★ **Stellar Environmental Solutions**

2198 Sixth Street, Suite 201, Berkeley, CA 94710
Tel (510) 644-3123 • Fax (510) 644-3859
Geoscience & Engineering Consulting

August 26, 2002

Ms. Donna Drogos
Manager, LOP Group
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

AUG 30 2002

Subject: Request for Case Closure
A.A. Johnson & Son, Inc. – 1164 – 66th Street, Oakland, California
(ACDEH LOP No. 4248 / RWQCB LUSTIS No. 01-1722)

Dear Ms. Drogos:

Stellar Environmental Solutions is submitting this technical report and petition for case closure to the Alameda County Department of Environmental Health (ACDEH) on behalf of A.A. Johnson & Son, Inc. (owner of the referenced property). This report summarizes historical (1991 and 1992) removal of underground fuel storage tanks and subsequent soil and groundwater investigation/remediation activities. The site is listed by the Regional Water Quality Control Board (RWQCB) as an active fuel leak site. The ACDEH file contains all relevant technical reports, as well as the (May 1992) owner's request for case closure. We found no subsequent ACDEH documentation of closure nor requests for further action.

Our review of the available information indicates no residual soil or groundwater contamination above regulatory levels of concern. Therefore, the property owner hereby requests that ACDEH issue a "No Further Action" letter (or equivalent) granting the site case closure. Enclosed are two copies of the report so that one copy may be transmitted to the RWQCB if necessary. Also enclosed is a (draft) Site Closure Summary Form that may aid ACDEH in coordinating site closure. Please contact us at (510) 644-3123 if you have any questions.

Sincerely,

Bruce M. Rucker, R.G., R.E.A.
Project Manager

Richard S. Makdisi, R.G., R.E.A.
Principal

cc: Preiss Smith - A.A. Johnson & Son, Inc.

REGISTERED ENVIRONMENTAL ASSESSOR
BRUCE M. RUCKER
No. 02465
Expires: 6/03
STATE OF CALIFORNIA

SITE CLOSURE ASSESSMENT REPORT

A.A. JOHNSON & SON, INC.
1164 – 66TH STREET
OAKLAND, CALIFORNIA

Prepared for:

A.A. JOHNSON & SON, INC.
1164 – 66TH STREET
OAKLAND, CALIFORNIA 94608

Prepared by:

STELLAR ENVIRONMENTAL SOLUTIONS
2198 SIXTH STREET
BERKELEY, CALIFORNIA 94710

August 26, 2002

Project No. 2002-36

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1.0 INTRODUCTION

PROJECT BACKGROUND

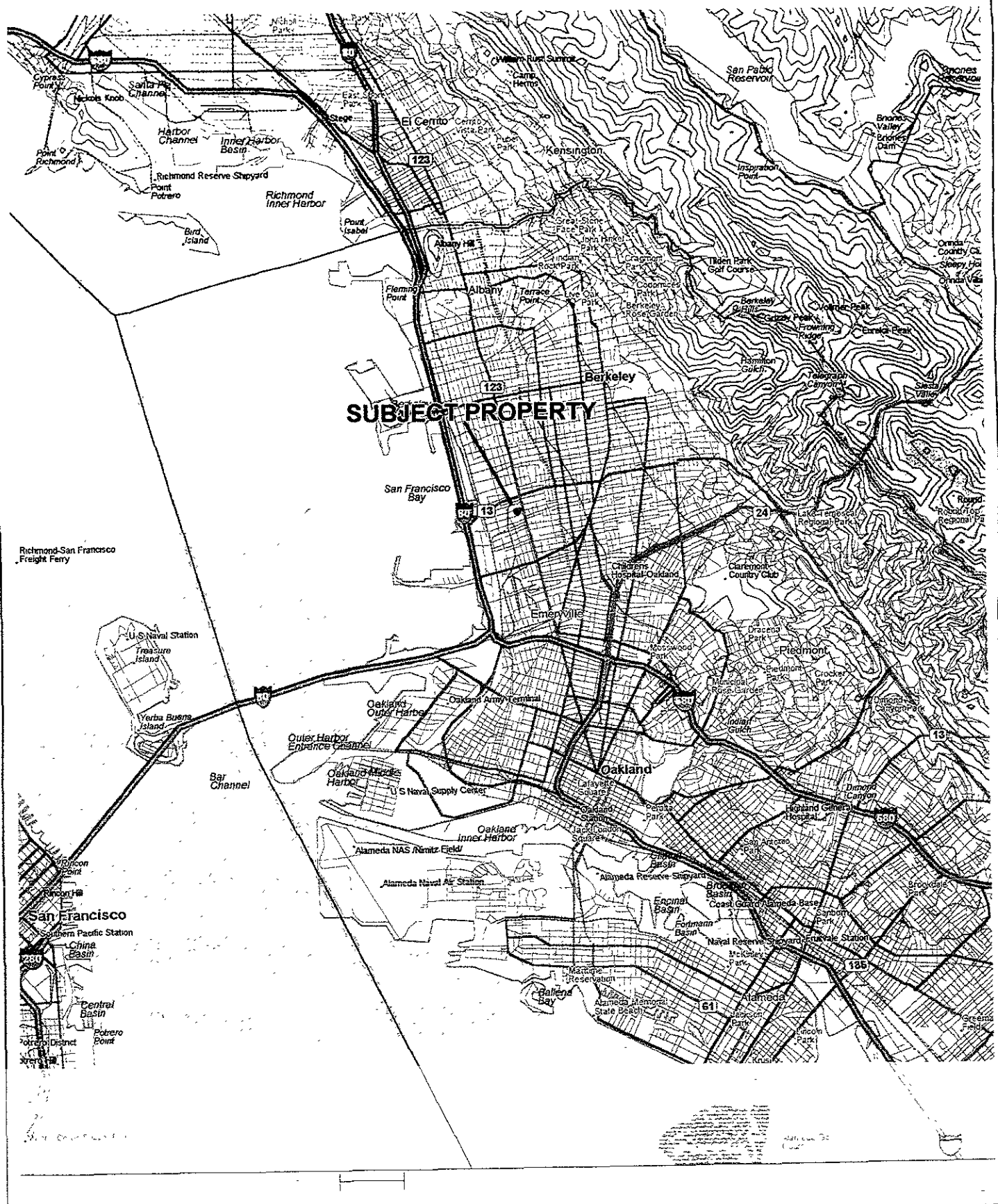
Stellar Environmental Solutions (SES) has been retained by A.A. Johnson & Son, Inc to review UFST closure documentation associated with its property at 1164 – 66th Street in Oakland, California, to determine its support of a case closure petition. The site is listed by the Regional Water Quality Control Board (RWQCB) as an active fuel leak site (LUSTIS No. 01-1722) and by the Alameda County Department of Environmental Health (ADEH) (LOP no. 4248). The UFST removal and associated remediation data were collected in 1991 and 1992.

