

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

July 13, 2001  
StID # 4252/ RO0000272

Wells Fargo Trust c/o  
Mr. John Ward  
P.O. Box 63939  
San Francisco, CA 94609

**Re: Request for Well Closure at 490 43<sup>rd</sup> St., Oakland CA 94609**

Dear Mr. Ward:

Our office has received concurrence from the San Francisco Regional Water Quality Control Board on our recommendation for no further action regarding the former gasoline and paint thinner tanks located at the above location. Prior to our issuance of the no further action letter, please provide evidence of the proper closure of the four (4) monitoring wells installed on and next to this property. You may contact the Water Resources Section of Public Works at 510-670-5554 to obtain the permit and specific requirements for this work.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C. B. Chan, files

Mr. D. DeMent, ACC Environmental, 7977 Capwell Drive, Suite 100, Oakland CA 94621

W1c1490 43rdSt

Revised update 3/30/01

Press [ESC] for the menu

UNDERGROUND STORAGE TANK CLEANUP SITE

SITE ID: 4252		SOURCE OF FUNDS: F	LOP: A	Tremov: -	SLIC: -
SITE NAME: Walter Blumert Company			SUBSTANCE	: 8006619	
SITE ADDRESS: 490 -0 43rd St			DATE REPORTED	: 01/24/1992	
CITY: Oakland		ZIP CODE: 94609	DATE CONFIRMED	: 12/20/1991	
			MULTIPLE RPs	: N	
CASE TYPE: S	CONTRACT STAT: 4	PRIORITY: 2B4	DATE ER: -0-		
RP SEARCH	: S		DATE END:	07/17/1992	
PRELIM ASSESSMENT	: -	DATE BEGIN: -0-	DATE END:	-0-	
REMEDIAL INVEST	: -	DATE BEGIN: -0-	DATE END:	-0-	
REMEDIAL ACTION	: -	DATE BEGIN: -0-	DATE END:	-0-	
POST REMED MONITOR:	-	DATE BEGIN: -0-	DATE END:	-0-	
ENFORCEMENT TYPE: 1		DATE ENFORCEMENT ACTION TAKEN:	07/17/1992		
LUFT CATEGORY: -0-		CASE CLOSED: -	DATE CASE CLOSED:	-0-	
DT EXC START : -0-		REMEDIAL ACTIONS TAKEN:	-0-		

PgDn for Screen #2

[ESC] Done      [F2] Clear field      [Shift-F2] Clear to end      [Shift-F10] More  
 Form: SITE      Table: SITE      Field: Source      Page: 1

STID: 4252

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

RISK ASSESSMENT	: -0-	LOC-CleanUp Fund?	-0-
DATE LAST CORSP	: 07/15/1999	INSPECTOR INIT:	BC

CONTACT/RESPONSIBLE PARTY INFORMATION:

RP #1: CONTACT: George Blumert Trust	RP COST: \$0.00
RP COMPANY NAME: C/o Wells Fargo Bk Mac#0103181	Ph: -0-
ADDRESS: 525 Market Street	
CITY/ST/ZIP: San Francisco, California 94105	

COMMENT: Transf. to PE 9/12/97. Mail correspondences/invoices to Mr. Jeffery Hirsch, c/o Wells Fargo Bank, 525 Market Street, 18th Floor, MAC #0103-181, San Francisco 94105

PgUp For Screen #1;PgDn For More RP'S

[ESC] Done      [F2] Clear field      [Shift-F2] Clear to end      [Shift-F10] More  
 Form: SITE      Table: SITE      Field: FlagDate      Page: 2

ACC ENVIRONMENTAL CONSULTANTS, INC. 7977 Capwell Drive, Suite 100, Oakland, CA 94621

FAX

#4252

Date: 8/9/00  
 Number of pages including cover sheet: 3

To: Mr. Barney Chan  
 Company: ACHESA  
 Phone: (510) 567-6765  
 Fax phone: (510) 337-9335  
 CC: \_\_\_\_\_

From: Dave Dement  
 Phone: (510) 638-8400  
 Fax phone: (510) 638-8404

REMARKS:  As Requested  For your review  Reply ASAP  Please comment

Agenda for today's meeting with Wells Fargo.  
Is there anything else you would like to discuss.  
I will be bringing some figures to help  
visualize current site conditions

Original to Follow by:

U.S. Mail  
 Express Overnight Mail  
 Courier  
 No Hard Copy to Follow



August 7, 2000

Mr. John Ward  
Wells Fargo Trust  
Asset Management Division  
Trust Real Estate Department  
P.O. Box 63939  
San Francisco, California 94163

RE: Proposed Agenda for Meeting with Alameda County Health Care Services Agency  
490 43rd Street, Oakland, California (Blumert Trust)  
ACC Project No. 95-6305-001.01

Dear Mr. Ward:

ACC Environmental Consultants, Inc., (ACC) proposes that the following issues be discussed at the meeting scheduled with the Alameda County Health Care Services Agency (ACHCSA). ACC has scheduled the meeting for August 9, 2000 at 10:00 PM at their office at 1131 Harbor Bay Parkway, Alameda, California. A map illustrating the meeting location is attached.

With some preliminary input from Mr. Barney Chan of ACHCSA, ACC has identified a number of issues that should be discussed for purposes of formalizing the remaining tasks necessary to justify regulatory closure. ACC recommends following this agenda to optimize meeting time and focus exclusively on resolving issues of concern.

**Item 1 - Site Summary**

- Subsurface Investigation
- Remedial Efforts
- Groundwater Monitoring

**Item 2 - Results of Recent Groundwater Monitoring**

- Recent Groundwater Monitoring Trends
- Suspect Offsite Sources
- Regulatory Concerns

**Item 3 - Data Needed to Obtain Regulatory Closure**

- Well Survey - define type and radius - *WDR (w/ 2000'*
- Sensitive Receptor Survey - define sensitive receptors and radius - *surface water / conduit / basements*
- Tier 1 / Tier 2* Risk Assessment - Conceptual Site Model, Constituents of Concern - *based on receptor*
- Risk Management - what is necessary and/or appropriate? - *M. Gomez 238-7314*
- Future Groundwater Monitoring Requirements - *load and sum of analytes*
- Other Requirements for Regulatory Closure - *permit tracking system*

Mr. John Ward  
August 3, 2000  
Page 2

The most recent groundwater monitoring event was highly favorable and should be the basis for formalizing the remaining tasks necessary to obtain regulatory closure. ACC will prepare handouts for the meeting to facilitate discussion of the agenda items.

If you have any questions, please call me at (510) 638-8400, ext. 109.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. DeMent". The signature is written in a cursive style with a large initial "D".

David R. DeMent, RG  
Environmental Division Manager

Attachment

cc: Mr. Barney Chan, ACHCSA (w/o attachment)  
Mr. Jay Schnack (w/ attachment)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

August 9, 2000  
StID # 4252

Mr. John Ward  
Wells Fargo Trust  
P.O. Box 63939  
San Francisco, CA 94163

**Re: Blumert Trust, 490 43<sup>rd</sup> St., Oakland CA 94609**

Dear Mr. Ward:

This letter serves to summarize the items discussed in our meeting today. It includes a list of additional requirements needed for the above referenced site before our office can consider site closure. It appears that sufficient monitoring of wells MW1-MW-3 has been done and a trend has been established.

Your consultant and our office have determined that the following items should be performed prior to case closure recommendation:

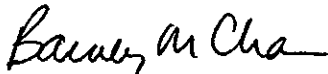
- Perform a well survey, the radius of which will be justified by your consultant. Rationale will be given to justify the need or lack thereof to further investigate any potentially impacted wells identified.
- Perform a sensitive receptor survey to identify things such as surface water bodies, conduits, basements, nursing homes and day care centers. A radius of this survey was suggested as 250 feet, but it should be justified as above. Should basements be identified, a door to door survey may be necessary.
- Perform a risk assessment. Assuming no surface water bodies are affected, benzene and MTBE have been identified as the contaminants of concern for the risk assessment. It is anticipated that a Tier 1 (comparison of concentrations against standard health based numbers) will be sufficient.
- Provide a risk management plan. At a minimum, this would include a method of notification of workers both on and off-site of the residual soil and groundwater contamination. Mr. Mark Gomez of the City of Oakland Public Works, was recommended to be contacted.
- Future monitoring would consist of one additional monitoring of well MW-4 in conjunction with the monitoring of Mr. Simpson's well, MW1A, at 489 43<sup>rd</sup> St. You were encouraged to continue working with Mr. Simpson and his consultant as the two sites are intimately involved.

Please provide a brief work plan to address the above requested items. Meanwhile, our office will initiate preparation of a closure summary.

Mr. John Ward  
StID # 4252  
490 43<sup>rd</sup> St., Oakland  
August 9, 2000  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. D. DeMent, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,  
Oakland 94621

Mr. J. Jay Schnack Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700  
Walnut Creek, CA 94596

Mr. R. Simpson, P. O. Box 3090, Berkeley, CA 94703

Mtg490 43rd

**Agenda for Meeting with Alameda County Health Care Services Agency**

490 43rd Street, Oakland (Blumert Trust)

August 9, 2000

**A. Site Summary**

1. Subsurface Investigation

One 1,000-gal gasoline and one 350-gal MS removed December 1991

Three GW Monitoring Wells installed April 1993

Two exploratory soil borings drilled June 1994

ACC performs soil boring investigation in April 1996 (8 soil borings)

ACC begins GW monitoring in May 1996

GW monitoring reduced to semi-annual in June 1997

Well MW-4 installed in July 1999

2. Remedial Efforts

Tank pit overexcavated in March 1992

ORC introduced at site in July 1999

3. Groundwater Monitoring

21 sampling events in wells MW-1 through MW-3

4 sampling events in well MW-4

Difficulty differentiating MS and gasoline

**B. Results of Recent Groundwater Monitoring**

1. Recent Groundwater Monitoring Trends

Preferential BTEX degradation

Consistent GW flow direction, steeper gradient since 6/99

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2. Suspect Offsite Sources

389 43<sup>rd</sup> Street in well MW-4

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3. Review of Figures

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## ACHCSA Meeting Agenda (cont)

### C. Data Needed to Obtain Regulatory Closure

1. Well Survey – define type and radius

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2. Sensitive Receptor Survey – define sensitive receptors and radius

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3. Risk Assessment – Conceptual Site Model, Constituents of Concern

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### ● Other Issues

1. Risk Management – what is necessary and/or appropriate?

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2. Future Groundwater Monitoring Requirements

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3. Other Requirements for Regulatory Closure

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4. Proposed Timeline

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TELEGRAPH AVENUE

EXISTING BUILDING

LOADING DOCK

EQUIPMENT STORAGE

ASPHALT SURFACE

EXISTING BUILDING

MW-1

<50 gas

<50 ms

EXISTING FENCE

Storm Sewer

6" Water Line

43RD STREET

MW-2

6,500 gas

6,200 ms

MW-3

3,400 gas

2,300 ms

Gas Line

Storm Sewer


MW-4

2,900 gas

<50 ms

489 43rd Street  
(Existing Building)

Legend

MW-2  - Existing Groundwater Monitoring Well  
gas = gasoline, ms = mineral spirits  
Concentrations reported in parts per billion

Scale in Feet



0 15 30 45

MWA-1

97 gas

51 ms

Title: **Site Plan**  
490 43rd Street  
Oakland, California

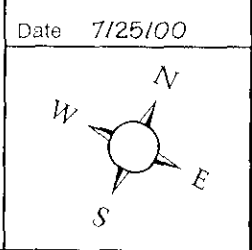
Figure Number: 2 Scale 1" = 30'

Project Number: 6305-01.01 Drawn By NHD

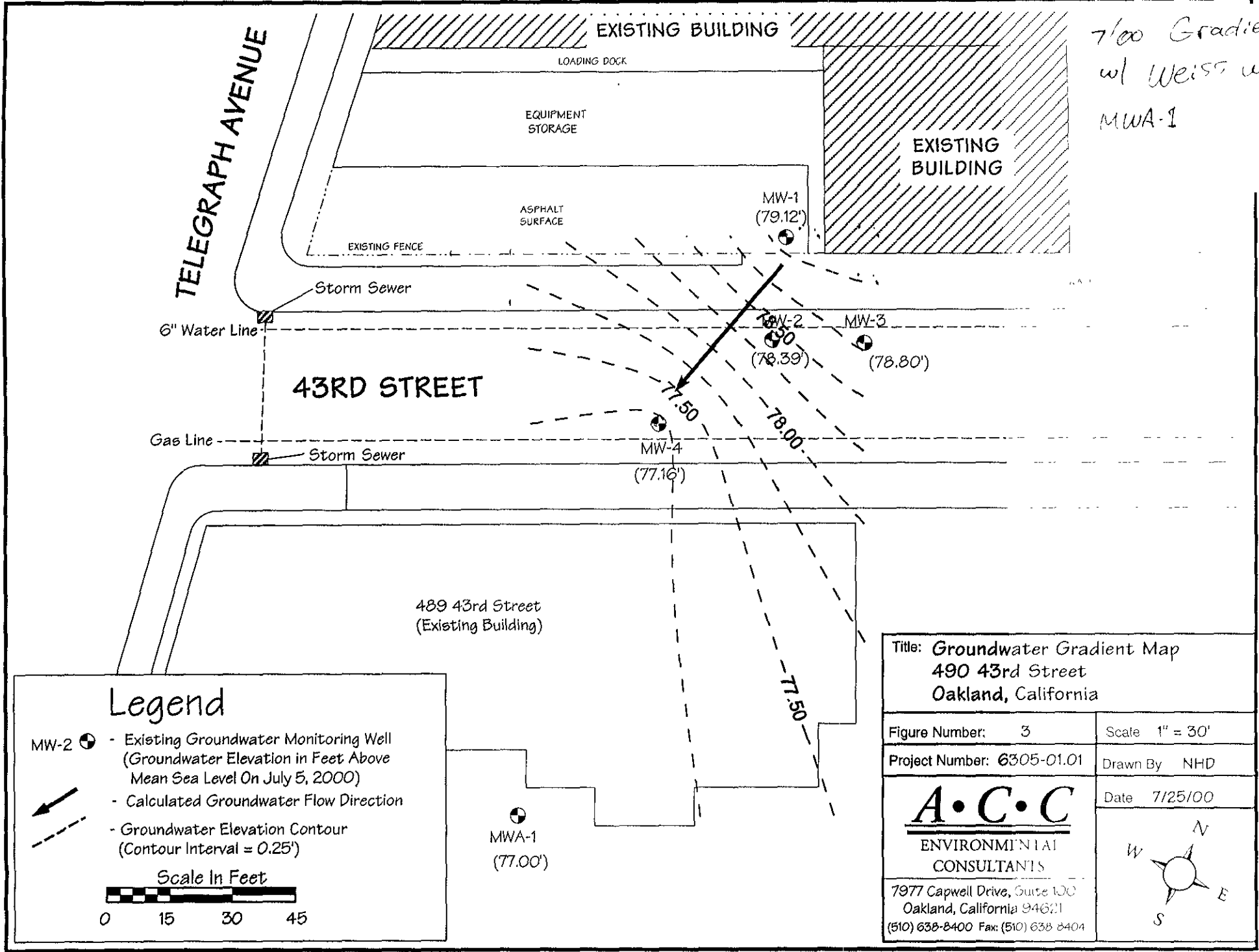
**A.C.C.**  
ENVIRONMENTAL  
CONSULTANTS

7977 Capwell Drive, Suite 100  
Oakland, California 94621

(510) 638-8400 Fax: (510) 638-8401

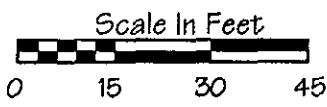


7'00 Gradient  
 w/ Weiss well  
 MWA-1



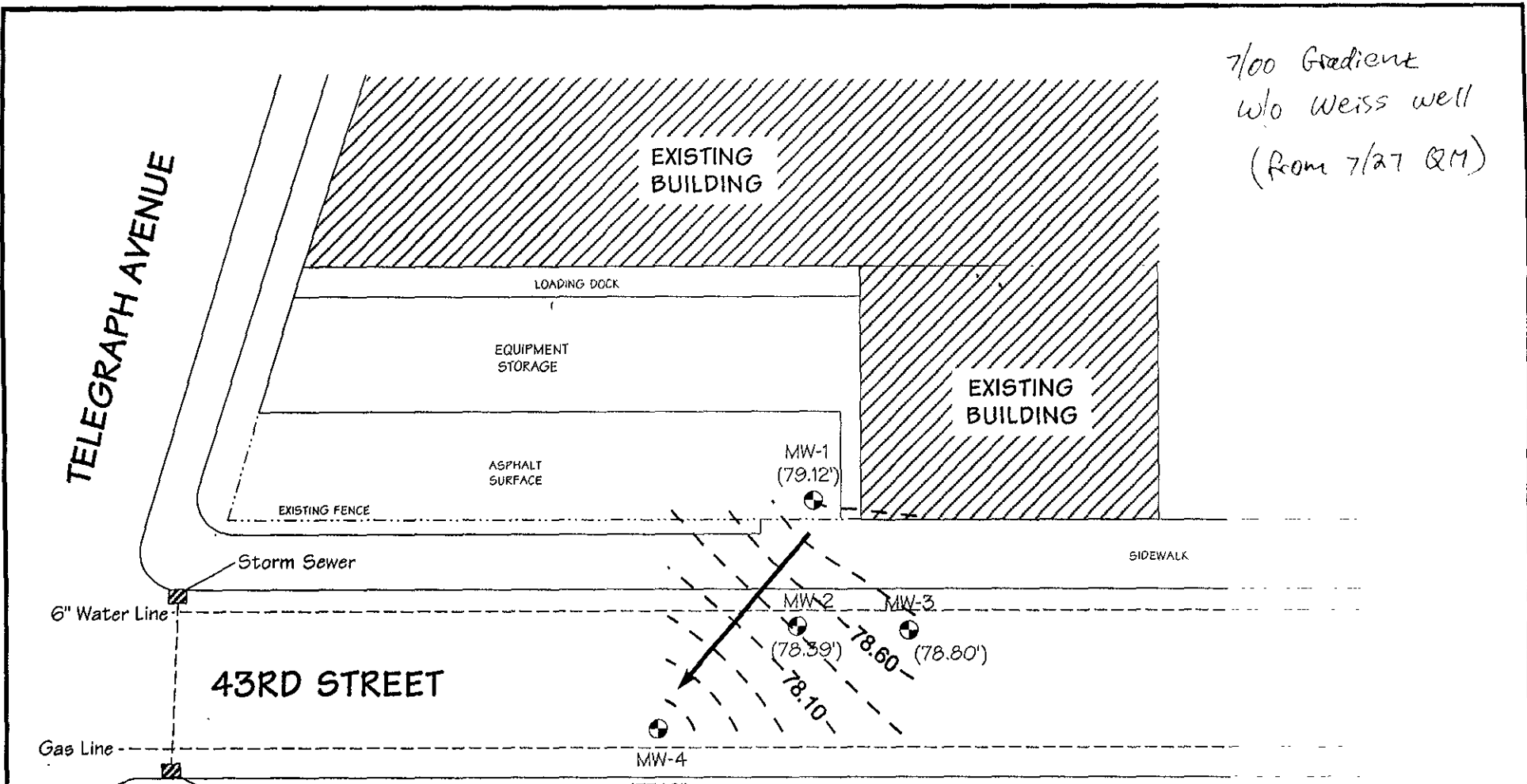
### Legend

- MW-2 - Existing Groundwater Monitoring Well (Groundwater Elevation in Feet Above Mean Sea Level On July 5, 2000)
- Calculated Groundwater Flow Direction
- Groundwater Elevation Contour (Contour Interval = 0.25')



