPH-G (MG/KG)
A. Comp S1	<0.1 (ND)

Method Blank/Detection Limit = <0.1mg/kg (none detected)  
 Mean Spike Recovery = 108%

A. TPH - fuel oil

SAMPLE	TPH- FUEL OIL (MG/KG)
A. Comp S1	<0.1 (ND)

Method Blank/Detection Limit = <0.1mg/kg (none detected)

C. BTEX

Sample	Concentration - (mg/kg)			
	Benzene	Toluene	Ethylbenzene	Xylene
A. Comp S1	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Method Blank	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Mean Spike Recovery	97%	106%	90%	92%

D. MTBE

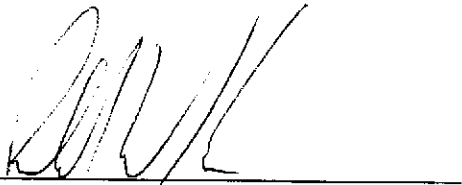
SAMPLE	MTBE (MG/KG)
A. Comp S1	<5.0 (ND)

Method Blank/Detection Limit = <5.0mg/kg (none detected)

E. Total Pb

SAMPLE	TOTAL LEAD (MG/KG)
A. Comp S1	7.7

Method Blank/Detection Limit = <2.0mg/kg (none detected)  
Mean Spike Recovery = 104%



Ronald W. Shrewsbury  
Analytical Chemist

RWS: swr (2)

ALL SAMPLES SUBMITTED FOR TESTING WILL BE HELD 30 DAYS FROM REPORT DATE AT WHICH TIME THEY WILL BE RETURNED TO CLIENT OR DESTROYED. CLIENT WILL BE RESPONSIBLE FOR ALL SHIPPING, HANDLING, AND DISPOSAL CHARGES. SAMPLES WILL BE STORED UPON WRITTEN INSTRUCTIONS AND FEE ARRANGEMENTS.

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**NON-HAZARDOUS  
WASTE MANIFEST**

1. Generator's US EPA ID No.

2. Page 1  
of 1

3. Document Number

NH- No 46215

4. Generator's Name and Mailing Address

*Berkley Farms*  
25500 Sun Falls Ave Emeryville CA  
94577

Generator's Phone

5. Transporter Company Name

CLEARWATER ENVIRONMENTAL

6.

US EPA ID Number

CAR000007013

7. Transporter Phone

(510) 797-8511

8. Designated Facility Name and Site Address

ALVISO INDEPENDENT OIL  
5002 ARCHER STREET  
ALVISO, CA 95002

9.

US EPA ID Number

CAL000161743

10. Facility's Phone

(510) 797-8511

11. Waste Shipping Name and Description

a. Non-Hazardous waste, liquid

12. Containers

No.

Type

13. Total  
Quantity

14. Unit  
Wt/Vol

001

TT

1150

G

15. Special Handling Instructions and Additional Information

Wear PPE  
Emergency Contact  
(510) 797-8511  
Attn: Kirk Hayward

Handling Codes for Wastes Listed Above

11a.

11b.

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to state or federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name

Signature

*Kirk D. Hayward*

*[Signature]*

Month Day Year  
1 27 99

17. Transporter Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

*TERRY GAINES*

*[Signature]*

Month Day Year  
1 27 99

18. Discrepancy Indication Space

19. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 18.

Printed/Typed Name

Signature

*Vicki Stone*

*[Signature]*

Month Day Year  
01 27 99

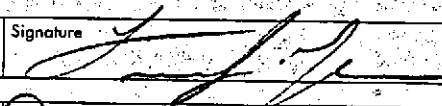
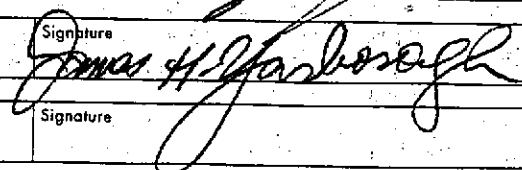
GENERATOR

TRANSPORTER

FACILITY

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

Information in the shaded areas is not required by Federal law.