This technical report summarizes the UFST documentation data and (based on the data presented) petitions ACDEH) the lead regulatory agency, for case closure on behalf of A.A. Johnson & Son, owner of the site.

The subject property has been occupied since the early 1980s by A.A. Johnson and Son, Inc., a concrete contractor. From the early 1980s until 1991, the facility utilized two gasoline underground fuel storage tanks (UFSTs)—one with an 8,000-gallon capacity and the other with a 1,000-gallon capacity. The two UFSTs were removed in 1991. As discussed later, following the removal of the UFSTs, petroleum contamination was detected and several phases of soil and groundwater investigation/remediation were conducted in 1991 and 1992. The remediation resulted in the removal of all contamination above regulatory agency screening-level criteria. SES found no documentation of case closure by either ACDEH or the RWQCB.

SITE AND VICINITY DESCRIPTION

The project site is located at 1164 – 66th Street in Oakland, Alameda County, California. The site is an active concrete contractor's facility. The site is improved with a one-story cinder block building (offices), a one story metal storage/work building, and a small storage shed. The site is partially paved with asphalt or concrete, except for the central, open portion of the lot that is gravel. Figure 1 shows the general site location on a topographic map.



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SITE LOCATION ON U.S.G.S. TOPOGRAPHIC MAP

1164 66th Street
Oakland, CA

By: MJC | AUGUST 2002

Figure 1

★ Stellar Environmental Solutions
Geoscience & Engineering Consulting

2002-36.01

Adjacent land uses include:

- 66th Street, then a vacant lot (former Myer Drum facility) (*to the south*);
- Paved parking lot, then a commercial building (*to the west*);
- Fabco facility (67th Street) (*to the north*); and
- Unpaved, undeveloped lot with construction materials/equipment storage (*to the east*).

Vicinity land use is predominantly commercial and light manufacturing with some sporadic residential development.

OBJECTIVES AND SCOPE OF WORK

The purpose of this submittal is to discuss the activities and findings of historical UFST removals and subsequent remedial activities at the subject property in support of a petition for case closure (by the issuance of a "No Further Action" letter or equivalent). To accomplish this objective, SES conducted the following tasks:

- Site inspection;
- Review of available UFST-related technical reports provided by the owner; and
- Review of case files at likely involved regulatory agencies, including the ACDEH and the RWQCB.

2.0 PREVIOUS SITE ACTIVITIES

This section discusses previous activities related to the former UFSTs. Copies of the available technical reports, including documentation of confirmation sampling and waste disposal, are included as Appendix A. Table 1 summarizes the analytical results of soil and water sampling. Figure 2 is a site plan showing adjacent land uses and the area of the former UFSTs. Figure 3 is a detail layout of the former UFSTs, soil excavation geometry, and soil sampling locations. R.W. Johnston & Son (Oakland, California) was the general contractor that coordinated UFST-related activities for the property owner; that firm is no longer in business. Kaprealian Engineering, Inc. (KEI) conducted the environmental sampling and documentation activities.

July 1991. A UFST Closure Plan was submitted to ACDEH by A.A. Johnson & Son, Inc. for the removal of two gasoline UFSTs (one 8,000-gallon and one 1,000-gallon; both steel single-wall). The plan was approved by ACDEH.

September 17, 1991. The UFST product was pumped out of the UFSTs and the UFSTs were rinsed, generating a total of 1,000 gallons of waste liquid that was transported offsite that day for treatment/disposal. This task is not documented in any of the available documentation; however, the property owner provided to SES a waste manifest documenting offsite transport of the wastewater (and this is a standard pre-UFST removal activity).

September 18, 1991. KEI removed two steel UFSTs containing gasoline, including one 8,000-gallon UFST and one 1,000-gallon UFST (KEI, 1992a). A representative of ACDEH was present to witness the UFST removals and confirmation soil sampling (see Appendix A for regulatory inspection documentation). The ACDEH inspection report noted no apparent holes or cracks in either of the tanks; however, "free floating product" was observed under the larger UFST. The UFSTs were transported offsite that day for scrapping at H&H Ship Service Company (San Francisco, California). The ACDEH file contains an Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report form completed by a representative of A.A. Johnson & Son, Inc. From the figure presented in the UFST removal report, we estimate that the excavation at that time measured approximately 45 feet long by 15 feet wide (representing the area of the 8,000-gallon UFST), plus an additional area to the east measuring approximately 10 feet by 20 feet (representing the area of the 1,000-gallon UFST). The depth of the excavation was reportedly 7.5 feet below the 1,000-gallon UFST and at least 9 feet below the 8,000-gallon UFST.

Table 1
1991 Soil and Grab Groundwater Analytical Results
1164 – 66th Street, Oakland, California