Title: <b>Groundwater Gradient Map</b> 490 43rd Street Oakland, California	
Figure Number: 3	Scale 1" = 30'
Project Number: 6305-01.01	Drawn By NHD
<b>A.C.C.</b> ENVIRONMENTAL CONSULTANTS	
Date 7/25/00	
7977 Capwell Drive, Suite 100 Oakland, California 94621 (510) 638-8400 Fax: (510) 638-8404	

7/00 Gradient  
w/o Weiss well  
(from 7/27 QM)



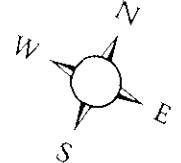
**Legend**

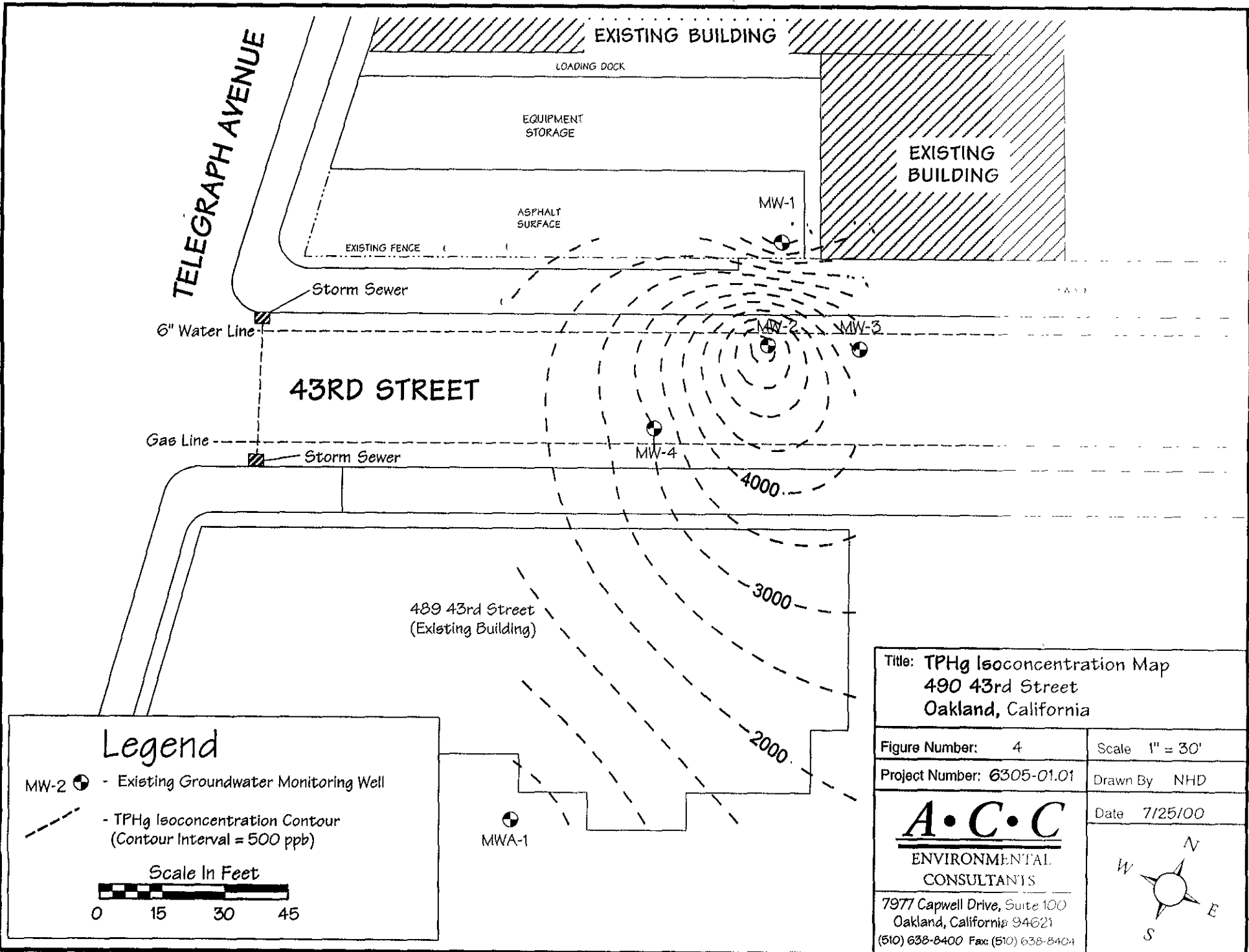
- MW-2 - Existing Groundwater Monitoring Well (Groundwater Elevation in Feet Above Mean Sea Level On July 5, 2000)
- Calculated Groundwater Flow Direction
- Groundwater Elevation Contour (Contour Interval = 0.25')

Scale In Feet

Groundwater Elevation Data  
Collected on July 5, 2000

Title: <b>Groundwater Gradient Map</b> 490 43rd Street Oakland, California	
Figure Number: 3	Scale 1" = 30'
Project Number: 6305-01.01	Drawn By NHD
7977 Capwell Drive, Suite 100 Oakland, California 94621 (510) 638-8400 Fax: (510) 638-8404	





Title: TPHg Isoconcentration Map  
 490 43rd Street  
 Oakland, California

Figure Number: 4      Scale 1" = 30'

Project Number: 6305-01.01      Drawn By: NHD

Date: 7/25/00

**A.C.C.**  
 ENVIRONMENTAL  
 CONSULTANTS

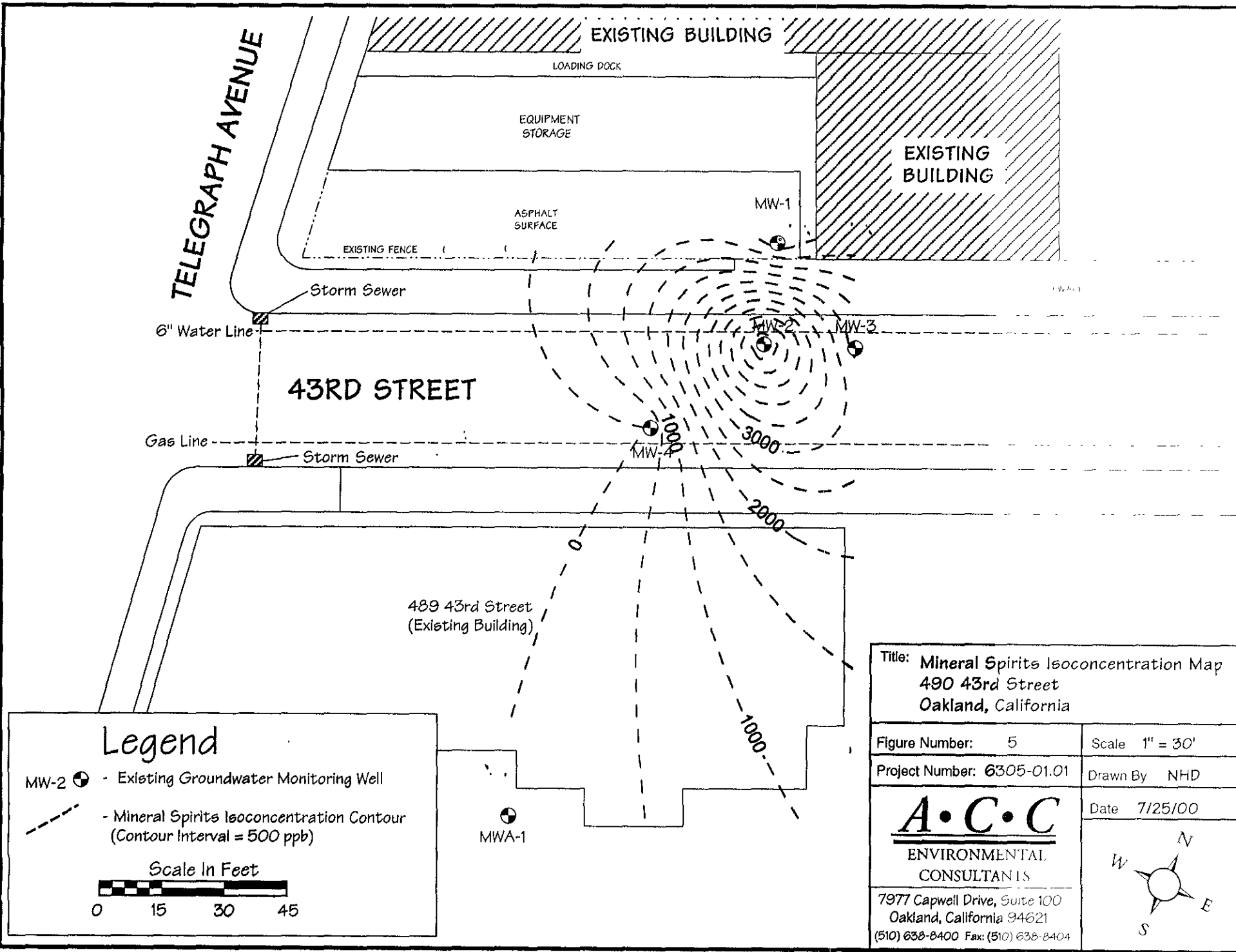
7977 Capwell Drive, Suite 100  
 Oakland, California 94621  
 (510) 638-8400 Fax: (510) 638-8404

**Legend**

MW-2 - Existing Groundwater Monitoring Well

- TPHg Isoconcentration Contour (Contour Interval = 500 ppb)

Scale In Feet



TELEGRAPH AVENUE

EXISTING BUILDING

LOADING DOCK

EQUIPMENT STORAGE



ASPHALT SURFACE

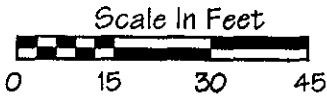
EXISTING BUILDING

43RD STREET

489 43rd Street  
(Existing Building)

**Legend**

- MW-2  - Existing Groundwater Monitoring Well
-  - Mineral Spirits Isoconcentration Contour (Contour Interval = 500 ppb)



Title: Mineral Spirits Isoconcentration Map  
490 43rd Street  
Oakland, California

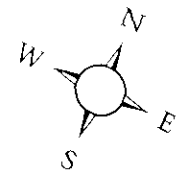
Figure Number: 5      Scale 1" = 30'

Project Number: 6305-01.01      Drawn By NHD

**A.C.C.**  
ENVIRONMENTAL CONSULTANTS

Date 7/25/00

7977 Capwell Drive, Suite 100  
Oakland, California 94621  
(510) 638-8400 Fax: (510) 638-8404



07/28/2004 11:12 0104588875 WEISS ASSOC.

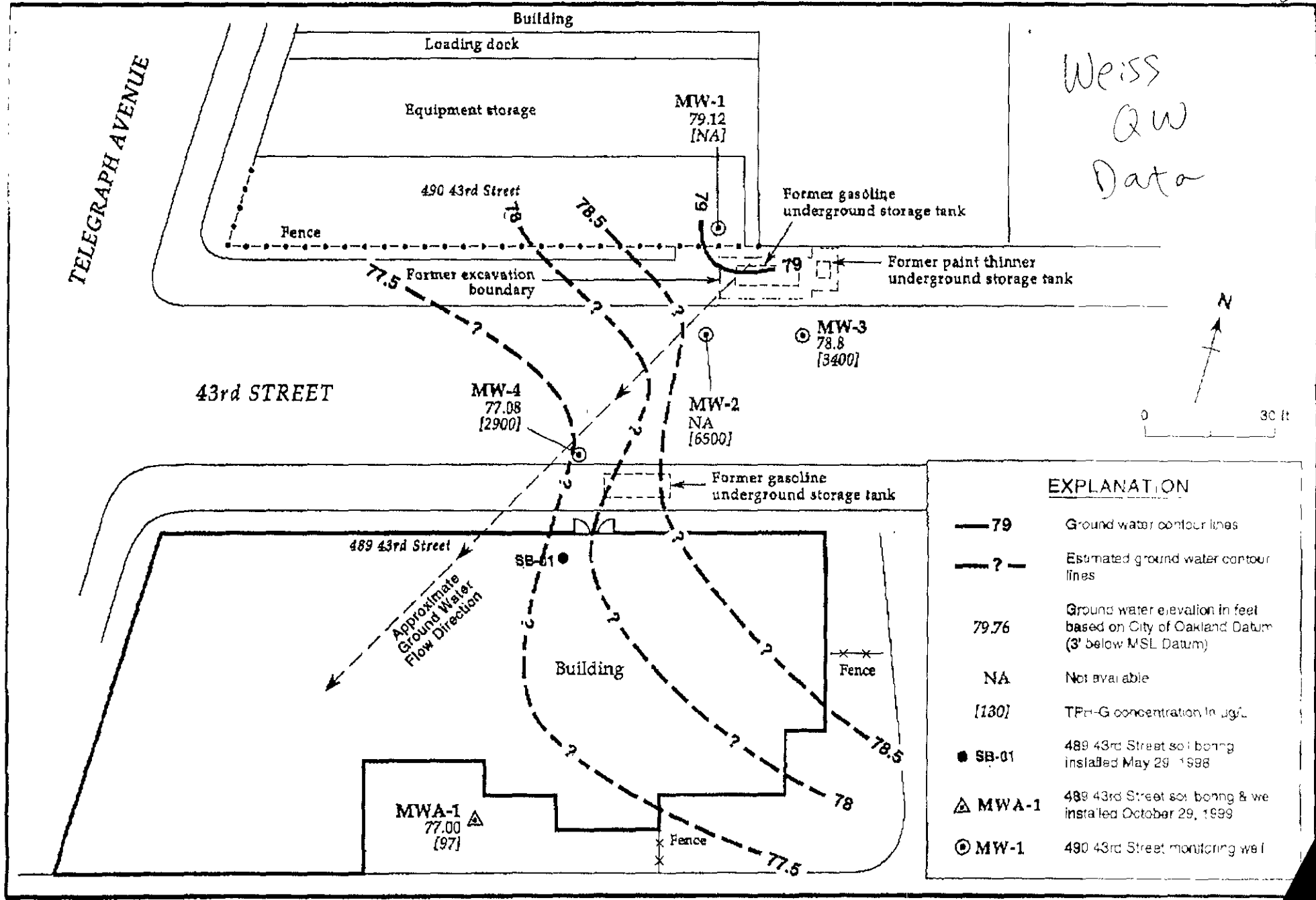


Figure 2. Quarterly Sampling Data, June 29, 2000 - 489 43rd Street, Oakland, California



DOUGLAS CROWE  
5431 Hilltop Cres  
Oakland, CA 94618

BC

STID

4752

Oct. 31st, 1999

Ms. Cassandra Miller  
Wells Fargo Trust Division  
420 Montgomery St., 5<sup>th</sup> Floor  
San Francisco, Ca. 94163

Dear Ms. Miller: Re: Geo. & Daisy Blumert Trust w/A # 337-107222  
and 490-43rd St. Oakland, Ca. - State # 8854.

This century is coming to an end, and, hopefully, so will the investigation that has been going on for the past seven years at the Walter Blumert Paint Co. in Oakland. The distribution of our money held in trust by Wells Fargo is being delayed because of this environmental contamination site which A.C.C. consultants are handling. Mr. DeMent of A.C.C. said that the case would be closed by the end of 1998! Who ever makes the final decision regarding closure is certainly taking a long time for what seems to be a rather simple choice; either treat it with oxygen releasing compound and move ahead for a safe environment, and collect reimbursement from the State, or close the case and let nature handle what seems to be a very low priority situation. If egregious consequences were anticipated by the County or State, then very serious, active treatment should have been started years ago.

We all want our environment to be safe. The Blumert underground storage tanks were put in MANY years ago, and to date, no one knows of any harm that they caused. Monitoring over a period of years has gotten no where, but only, eventually, added much delay. This case doesn't sound like a genius is necessary to settle it. It just needs some skilled professionals to apply their time and wisdom to the investigation. The State is paying unnecessary expenses.

Thank you for your continued persistent and patient efforts in our behalf. Happy Y2K.