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator's US EPA ID No. <b>CAC000082378459488</b>		Manifest Document No.		2. Page 1 <b>1 of 1</b>	
3. Generator's Name and Mailing Address <b>BERKELEY FARMS 4550 SAN PABLO AVE EMERYVILLE, CA 94608</b>							
4. Generator's Phone (510) <b>420-5600</b>							
5. Transporter 1 Company Name <b>ECOLOGY CONTROL INDUSTRIES</b>				6. US EPA ID Number <b>CAD982030173</b>			
7. Transporter 2 Company Name							
8. US EPA ID Number							
9. Designated Facility Name and Site Address <b>ERICKSON INC. 255 PARR BLVD RICHMOND, CA 94801</b>							
10. US EPA ID Number <b>CAD0009466392</b>							
11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers	
<b>WASTE EMPTY STORAGE TANK Non-RCRA hazardous waste solid</b>						No.	
						Type	
<b>b. PAKA OF SO MECH. INC. 2600 WELLS ST. SAN LEANARD, CA 94577</b>						13. Total Quantity	
						14. Unit Wt/Vol	
<b>c. (510) 614-8390</b>						0101 TP 02000 P	
15. Special Handling Instructions and Additional Information <b>Wear appropriate protective clothing when handling.</b> <b>SITE LOCATION: BERKELEY FARMS</b> <b>24 Hour Emergency Telephone Number: (510) 420-5600</b> <b>4550 SAN PABLO AVE</b> <b>24 Hour Emergency Contact: RON MADERO</b> <b>EMERYVILLE, CA 94608</b> <b>ERG# 171</b>							
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 <b>LANCE TAYLOR</b>				Signature 		Month Day Year <b>02 20 99</b>	
17. Transporter 1 Acknowledgement of Receipt of Materials							
Printed/Typed Name <b>James H. Yarborough</b>				Signature 		Month Day Year <b>02 20 99</b>	
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	

DO NOT WRITE BELOW THIS LINE.



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

GENERATOR

TRANSPORTER

FACILITY

**UNIFORM HAZARDOUS WASTE MANIFEST**

1. Generator's US EPA ID No. **CAAD983622507415516** Manifest Document No. **415516**

2. Page 1 of 1 information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address  
**BENKLEY FRPMS  
 25500 C/A WILKER, HAYWARD, CA, 94545**

A. State Manifest Document Number  
**98641556**

4. Generator's Phone **510 765 8600**

B. State Generator's ID  
**EXEMPT**

5. Transporter 1 Company Name  
**CLEARWATER ENVIRONMENTAL**

6. US EPA ID Number  
**CA R 0000007013**

C. State Transporter's ID

7. Transporter 2 Company Name

8. US EPA ID Number

D. Transporter's Phone  
**(510) 707-8511**

9. Designated Facility Name and Site Address  
**MUNDO INDUSTRIAL OIL  
 TANK FILLING FACILITY  
 4550 SAN PABLO AVE**

10. US EPA ID Number  
**CA L 000161743**

E. State Transporter's ID

F. Transporter's Phone

G. State Facility's ID  
**CA L 000161743**

H. Facility's Phone  
**(510) 707-8511**

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers  
 No. Type

13. Total Quantity

14. Unit Wt/Vol

I. Waste Number

a. **1 OILY WATER  
 FOR FORD TANK FILLING**

**0 0 1 T T 0 1800 G**

State **723**

EPA/Other **DONE**

b.

State

EPA/Other

c.

State

EPA/Other

d.

State

EPA/Other

J. Additional Descriptions for Materials Listed Above

K. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information  
**WEAR PPE  
 Emergency Contact (510) 707-8511 Attn: Kirk Hayward  
 ENG # 171**

**Site 4550 San Pablo Ave  
 Emeryville, CA**

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  
**LANCE THAYER**

Signature

Month Day Year  
**0 1 1 5 9 9**

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name  
**STEVEN R THONE**

Signature

Month Day Year  
**0 1 1 5 9 9**

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

**DO NOT WRITE BELOW THIS LINE.**