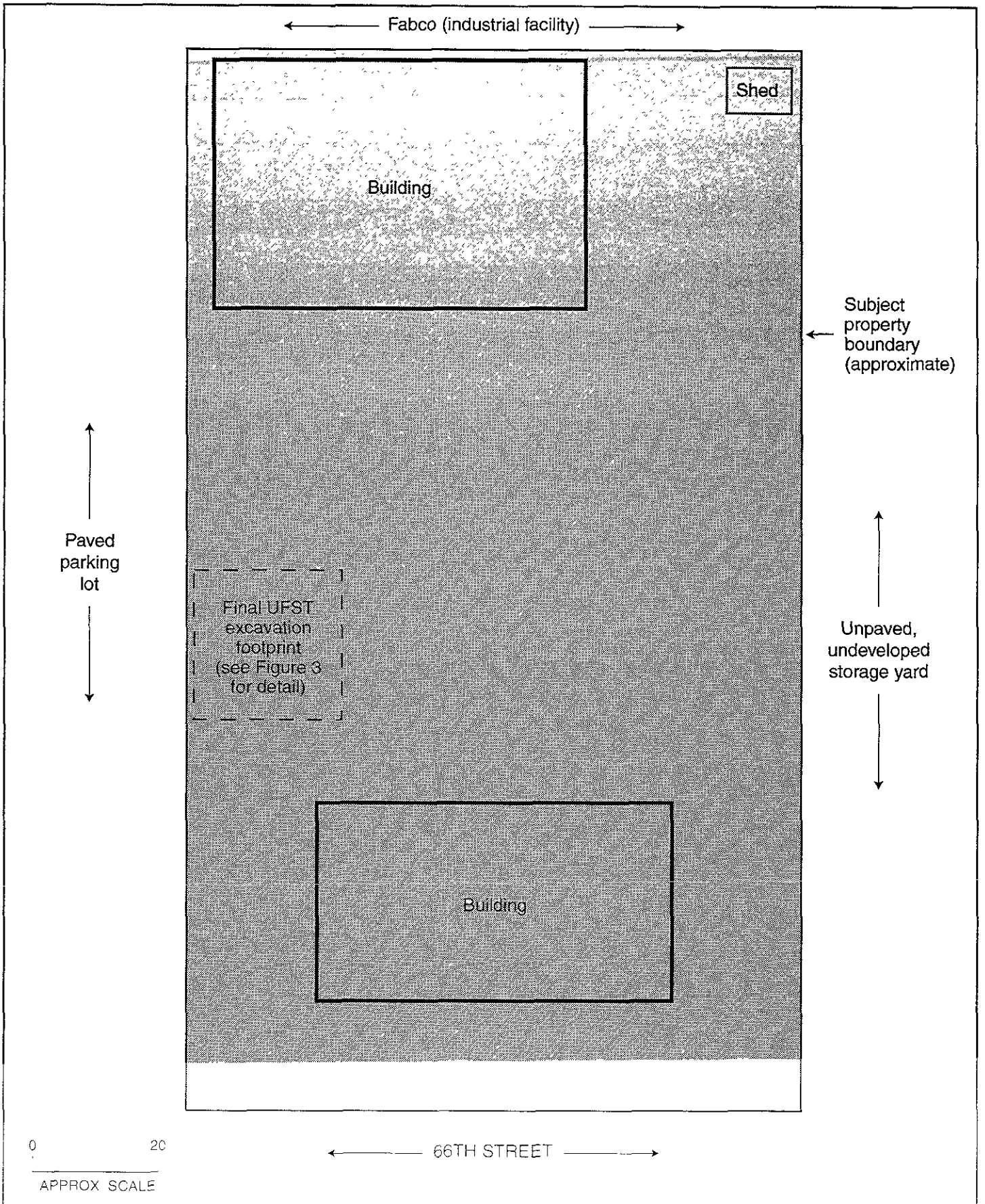
Sample I.D.	Sample Depth (feet)	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes
Excavation Confirmation Soil Samples - September 18, 1991 (concentrations in mg/kg)						
A1	7.5	220	1.1	0.82	<0.005	<0.005
A2	7.5	<1.0	<0.005	<0.005	<0.005	<0.005
SW1	**8.5**	**<1.0**	**<0.005**	**<0.005**	**<0.005**	**<0.005**
SW2	**8.5**	**4.4**	**<0.005**	**<0.005**	**<0.005**	**<0.005**
Over-excavation Confirmation Soil Samples - November 13, 1991 (concentrations in mg/kg)						
SW3	8.5	120	0.076	0.26	0.75	1.3
SW4	8.5	28	<0.005	<0.005	0.071	0.11
Over-excavation Confirmation Soil Samples - December 13, 1991 (concentrations in mg/kg)						
SW3 (3)	**8.5**	**1.1**	**<0.005**	**<0.005**	**<0.005**	**0.006**
SW4 (1.25)	**8.5**	**<1.0**	**<0.005**	**<0.005**	**<0.005**	**<0.005**
RBSLs		100	0.045	2.6	2.5	1.0
UFST Pit Grab-Groundwater Sample - November 13, 1991 (concentrations in µg/L)						
W-1	Approx. 9'	<30	<0.3	<0.3	<0.3	<0.3
Excavated, Stockpiled Soil Disposal Profile Samples - (concentrations in mg/kg)						
Comp A [a]	–	94	<0.005	<0.005	0.11	1.9
Comp B	–	16	0.15	0.021	0.091	0.077
Comp C	–	12	<0.005	0.014	<0.005	0.038
Comp D	–	56	<0.005	0.032	<0.005	0.12
Comp E	–	200	0.05	0.32	1.2	6.2
Comp 1	–	<1.0	<0.005	<0.005	<0.005	<0.005

Notes:

[a] Organic lead was analyzed for and not detected.

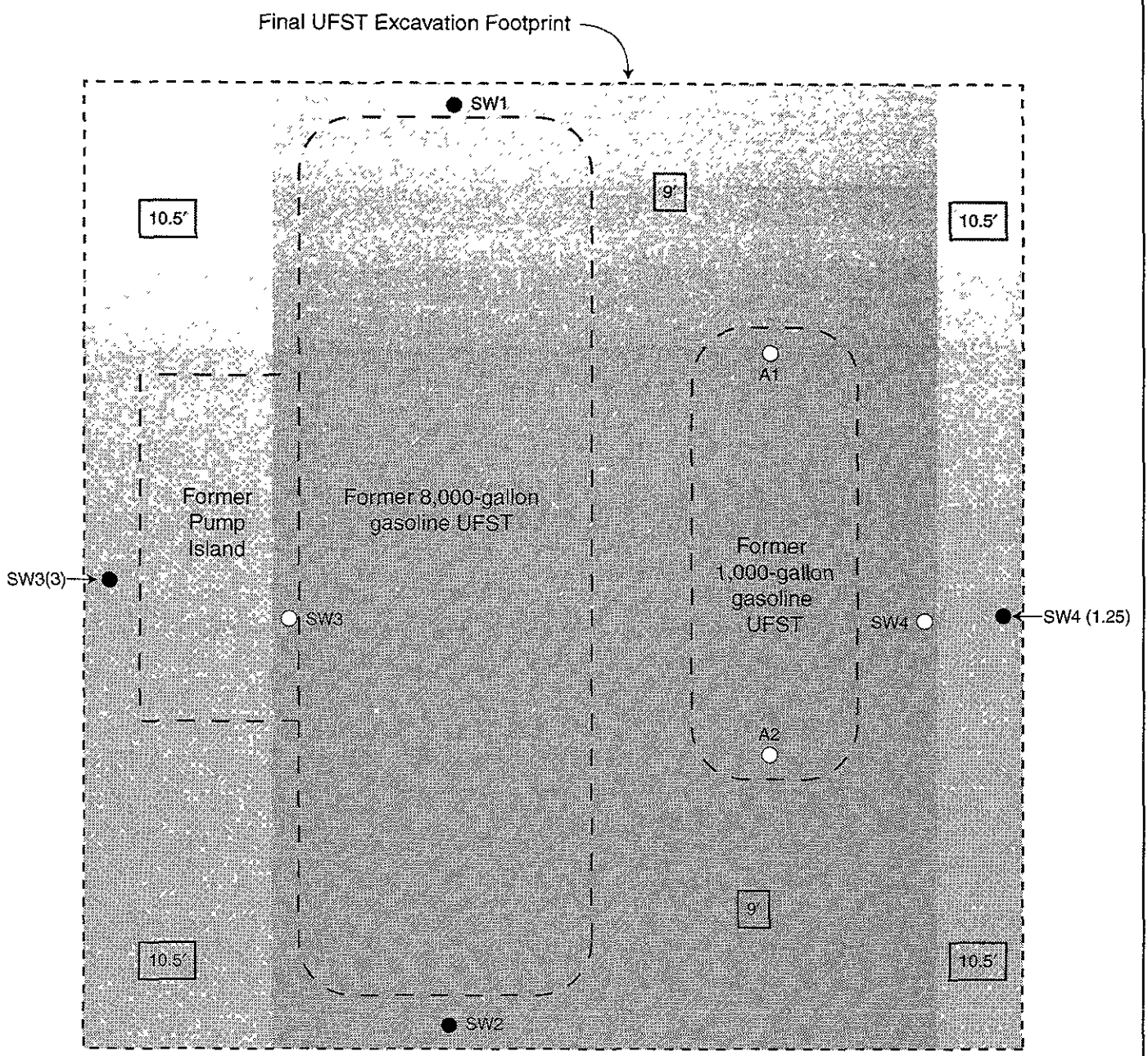
RBSLs = RWQCB Risk-Based Screening Levels for surface soils (<10 feet deep) where groundwater is a potential or current drinking water source.
TPHg = Total petroleum hydrocarbons – gasoline range.