Sincerely,  
Douglas Crowe

- C. C. Riches, Executive, C.E.C. W.F.
- John Ward, Wells Fargo, Trust Estate
- All Geo. & Daisy Blumert Beneficiaries
- David DeMent, A.C.C. Envir. Consultant
- Tom Peacock, Envir. Health Specialist - County
- C. Buller, C.O.C. Wells Fargo

P.S. Let us see the present PLAN.

95 OCT 27 4 20 PM '99



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY



DAVID J. KEARS, Agency Director  
October 20, 1999

StID # 4252

Mr. John Ward  
Wells Fargo  
420 Montgomery St., 3<sup>rd</sup> Floor  
P.O. Box 63939  
San Francisco, CA 94163

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700

**Re: Former Blumert Trust Property, 490 43<sup>rd</sup> St., Oakland CA 94609**

Dear Mr. Ward:

Our office has received and reviewed the September 13, 1999 ORC Injection and Well Installation Report for the above site as prepared by ACC Environmental Consultants (ACC). This work describes the results of the approved work plan calling for the advancement of borings, injection of oxygen-releasing compound (ORC) slurry and the installation of monitoring well MW-4, further down-gradient of the former underground tanks. The following observations are made following this work:

- High concentrations of petroleum hydrocarbons (gasoline and mineral spirits) in groundwater still exist near the tank pit of these former tanks. In fact, small amounts of free product were observed in soil boring OB-1. Was there any free product observed in any other boring? Note that free product should be removed to optimize the effectiveness of ORC.
- Elevated levels of gasoline and mineral spirits exist down-gradient of the former underground tanks at levels comparable to that found in MW-2. The plume has migrated across 43<sup>rd</sup> St. and likely commingled with the release from the former tank at 489 43<sup>rd</sup> St. It remains difficult or impossible to distinguish the releases from each site.
- The monitoring well on the 489 43<sup>rd</sup> St. property is tentatively scheduled for installation at the end of this month. In addition, Mr. Simpson has submitted and had approved a work plan to over-excavate the former tank pit and apply ORC in the base of the pit. Please notify Mr. Simpson when your groundwater sampling event will be performed so as to co-ordinate sampling, if possible.
- Please provide a copy of the chromatograms for your samples. This is requested so our office can observe the potential overlap of TPH as gasoline and TPH as mineral spirits.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B Chan, files

Mr D. Dement, ACC, 7977 Capwell Dr., Suite 100, Oakland CA 94621

Mr R. Simpson, P.O. Box 3090, Berkeley, CA 94703

MonORC490



September 16, 1999

Mr. John Ward  
Wells Fargo Trust  
Asset Management Division  
Trust Real Estate Department  
PO Box 63939  
San Francisco, CA 94163

R0272  
CL

RE: Errata Letter  
Blumert Trust, 490 43<sup>rd</sup> Street, Oakland, California  
ACC Project No. 96-6305-001.02

Dear Mr. Ward:

ACC Environmental Consultants, Inc. (ACC) has become aware of an error made in its ORC® Injection and Well Installation Report dated September 13, 1999. The errata begins on page 4, section 4.0, paragraph 1. ACC mistakenly reported that 14 pounds of ORC® in 5 gallons of water was injected into each of 25 soil borings. In fact, ACC introduced 20 pounds of ORC® in 5 gallons of water into 24 soil borings, for a total of 480 pounds of ORC. This mixture represents a slurry with approximately 36% solids, which was disseminated at a rate of approximately one gallon of ORC® per foot of boring.

ACC apologizes for any inconvenience this error may have caused. If you have any questions, please call me or Neil Doran at (510) 638-8400.

Sincerely,

David R. DeMent, RG  
Senior Geologist

99 SEP 17 PM 3:43  
ENVIRONMENTAL  
PROTECTION

/drd:nhd

cc: ✓ Mr. Barney Chan, ACHCSA  
Mr. Kenneth Cheitlin

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 4252 FACILITY NAME: Walter Blument, 490-43rd St Oak PG. OF

SUPPLEMENTAL FORM

Onsite inspection, MW4 has been installed near the South side of 43rd St

Acc - D. Deant + Neil Dorn present w/ contractor w/ rear end Geoprobe unit.

The geoprobe locations have been marked at a 9-10' extent. Upon arrival, one boring + soil + gas sample had been collected. Will attempt to sample MW4 today to prevent any interference from injected ORC

- 1st water spl had small amount of product, odor of gasoline. Will run samples for TPHg, TPHms, BTEX & MTBE, hope to distinguish the 2 releases.

Tested the HOUSA INSTRUMENT on Purged water from well. Observed the variation in reading when water spl is not carefully obtained to avoid aeration.

Did not find water in 2 subsequent boreholes. probably will not have as many GW samples as proposed

PRINT NAME

INSPECTED BY

B. CHAN

SIGNATURE

DATE

7/26/99

ACC ENVIRONMENTAL  
CONSULTANTS, INC.

7977 Capwell Drive, Suite 100,

Oakland, CA 94621

# FAX

Date: July 22, 1999

Number of pages including cover sheet: 3

To: Barney Chan

Company: ACHESA

Phone:

Fax phone: (510) 337-9335

CC:

From: Dave DeMent

Phone: (510) 638-8400

Fax phone: (510) 638-8404

REMARKS:

As Requested

For your review

Reply ASAP

Please comment

7/22/99 - Conversation w/ D DeMent. Stated that he changed & standardized the testing methods for P.O. & got results consistent w/ past (0.5-1 ppm). Will inject a total of 480#, approx 20#/boring. Will install a Pute well on Friday & try to sample before injections on Mon & Tues. I Okayed going ahead w/ the W.O.

Original to Follow by:

U.S. Mail

Express Overnight Mail

Courier

No Hard Copy to Follow



July 22, 1999

Via Facsimile

Mr. Barney Chan  
Alameda County Health Care Services Agency  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

RE: Response to July 15, 1999 Letter  
Blumert Trust, 490 43rd Street, Oakland, California  
ACC Project No. 96-6305-001.02

Dear Mr. Chan:

This letter is in response to your letter dated July 15, 1999 regarding implementation of the Work Plan for environmental work at 490 43rd Street, Oakland, California. ACC Environmental Consultants, Inc., (ACC) would like to clarify the issue of dissolved oxygen (DO) concentrations measured at the site and present information about collecting accurate DO data.

DO concentrations measured during the most recent sampling event, and presented in the July 13, 1999 Groundwater Monitoring Report, were incorrect. For the first time, monitoring wells MW-1 through MW-3 were purged with a down hole pump in July 1999 and DO readings were collected in a bucket being filled by the down hole pump. While this methodology appears correct, it in fact skews the results towards a higher DO value. When using the Horiba U-10 instrument to measure DO in the field, the faster you move the sensor through water or the faster the water moves past the sensor, the higher the DO reading.

ACC contacted Horiba regarding their preferred method to measure DO in the field. Horiba stated "The sensor should be gently and consistently raised and lowered in the water to be sampled, for both the surface sensor and the down hole sensor, until the digital readout stabilizes within a small acceptable range." Since the Horiba DO sensor actually uses up DO during measurement, it is critical that fresh water be in contact with the sensor. If one was to place the sensor in a bucket of water, the digital DO reading on the instrument would start out at a number close to the actual value and then steadily decrease in value and never stabilize around any single value.

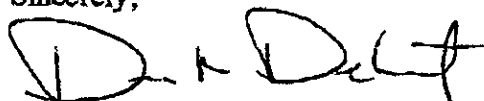
When ACC previously measured DO in the wells with water that had been brought to the surface utilizing a bailer, DO concentrations ranged from 0.4 to 1.0 parts per million. ACC measured DO in the wells on July 22, 1999 using the manufactures recommended method. DO in well MW-1 was 1.1 ppm, in well MW-2 was 0.85 ppm, and in MW-3 was 1.0 ppm. These values are consistent with previously measured DO values using the same methodology.

Mr. Barney Chan  
July 22, 1999  
Page 2

Since October 1996, ACC has maintained that DO levels were insufficient at the subject property to facilitate aerobic biodegradation of dissolved gasoline or mineral spirit concentrations. This conclusion has been reconfirmed today utilizing methodology recommended by the instrument manufacturer. The recommended methodology will be used to measure DO during any future sampling events. In addition, oxidation-reduction potential will be measured with a calibrated instrument according to manufacturer approved methodology.

ACC can see no reason why the approved Work Plan cannot be implemented on July 23, July 26, and July 27, 1999. If you have any comments or questions, please call me at (510) 638-8400.

Sincerely,



David R. DeMent, RG  
Senior Geologist

/drd:nhd

cc: Mr. John Ward, Wells Fargo Trust  
Mr. Kenneth Cheitlin, McShane, Schnack & Cheitlin

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 15, 1999  
StID # 4252

Mr. John Ward  
Wells Fargo Trust  
P.O. Box 63939  
San Francisco, CA 94163

**Re: Work Plan Implementation at Blumert Trust, 490 43<sup>rd</sup> St., Oakland CA 94609**

Dear Mr. Ward:

Our office has received and reviewed the July 13, 1999 Groundwater Monitoring Report for the above site as prepared by ACC Environmental Consultants (ACC). The cover letter to this report states that ACC plans to install the proposed off-site well on July 23, 1999 and plans to install the borings for the injection of Oxygen Releasing Compound (ORC) the following week. Prior to the ORC injections, please have your consultant resolve their analytical method for determining dissolved oxygen. Previously, it was noted that they were obtaining elevated dissolved oxygen readings. It was thought that these results may be incorrect and that they were working on a method to correct this problem. This monitoring event continues to report high dissolved oxygen readings. Our office is not aware that this testing method has been resolved. Because the premise of adding ORC is based upon the presumed lack of dissolved oxygen in groundwater and this being the limiting factor in natural aerobic bio-remediation, it is critical that you have a dependable method for dissolved oxygen measurement. Please keep in mind, this measurement should be done in the field, not the laboratory and that a down-hole instrument is advised. You should also run groundwater samples from the monitoring wells for oxidation-reduction potential. This result should be consistent with the dissolved oxygen results.

Please verify that accurate dissolved oxygen levels are obtained, supporting ORC injection, prior to performing this work. Please also contact me prior to this activity.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B Chan. files

Mr Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N Main St., Suite 700,  
Walnut Creek, CA 94596

Mr D Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100  
Oakland CA 94621

Mr R Simpson, P O Box 3090, Berkeley CA 94703

Wp490-43rd



March 16, 1999  
StID # 4252

Mr. John Ward  
Wells Fargo Trust  
Asset Management Division, Trust Real Estate Department  
P.O. Box 63939  
San Francisco, CA 94163

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

**Re: Revised Work Plan for 490 43<sup>rd</sup> St., Oakland CA 94609, Blumert Trust Site**

Dear Mr. Ward:

This letter serves to comment on the January 13, 1999 ACC Environmental Consultants' Revised Work Plan for the above site. The revised work plan replaces the July 16, 1998 work plan previously sent to our office. I have discussed my comments with Mr. Dave Dement of ACC and we have exchanged copies of our comments and revisions. I believe that all the County concerns and comments have been addressed and the work plan can now be scheduled as soon as possible.

The following items were discussed and agreed upon:

#### Proposed Scope of Work

##### **4.1 Confirm Dissolved Oxygen Levels**

The recent dissolved oxygen readings were different from what was expected. Prior to implementing this work plan ACC should verify the DO readings using a field meter. Groundwater samples should not be taken to a laboratory for confirmation.

##### **4.2 Introduce ORC Compound**

Your consultant will confer with the maker of the oxygen releasing compound to determine the exact amount of this compound necessary to treat the estimated mass of petroleum in groundwater. ACC has recently stated that they may add an excess of the compound if the budget allows.

##### **4.3 Soil Borings**

It was agreed that there would be no useful information from taking soil samples from the capillary fringe from the proposed borings, therefore, no soil samples will be collected.

##### **4.3.1 Sample Collection Borings**

A network of borings will be advanced for the injection of oxygen releasing compound and the sampling of groundwater. Prior to the injection of this material, eight of the borings will be sampled for groundwater analysis as noted in **Figure 3 of the Boring Location Map** from ACC. No soil samples will be collected.



Mr. John Ward  
StID # 4252  
March 16, 1999  
490 43<sup>rd</sup> St., Oakland CA 94609  
Page 2.

#### 4.4 Monitoring Well Installation

A down-gradient well was determined to be necessary, therefore, regardless of the results of the groundwater samples, this well will be installed. Its location is also indicated on the ACC Figure 3 Boring Location Map.

#### 4.5 Groundwater Monitoring

Because there was no additional charge for the analysis of the analyte, MTBE, our office has no objections to its analysis.

#### 4.6 Risk Assessment

It would be best to include groundwater data from the down-gradient well before a risk assessment is performed, therefore, a risk assessment is not necessary at this time.

#### 4.7 Confirmation soil borings

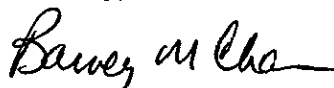
Because the off-site well will be installed, no confirmation soil borings (in the street) are necessary.

#### Analytical methods:

ACC recommends the elimination of the bio-indicator parameters except DO since in presence of excess DO, anaerobic degradation is not likely, as oxygen will be the sole e- acceptor. Our office approves the elimination of all parameters with the exception of DO and oxidation-reduction potential.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

↓ C: B. Chan, files

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100  
Oakland, CA 94621

Mr Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N Main St., Suite 700.  
Walnut Creek, CA 94596

Mr. R. Simpson, P.O. Box 3090, Berkeley, CA 94703

ACC ENVIRONMENTAL  
CONSULTANTS, INC.

7977 Capwell Drive, Suite 100,

Oakland, CA 94621

**FAX**

# 4252

Date:

2/9/99

Number of pages including cover sheet:

2

To:

Barney Chan

Company:

ACHESA

Phone:

Fax phone:

337-9335

CC:

From:

Dave DeMaat

Phone:

(510) 638-8400

Fax phone:

(510) 638-8404

REMARKS:

As Requested

For your review

Reply ASAP

Please comment

Map showing locations of borings where grab  
groundwater samples will be collected.

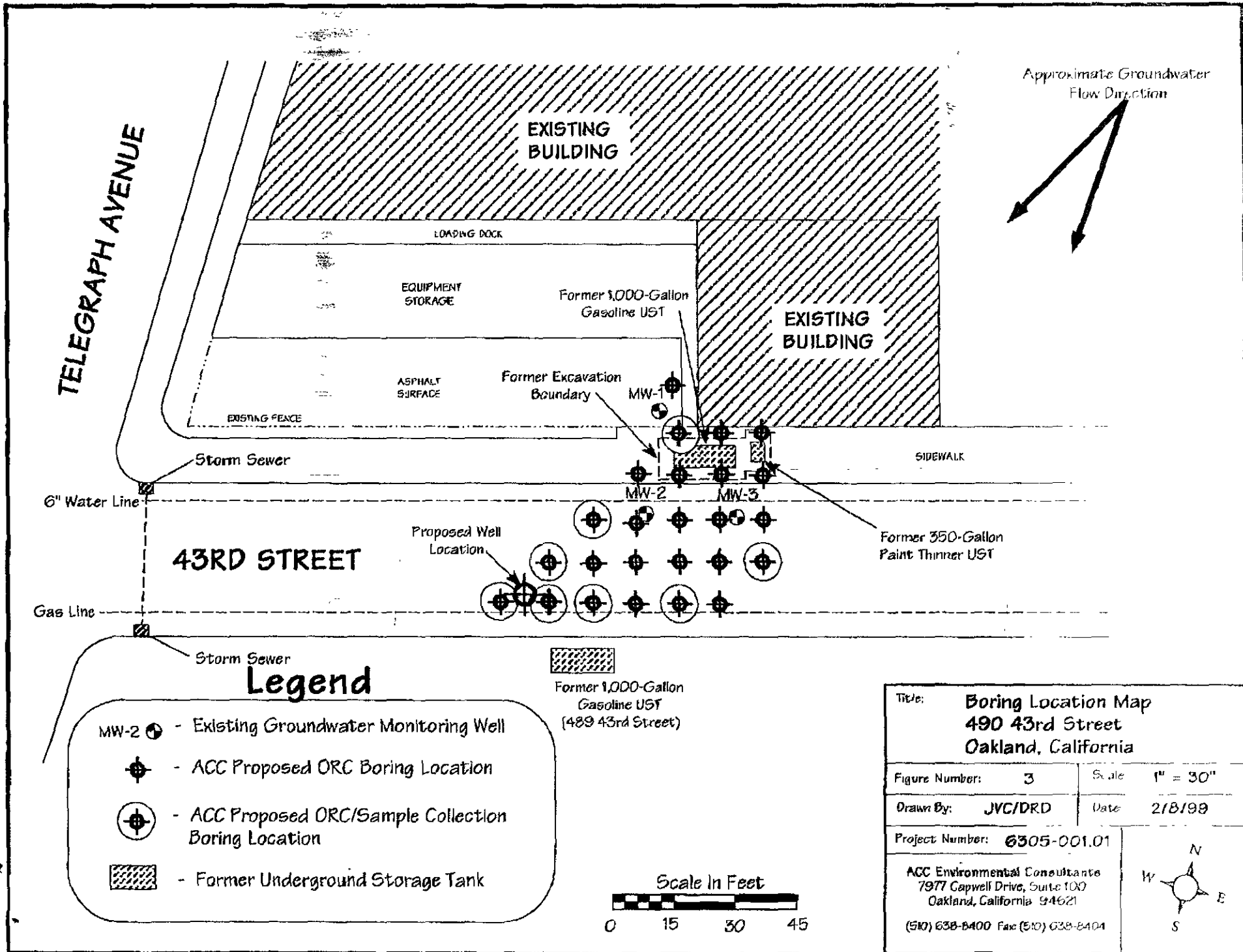
Original to Follow by:

U.S. Mail

Express Overnight Mail

Courier

No Hard Copy to Follow



ACC ENVIRONMENTAL  
CONSULTANTS, INC.