Samples/concentrations in bold-face type are residual (have not been excavated).



SITE PLAN

1164 66th Street Oakland, CA	By. MJC	AUGUST 2002	★ Stellar Environmental Solutions Geoscience & Engineering Consulting
	Figure 2		



LEGEND

- SW1 — Residual (not excavated) soil sample
- A1 — Overexcavated soil sample
- 9' — Depth of final excavation (feet below grade)
- 10.5' — Depth of final excavation (feet below grade)

0 10

APPROX. SCALE 1" = 10 FEET

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LAYOUT OF FORMER TANKS, SOIL EXCAVATION FOOTPRINT AND SOIL SAMPLE LOCATIONS

1164 66th Street
Oakland, CA

By: MJC | AUGUST 2002

Figure 3

★ Stellar Environmental Solutions
Geoscience & Engineering Consulting

2002-36.03

Following UFST removals, two excavation confirmation soil samples (designated "A1" and "A2") were collected from beneath the 1,000-gallon UFST at a depth of approximately 7.5 feet below ground surface (bgs). No contamination was detected in "A2" (south sidewall). Sample "A1" (north sidewall) contained 200 mg/kg total petroleum hydrocarbons as gasoline (TPHg) and low levels of benzene and toluene. Due to groundwater infiltration (at a depth of approximately 9 feet bgs), confirmation soil samples could not be collected from beneath the 8,000-gallon UFST. Therefore, two soil samples (designated "SW1" and "SW2") were collected from the sidewalls of the excavation pit 6 to 12 inches above the observed water table (depth of approximately 8 feet). The only constituent detected in SW1 and SW-2 was TPHg (at 4.4 mg/kg). Approximately 100 cubic yards of excavated soil was stockpiled onsite for further characterization. Composite samples "Comp A" and "Comp B" were collected from the stockpiled soil for disposal profiling. The ACDEH inspection report (dated November 18, 1991) noted that ACDEH would require the pit to be dewatered to remove floating product and that a water sample was to be taken after pumping, under oversight of ACDEH.

October-November 1991. Based on the results of the September 1991 soil sampling, the UFST pit was over-excavated in the portion representing the former 1,000-gallon UFST. That area of the excavation was enlarged by an additional 6 feet to the north and south, and was deepened from 7.5 feet bgs to 9 feet bgs. Two confirmation soil samples (designated "SW3" and "SW4") were collected from the western and eastern sidewalls of the pit, respectively, at 9 feet bgs (just above groundwater). A representative of ACDEH was onsite to witness soil and water sampling (see Appendix A for inspection documentation). Following soil sampling, approximately 6,100 gallons of water was pumped from the excavation and transported offsite for treatment/disposal. One grab-groundwater sample (designated "W1") was collected from the UFST pit (presumably after pit pumping based on the November 18, 1991 ACDEH inspection report, although neither the report summarizing the work nor the ACDEH inspection report confirm this). Two composite soil samples (designated "Comp C" and "Comp D") were collected from the stockpiled soil for disposal profiling. The 200 cubic yards of excavated soil was disposed of at Redwood Landfill in Novato, California. Both soil samples contained TPHg (up to 120 mg/kg) and low levels of BTEX constituents; no contaminants were detected in the water sample (Table 1).

December 13, 1991. Based on the detection of soil contamination in the east and west sidewalls (represented by previous samples "SW3" and "SW4"), additional soil over-excavation was conducted, including extension of the 25-foot-long excavation by an additional 3 feet to the west and 1.25 feet to the east, to a depth of 10.5 feet bgs. Two excavation confirmation soil samples were collected [designated "SW3(3)" and "SW4(1.25)"] from the over-excavated sidewalls at a depth of approximately 8.5 feet bgs. A representative of ACDEH was onsite to witness soil sampling (see Appendix A for inspection documentation). The only contaminants detected in these samples were

TPHg (1.1 mg/kg) and xylenes (0.006 mg/kg). Composite sample "Comp E" was collected from the stockpiled soil for disposal profiling. That sample contained 200 mg/kg TPHg and detectable concentrations of BTEX. While not mentioned in the consultant's report, the property owner provided to SES a waste manifest (dated December 13, 1991) for 1,050 gallons of oil-contaminated water, which indicates that the pit was dewatered before/during over-excavation on this date. The ACDEH inspection form (dated December 13, 1991) noted that manifests for groundwater (as well as soil) should be submitted, suggesting that the pit indeed was dewatered on that day.

A January 15, 1992 correspondence from KEI to the property owner indicated that the approximately 50 cubic yards of soil from the December 13, 1991 over-excavation (represented by sample "Comp E") was to be aerated (under regulatory permit).

March 7, 1992. One composite soil (designated "Comp 1") was collected from the approximately 50 cubic yards of soil that had been aerating at the site. No TPHg nor BTEX were detected, and the soil was subsequently disposed of at Redwood Landfill in Novato, California.

The most recent information in the ACDEH file was a transmittal of site reports (dated May 28, 1992) by A.A. Johnson & Son, Inc. to ACDEH, along with a handwritten note requesting case closure.

EXTENT AND MAGNITUDE OF RESIDUAL CONTAMINATION

The previous investigation and remediation findings support the following conclusions:

- The final UFST excavation footprint was approximately 550 square feet, and included the footprint of both UFSTs and the adjacent pump island. Depth of the excavation was at least 9 feet bgs, with smaller areas deepened to 10.5 feet bgs. Depth to groundwater was approximately 9 feet bgs.
- Maximum detected contaminant concentrations in soil included: 220 mg/kg TPHg; 1.1 mg/kg benzene; 0.82 mg/kg toluene; 0.75 mg/kg ethylbenzene; and 1.3 mg/kg xylenes. Organic lead was not detected in a composite soil sample of excavated soil.
- Maximum residual contaminant concentrations in soil (after completion of soil over-excavation activities) included: 4.4 mg/kg TPHg; and 0.006 mg/kg xylenes. Both of these concentrations are well below the most conservative screening-level criteria utilized by the RWQCB (discussed in the following section). Neither benzene, toluene, nor ethylbenzene were detected in any residual soil samples.
- No contamination was detected in a grab-groundwater sample collected from the UFST excavation pit.

3.0 SITE INSPECTION

SES conducted a site inspection on August 19, 2002 to determine current site conditions. The inspection was conducted by Mr. Bruce Rucker of SES.

There was no evidence of the former UFSTs, which is now a gravel covered area, nor was there evidence of waste associated with the former UFSTs (e.g., soil piles). There was no evidence of replacement UFSTs, and a representative of the property owner confirmed that no UFSTs were installed to replace the ones removed in 1991 (Smith, 2002).

4.0 REGULATORY CONSIDERATIONS

REGULATORY STATUS

The lead regulatory agency for UFST removals at the subject property is the Alameda County Department of Environmental Health (ACDEH). Representatives of ACDEH were present during UFST removals and subsequent remedial/investigative activities at the site. The ACDEH is a Local Oversight Program (LOP) to the State Water Resources Control Board (SWRCB) and to the appropriate RWQCB of the SWRCB (in this case, the San Francisco Bay Region). As such, ACDEH acts as a representative for the RWQCB/SWRCB in directing soil and groundwater investigations/remediation on UFST sites. The ACDEH case number for the site is LOP 4248.

The site is listed in the SWRCB's Leaking Underground Storage Tank Information System (LUSTIS) as having a petroleum release from a UFST (LUSTIS case file No. 01-1722). The last database update (June 22, 1993) lists the site as having status "3B," which indicates that a preliminary site assessment is underway. SES requested the RWQCB case file for review; however, we were informed by the RWQCB files clerk that no such file exists at the RWQCB since ACDEH is the lead agency (Wong, 2002).

Our review of the ACDEH case file revealed copies of all technical reports and documentation of ACDEH onsite inspections of UFST-related activities discussed previously. The most recent information in the ACDEH file was a transmittal (dated May 1992) of the most recent sampling data from A.A. Johnson to ACDEH, requesting case closure. There was no ACDEH documentation of closure nor request for further action.

RESIDUAL CONTAMINATION REGULATORY CONSIDERATIONS

The most applicable published numerical criteria governing residual soil contamination are the RWQCB's Risk-Based Screening Levels (RBSLs) (California Regional Water Quality Control Board, 2001). These are screening-level criteria used to evaluate if additional investigation and/or remediation is warranted. Criteria to be considered in using the RBSLs include: contamination limited to surface soil (<10 feet deep) vs. subsurface soil; residential vs. commercial/industrial land use; and whether groundwater is or is not a known or potential drinking water source. The most conservative set of criteria (which are utilized herein to evaluate residual soil contamination) would include: residential land use at sites with groundwater as a known/potential drinking water source.

Based on these criteria, only two soil samples (both subsequently over-excavated) contained contamination in excess of RBSLs (for TPHg, benzene, and xylenes). Following over-excavation activities, none of the four residual soil samples contained contamination in excess of the RBSLs.

5.0 SUMMARY, CONCLUSIONS, AND PETITION FOR NO FURTHER ACTION

The available data support the following findings and conclusions.

SUMMARY AND CONCLUSIONS

- Two underground fuel storage tanks (UFSTs) containing gasoline were removed in September 1991 under ACDEH oversight, and disposed of at an approved UFST scrapping facility.
- Several phases of soil remediation (by excavation) and confirmation soil sampling were conducted between September and December 1991. The final soil excavation footprint measured approximately 550 square feet with a depth of 9 to 10.5 feet bgs. A total of 250 cubic yards of contaminated soil were excavated and disposed of offsite. A total of 6,100 gallons of groundwater was pumped from the excavation pit and disposed of at a permitted facility. A total of eight confirmation soil samples were collected for laboratory analysis, four of which were subsequently over-excavated.
- Residual soil contamination (trace levels of gasoline and xylenes) was well below the most conservative RWQCB screening-level criteria. No groundwater contamination was detected in a pit grab-groundwater sample. Depth to groundwater was approximately 9 feet bgs during site excavation activities.
- The removed UFSTs, excavated soil, and pumped groundwater were all disposed of offsite at permitted facilities, and no replacement UFST was installed at the site.
- The lead agency for UFST sites is ACDEH, a representative of which was present at the UFST removals and subsequent soil sampling events. The ACDEH case file included all relevant technical documents, the most recent of which was an owner request for case closure (dated May 28, 1992) (no documentation of ACDEH closure nor requests for further action were found). The site is listed as an active (not closed) leaking fuel tank site in the RWQCB's LUSTIS database; however, the RWQCB has no case file for the site.

PETITION FOR NO FURTHER ACTION

- Based on the absence of residual soil or groundwater contamination documented in the previous reports, a petition to ACDEH and the RWQCB is hereby made on behalf of A A

Johnson & Son, Inc. (as property owner) to consider granting site closure for the subject property (by the issuance of a "No Further Action" letter or equivalent). Appendix B is a (draft) Site Closure Summary Form that may aid ACDEH in summarizing the case statistics and site closure criteria.

6.0 REFERENCES

California Regional Water Quality Control Board – San Franciso Bay Region, 1991. Application of Risk-Based Screening Levels and Decision Making to Sites With Impacted Soil and Groundwater – Interim Final. December.

Kaprealian Engineering, Inc., 1992a. Soil Sampling Report - A.A. Johnson, 1164 66th Street, Oakland, California. January 16.

Kaprealian Engineering, Inc., 1992b. Stockpiled Soil Sampling for A.A. Johnson, 1164 66th Street, Oakland, California. February 19.

Kaprealian Engineering, Inc., 1992c. Stockpiled Soil Sampling for A.A. Johnson, 1164 66th Street, Oakland, California. April 13. (The report is mistakenly dated 1991.)

Smith, Phyliss, 2002. Office Manager, A.A. Johnson and Son, Inc. Personal communication to Bruce Rucker of Stellar Environmental Solutions. August 19.

Wong, Melinda, 2002. Files Clerk, California Regional Water Quality Control Board – San Francisco Bay Region. Personal communication to Joe Dinan of Stellar Environmental Solutions. August 16.

7.0 LIMITATIONS

This report has been prepared for the exclusive use of A.A. Johnson & Son, Inc., its authorized representatives, and the regulatory agencies. No reliance on this report shall be made by anyone other than those for whom it was prepared.

The findings and conclusions presented in this report are based on the review of previous investigators' findings at the site. This report provides neither a certification nor guarantee that the property is free of hazardous substance contamination. This report has been prepared in accordance with generally accepted methodologies and standards of practice. The SES personnel who performed this limited remedial investigation are qualified to perform such investigations and have accurately reported the information available, but cannot attest to the validity of that information. No warranty, expressed or implied, is made as to the findings, conclusions, and recommendations included in the report.