# FAX

To: Barney Ch  
 Company: ACHESA  
 Phone: \_\_\_\_\_  
 Fax phone: 337 7133  
 CC: \_\_\_\_\_

REMARKS:  As Requested  For your review  Reply ASAP  Please comment

Draft of revisions to Work Plan for  
 490 43rd Street.

Please get back to me + I'll finalize.

**Original to Follow by:**

- U.S. Mail
- Express Overnight Mail
- Courier
- No Hard Copy to Follow

February 5, 1999

**DRAFT**

Mr. John Ward  
Wells Fargo Trust  
Asset Management Division  
Trust Real Estate Department  
P.O. Box 63939  
San Francisco, California 94163

Re: Work Plan Addendum  
490 43rd Street, Oakland, California (Blumert Trust)  
ACC Project No. 95-6305-001.01

Dear Mr. Ward:

This letter summarizes changes to the revised Work Plan prepared by ACC Environmental Consultants, Inc. (ACC) dated January 13, 1999, for additional site investigation and remediation for 490 43rd Street, Oakland, California. The revised Work Plan was designed to address concerns of the Alameda County Health Care Services Agency (ACHCSA), Department of Environmental Health, presented in their October 13, 1998 letter. In a draft letter dated January 22, 1999, Mr. Barney Chan at the ACHCSA requested changes to the Work Plan. Since an approved Work Plan is critical for future reimbursement from the California Underground Storage Tank Cleanup Fund, ACC has prepared this letter response to ACHCSA.

Task 4.1 - ACC will verify dissolved oxygen (DO) levels in the three existing wells as soon as feasible using two portable Horiba DO meters.

Task 4.2 - ACC will verify the recommended amount of oxygen releasing compound (ORC®) with Regenesis prior to the work start date. Since one goal of using ORC® is to provide a DO barrier, the ORC® amount will error on the high side.

Task 4.3 - All soil sampling will be omitted. Attached is a revised map showing the borings in which 8 grab groundwater samples will be collected.

Task 4.4 - Since a downgradient monitoring well will facilitate evaluating the site for regulatory closure, one will be installed as noted on Figure 3 of the Work Plan.

Task 4.5 - MTBE will be performed in all water samples since cost is minimal to none and MTBE may be one way to differentiate groundwater impact from gasoline impact at 489 43<sup>rd</sup> Street.

Task 4.6 - A risk assessment is not proposed at this time.

Task 4.7 - No confirmation borings are proposed at this time.

**DRAFT**

Mr. John Ward  
February 5, 1999  
Page 2

For the purposes of groundwater characterization, DO and oxidation-potential (ORP) will be measured in the field during future groundwater sampling events. If sufficient groundwater is available in temporary boring locations, DO and ORP may be measured in the field during the boring work and introduction of ORC®.

ACC would like to schedule work as soon as the plan is approved and finalized.

If you have any questions, please contact me at (510) 638-8400.

Sincerely,

David DeMent, RG  
Senior Geologist

cc: Mr. Kenneth Cheitlin, McShane, Schnack & Cheitlin  
Mr. Barney Chan, ACHCSA

Enclosure

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

October 13, 1998  
StID # 4252

Mr. John Ward  
Wells Fargo Trust  
420 Montgomery St., 3<sup>rd</sup> Floor  
P.O. Box 63939  
San Francisco, CA 94163

**Re: Subsurface Investigation at Blumert Trust Site, 490 43<sup>rd</sup> St., Oakland CA 94609**

Dear Mr. Ward:

Due to the continual re-organization of our office, I have been assigned the oversight duty for the above referenced site as well as the site across the street, 489 43<sup>rd</sup> St., Mr. Ronn Simpson's property. Our office regrets any discontinuity this re-organization may have caused.

I have reviewed the site history of both properties. It appears that there have been delays in implementing the work plans for this site. After the April 1996 soil boring investigation identified petroleum contamination down-gradient of the former tanks on the Blumert site, an additional work plan addendum was submitted to our office. This work plan, dated December 11, 1996 from ACC Environmental Consultants (ACC), proposed to install one additional down-gradient monitoring well. Specific natural bio-remediation parameters were proposed to be analyzed in this well to support the proposal to add oxygen releasing compound (ORC) into monitoring well MW-1 and MW-3. During the siting for the proposed well, the underground tank on Mr. Simpson's property was discovered. This work plan addendum was then put on hold until this underground tank was removed.

Groundwater monitoring was changed to a semi-annual frequency. It appears that dissolved oxygen readings were also initiated at this same time. The dissolved oxygen readings has varied from <1- 4ppm. This result seemed to support the belief that the addition of ORC would enhance natural bio-remediation of the groundwater plume.

A July 16, 1998 work plan from ACC was submitted to Ms. Pamela Evans of our office. This work plan proposed the advancement of a total of ten (10) borings, on and off-site. Four were to be used for the collection of soil and groundwater samples and six were proposed to have ORC placed into the borings to increase the dissolved oxygen content in groundwater. I recently spoke with Mr. Dave Dement of ACC and inquired about the status of this work plan. He stated that the County had not yet approved this work plan. We then discussed this site at length, after which, he proposed to send another revised work plan based on our discussion. I suggest the following items be incorporated in the new work plan:

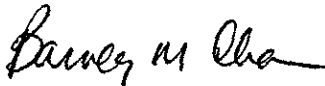
Mr. John Ward  
Blumert Trust- 490 43<sup>rd</sup> St., Oakland  
StID # 4252  
October 13, 1998  
Page 2.

- An estimate of the mass of the residual total petroleum hydrocarbon should be made. The software package available from Regenesys (ORC supplier) can be used to estimate the amount of ORC needed to react with the estimated residual hydrocarbon. Further, the program can also provide an array for the borings to insure adequate coverage of the hydrocarbon plume.
- Because I have also recommended that ORC be considered for Mr. Simpson's site, you may assume that part of the hydrocarbon plume will be treated with additional ORC on 489 43<sup>rd</sup> St. Please use this information to adjust the estimate for plume size.
- Our office recommends the installation of a permanent monitoring well to measure the effect of the addition of ORC. The location of the well previously proposed in the December 11, 1996 work plan is acceptable.
- I recommend that you sample soil and grab groundwater samples from some of the borings proposed for ORC grouting. Separate borings solely for soil and groundwater samples are not necessary.
- Groundwater samples from the existing wells should be analyzed for the bio-indicator parameters; dissolved oxygen, oxidation-reduction potential, alkalinity, nitrates, sulfates and ferrous iron. Recommendations should be made based upon these analyses.

Please submit your revised work plan **within 30 days or by November 12, 1998.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,  
Walnut Creek, CA 94596

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,  
Oakland CA 94621

Mr. R. Simpson, P O Box 3090, Berkeley, CA 94703



LOP - RECORD CHANGE REQUEST FORM

printed:  
10/06/98

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

Insp: BC

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
 StID : 4252      LOC:  
 SITE NAME: Walter Blumert Company      DATE REPORTED : 01/24/92  
 ADDRESS : 490 43rd St      DATE CONFIRMED: 12/20/91  
 CITY/ZIP : Oakland 94609      MULTIPLE RPs : N

SITE STATUS

-----  
 CASE TYPE: S      CONTRACT STATUS: 4      PRIOR CODE:2B4      EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 07/17/92  
 PRELIMINARY ASMNT:      DATE UNDERWAY:      DATE COMPLETED:  
 REM INVESTIGATION:      DATE UNDERWAY:      DATE COMPLETED:  
 REMEDIAL ACTION:      DATE UNDERWAY:      DATE COMPLETED:  
 POST REMED ACT MON:      DATE UNDERWAY:      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 07/17/92  
 LUFT FIELD MANUAL CONSID: .  
 CASE CLOSED:      DATE CASE CLOSED:  
 DATE EXCAVATION STARTED :      REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

-----  
 RP#1-CONTACT NAME: George Blumert Trust  
 COMPANY NAME: C/o Wells Fargo Bk Mac#0103181  
 ADDRESS: 525 Market Street  
 CITY/STATE: San Francisco, California94105

INSPECTOR VERIFICATION:

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATA ENTRY INPUT:

Name/Address Changes Only

Case Progress Changes

ANNPMS \_\_\_\_\_ LOP \_\_\_\_\_ DATE \_\_\_\_\_

LOP \_\_\_\_\_ DATE \_\_\_\_\_

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 20, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Heather Fairfull  
Wells Fargo Trust  
525 Market St., 18<sup>th</sup> Floor  
San Francisco CA 94105  
RE: Blumert Trust, 490 43rd St., Oakland CA 94612 (our site #4252)

Dear Ms. Fairfull:

I have recently assumed responsibility for the Blumert case from Dale Klettke, and have completed a review of the file. Today I spoke with Dave DeMent of ACC Environmental Consultants, who told me that he plans to review the December 1996 Work Plan Addendum and propose a new work plan. In order to evaluate whether the groundwater contaminant plume has been fully defined, whether it is stable, and whether active bioremediation should take place, he believes further site investigation is appropriate. The concerns of this Office regarding your site are as follows and must be addressed in the new work plan:

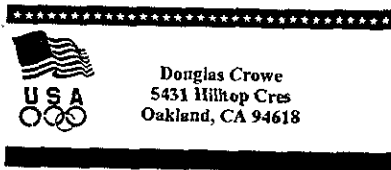
1. Contaminant levels in the wells remain too high to consider case closure at this time. I will need to further review the case documents to evaluate whether residual soil contamination could be an ongoing source. I also will review information on bioremediation enhancement techniques to evaluate whether they should be implemented at your site. *- OK - but soil will be ... of the ... of MW-1 + 3 won't be used to monitor levels, should do other wells*
2. The extent of the contaminant plume has not been clearly defined. A subsurface investigation as suggested by Mr. DeMent would help define the borders of the plume. It may be appropriate to include soil sampling along with grab groundwater sampling in the course of the investigation. I will examine the file documents further to determine whether soil sampling is necessary. *- yes*
3. I share Mr. DeMent's concern regarding the possible placement of a fourth monitoring well in close proximity to the parcel across the street (493 43<sup>rd</sup> St.). This parcel experienced a release from a former underground tank. The responsible party has been instructed by this Office to investigate the release. As long as the issues of containment and stability of the plume at your site are addressed in an alternative work plan, you may postpone or possibly forego installation of a new monitoring well. *will issue letter -> Kowin Simpson called Jerry [unclear] re: implemented work plan - [unclear] / [unclear] 2/20/98 (3-10-98)*

I will expect a revised work plan by April 10, 1998. You may contact me with any questions about your case at (510)567-6770.

Sincerely,

Pamela J. Evans  
Senior Hazardous Materials Specialist

C: Dick Pantages, ACEHS



January 21, 1998

Ms Madeline Dow, Administrator  
Alameda County Health Care Service Agency  
1900 Embarcadero - Suite 100  
Oakland, Ca 94606

Dear Ms Dow:

I wish to call to your attention the monitoring of the ground-water UGTs at 490 43rd St. in Oakland, Ca, first by Krepelian consultants and later by ACC environmental consultants. The area is the Blumert Paint Co. which has been there for years. Wells Fargo Trust has been handling the estate trust and originally, since the death of the Blumerts, it has been handling the trust for the beneficiaries. Four of the original 8 beneficiaries have already died.

The underground tanks were removed in 1991. I am one of the remaining beneficiaries and have been closely following the work of the Wells Fargo Trust who manages our money and assets.

The only thing holding up the closure of this trust and estate is the environmental concern of the old UGTs by the County. We are waiting for a long overdue word that this area is a "non attainment one" or a "sight closure".

We have been in touch with the State (in Sacramento), the Alameda County Health Care Service Agency, the geological environmental consultants, lawyers, and have been to Harbor Bay Parkway to read the records that are on file by the county. The notes on file read that this property "is not a high priority case", and "no grave environmental consequences". All the various departments connected with this environmental case feel that this monitoring is no longer necessary. My one big point of confusion, after hearing these people, is that I cannot determine which Dept. has the final word, ie. at which desk does the "buck stop".

So far I have given you a personal back-ground. Now I must mention the really serious aspect of this monitoring case. The truth is horrendous. No one was assigned by ACHCSA in the past year to oversee this sight. Only recently Pamela Evans was assigned and she had not as yet seen the property. When I spoke with Tom Peacock several months ago he was absolutely frantic with the degree of work piling up and no one to handle it. Well, think seriously about this. This is no small matter to the beneficiaries of the Blumert Trust. The distribution of the trust money has been held up for one extra full

year because no one seems to take the responsibility of admitting that the continuation of this case is fruitless. Our money is being wasted. The Wells Fargo Trust is eager to continue holding out money for themselves and their lawyers. The government has been most unfair to us, and it's hard to believe the negligence resulting from their cut-back of finances. Our trust money is paying the bills. Our trust lawyer says we are legally entitled to all reports pertaining to this issue. Will you please give this your personal attention.

Sincerely,

*Douglas Crowe*

Douglas Crowe  
5431 Hilltop Crescent  
Oakland, Ca 94618  
(510) 547-3340



Mr. Douglas Crowe  
 5431 Hilltop Cres  
 Oakland, CA 94618

~~TH~~ Arrive with you heads  
 no; please  
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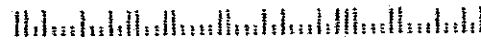


American Holly 32 USA

This mail  
 doesn't  
 belong to  
 AAA ←

Ms. Madeleine Dow, Administrator  
 Alameda County Health Care Services Agency  
 1900 Embarcadero - Suite 100  
 Oakland, Ca. 94606

94606/3200



## ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

08/27/97

## UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: PE  
 StID: 4252 SUBSTANCE: 8006619 -Gasoline  
 SITE NAME: Walter Blumert Company DATE REPORTED : 01/24/92  
 ADDRESS : 490 43rd St DATE CONFIRMED: 12/20/91  
 CITY/ZIP : Oakland, CA 94609 MULTIPLE RP's : N

CASE TYPE: S CONTRACT STATUS: 4 PRIOR:2B4 EMERGENCY RESPONSE:

RP SEARCH	: S	DATE END:	07/17/92
PRELIM ASSESSMENT	:	DATE BEGIN:	DATE END:
REMEDIAL INVESTIG	:	DATE BEGIN:	DATE END:
REMEDIAL ACTION	:	DATE BEGIN:	DATE END:
POST REMED MONITOR:	DATE BEGIN:	DATE END:	

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 07/17/92

## UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: CASE CLOSED: on:

DT EXC START: REMEDIAL ACTIONS TAKEN:

RP #1: CONTACT: George Blumert Trust RP COST:  
 RP COMPANY NAME: C/o Wells Fargo Bk Mac#0103181 Ph:  
 ADDRESS: 525 Market Street  
 CITY/STATE: San Francisco, California94105

Mail correspondences/invoices to Mr. Jeffery Hirsch, c/o Wells Fargo  
 Bank, 525 Market Street, 18th Floor, MAC #0103-181, San  
 Francisco 94105

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



STID 4252

October 17, 1996

Mr. Jeffery Hirsch  
Wells Fargo Bank  
525 Market Street, 18th Floor  
MAC #0103-181  
San Francisco, CA 94105

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION DIVISION  
1131 Harbor Bay Parkway, Suite 270  
Alameda, CA 94502-6577  
312-567-6700  
FAX 312-337-9335

RE: Walter Blumert Paint Co. Inc., 490 43rd Street, Oakland, CA

Dear Mr. Hirsch:

This office is in receipt of, and has reviewed the case file for this site, up to and including the September 25, 1996 ACC Environmental Consultants (ACC) "Groundwater Monitoring Report", for the above referenced site.

In the September 25, 1996 report, ACC requests Alameda County Department of Environmental Health (ACDEH) approval for the following:

- ◆ Groundwater monitoring and sampling frequency be reduced from quarterly sampling to semi-annual sampling, beginning in March 1997.
- ◆ One additional monitoring well be installed for the purpose of evaluating downgradient extent of the constituents of concern.
- ◆ Evaluate options to artificially introduce dissolved oxygen into shallow groundwater to assist natural bioattenuation processes in a manner that will not prove detrimental to the role of the existing groundwater monitoring wells in evaluating groundwater conditions.

**These recommendations are approved.** Therefore, please submit to this office, a work plan for the proposed additional groundwater monitoring well. This work plan should also include information required to evaluate options for the artificial introduction of oxygen-releasing compounds (ORCs) into shallow groundwater.

**This work plan is due within 45 days of the date of this letter, or no later than December 2, 1996.** Please be advised that this work plan is to be consistent with the guidelines provided in the ASTM Designation: E 1739 - 95 "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites". This guide is a consistent decision-making process for the assessment and response to a petroleum release, based on the protection of human health and the environment.

Mr. Jeffery Hirsch  
RE: 490 43rd Avenue, Oakland  
October 17, 1996  
Page 2 of 2

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Klettke", with a long horizontal line extending to the right.