The findings of this report are valid as of the present. Site conditions may change with the passage of time, natural processes, or human intervention, which can invalidate the findings and conclusions presented in this report. As such, this report should be considered a reflection of the current site conditions as based on the activities completed.

Project Specialist (print) SUSAN L. HUGO

AL[illegible]DA COUNTY HEALTH CARE SE[illegible] CES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

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.

One copy 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.

*note change made on page 4 & site safety plan.
Susan L. Hugo 8/15/91

UNDERGROUND TANK CLOSURE PLAN

*** Complete according to attached instructions ***

1. Business Name A.A. JOHNSON & SON
   Business Owner JOHN TWOMEY PHYLISS SMITH
2. Site Address 1164 66th ST.
   City OAKLAND Zip ~~94[illegible]~~ 94608 Phone (415) 658-9796
3. Mailing Address SAME
   City ______ Zip ______ Phone ______
4. Land Owner AA JOHNSON & SON, INC
   Address 1164 - 66th STREET OAKLAND, CA 94608 City, State ______ Zip ______
5. Generator name under which tank will be manifested AA JOHNSON & SON, INC 1164 - 66th STREET OAKLAND, CA 94608

7/22/91 CAC 000 617-912

EPA I.D. No. under which tank will be manifested ______

324-1781

rev 12/90

6. Contractor J.W. JOHNSTON & SON

Address 801 53rd AVE

City OAKLAND, CA 94601 Phone (415) 261-9429

License Type A, B, C33 ID# 289839

7. Consultant ICF KAISER ENGINEERING, INC.

Address 940 ADAMS ST. SUITE "R"

City BENICIA, CA Phone (707) 746-6915

8. Contact Person for Investigation

Name DICK BURGE Title SUPERINTENDENT

Phone (415) 261-9424

9. Number of tanks being closed under this plan 2

Length of piping being removed under this plan 25'±

Total number of tanks at facility ?

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 SHIP CO. EPA I.D. No. CAD 004 771 168

Hauler License No. 00334 License Exp. Date 1/31/92

Address 220 CHINA BASIN

City SAN FRANCISCO State CA Zip 94107

b) Product/Residual Sludge/Rinsate Disposal Site

Name SAME AS "A" EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

c) Tank and Pip y Transporter

Name SAME AS "A" EPA I.D. No. _____

Hauler License No. _____ License Exp. Date _____

Address _____

City _____ State ____ Zip _____

d) Tank and Piping Disposal Site

Name SAME AS "A" EPA I.D. No. _____

Address _____

City _____ State ____ Zip _____

11. Experienced Sample Collector

Name MARDO KAPREALIAN

Company KAPREALIAN ENG., INC.

Address ~~940 ADAMS ST.~~ 940 ADAMS ST. SUITE "B"

City BOHEMIA State CA Zip 94570 Phone (707) 746-

12. Laboratory

Name SEQUOIA ANALYTICAL LAB

Address 2549 MIDDLEFIELD RD

City REDWOOD CITY State CA Zip 94063

State Certification No. _____

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

RINSE / PRESSURE WASH & DRY ICE WILL BE USED TO RENDER TANKS INERT

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

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

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
8000 1000	STEEL-SINGLE WALL GASOLINE STEEL-SINGLE WALL GASOLINE	SOIL AND/OR GROUND WATER - WHATEVER IS REQUIRED.	ONE SAMPLE UNDER EACH END OF EACH TANK no deeper than 2 ft below tank bottom AND 1 PER 20' OF PIPING REMOVED. ≈ 11' DEEP ≈ 8' DEEP

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.

rev 12/90

Excavated/Stockpiled So	
Stockpiled Soil Volume (Estimated) 18 YARDS ±	**Sampling Plan** 1 COMPOSITE SOIL SAMPLE / 50 YD³

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
LEADED GAS	5030 8020 PREP METHOD AA PREP	TPH G GCFID → BTEX (8020) → TOTAL LEAD, AA	1 mg/kg .005 mg/kg.
UNLEADED GAS.	5030. 8020 PREP METHOD	TPH G GCFID → BTEX (8020) →	1 mg/kg. .005 mg/kg.

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

Name of Insur(REPUBLIC INDEMNITY

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) R.W. JOHNSTON & SON BY STEVE JOHNSTON