Dale Klettke, CHMM  
Hazardous Materials Specialist

Tom Peacock, Supervising Hazardous Materials Specialist--files  
Dave DeMent, ACC Environmental Consultants, 7977 Capwell Drive, Oakland, CA 94621  
Ken Cheitlin, c/o McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,  
Walnut Creek, CA 94596-3728

4252wpok.mw4



**Alameda County Health Care Services Agency  
Environmental Health Department**  
1131 Harbor Bay Parkway, Alameda CA 94502-6577  
Ph: 510-567-6700 FAX: 510-337-9335

**Meeting Attendees**

Subject Walter Blument - 490 43rd St Oakland  
Date 8/29/96 94609  
Location ACDEH - 1131 Harbor Bay Parkway, Alameda  
CA 94502

	<u>Name</u>	<u>Affiliation</u>	<u>Phone #</u>   <u>FAX #</u>
1	<u>Susan Hugo</u>	<u>ACDEH</u>	<u>527-6780</u>   <u>337-9335</u>
2	<u>Dale Klettke</u>	<u>ACDEH</u>	<u>507-6880</u>   <u>"</u>
3	<u>JEFFREY HIRSCH</u>	<u>WELLS FARGO BANK (TRUSTEE)</u>	<sup>(415)</sup> <u>396-6743</u>   <sup>(415)</sup> <u>979-0754</u>
4	<u>Kenneth Cheitlin</u>	<u>McShane, Schuack &amp; Cheitlin</u>	<sup>(510)</sup> <u>932-8500</u>   <sup>(510)</sup> <u>943-6178</u>
5	<u>David DeMent</u>	<u>ACC Environmental Cnslts</u>	<sup>(510)</sup> <u>638-8400</u>   <u>638-8904</u>
6	<u><del>Clarence Stump</del></u>	<u>"</u>	<u>"</u>
7	<u>Mark Torco</u>	<u>Walter Blument Co.</u>	<sup>(510)</sup> <u>658-1662</u>   <u>1658-1666</u>
8	<u>Clarence Stump</u>	<u>"</u>	<u>"</u>
9			
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17			



ENVIRONMENTAL  
PROTECTION  
96 JUN 26 PM 2:32

Private Banking Group  
Real Estate Asset Management

525 Market Street, 18th Floor  
P. O. Box 63939  
San Francisco, CA 94183

6/24/96

Blumert

Mr. Dale Klettke  
Alameda County Health Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Re: **Blumert Trust • Account #308-107222**  
**490 - 43rd Street/4300 Telegraph Avenue, Oakland, CA**  
**Property #001156**

Dear Mr. Klettke:

Enclosed you will find our environmental consultant's response to your letter of June 11, 1996, addressed to the undersigned, prepared by our environmental consultant.

Sincerely,

Jeffrey A. Hirsch  
Assistant Vice President  
and Senior Asset Manager  
(415) 396 - 6743

cc: Tom Peacock  
Dave DeMent  
Douglas R. Crowe



ENVIRONMENTAL  
PROTECTION  
96 JUN 26 PM 2:31

Private Banking Group  
Real Estate Asset Management

525 Market Street, 18th Floor  
P. O. Box 63939  
San Francisco, CA 94163

6/24/96

Blumert

Mr. Dale Klettke  
Alameda County Health Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Re: **Blumert Trust • Account #308-107222**  
**490 - 43rd Street/4300 Telegraph Avenue, Oakland, CA**  
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Assistant Vice President  
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(415) 396 - 6743

cc: Tom Peacock  
Dave DeMent  
Douglas R. Crowe

June 21, 1996

96 JUN 24 AM 8:36

Mr. Jeffrey A. Hirsch  
Assistant Vice President and Asset Manager  
Wells Fargo Trust  
Asset Management Division  
Trust Real Estate Department  
P.O. Box 63939  
San Francisco, CA 94163

RE: Response to Alameda County Health Care Services Agency Letter  
490 43rd Street, Oakland, California  
ACC Project No. 6305-1.1

Dear Mr. Hirsch:

This letter is in response to the letter dated June 11, 1996, sent by Mr. Dale Klettke, Alameda County Health Care Services Agency (ACHCSA) regarding the above referenced site. ACHCSA's letter provided comment on the *Additional Site Investigation Report* dated May 23, 1996, prepared by ACC Environmental Consultants, Inc., (ACC). ACC's report summarized drilling of additional exploratory borings and collection of soil and grab groundwater samples in the vicinity of two underground storage tanks (USTs).

ACC was contracted to perform an additional subsurface investigation specifically to further delineate the downgradient extent of impacted shallow groundwater. Because the primary goal of our investigation was to further characterize subsurface impacts in the general vicinity of the former UST excavation, we concentrated on evaluating data regarding constituent migration in shallow groundwater only. Our goal was not to collect redundant analytical data but to build on previous site investigation.

The investigation work ACC performed in May 1996 was, with the omission of methyl tertiary butyl ether (MTBE) analysis, conducted according to the approved Work Plan. Two discrete soil samples were collected specifically to address possible soil impacts in one corner of the former UST excavation. Six additional exploratory borings (B3 through B8) were drilled from which grab groundwater samples were collected to further characterize shallow groundwater downgradient of the UST excavation. ACC's report discussed the work performed and, based on the results of the investigation, drew five specific conclusions and made four recommendations. ACHCSA did not comment on any of these conclusions or recommendations but made the following comments.

A) "Soil samples were to be collected from soils exhibiting noticeable hydrocarbon contamination during the advancement of borings B3 through B8..."

ACC evaluated soil in borings B4 through B7 using typical field screening techniques, odor, discoloration, and Photoionization Detector (PID) readings. Because petroleum hydrocarbons were not evident, ACC determined soil sample collection and analysis was not warranted. The other two borings, B3 and B8, were crossgradient and upgradient from the former UST excavation.

Mr. Jeffrey A. Hirsch  
June 21, 1996  
Page 2

Subsurface soil conditions were described but not on boring logs. As stated in the report, ACC believes soil sampling in the capillary zone is often redundant when the primary purpose of the boring is to collect a grab groundwater sample.

B) "Groundwater and soil samples collected were not analyzed for the presence of MTBE... "

ACC inadvertently did not request the analytical laboratory to test grab groundwater samples for MTBE and regrets the omission.

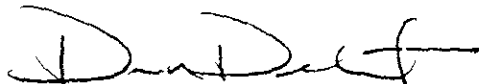
C) "This report was to provide the information required for the installation of a minimum of two additional groundwater monitoring wells... "

This was one of the objectives going into the investigation. However, due to the investigation findings, ACC believes additional information is required prior to deciding on proper well placement. ACC collected two upgradient grab groundwater samples and no constituents of concern were detected. In our opinion, an upgradient well does not appear to be warranted in this case. Due to apparent impacts to shallow groundwater in the vicinity of the former UST at 489 43rd Street, downgradient of the subject site, and apparent preferential pathways in the vicinity, ACC did not recommend a downgradient monitoring well location. With some basic utility plan research, a representative well could be easily located.

I contacted Mr. Klettke on Thursday afternoon, June 13, 1996, after receiving a copy of the letter. I expanded on our report conclusions and recommendations in an attempt to better understand Mr. Klettke's reasoning for his letter. After my discussion with Mr. Klettke, it was clear that the concerned parties should probably meet to discuss future work for the site and define a clear purpose of this work. ACHCSA apparently would like information for risk assessment purposes. The need for this information was not previously requested or mentioned in ACHCSA's comments.

ACC firmly believes that work tasks performed to characterize environmental conditions at a site must be performed in a logical and progressive fashion. The investigation work ACC performed in May further characterized groundwater conditions adjacent to the former UST excavation and along 43rd Street. At this time, ACC recommends a meeting take place to discuss previous site investigation and evaluate our options regarding future site activity. If you have any questions or comments, please call me.

Sincerely,



David R. DeMent, RG  
Senior Geologist

cc: Mr. Kenneth A. Cheitlin, Esq.  
Mr. Chuck Miller, Vice President, ACC

June 21, 1996

96 JUN 24 AM 8:36

Mr. Jeffrey A. Hirsch  
Assistant Vice President and Asset Manager  
Wells Fargo Trust  
Asset Management Division  
Trust Real Estate Department  
P.O. Box 63939  
San Francisco, CA 94163

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490 43rd Street, Oakland, California  
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Mr. Jeffrey A. Hirsch  
June 21, 1996  
Page 2

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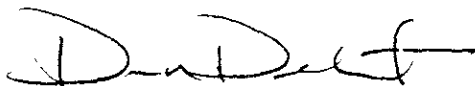
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Sincerely,



David R. DeMent, RG  
Senior Geologist

cc: Mr. Kenneth A. Cheitlin, Esq.  
Mr. Chuck Miller, Vice President, ACC

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



STID 4252

June 11, 1996

Mr. Jeffery Hirsch  
Wells Fargo Bank  
525 Market Street, 18th Floor  
MAC #0103-181  
San Francisco, CA 94105

ENVIRONMENTAL HEALTH SERVICES  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510)

RE: Work Plan for a Phase II-Soil and Groundwater Investigation at Walter Blumert Paint Co. Inc., 490 43rd Street, Oakland, CA

Dear Mr. Hirsch:

This office recently completed a review of the case file for the above referenced Oakland site up to and including the May 23, 1996 ACC Environmental Consultants "Preliminary Site Assessment Report".

Comments concerning the May 23, 1996 ACC report:

- Soil samples were to be collected from soils exhibiting noticeable hydrocarbon contamination during the advancement of borings B3 through B8, as requested in the January 9, 1996 Alameda County Health Care Services Agency (ACHCSA) letter. No soil samples were collected and no boring logs were submitted for the six borings, B3 through B8.
- Groundwater and soil samples collected were not analyzed for the presence of methyl-tert-butyl ether (MTBE), as requested in the January 9, 1996 ACHCSA letter. This analysis is being requested by the Regional Water Quality Control Board (RWQCB).
- This report was to provide the information required for the installation of a minimum of two additional groundwater monitoring wells, one up-gradient and one down-gradient from the former gasoline and paint thinner USTs. No mention of the locations for the two additional groundwater monitoring wells were documented in the ACC report

The extent of the soil contamination has not been properly characterized. Therefore, this office requests that you submit a Phase III-work plan/proposal to further define the extent of soil and/or ground water contamination. **This report must document proposed locations for the additional two groundwater monitoring wells to be installed at this site.**



Mr. Jeffery Hirsch  
RE: 490 43rd Street, Oakland, CA  
June 11, 1996  
Page 2 of 2

**This Phase III work plan must be submitted to this office no later than 60 days from the date of this letter or no later than August 10, 1996.**

Should you have any questions regarding this letter, please feel free to contact me directly at (510)567-6880. A copy of the ACHCSA January 9, 1996 is enclosed for your review.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

enclosure

c: Tom Peacock, Supervising Hazardous Materials Specialist--files  
DH Dave DeMent, ACC Environmental Consultants, 7977 Capwell Drive, Oakland, CA 94621  
w/enclosure  
Rosaline Crowe, 5431 Hilltop Crescent, Oakland, CA 94618, w/enclosure

4252soil.no

**ALAMEDA COUNTY ENVIRONMENTAL  
HEALTH SERVICES**

**ENVIRONMENTAL PROTECTION DIVISION**

**1131 Harbor Bay Parkway, Suite 250**

**Alameda, CA 94502-6577**

**Telephone (510) 567-6700**

**Fax (510) 337-9335**

**FAX COVER SHEET**

DATE: 5/7, 19 96

TO: ROBERT KITAY  
ASE

FAX # (     ) 837-4853

Total number of pages including cover sheet 3

FROM: DALE KLETTE  
\_\_\_\_\_

NOTE:

**PLEASE RESPOND BY FAX ONLY.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(SMILE) HAVE A NICE DAY  
DO SOMETHING FOR OUR ENVIRONMENT

**STATE WATER RESOURCES CONTROL BOARD****DIVISION OF CLEAN WATER PROGRAMS**

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 04244-2120

(916) 227-4307

(916) 227-4530 (FAX)



June 16, 1995

G.A. and D. Blumert Trust  
c/o Wells Fargo Bank  
Attn: J. A. Hirsch  
P.O. Box 63939  
San Francisco, CA 94163

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER OF COMMITMENT (LOC): CLAIM NUMBER 008854; FOR SITE ADDRESS: 490 - 43rd St., Oakland**

It has come to my attention that the LOC issued to you on **December 30, 1994** in the amount of **\$59,700** has not been responded to with a request for reimbursement.

Please submit your reimbursement request with all of the required supporting documentation, or a written explanation as to the status of the cleanup and why you have not requested reimbursement to date. If a request or adequate explanation is not received within thirty (30) calendar days from the date of this letter, I will take steps to begin the withdrawal process of your LOC.

Please send your reimbursement request or explanation to:

Francine Aguirre, Team Leader Claim No. 008854  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P. O. Box 944212  
Sacramento, CA 94244-2120

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Gordon for".

Francine Aguirre, Team Leader  
Regions 1 and 2  
Underground Storage Tank Cleanup Fund

cc: California Regional Water Quality  
Control Board, San Francisco Bay Region  
Attn: Steve Morse  
2101 Webster Street, Suite 500  
Oakland, CA 94612

Alameda County EHD  
Attn: Tom Peacock  
1131 Harbor Bay Pkwy  
Alameda, CA 94502

## STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4307

(916) 227-4530 FAX

CALIFORNIA REGIONAL WATER

JAN 18 1995

QUALITY CONTROL BOARD



JAN 17 1995

G.A. and D. Blumert Trust  
c/o Wells Fargo Bank  
Attn: J. A. Hirsch  
P.O. Box 63939  
San Francisco, CA 94163

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 008854, FOR SITE ADDRESS: 490 - 43rd St.,  
Oakland

The State Water Resources Control Board (SWRCB) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$59,700. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on July 27, 1994 and may be modified by the SWRCB in writing by an amended Letter of Commitment.

The SWRCB 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. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

You should read the terms and conditions listed in the Letter of Commitment. Also attached you will find:

- A "Reimbursement Request Instructions" package. You should retain this package for future reimbursement requests. Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "Spreadsheet". These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and completed Spreadsheets. Within the package also included are:
  - A "Bid Summary Sheet" to document data on bids received.
  - Recommended Minimum Invoice Cost Breakdown.
  - 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.
- "Vendor Data Record" (Std. Form 204) which must be completed and returned with your first Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

Dave Deaner, Manager  
Underground Storage Tank  
Cleanup Fund Program

Attachments

cc: California Regional Water Quality  
Control Board, San Francisco Bay Region  
✓ Attn: Steve Morse  
2101 Webster Street, Suite 500  
Oakland, CA 94612

Alameda County EHD  
Attn: Tom Peacock  
1131 Harbor Bay Pkwy  
Alameda, CA 94502

# LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 008854

AMENDMENT NO: 0

CLAIMANT: G.A. and D. Blumert Trust

BALANCE FORWARD: \$0

CO-PAYEE: None

THIS AMOUNT: \$59,700

c/o Wells Fargo Bank

Attn: J. A. Hirsch

CLAIMANT ADDRESS: P.O. Box 63939  
San Francisco, CA 94163

NEW BALANCE: \$59,700

TAX ID / SSA NO.: 94-6546501

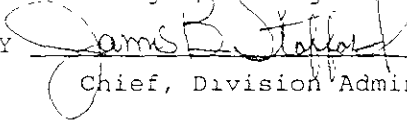
Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse G.A. and D. Blumert Trust (Claimant) for eligible corrective action costs at W. Blumert Paint Co. 490 - 43rd St., Oakland (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$59,700 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 30th day of December, 1994.

STATE WATER RESOURCES CONTROL BOARD

BY   
Manager, Underground Storage Tank Cleanup Fund Program

BY   
Chief, Division Administrative Services

STATE USE :  
CALSTARS CODING :  
0550 - 569.02 - 30530

\$ \_\_\_\_\_

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

STID 4252

December 14, 1995

Mr. Jeffery Hirsch  
Wells Fargo Bank  
525 Market Street, 18th Floor  
MAC #0103-181  
San Francisco, CA 94105

RE: Work Plan/Proposal for a Phase II-Soil and Groundwater Investigation at Walter Blumert  
Paint Co. Inc., 490 43rd Street, Oakland, CA

Dear Mr. Hirsch:

This letter is in regards to the January 21, 1994 Kaprelian Engineering Inc. (KEI) "Work Plan/Proposal for the above referenced site. As you are already probably aware, this proposal recommended the installation of three additional groundwater monitoring wells to further define the degree and extent of soil and ground water contamination cross-gradient and down-gradient of the subject site.

During marking of the locations for the down-gradient groundwater monitoring wells prior to drilling, an underground storage tank (UST) was discovered immediately adjacent to the location of proposed groundwater monitoring well MW5 (across the street at 489 43rd Street). On May 26, 1995 Susan Hugo of this office met with Doug Lee of KEI and the owner of this subject UST to investigate and discuss the UST.

At that meeting, it was agreed that the installation of proposed down-gradient well MW5 would be reevaluated following the removal of the aforementioned UST by the owner of the property. Additionally, it was agreed that during the drilling of the two cross-gradient wells (MW4 and MW6), soil and ground water samples would be collected and analyzed as proposed, and, if obvious contamination was detected, wells would not be installed in the borings and an appropriate course of action would be determined at a later date. This was indeed the case as field screening of the collected soil samples from the two exploratory borings detected volatile organics using a photo ionization detector (PID).

During a December 13, 1995 conversation with Dave DeMent of ACC Environmental Consultants, Mr DeMent informed me that he was working on a proposal to further define the extent of soil and groundwater contamination for Wells Fargo Bank and the George and Doris Blumert Trust. This proposal involves using rapid site assessment tools (Geoprobe, Hydropunch, etc ) to qualitatively assess impacts and to define the extent of the contaminant plume before proposing final well location(s).

Mr. Jeffery Hirsch  
RE: 490 43rd Street, Oakland, CA  
December 14, 1995  
Page 2 of 2

Therefore, this office requests that you submit a Phase II-work plan/proposal to further define the extent of soil and ground water contamination using a specific site assessment technique. This work plan should provide the information required for the installation of a minimum of two additional groundwater monitoring wells, one up-gradient and one down-gradient from the former gasoline and paint thinner USTs. **This Phase II work plan must be submitted to this office no later than 30 days from the date of this letter or January 15, 1996.**

I have recently taken over management of this case from Susan Hugo of this office. Should you have any questions regarding this letter, please feel free to contact me directly at (510)567-6880.

Sincerely,

A handwritten signature in cursive script, reading "Dale Klettke", with a long horizontal line extending to the right.

Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Tom Peacock, Supervising Hazardous Materials Specialist--files  
Dave DeMent, ACC Environmental Consultants, 7977 Capwell Drive, Oakland, CA 94621



LOP - RECORD CHANGE REQUEST FORM

printed:  
11/17/95

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

Insp: DK

AGENCY # : 10000	SOURCE OF FUNDS: F	SUBSTANCE: 8006619
StID : 4252	LOC:	
SITE NAME: Walter Blumert Company		DATE REPORTED : 01/24/92
ADDRESS : 490 43rd St		DATE CONFIRMED: 12/20/91
CITY/ZIP : Oakland 94609		MULTIPLE Rps : N

SITE STATUS

CASE TYPE: S	CONTRACT STATUS: 4	PRIOR CODE:2B4	EMERGENCY RESP:
RP SEARCH: S			DATE COMPLETED: 07/17/92
PRELIMINARY ASMNT:	DATE UNDERWAY:		DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:		DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:		DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:		DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1	DATE ENFORCEMENT ACTION TAKEN: 07/17/92
LUFT FIELD MANUAL CONSID:	
CASE CLOSED:	DATE CASE CLOSED:
DATE EXCAVATION STARTED :	REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: George Blumert Trust  
 COMPANY NAME: C/o Wells Fargo Bk Mac#0103171  
 ADDRESS: 525 Market Street  
 CITY/STATE: San Francisco, California94105

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
------------	-----------------	------------

DATA ENTRY INPUT:

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

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 Walter Blumer Today's Date 6/1/94

Site Address 493-43rd Street

City Oakland Zip 94609 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:** (22 miles)  
 On-site: 2 MWs to be installed.

1 hr  
 Met Doug Liu (KEL) on site:

2 cross gradient wells to be installed  
 - 2 wells proposed remained to be soil borings - (appeared to be contaminated). 3 soil samples per boring collected; grab water sample also collected for each boring.

- all wells monitored continuously every quarter

**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(e)
- 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. Precip 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

Rev 6/88

II, III

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: \_\_\_\_\_

Signature: \_\_\_\_\_

  
KAPREALIAN ENGINEERING  
I N C O R P O R A T E D

ALCO  
HAZMAT

94 JUN -3 PM 2:51

June 1, 1994

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

Attention: Ms. Susan L. Hugo

RE: Wells Fargo Bank  
(Walter Blumert Co., Inc.)  
490 - 43rd Street  
Oakland, California

Dear Ms. Hugo:

This letter is written to follow up on our May 31, 1994, telephone conversation regarding Kaprealian Engineering, Inc's. (KEI) work plan/proposal (KEI-P91-1201.P4) dated January 21, 1994.

In the referenced work plan, KEI proposed the installation of three additional monitoring wells (MW4, MW5, and MW6) in the vicinity of the subject property. While preparing the site for drilling (posting barricades and "No Parking" signs), KEI personnel noted the existence of an underground storage tank immediately adjacent to the location of the proposed MW5. On May 16, 1994, KEI contacted your office to discuss the finding; an on-site meeting was scheduled.

On May 27, 1994, an on-site meeting was conducted between KEI and the Alameda County Health Care Services Agency to verify the tank location and discuss a course of action. As a follow-up to the meeting, KEI contacted your office on May 31, 1994. It was agreed upon that the two proposed wells in the apparent cross-gradient direction (MW4 and MW6) would be installed on June 1, 1994. The installation of the proposed well in the apparent downgradient direction (MW5) would be postponed pending the results of the samples collected during the removal of the subject downgradient underground storage tank. KEI additionally noted that the "cross-gradient wells" would be renamed MW4 and MW5.

NOT  
DONE

Ms. Susan L. Hugo  
Alameda County Health  
Care Services Agency

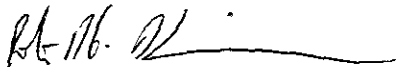
Page 2

June 1, 1994

If you have any questions, comments, or concerns, please do not  
hesitate to call me at (510) 602-5104.

Sincerely,

Kaprealian Engineering, Inc.

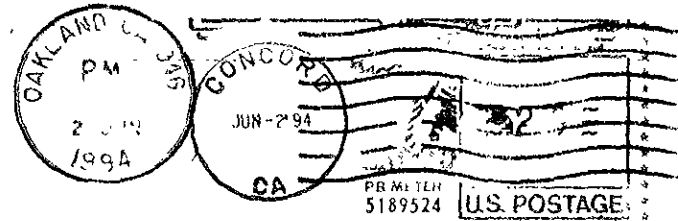


Robert H. Kezerian  
Project Manager

rhk:jad\SLH0601

cc: Jeffrey Hirsch, Wells Fargo Bank

1 1 1 1  
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
ENCLOSURE



Alameda County Health Care Services Agency  
Attention: Ms. Susan L. Hugo  
80 Swan Way, Room 200  
Oakland, CA 94621



489 - 43rd St

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

white -env.health yellow -facility pink -files

Hazardous Materials Inspection Form

II, III

Site ID # Site Name Water Blument Co Today's Date 5/6/94

Site Address 490 43rd St Q City Oakland Zip 94609 Phone

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
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18. Exemption Request? (Y/N) 25536(b)
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- 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 Groundwater 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 testing, 8) Annual Tank Testing Daily Inventory, 9) Other
New Tanks: 7. Precs Tank Test Date: 2643, 8. Inventory Rec. 2644, 9. Soil Testing 2646, 10. Ground Water 2647, 11. Monitor Plan 2632, 12. Access Secure 2634, 13. Plans Submit Date 2711, 14. As Built Date 2635

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:

On site: Met Maugde (KEI)
489- 43rd St - tank on sidewalk
found Jug - Flying A Gasoline
concrete pad on top looks different
- some liquid - smell like gasoline
Drish? former owner
Paul & Magrette Wicker
Ron Simpson - current owner of property
(489-491 43rd St), advised to
remove the tank. He owned the property
since 1978 - formerly Emil Villa
restaurant / bakery - Old Oven, advised
to sample the tank & identify what material is.
Mr. Stump of Walter Blument mentioned

Rev 6/88

Contact: Inspector: Signature: Title: Signature:

II, III

**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 3, 1994  
STID# 4252

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

Mr. Jeffrey Hirsch  
Wells Fargo Bank  
525 Market Street, 18th Floor  
MAC #0103-181  
San Francisco, CA 94105

**Subject: Work Plan / Proposal for Installation of Additional  
Monitoring Wells at Walter Blumert Co., Inc.  
490 43rd Street, Oakland, CA 94609**

Dear Hirsch:

This office has completed review of the work plan for the installation of three monitoring wells prepared by Kaprelian Engineering Inc. for the referenced site. The cited work plan was dated January 21, 1994 and received by this office in April 8, 1994.

Based on this review, the basic elements of the work plan is acceptable with the following conditions:

- 1) During borehole advancement, soil samples should be collected at a minimum of every five feet in the unsaturated zone, significant changes in lithology, and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. At least one of the samples submitted for analysis from each boring must be from the saturated/unsaturated zone interface.
- 2) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) The vertical and lateral extent of soil and groundwater contamination must be delineated. The isoconcentration line of the contaminant plume must be determined.
- 4) Any waste ( hazardous or non-hazardous ) generated at the site must be characterized and disposed appropriately. Documents of all waste disposal must be provided to this office.
- 5) Any existing product lines associated with the former tanks must be removed and soil samples should be collected from the piping trenches for verification.

Mr. Jeffrey Hirsch  
RE: 490 43rd Street, Oakland, CA 94609  
May 3, 1994  
Page 2 of 3

- 6) Provide this office with records of the stockpiled soil disposal and copies of the tanks' manifests.
- 7) Provide this office with a copy of the site health and safety plan.

Item # 6 can be incorporated in the report to be submitted after implementing the approved work plan. However, item # 7 listed above must be submitted to this agency before work plan implementation. In addition, please provide our office at least 72 hours advance notice when site activity is slated to begin.

The approved workplan must be implemented within 30 days from the date of this letter. Any extension of stated deadlines or changes in the workplan must be confirmed in writing and approved by this office.

A report must be submitted within 30 days after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

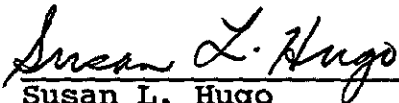
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation



Mr. Jeffrey Hirsch  
RE: 490 43rd Street, Oakland, CA 94609  
May 3, 1994  
Page 3 of 3

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

Sincerely,



---

Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Gil Jensen, Alameda County District Attorney's Office  
Sum Arigala, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
Doug Lee, Kaprelian Engineering Inc., 2401 Stanwell Dr.  
Suite 400, Concord, California 94520

  
KAPREALIAN ENGINEERING  
INCORPORATED

ALCO  
HAZMAT

94 APR -8 PM 1:36

April 6, 1994

Ms. Susan Hugo  
Alameda County Health Care Services  
Dept. of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

RE: Wells Fargo Bank  
(Walter Blumert Co., Inc.)  
490 - 43rd Street  
Oakland, California

Dear Ms. Hugo:


As per our phone conversation on this date, I am sending you the available reports detailing Kaprealian Engineering, Inc's. (KEI) monitoring well installation and ground water sampling activities at the referenced site. A report documenting the most recent quarterly sampling of the three existing wells is currently being prepared. This report should be completed within two weeks and will be submitted to your agency upon its completion.

Also enclosed is a work plan for three additional wells to be installed in the vicinity of the site. KEI has tentatively scheduled the additional well installation for early May.

If you have any questions regarding the reports or the work plan, please do not hesitate to call me at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.

  
Doug Lee  
Geologist

/dl

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 4, 1993  
STID# 4252

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

George & Doris Blumert Trust MAC #0103-171  
c/o Ms. Dvora Kotschedoff  
Wells Fargo Bank  
525 Market Street, 17th Floor  
San Francisco, California 94105

**RE: George & Doris Blumert Trust MAC# 0103171  
Underground Storage Tanks Removals at Walter Blumert Company -  
490 43rd Street, Oakland CA 94609**

Dear Ms. Kotschedoff:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of two underground storage tanks on December 11, 1991 at the referenced site. We are in receipt and has completed review of the Kaprelian Engineering's Soil Sampling Report dated June 29, 1992 and submitted under Paradiso Construction Company's July 3, 1992 cover letter. This office is also in receipt of the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" submitted by Paradiso Construction on January 24, 1992.

Total Petroleum Hydrocarbon (TPH-gasoline) as high as 490 ppm and benzene as high as 0.88ppm were detected in the soil samples collected during the removal of two underground storage tanks at the site. After limited overexcavation on March 31, 1992, soil samples collected for verification still exhibited significant levels of contamination as high as 720 ppm TPH gasoline and 1.4 ppm benzene. Clearly, the referenced site has experienced a confirmed release pursuant to the San Francisco Bay Regional Water Quality Control Board (RWQCB) fuel leak criteria. As such, further investigation and/or cleanup must be initiated.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment must be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. The information gathered by this investigation will be used to assess the need for additional

Ms. Dvora Kotschedoff  
RE: 490 43rd Street, Oakland CA 94609  
January 4, 1993  
Page 2 of 3

actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines.

You should be prepared to install at a minimum three monitoring wells to established gradient at the site. One of the wells must be installed within 10 feet of the former tank, in the verified downgradient location. Groundwater elevation readings must be performed every month for three consecutive months. Data collected after the first three months will be evaluated if monthly or quarterly groundwater elevation readings is necessary for establishing groundwater flow direction at the site. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for target compounds. After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Please provide our office with copies of the manifests for the tanks and documentation of the stockpiled soil disposal.

Your work plan must be submitted to this office no later than **February 5, 1993**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of the reports and proposals must also be submitted to:

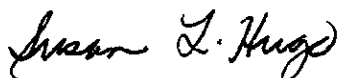
Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster Street, Fourth Floor  
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Ms. Dvora Kotschedoff  
RE: 490 43rd Street, Oakland CA 94609  
January 4, 1993  
Page 3 of 3

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 14, 1992  
STID# 4252

*Remain  
1/4/93*

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

Ms. Dvora Kotschedoff  
Asset Manager  
Wells Fargo Bank  
525 Market Street, 17th Floor  
San Francisco, California 94105

**RE: George & Doris Blumert Trust MAC# 0103171  
Underground Storage Tanks Removals at Walter Blumert Company -  
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Dear Ms. Kotschedoff:

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This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

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Ms. Dvora Kotschedoff  
RE: 490 43rd Street, Oakland CA 94609  
December 14, 1992  
Page 2 of 3

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Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster Street, Fourth Floor  
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Ms. Dvora Kotschedoff  
RE: 490 43rd Street, Oakland CA 94609  
December 14, 1992  
Page 3 of 3

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division / files



ICES AGENCY

11

*Returned to sender*

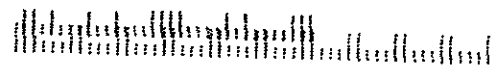
RECEIVED  
DEC 23 1992

Attempted delivery	
Forwarding order expired	
No valid postmark	<input type="checkbox"/> Vacant
Undeliverable as addressed	
Insufficient address	
Temporary Away	<input checked="" type="checkbox"/> Refused
No Mail Receipts	RT# <u>2</u>

*Sender*



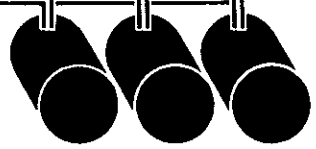
Ms. Dvora Kotschedoff  
 Asset Manager  
 Wells Fargo Bank  
 525 Market Street, 7th Floor  
 San Francisco CA 94105



# PARADISO CONSTRUCTION CO.

GENERAL & PETROLEUM CONTRACTORS

RH



LICENSE NO. 259820  
P.O. BOX 1836  
2600 WILLIAMS ST.  
SAN LEANDRO, CA 94577  
(510) 614-8390

July 3, 1992

NEW

Regional Water Quality Control Board  
2101 Webster Avenue  
#500  
Oakland, CA 94612

**RE: TANK REMOVAL/SOIL SAMPLING REPORTS-WELLS FARGO BANK AS TRUSTEE  
FOR WALTER BLUMERT COMPANY, 490 43RD STREET, OAKLAND, CA**

The enclosed reports summarize the soil sampling performed by Kaprealian Engineering, Inc., (KEI) at the above referenced site following the removal of two underground storage tanks.

Paradiso Construction Co., in conjunction with KEI, has prepared and submitted a proposal to Wells Fargo Bank (as Trustee) to install three monitoring wells to begin to define the extent of the soil contamination, to determine the ground water flow direction, and to determine if the ground water has been impacted by hydrocarbon contamination.

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

Sincerely,

  
Deanna Harding

cc: Alameda County Environmental Health, Susan Hugo

d1h.712

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

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Site Address 490 - 43rd St

City Oakland Zip 94609 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

9:20 AM - 11:30

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

Comments:

Excavating ~~vertically~~ vertically and clearing all sidewalks & excavations - limited <sup>entry</sup> to building & street - pit where tanks were removed ~~is~~ in the sidewalk. Two bottom soil samples & 4 sidewalk soil samples must be collected. Back fill with clean fill only. Stockpiled soil must be characterized & covered. B1 - 11 1/2 ft (H2O started to recharge.) Backfill with clean fill ASAP due to safety reason - pit in the sidewalk.

II.A BUSINESS PLANS (Title 19)

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- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- |                               |   |
|-------------------------------|---|
| General                       | <input type="checkbox"/> 1. Permit Application 25284 (H&S)                              |
|                               | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S)                         |
|                               | <input type="checkbox"/> 3. Records Maintenance 2712                                    |
|                               | <input type="checkbox"/> 4. Release Report 2651   |
|                               | <input type="checkbox"/> 5. Closure Plans 2670  |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method  |
|                               | 1) Monthly Test   |
|                               | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|                               | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|                               | 4) Monthly Gndwater<br>One time soils   |
|                               | 5) Daily inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                               | 6) Daily inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                               | 7) Weekly Tank Gauge<br>Annual tank testing   |
|                               | 8) Annual Tank Testing<br>Daily Inventory   |
|                               | 9) Other _____  |
| New Tanks                     | <input type="checkbox"/> 7. Precs Tank Test 2643<br>Date: _____                         |
|                               | <input type="checkbox"/> 8. Inventory Rec. 2644   |
|                               | <input type="checkbox"/> 9. Soil Testing . 2646   |
|                               | <input type="checkbox"/> 10. Ground Water. 2647   |

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: \_\_\_\_\_  
 Signature: Doreen J. Haggerty

II, III

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

EMERGENCY  YES  NO HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?  YES  NO

FOR LOCAL AGENCY USE ONLY  
 I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.  
*Susan L. Hugo 2/14/92*  
*Deanna Harding 1/24/92*  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

REPORT DATE: 01/14/92 CASE #

REPORTED BY: NAME OF INDIVIDUAL FILING REPORT: **DEANNA HARDING as AGENT FOR WFB** PHONE: **(510) 614-8390** SIGNATURE: *[Signature]*  
 REPRESENTING:  OWNER/OPERATOR  REGIONAL BOARD  LOCAL AGENCY  OTHER COMPANY OR AGENCY NAME: **PARADISO CONSTRUCTION AS AGENT FOR WELLS FARGO**

ADDRESS: **2600 WILLIAMS STREET SAN LEANDRO CA STATE 94577 ZIP**

RESPONSIBLE PARTY: NAME: **WELLS FARGO BANK N.A., TRUSTEE OF THE GEORGE BLUMERT TRUST** CONTACT PERSON: **DEVORA KOTSCHEDOFF** PHONE: **(415) 396-6747**  
 ADDRESS: **525 MARKET ST., 17TH FLOOR SAN FRANCISCO CA STATE 94613 ZIP**

SITE LOCATION: FACILITY NAME (IF APPLICABLE): **WALTER BLUMERT PAINT COMPANY** OPERATOR: **WALTER BLUMERT** PHONE: **(510) 658-1662**  
 ADDRESS: **490 43RD STREET OAKLAND CA ALAMEDA COUNTY 94609 ZIP**  
 CROSS STREET: **TELEGRAPH AVENUE**

IMPLEMENTING AGENCIES: LOCAL AGENCY: **ALAMEDA COUNTY ENVIRONMENTAL HEALTH** AGENCY NAME: **ALAMEDA COUNTY ENVIRONMENTAL HEALTH** CONTACT PERSON: **SUSAN HUGO** PHONE: **(510) 271-4320**  
 REGIONAL BOARD: \_\_\_\_\_ PHONE: \_\_\_\_\_