Signature R.W. JOHNSTON & SON BY

Date 7/22/91

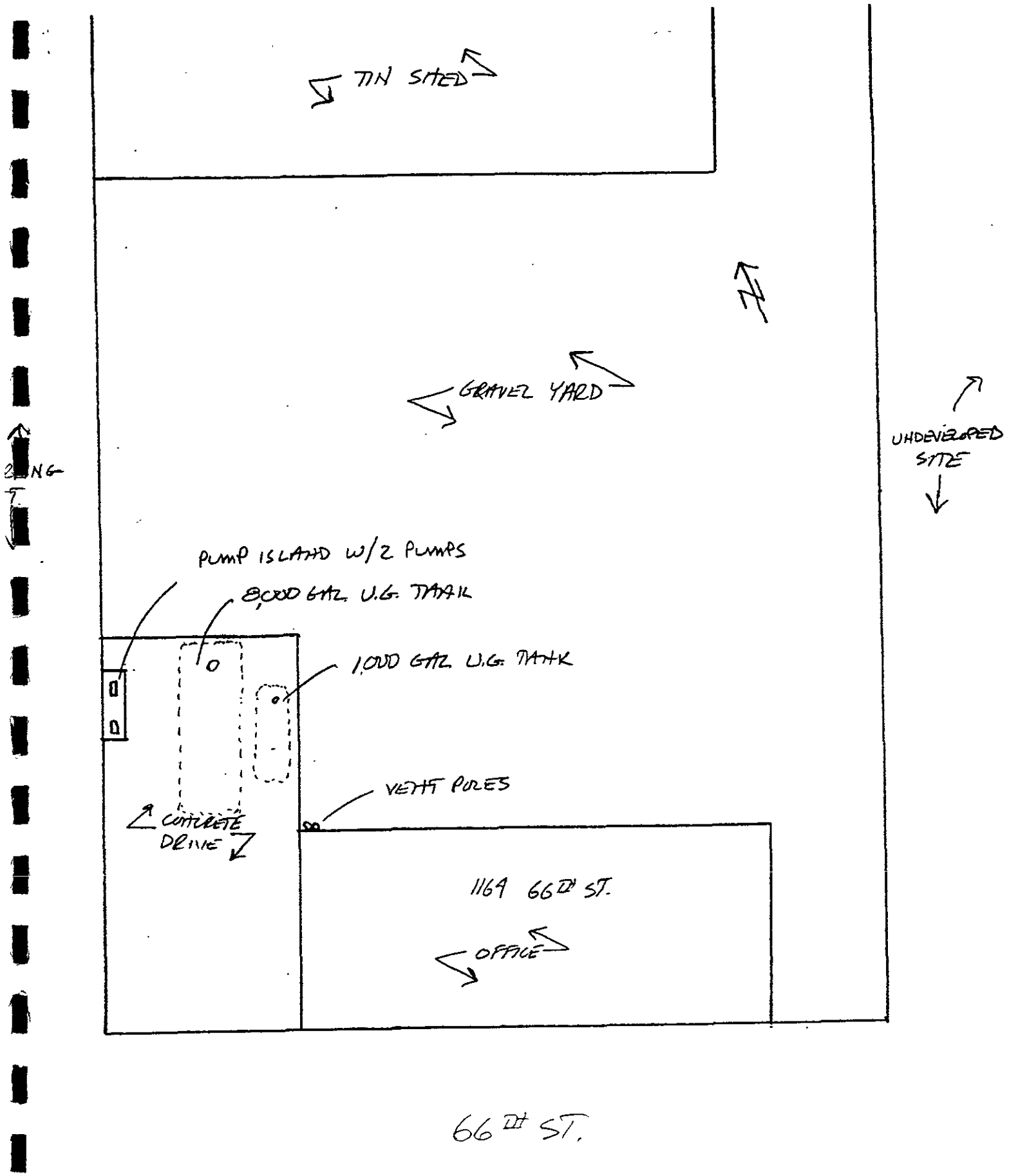
Signature of Site Owner or Operator

Name (please type) JOHN TWOMEY AA JOHNSON & SON, INC

Signature John Twomey 1164 66th STREET OAKLAND, CA 94608

Date 7-20-91

rev 12/90


TIN SIDED
GRAVEL YARD
UNDEVELOPED SITE
PUMP ISLAND W/2 PUMPS
8,000 GAL. U.G. TANK
1,000 GAL. U.G. TANK
VENT PIPES
CONCRETE DRIVE
1169 66TH ST.
OFFICE
66TH ST.

SCALE: 1" = 16'-0"

KAPREALIAN ENGINEERING, INC.
Consulting Engineers

ARD M. BRADISH
NIOR ENGINEER
707) 746-6915

P.O. BOX 996
BENICIA, CA 94510

COUNTY, DEPARTMENT OF
)NMENTAL HEALTH

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

Materials Inspection Form

II,III

Site Name A.A. JOHNSON   Today's Date 9/18/91

A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MAT'LS

___	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

I. 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 Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
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 tsting
8) Annual Tank Testing
Daily Inventory
9) Other ________

___	7. Precis 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

v 6/88

Site Address 1164 - 66th St.

City Emeryville Zip 94608 Phone ______

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

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

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

Comments:
UGT Removal
1-1000 gal gasoline tank — 1.0% LEL, 2.3%
1-8000 gal gasoline tank — 2% LEL; 6% O_2

[sketch: 8000 gal, 1000 gal]

Free floating product under the 8000 gal tank

1164 66th St Tanks have no obvious holes.
Manifest # 2 tanks - 90533581
oil & H2O - 90533575
one - Sample taken from each end of tanks
Stockpiled soil must be characterized
Pump the groundwater w/ floating product. Let groundwater recharge & notify the dept before taking any sample.

II, III

Contact: Kurt Schoon
Title: contractor
Signature: Curt Sch

Inspector:
Signature: Susan L. Hugo

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 A.A. Johnson & Son Today's Date 11/13/91

Site Address 1164 66th St

City Emeryville Zip 94608 Phone ____

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

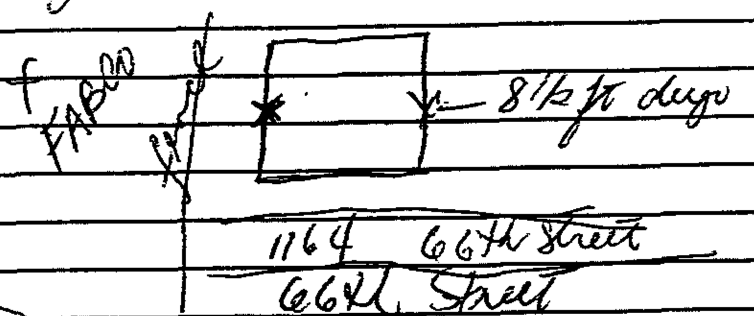
Inspection Categories:

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

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

Comments: 9:00 AM — 10:30 AM

Over excavated - 2 sidewall soil samples collected
one groundwater sample collected



Sheen on groundwater - at 11 ft deep

X Myers Drum

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MATLS

___	10. Registration Form Filed	25533(a)
___	11. Form Complete	25533(b)
___	12. RMPP Contents	25534(c)
___	13. Implement Sch. Req'd? (Y/N)	
___	14. OffSite Conseq. Assess.	25524(c)
___	15. Probable Risk Assessment	25534(d)
___	16. Persons Responsible	25534(g)
___	17. Certification	25534(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 gndwater
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 tstng
8) Annual Tank Testing
Daily inventory
9) Other ____

___	7. Precis 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: Susan L. Hugo

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

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

II, III

Site ID # ____ Site Name AGA Johnson & Son Today's Date 12/13/91

Site Address 1164 - 66th St

City Oakland Zip 94608 Phone ____

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

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

10:00 AM —

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

II.A BUSINESS PLANS (Title 19)

___	1. Immediate Reporting	2703
___	2. Bus. Plan Stds.	25503(b)
___	3. RR Cars > 30 days	25503.7
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___	19. Trade Secret Requested?	25538

II. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
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Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
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Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other ____

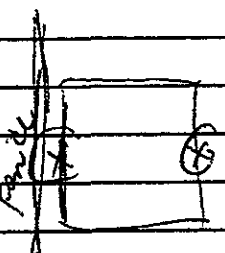
___	7. Precis Tank Test Date: ____	2643
___	8. Inventory Rec.	2644
___	9. Soil Testing.	2646
___	10. Ground Water.	2647

New Tanks

___	11. Monitor Plan	2632
___	12. Access. Secure	2634
___	13 Plans Submit Date ____	2711
___	14 As Built Date ____	2635

Rev 6/88

Comments:
Additional over excavation performed on both sides (120 ppm & 28 ppm contamination).



Copies of manifests for - tanks, ground water & Receipts of stockpiled soil disposal need to be submitted

II, III

Contact: ____

Title: ____ Inspector: ____

Signature: ____ Signature: ____

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

KEI-J91-0903.R1
January 16, 1992

A.A. Johnson
1164 - 66th Avenue
Oakland, California

Attention: Mr. John Twomey

RE: Soil Sampling Report
A.A. Johnson
1164 - 66th Avenue
Oakland, California

Dear Mr. Twomey:

This report summarizes the soil sampling performed by Kaprealian Engineering, Inc. (KEI) at the referenced site. All work was performed in compliance with the guidelines established by the Regional Water Quality Control Board (RWQCB), and the Alameda County Health Care Services Agency.