SUBSTANCES INVOLVED: (1) NAME: **UNLEADED FUEL** QUANTITY LOST (GALLONS):  UNKNOWN  
 (2) \_\_\_\_\_  UNKNOWN

DISCOVERY/ABATEMENT: DATE DISCOVERED: **1/23/92** HOW DISCOVERED:  INVENTORY CONTROL  SUBSURFACE MONITORING  NUISANCE CONDITIONS  
 TANK TEST  TANK REMOVAL  OTHER  
 DATE DISCHARGE BEGAN: \_\_\_\_\_  UNKNOWN METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):  
 REMOVE CONTENTS  CLOSE TANK & REMOVE  REPAIR PIPING  
 REPAIR TANK  CLOSE TANK & FILL IN PLACE  CHANGE PROCEDURE  
 REPLACE TANK  OTHER: **REMOVE TANK / REMEDIATE**  
 HAS DISCHARGE BEEN STOPPED?  YES  NO IF YES, DATE: **1/26/92**

SOURCE/CAUSE: SOURCE OF DISCHARGE:  TANK LEAK  UNKNOWN  PIPING LEAK  OTHER CAUSE(S):  OVERFILL  RUPTURE/FAILURE  SPILL  
 CORROSION  UNKNOWN  OTHER

CASE TYPE: CHECK ONE ONLY  UNDETERMINED  SOIL ONLY  GROUNDWATER  DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS: CHECK ONE ONLY  NO ACTION TAKEN  PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED  POLLUTION CHARACTERIZATION  
 LEAK BEING CONFIRMED  PRELIMINARY SITE ASSESSMENT UNDERWAY  POST CLEANUP MONITORING IN PROGRESS  
 REMEDIATION PLAN  CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY)  CLEANUP UNDERWAY

REMEDIAL ACTION: CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS):  EXCAVATE & DISPOSE (ED)  REMOVE FREE PRODUCT (FP)  ENHANCED BIO DEGRADATION (IT)  
 CAP SITE (CD)  EXCAVATE & TREAT (ET)  PUMP & TREAT GROUNDWATER (GT)  REPLACE SUPPLY (RS)  
 CONTAINMENT BARRIER (CB)  NO ACTION REQUIRED (NA)  TREATMENT AT HOOKUP (HU)  VENT SOIL (VS)  
 VACUUM EXTRACT (VE)  OTHER (OT)

COMMENTS:

# PARADISO CONSTRUCTION CO.

GENERAL & PETROLEUM CONTRACTORS

9220 'G' STREET • P.O. BOX 6397 • OAKLAND, CA 94603  
 (415) 562-5511 Contractor's Lic. #259820

# LETTER OF TRANSMITTAL

TO Alameda County Environ. Health  
80 Swan Way, Room 200  
Oakland, CA 94621

DATE	<u>2-4-92</u>	JOB NO	<u>712(ms)</u>
ATTENTION	<u>Susan Hugo</u>		
RE	<u>Walter Blument Paint Co</u>		
	<u>490 - 431a Street</u>		
	<u>Oakland, CA</u>		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>Original</u>			<u>underground Storage tank unauthorized release leak Contamination Site Report.</u>

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS

Here is the form for Wells Fargo Bank /  
Walter Blument Paint Company -  
Oakland -

Call me if you have any questions

COPY TO Wells Fargo Bank

SIGNED Deanna J. Harding

Existing CASE

# 01-0891

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM. <i>Susan J. Hugo</i> SIGNED: _____ DATE: 2/24/92	
REPORT DATE 01 1 M 21 4 D 9 Y 2 Y		CASE #			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT DEANNA HARDING as AGENT FOR WFB		PHONE (510) 614-8300	SIGNATURE ↓	
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME PARADISO CONSTRUCTION AS AGENT FOR WELLS FARGO		
	ADDRESS 2600 WILLIAMS STREET SAN LEANDRO CITY CA STATE 94577 ZIP				
RESPONSIBLE PARTY	NAME WELLS FARGO BANK N.A., TRUSTEE OF THE GEORGE BLUMERT TRUST <input type="checkbox"/> UNKNOWN		CONTACT PERSON DEVORA KOTSCHEDOFF	PHONE (415) 396-6747	
	ADDRESS 525 MARKET ST., 17TH FLOOR SAN FRANCISCO CITY CA STATE 94613 ZIP				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) WALTER BLUMERT PAINT COMPANY		OPERATOR WALTER BLUMERT	PHONE (510) 656-1662	
	ADDRESS 490 43RD STREET OAKLAND CITY CA ALAMEDA COUNTY 94609 ZIP				
	CROSS STREET TELEGRAPH AVENUE				
IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA COUNTY ENVIRONMENTAL HEALTH		AGENCY NAME	CONTACT PERSON SUSAN HUGO	PHONE (510) 271-4320
	REGIONAL BOARD				PHONE ( )
SUBSTANCES INVOLVED	(1) UNLEADED FUEL		NAME		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)				<input type="checkbox"/> UNKNOWN
DISCOVERY/ABATEMENT	DATE DISCOVERED 1 M 2 M 3 D 0 D 9 Y 1 Y		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 <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER REMOVE TANK/REPLICATE		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 1 M 2 M 0 D 6 D 9 Y 1 Y				
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		
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
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 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				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (TU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
	COMMENTS				

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 Walter Blumer Ego Today's Date 12/1/91

Site Address 490 - 43rd Street

City Oakland Zip 94609 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:**

2 UGT'S removed  
 1000 G gasoline - LEL 3% O<sub>2</sub> 2%  
 380 G thinner LEL 1% O<sub>2</sub> 2%  
 Tanks manifest # 91507574  
 H&H hauler (Jan 92 Exp. # 200553)  
 Inspector Christian at site  
 Approximately 50 cu yds of stockpiled soil  
 must be characterized & covered  
 with plastic.  
 Excavation pit must be secured  
 3 bottom soil samples collected  
 - discolored

[Blot] Bottom Hand  
 at 8 ft

**II.A BUSINESS PLANS (Title 19)**

- 1. Immediate Reporting 2703
- 2. Bus. Plan Sys. 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(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

**III. UNDERGROUND TANKS (Title 23)**

- |   |  |
|---|--|
| General   | <input type="checkbox"/> 1. Permit Application 25284 (H&S)                                 |
|   | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S)                            |
|   | <input type="checkbox"/> 3. Records Maintenance 2712                                       |
|   | <input type="checkbox"/> 4. Release Report 2651  |
|   | <input type="checkbox"/> 5. Closure Plans 2670   |
| Monitoring for Existing Tanks                   | <input type="checkbox"/> 6. Method   |
|   | 1) Monthly Test  |
|   | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                               |
|   | 3) Daily Vadose<br>One time soils<br>Annual tank test                                      |
|   | 4) Monthly Groundwater<br>One time soils   |
|   | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/groundwater mon. |
|   | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                            |
|   | 7) Weekly Tank Gauge<br>Annual tank testing  |
|   | 8) Annual Tank Testing<br>Daily Inventory  |
|   | 9) Other   |
|   | <input type="checkbox"/> 7. Precs Tank Test 2643   |
|   | Date: _____  |
|   | <input type="checkbox"/> 8. Inventory Rec. 2644  |
|   | <input type="checkbox"/> 9. Soil Testing . 2646  |
| <input type="checkbox"/> 10. Ground Water. 2647 |  |
| New Tanks                                       | <input type="checkbox"/> 11. Monitor Plan 2632   |
|   | <input type="checkbox"/> 12. Access Secure 2634  |
|   | <input type="checkbox"/> 13. Plans Submit 2711   |
|   | Date _____   |
| <input type="checkbox"/> 14. As Built 2635      |  |
| Date _____                                      |  |

II, III

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: \_\_\_\_\_

Signature: \_\_\_\_\_



RIEDEL ENVIRONMENTAL  
SERVICES, INC.

San Francisco Region:  
4138 Lakeside Drive  
Richmond, California 94806  
(415) 222-7810  
FAX: (415) 222-6868

December 6, 1991

~~Mr. Larry Seto~~ *Susan?*  
Environmental Health Department  
Hazardous Materials Division  
80 Swan Way  
Oakland, California

Subject: 490-43rd Street (corner of Telegraph Avenue)  
Oakland, California *94609*  
RES Job No. 4079-9102

Dear Mr. Seto:

Per a conversation with Mr. Barney Chan of your division, Riedel Environmental Services, Inc. (RES) understands that you handle sites with the zip code of 94609, the zip code of the above referenced site. We would like to review any files that you have on this site. We are interested in Hazardous Materials Business Plans, information of underground storage tanks, hazardous materials leaks, etc. RES understands that your office charges \$67 per hour to prepare the files for our review and that your estimate for pulling files in this area of the city is between one-half and one hour. If it is convenient for you, I would like to come in and review the files the week of December 16th.

Thank you very much for your assistance. Please contact me at the above number if you have any questions.

Sincerely,

**Riedel Environmental Services, Inc.**

Jennifer Krebs  
Environmental Scientist



Project Specialist (print) 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. 415/271-4320

ORIGINAL

ACCEPTED

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. On any of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- Removal of Tank and Piping
- Sampling
- Final Inspection

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

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

*Susan L. Hugo*  
10/11/91

*\* Flood rate change made on page 4, 5 & 6. See site health & safety plan page 4.*

UNDERGROUND TANK CLOSURE PLAN

\* \* \* Complete according to attached instructions \* \* \*

1. Business Name WALTER BLUMERT COMPANY  
Business Owner GEORGE & DORIS BLUMERT TRUST C/O WELLS FARGO BANK
  2. Site Address 490 43RD STREET @ TELEGRAPH  
City Oakland Ca 94609 Zip 94609 Phone 658-1662  
GEORGE & DORIS BLUMERT TUST
  3. Mailing Address C/O WELLS FARGO BANK, MAC #0103-171, 525 MARKET ST., 17th, FLOOR  
City SAN FRANCISCO CA 94105 Zip 94105 Phone 396-6747
  4. Land Owner GEORGE & DORIS BLUMERT TRUST, C/O WELLS FARGO BANK  
MAC # \_\_\_\_\_  
Address 525 Market Street, 0103-171 City, State San Francisco CA Zip 94105
  5. Generator name under which tank will be manifested GEORGE & DORIS BLUMERT TRUST, (C/O WELLS FARGO BANK)
- EPA I.D. No. under which tank will be manifested CAC000630192

6. Contractor PARADISO CONSTRUCTION COMPANY  
Address 9220 G STREET  
City OAKLAND CA 94603 Phone 562-5511  
License Type A,B,C-8,C-61/D40, C10 ID# 259820

7. Consultant PARADISO CONSTRUCTION COMPANY  
Address 9220 G STREET  
City OAKLAND, CA 94603 Phone 562-5511

8. Contact Person for Investigation  
Name PAUL PARADISO Title Executive Vice President  
Phone 562-5511

9. Number of tanks being closed under this plan TWO -- 1) 1,000 Fuel-Unleaded  
1) 1,000 Thinner-"350"  
Length of piping being removed under this plan 15 FEET  
Total number of tanks at facility TWO

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 H & H ENVIRONMENTAL EPA I.D. No. CAD004771168  
Hauler License No. 0334 License Exp. Date 01/31/92  
Address 220 CHINA BASIN  
City SAN FRANCISCO State CA Zip 94107

b) Product/Residual Sludge/Rinsate Disposal Site

Name H & H ENVIRONMENTAL EPA I.D. No. CAD004771168  
Address 220 CHINA BASIN  
City SAN FRANCISCO State CA Zip 94107

c) Tank and Piping Transporter

Name H & H ENVIRONMENTAL EPA I.D. No. CAD004771168  
Hauler License No. 0334 License Exp. Date 01/31/92  
Address 220 CHINA BASIN  
City SAN FRANCISCO State CA Zip 94107

d) Tank and Piping Disposal Site

Name H & H ENVIRONMENTAL EPA I.D. No. CAD004771168  
Address 220 CHINA BASIN  
City SAN FRANCISCO State CA Zip 94107

11. Experienced Sample Collector

Name KAPREALIAN ENGINEERING (K.E.I.)  
Company KAPREALIAN ENGINEERING (K.E.I.)  
Address 940 ADAMS STREET  
City BENICIA State CA Zip 94510 Phone 707=746-6915

12. Laboratory

Name SEQUOIA ANALYTICAL  
Address 1900 BATES AVENUE, SUITE LM  
City CONCORD State CA Zip 94520  
State Certification No. 1271

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

If yes, describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Describe methods to be used for rendering tank inert

Remove liquid with vacuum truck. Insert 50 lbs. per thousand dry ice. Spray ice with water. Volatilize off all liquid and verify with GasTech meter - 10% oz. 10% LEL before removal.

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)		
1) 1,000	Unleaded	Soil - Excavated - Native	(2) samples 2' below center/under tank.
1) 1,000	"350" Thinner	" "	" "
Tanks were installed in the early 40's.		Soil &/or ground Water if present	One sample underneath each end of the tank no deeper than 2 ft from the tank <del>excavation</del> bottom.

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)	Sampling Plan

*Stockpiled soil must be characterized.*

\* 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
Unleaded Fuel		TPHG - 5030 BTX&E - 8020 or 8240	1.0 ppm (soil) 5 ppb (soil)
Thinner "350"		TPH D - GCFID(3550) BTX&E - 8020 or 8240	1.0 ppm (soil) 5 ppb (soil)

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer R.C. Fischer & Co., On File --

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) PARADISO CONSTRUCTION COMPANY

Signature \_\_\_\_\_

Date 09/04/91

Signature of Site Owner or Operator

Name (please type) WELLS FARGO BANK, N.A. TRUSTEE OF THE GEORGE & DORIS BLUMERT TRUST

Signature By: M. Ketschodoff

Date 9/12/91

# ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

3/29/91

**PRODUCER**  
 R. C. Fischer & Co.  
 1655 N. Main Street, Suite 360  
 P. O. Box 8101  
 Walnut Creek, Ca. 94596-8101

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

**INSURED**  
 Paradise Construction Co.  
 P. O. Box 6397  
 Oakland CA 94603

COMPANY LETTER **A**

COMPANY LETTER **B**

COMPANY LETTER **C**

COMPANY LETTER **D**

**REPUBLIC INDEMNITY COMPANY**

COMPANY LETTER **E**

## 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
	<b>GENERAL LIABILITY</b> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR. OWNER'S & CONTRACTOR'S PROT.				GENERAL AGGREGATE \$ PRODUCTS-COMP/OPS AGGREGATE \$ PERSONAL & ADVERTISING INJURY \$ EACH OCCURRENCE \$ FIRE DAMAGE (Any one fire) \$ MEDICAL EXPENSE (Any one person) \$ COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <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				EACH OCCURRENCE \$ AGGREGATE \$
	<b>EXCESS LIABILITY</b> <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
<b>D</b>	<b>WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY</b>	<b>PC994559</b>	<b>4/01/91</b>	<b>4/01/92</b>	STATUTORY \$ <b>1000</b> (EACH ACCIDENT) \$ <b>1000</b> (DISEASE—POLICY LIMIT) \$ <b>1000</b> (DISEASE—EACH EMPLOYEE)
	<b>OTHER</b>				

**INSUREDS COPY**

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

JOB: ALL CALIFORNIA OPERATIONS

## CERTIFICATE HOLDER

## CANCELLATION

ALAMEDA COUNTY  
 ENVIRONMENTAL HEALTH DEPT  
 80 SWAN WAY, ROOM 200  
 OAKLAND, CA 94621

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 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

*Carrie Lee*

STOCK PILE  
AREA

YARD

BUILDING

490-43<sup>rd</sup> St.

OAKLAND

PUMP  
PAD

← GATE →

VENT

1000G

1350G

1,000  
GASOLINE

1,000  
THINNER

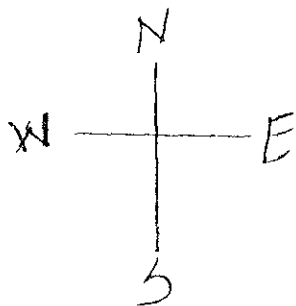
12'

← SIDEWALK →

← SIDEWALK →

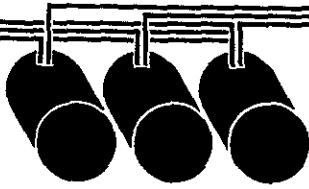
← 43<sup>rd</sup> Street →

NEAREST CROSS STREET:  
TELEGRAPH.





**PARADISO CONSTRUCTION CO.**  
GENERAL & PETROLEUM CONTRACTORS



LICENSE NO. 259820  
P.O. BOX 6397  
9220 "G" STREET OAKLAND, CA 94603  
(415) 562-5511

S I T E   H E A L T H  
&  
S A F E T Y   P L A N

WELLS FARGO BANK

WALTER BLUMERT COMPANY

490 43RD STREET  
OAKLAND, CA 94609

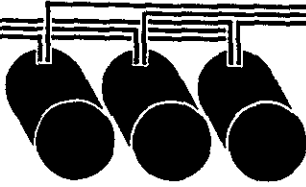
EPA ID# CAC000630192

PARADISO PROJECT #712

SEPTEMBER, 1991

# PARADISO CONSTRUCTION CO.

GENERAL & PETROLEUM CONTRACTORS



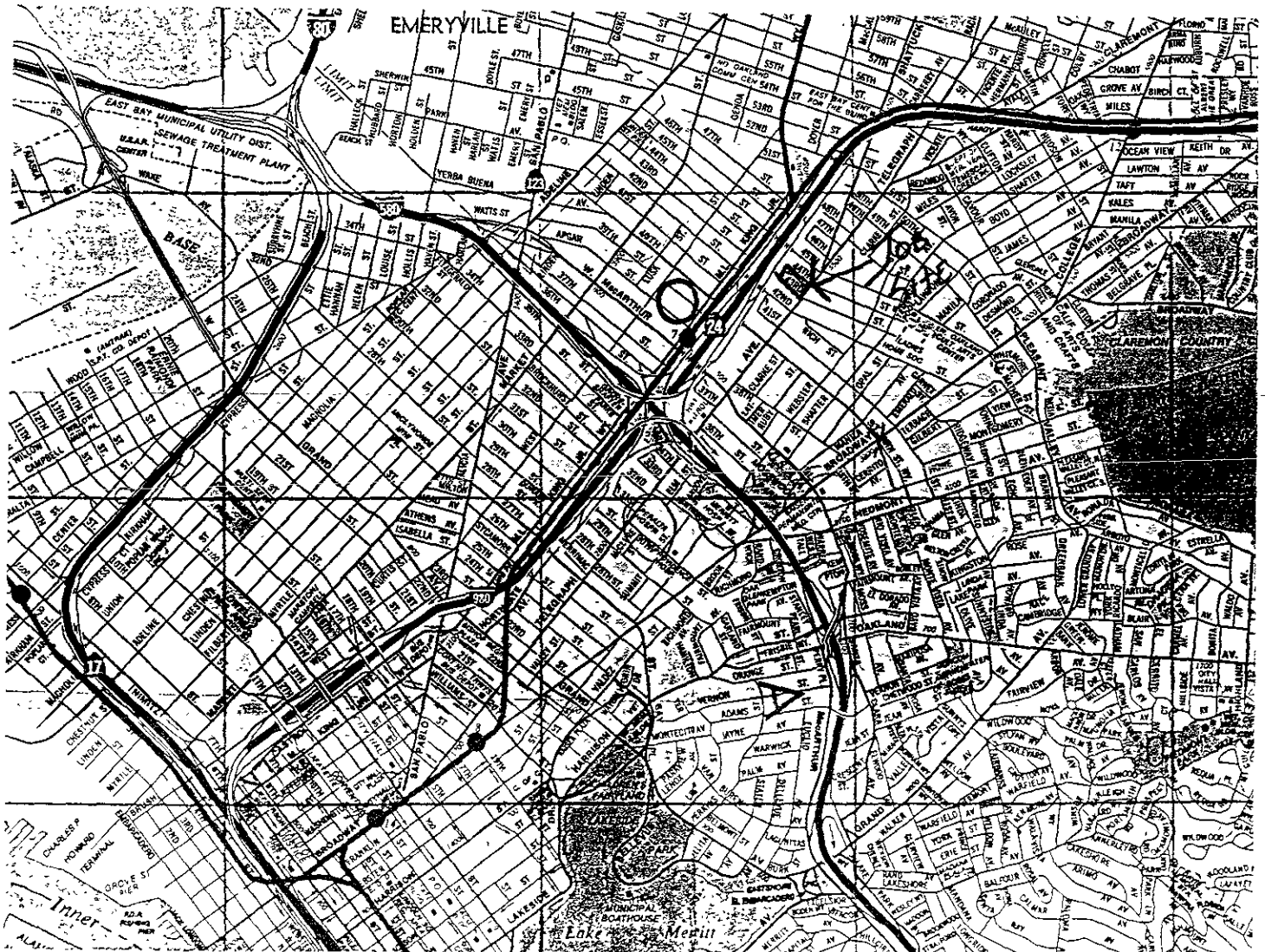
LICENSE NO. 259820  
P.O. BOX 6397  
9220 "G" STREET OAKLAND, CA 94603  
(415) 562-5511

## EMERGENCY INFORMATION

IN CASE OF AN EMERGENCY, USE THIS SHEET

EMERGENCY PHONE NO: 911  
SITE ADDRESS: 490 43rd Street  
Oakland, CA 94609  
NEAREST INTERSECTION: Telegraph Avenue

## SITE LOCATION



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## 1.0 INTRODUCTION

Paradiso Construction Company will be removing (2) two 1,000 gallon tanks and dispose of same by a certified tank destroyer. Have (4) four samples analyzed by a state certified laboratory. ~~Backfill with existing excavated material and import~~ in balance. Pour back sidewalk per the City of Oakland specifications.

*Only clean fill will be allowed to back fill excavation.*

This Health & Safety Plan is based on the work plan activities and the requirements of Title 29 of the Code of Federal Regulations, Section 1910.120 (29 CFR 1910.120).

## 2.0 WORK ACTIVITIES

The following subsections provide a description of the various work performed at the site, as well as health and safety hazards associated with each task.

### 2.1 SITE SECURITY

Access during all on-site activities will be restricted to authorized personnel. All personnel and authorized visitors must contact the Site Foreman/Safety Coordinator prior to entering and exiting the site.

## 3.0 ONSITE ORGANIZATION

Each person shall be responsible for following the Health and Safety Plan's guidelines at the site. The Safety Officer is the appointed Foreman and his duties are as follows:

- Ensure that the Health and Safety Plan is implemented;
- Ensure that all personnel have proper training and protective equipment for tasks performed;
- Conduct "tailgate" meetings on a weekly basis and document items discussed;
- Conditions may change on site. Determine extent and conduct "tailgate" meetings on a basis that relates to conditions on site. Document items discussed.
- Stop work if the health and safety of workers is in question;

- Observe workers for signs and symptoms of exposure or heat stress;
- Evaluate the effectiveness of the personal protective equipment program on an ongoing basis and upgrade the program as needed;
- Inform the Field Supervisor of any deficiencies or changes in health and safety practices;
- Perform daily review of the work practices and compliance with this Health and Safety Plan;
- Determine exclusion zones and assign personnel duties at each zone in case of an emergency;
- Prevent unauthorized personnel or equipment from entering the exclusion zones;

All essential and nonessential personnel entering or exiting any of the exclusion zones must comply with health and safety practices and procedures described in this Health and Safety Plan.

### 3.1 PROJECT CONTACTS

Unanticipated occurrences at the site must be reported to the following personnel as soon as possible:

- ERIC V. MONTESANO, Safety Coordinator      510-562-5511  
Paradiso Construction Co.  
Oakland, CA 94603
- PAUL PARADISO, Project Manager              510-562-5511  
Paradiso Construction Co.  
Oakland, CA 94603
- Marty Devine, Agent for                      415-396-4576  
Wells Fargo Bank  
San Francisco, CA 94105
- Kaprealian Engineering,                      707-746-6915  
Environmental Engineers  
Benicia, CA 94510
-

### 3.2 HEALTH AND SAFETY HAZARDS

Health and safety concerns onsite may consist of:

- Chemical hazards:
  - Diesel, Gasoline, Benzene, Toluene, Ethyl Benzene and Xylenes.
- Physical hazards:
  - Operation of heavy equipment;
  - Semi-Trucks/Automobiles and other vehicle traffic;
  - Excavation pits/trenches
  - Underground electrical, water and sewer lines.

### 3.3 HAZARD ANALYSIS

To the best of our knowledge, the property previously operated gasoline, diesel, and waste oil tanks. Historic data and evaluation of subsurface data indicates the presence of elevated levels of petroleum hydrocarbons.

### 3.4 EXPOSURE PREVENTION AND SAFETY REQUIREMENTS

This section describes the hazard and danger of exposure to chemicals and physical hazards present at the site. Possible contingency plans and safety requirements are also presented in this section.

#### 3.4.1 Hazard Exposure Guidelines

Substances	CAL OSHA PEL	1990-91 ACGIH TLV
Benzene	1 ppm (TWA) 25 ppm (Ceiling)	1 ppm (TWA)
Toluene	100 ppm (TWA) 150 ppm (STEL)	100 ppm (TWA) 150 ppm (STEL)
Ethylbenzene	100 ppm (TWA) 125 ppm (STEL)	100 ppm (TWA) 125 ppm (STEL)
Xylene	100 ppm (TWA) 150 ppm (STEL)	100 ppm (TWA) 150 ppm (STEL)
Gasoline	300 ppm (TWA) 500 ppm (STEL)	300 ppm (TWA) 500 ppm (STEL)
Oil Mist	5 mg/m3 (TWA) 10 mg/m3 (STEL)	5 mg/m3 (TWA) 10 mg/m3 (STEL)
Petroleum Distillates	400 ppm (TWA)	400 ppm (TWA)

### 3.4.2 Diesel & Gasoline Fuel Hazards

#### A. Eye and skin exposure hazards: irritant

In case of exposure:

- Remove contaminated clothing and shoes;
- Flush affected areas with plenty of water for a minimum of 15 minutes;
- IF IN EYE, hold eyelids open and flush with plenty of water for a minimum of 15 minutes;
- If irritation or discomfort continues, seek medical aid immediately;

#### B. Internal exposure hazards: Harmful if swallowed.

In case of exposure:

- Seek medical attention;
- If victim is CONSCIOUS have victim drink water or milk;
- DO NOT INDUCE VOMITTING

#### C. Fire hazards: Combustible

- Since flammable or combustible vapors are likely to be present, all potential sources of ignition must be eliminated. Caution must be taken to prevent the discharge of static electricity and to prevent accumulations of vapor at ground level. A combustible gas indicator should be used continuously to check hazardous vapor concentrations, lower explosive limit (LEL). Alarm of the combustible gas indicator should be set at 20% of LEL. Under alarm conditions, all work activities will cease and the area will be evacuated until the combustible vapor concentration can be controlled below 20% of the LEL. All open flame or spark-producing equipment in the area should be shut down and any electrical equipment used must be explosion proof.

In case of fire:

- Extinguish with dry chemical, foam or carbon dioxide.
- If fire cannot be extinguished within 30 seconds, call Fire Department immediately.
- Water may be ineffective on fire.

### 3.4.3 Traffic Hazards

Stay at least 10 feet away from moving equipment. If closer than 10 feet:

- 1) Keep equipment in sight at all times;
- 2) Inform the operator of your location at all times.

The working area will be closed to traffic with barricades, caution tape, cones and other traffic control equipment. If the area cannot be barricaded, a flagperson will be assigned to direct traffic.

No unauthorized or unessential vehicles will be allowed to enter the barricaded area.

#### 3.4.4 Open Excavation Pit Hazards

Open excavation pits shall be clearly marked and barricaded. No confined space entry will be allowed. If a person falls into an open pit:

- DO NOT ENTER THE EXCAVATION PIT
- If the person is conscious and can move, lower a ladder into the pit so that the person can climb out.
- If the person is unconscious, call the Fire Department.

#### 3.3.5 Underground Power Line Hazards

Call U.S.ALERT at least 3 days before commencing excavation work. The Owner will identify aboveground structures and utilities and will provide as-built blueprints for contractor use prior to start of project. If the location of underground utilities such as water, sewer or electrical lines is still unclear, the contractor will obtain the service of a utility location company before beginning any excavation. An area for excavated soil stockpile will be provided adjacent to the excavation.

If a power line is discovered or damaged during the work:

- Stop all activities
- Stop all engines, mechanical and electrical equipment
- Call Utility Company/U.S. ALERT immediately.  
(U.S. ALERT - 1-800-642-2444)

In case of electrical injury:

- Shut off the source of electrical power before attempting rescue or treatment.
- Seek professional electrical personnel (Fire Department) to assist in rescue.
- Beware of, and expect, live electrical currents.

#### 3.4.6 Personnel Safety Equipment

The following personal protective equipment will be required AT ALL TIMES:

- Hard Hat
- Steel-toed shoes
- Safety glasses
- Nitrile gloves (required for personnel who will come in contact with soil or groundwater.)



The following personal protective equipment will be optional or required as the need arises:

- Hearing protection equipment
- Coveralls (disposable [Tyvek] or fabric [any chemical protective needs].)
- Gloves

Additional protection requirements are described in Section 6.0.

### 3.4.7 General Safety Equipment

The following equipment must be available and easily accessible for use:

- First aid kit
- Fire extinguishers [Foam, dry chemical or carbon dioxide]
- Eye wash/shower

Each Company vehicle is equipped with the following items:

- First Aid Kit
- Fire Extinguisher
- "Stop/Slow" traffic signs
- Warning Triangle/Flair Kit

## 4.0 TRAINING

All personnel who may be exposed to onsite contaminants must provide documentation of the following:

- Current certification of 40 hours of (OSHA) classroom instruction/hands-on training to include:
  - Three days of field experience under the supervision of an experienced supervisor.
  - Eight hours of annual classroom refresher training.
- Eight hours of supervisory training if a team member is a designated supervisor.
- Hazard communications training.

## 5.0 PROJECT-SPECIFIC TRAINING

Project-specific training and information will be provided either before traveling to the site or at the site before entry into the exclusion zone. The information and training will be documented and will include the following:

- The contents of this Health and Safety Plan
- A discussion of the health and safety hazards; protective measures and work practices for handling contaminated soil, water or equipment.

## 6.0 LEVELS OF PROTECTION FOR EACH WORK ZONE

Proective equipment has been selected for use in each work zone, based on anticipated hazards. Specific protective equipment requirements are as follows:

- Exclusion zone - Level D protection will be required within the exclusion zone for any workers engaged in sample collection or other activities on site. Level D protection will include a hard hat, steel-toed boots, safety glasses, hearing protection, and Nitrile gloves. Coveralls are optional but recommended.
- Level C protection will be required if PID readings exceeding 100 ppm total volatile organics over background concentration are recorded in the workers breathing zone. Level C protection will consist of disposable Tyvek coveralls, steel-toed boots, chemical resistant boot covers, splash goggles, chemical resistant disposable gloves (inner) and chemical resistant outer gloves. MSHA/NIOSH approved half-face or full face air-purifying respirator with dual organic vapor cartridges.
- Support Zone - No specific requirements.

## 7.0 WASTE HANDLING AND DISPOSAL

The waste handling procedures discussed in the work plan will be followed. Waste generated by implementation of this Health and Safety program may include spent protective clothing such as Tyvek suits, gloves and wash and rinse solutions. Protective clothing will be collected in a lined container. Liquid wastes will be collected and pumped or poured into holding tanks with equipment decontamination rinsate.

## 8.0 PERSONAL INJURY

In case of a minor personal injury, general first aid procedures should be implemented. A first aid kit will be available at the site at all times.

More serious injuries may require assistance from paramedics. The Field Foreman or another designated person will contact the appropriate emergency personnel by dialing 911. Field Foreman or another designated person will contact the Safety Coordinator immediately following contact of medical personnel.

9.0 EMERGENCY PHONE NUMBERS

HOSPITAL - SEE FIGURE 1 (NEXT PAGE) FOR HOSPITAL LOCATION

MERRITT HOSPITAL  
350 HAWTHORNE AVENUE  
OAKLAND, CA 94609

510-655-4000

AMBULANCE - CALL 911

FIRE DEPARTMENT - CALL 911

POLICE DEPARTMENT - CALL 911

AGENCY TELEPHONE NUMBERS:

National Response Center  
(800) 424-8802

California Department of Health Services  
(415) 540-2043

Regional Water Quality Control Board  
(415) 464-1255

Bay Area Air Quality Management District  
(415) 771-6000

Environmental Protection Agency  
(415) 974-8076

Chemtrec  
(800) 424-9300

Department of Transportation  
(415) 876-9085

U.S. Alert Services  
(800) 642-2444

FIGURE

merritt hospital  
350 Hawthorne  
Oakland, CA 94609  
510-655-4000



Wells FARGO #712  
490-43rd Street  
Oakland, CA 94609

TO WHOM IT MAY CONCERN:

PARADISO CONSTRUCTION COMPANY FIELD EMPLOYEES HAVE RECEIVED THE 40 HOUR TRAINING REQUIREMENT UNDER OSHA STANDARD 29CFR1910.120 HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE TRAINING. ALL FIELD EMPLOYEES COMPLETED SUCH TRAINING FROM THE OCCUPATIONAL HEALTH AND SAFETY GROUP, INC., SANTA CLARA, CALIFORNIA, AND RECEIVED CERTIFICATES FOR COMPLETION OF SUCH TRAINING. CERTIFICATES ARE LOCATED AT THE HEAD OFFICE. FIELD EMPLOYEES HAVE, IN THEIR POSSESSION AT ALL TIMES, THE 40 HOUR OSHA TRAINING WALLET CARD.

MAY 1991

FILE OR

PER NO.

S.H.

ENVELOPE

No. of

PLAN REVIEW

\$ 642.00

Rec'd.

By

SS

No. 612074

Plans Rec'd.

9/17/91

Plans Approved

Layout Made

Rejected

Applicant Notified

Plans Returned

Permit Issued

CONSTRUCTION PROGRESS ACCEPTANCE

FOOD

Pre-Plaster/drywall

Pre-Final

Final

POOL

Pre-Concrete/Gunite

Pre-Plaster

Final

EXCAVATION

Septic Tank

Absorption Field

Absorption Bed

House Sewer

FINAL

Septic Tank

Absorption Field

Absorption Bed

OTHER

By

Date

U.G. TANKS

Pre-Covering

Final

LOP 4252

OWNER George & Doris Blummet  
490 - 43rd St Telegraph Dist  
Address 525 Market Street

SAN FRANCISCO 94105  
Phone

Contractor Paradi 50 Construction Co

Address P.O. Box 1836, 2600 Williams

SAN LEANDRO, CA 94577  
Phone

OTHER (Specify)

Address

Phone

CONTACT FOR INVESTIGATION

XR

REMARKS

LOCATION

Vicinity Map

Project # 612074

Fee Paid \$642.00

Date 9/17/91

Date	By	REMARKS
0/10/91	SH	Review closure plan 2 UGTs. 1,000 G-4th faceline 1,000 G- THINNER
0/11/91	SH	Closure plan approved.
12/10/91	SH	2 UGTs removed. 1,000 gal gasoline, 350 Gal- Thinner. Discoloration observed, 3 bottom samples collected.
3/31/92	SH	Limited over excavation. Collected soil samples - 2 bottom E of sidewalk. Depth 11 1/2 ft groundwater slowly recharging. Backfill with clean fill approval given due to...

4252