The scope of the work performed by KEI consisted of the following:

Coordination with regulatory agencies

Collection of soil samples from beneath a fuel tank and from the fuel tank pit sidewalls

Collection of a water sample from the fuel storage tank pit

Delivery of samples, including proper Chain of Custody documentation, to a certified analytical laboratory

Technical review and preparation of this report

SITE DESCRIPTION AND BACKGROUND

The subject site is presently used as the offices, shop, and yard of a concrete construction contractor. A Location Map and a Site Plan are attached to this report. No leaks or previous subsurface work performed at the site are known to KEI.

FIELD ACTIVITIES

KEI's field work was conducted on September 18, 1991, when two underground gasoline storage tanks were removed from the site. The

tanks consisted of one 8,000 gallon and one 1,000 gallon gasoline storage tanks. The tanks were made of steel, and no apparent holes or cracks were observed in the tanks. Ms. Susan L. Hugo of the Alameda County Health Care Services Agency was present during tank removal and subsequent soil sampling.

Two soil samples, labeled A1 and A2, were collected from beneath the 1,000 gallon gasoline tank at depths of approximately 7.5 feet below grade. Water was encountered in the fuel tank pit at a depth of approximately 9 feet below grade, thus prohibiting the collection of any soil samples from immediately beneath the 8,000 gallon fuel tank. Two soil samples, labeled SW1 and SW2, were collected from the sidewalls of the fuel tank pit, each approximately 6 to 12 inches above the observed water table. The undisturbed samples were collected from bulk material that was excavated by backhoe. The samples were placed in clean, two-inch diameter brass tubes, sealed with aluminum foil, plastic caps and tape, and stored in a cooled ice chest for delivery to a State certified laboratory. Sample point locations are as shown on the attached Site Plan.

Upon review of the analytical results for the initial tank pit samples, soil was overexcavated from the area beneath the 1,000 gallon fuel tank from a depth of approximately 7.5 feet below grade to the depth of ground water. On November 13, 1991, KEI returned to the site in order to collect additional soil samples from the sidewalls of the fuel tank pit excavation. Two soil samples, labeled SW3 and SW4, were collected from the sidewalls of the fuel tank pit excavation at depths of 6 to 12 inches above the observed water table. The samples were collected and handled as previously described. Sample point locations are shown on the attached Site Plan. Excavated soil was stockpiled on-site for further sampling. Again, Ms. Hugo was on-site during sampling.

After soil sampling was completed, approximately 6,100 gallons of ground water were pumped from the fuel tank pit. Also on November 13, 1991, one water sample, labeled W1, was collected from the fuel tank pit in two clean glass VOA vials with Teflon screw caps. The water sample was stored and delivered as described above.

In an attempt to remove as much of the contaminated soil as possible, KEI returned to the site on December 13, 1991, to observe additional soil excavation in the area of sample points SW3 and SW4, as shown on the attached Site Plan. Two sidewalls (adjacent to sample points SW3 and SW4) were excavated laterally 3 feet and 1.25 feet, respectively, and to a depth of about 10.5 feet below grade. Two additional soil samples, labeled SW3(3) and SW4(1.25), were collected from the sidewalls of the fuel tank pit excavation at depths of about 8.5 feet below grade. Soil samples were collected and handled as described above. Sample point locations

are shown on the attached Site Plan. Excavated soil was stockpiled separately on-site for further sampling. Ms. Hugo was present during this additional soil sampling.

Copies of the Uniform Hazardous Waste Manifests for tank disposal, tank residue disposal, and purged ground water disposal are attached to this report. Also attached to this report is a completed Underground Storage Tank Unauthorized Release/Contamination Site Report.

SUBSURFACE CONDITIONS

The subsurface soils exposed in the excavation consisted primarily of silty clay with gravel.

ANALYTICAL RESULTS

All samples were analyzed by Sequoia Analytical Laboratory in Concord, California, and were accompanied by properly executed Chain of Custody documentation. All soil samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline using EPA method 5030 in conjunction with modified 8015, and benzene, toluene, xylenes, and ethylbenzene (BTX&E) using EPA method 8020. The water sample was also analyzed for TPH as gasoline and BTX&E.

Analytical results of the initial soil samples collected from the fuel tank pit indicated non-detectable levels of TPH as gasoline for samples SW1 and A2, while samples SW2 and A1 showed levels of TPH as gasoline at 4.4 ppm and 220 ppm, respectively. Analytical results of soil samples SW3 and SW4 (collected after excavation of soil beneath samples A1 and A2) indicated levels of TPH as gasoline at 120 ppm and 28 ppm, respectively. However, after additional excavation, analyses of soil samples SW3(3) and SW4(1.25), collected following lateral excavation in the vicinity of samples SW3 and SW4, indicated levels of TPH as gasoline at 1.1 ppm and non-detectable, respectively. Results of the soil analyses are summarized in Table 1.

Analytical results of the water sample (W1) collected from the fuel tank pit indicated non-detectable levels of TPH as gasoline and BTX&E. The results of the water analyses are summarized in Table 2. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

DISTRIBUTION

A copy of this report should be sent to Ms. Susan L. Hugo of the Alameda County Health Care Services Agency, and to the RWQCB, San Francisco Bay Region.

LIMITATIONS

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

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

Should you have any questions regarding this report, please feel free to call me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Richard M. Bradish
Project Engineer

Joel G. Greger
Certified Engineering Geologist

License No. 1633
Exp. Date 6/30/92

Timothy R. Ross
Project Manager

\cmd

Attachments: Tables 1 & 2
Location Map
Site Plan
Uniform Hazardous Waste Manifests
Underground Storage Tank Unauthorized Release/Contamination Site Report
Laboratory Analyses
Chain of Custody documentation

KEI-J91-0903.R1
January 16, 1992

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

Sample Number	Depth (feet)	TPH as Gasoline	Benzene	Toluene	Xylenes	Ethyl-benzene
(Collected on September 18, 1991)						
A1	7.5	220	1.1	0.82	ND	ND
A2	7.5	ND	ND	ND	ND	ND
SW1	8.5	ND	ND	ND	ND	ND
SW2	8.5	4.4	ND	ND	ND	ND
(Collected on November 13, 1991)						
SW3	8.5	120	0.076	0.26	1.3	0.75
SW4	8.5	28	ND	ND	0.11	0.071
(Collected on December 13, 1991)						
SW3(3)	8.5	1.1	ND	ND	0.0060	ND
SW4(1.25)	8.5	ND	ND	ND	ND	ND
Detection Limits		1.0	0.0050	0.0050	0.0050	0.0050

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

KEI-J91-0903.R1
January 16, 1992

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Number	TPH as Gasoline	Benzene	Toluene	Xylenes	Ethyl-benzene
11/13/91	W1	ND	ND	ND	ND	ND
Detection Limits		30	0.3	0.3	0.3	0.3

ND = Non-detectable.

Results in parts per billion (ppb), unless otherwise indicated.

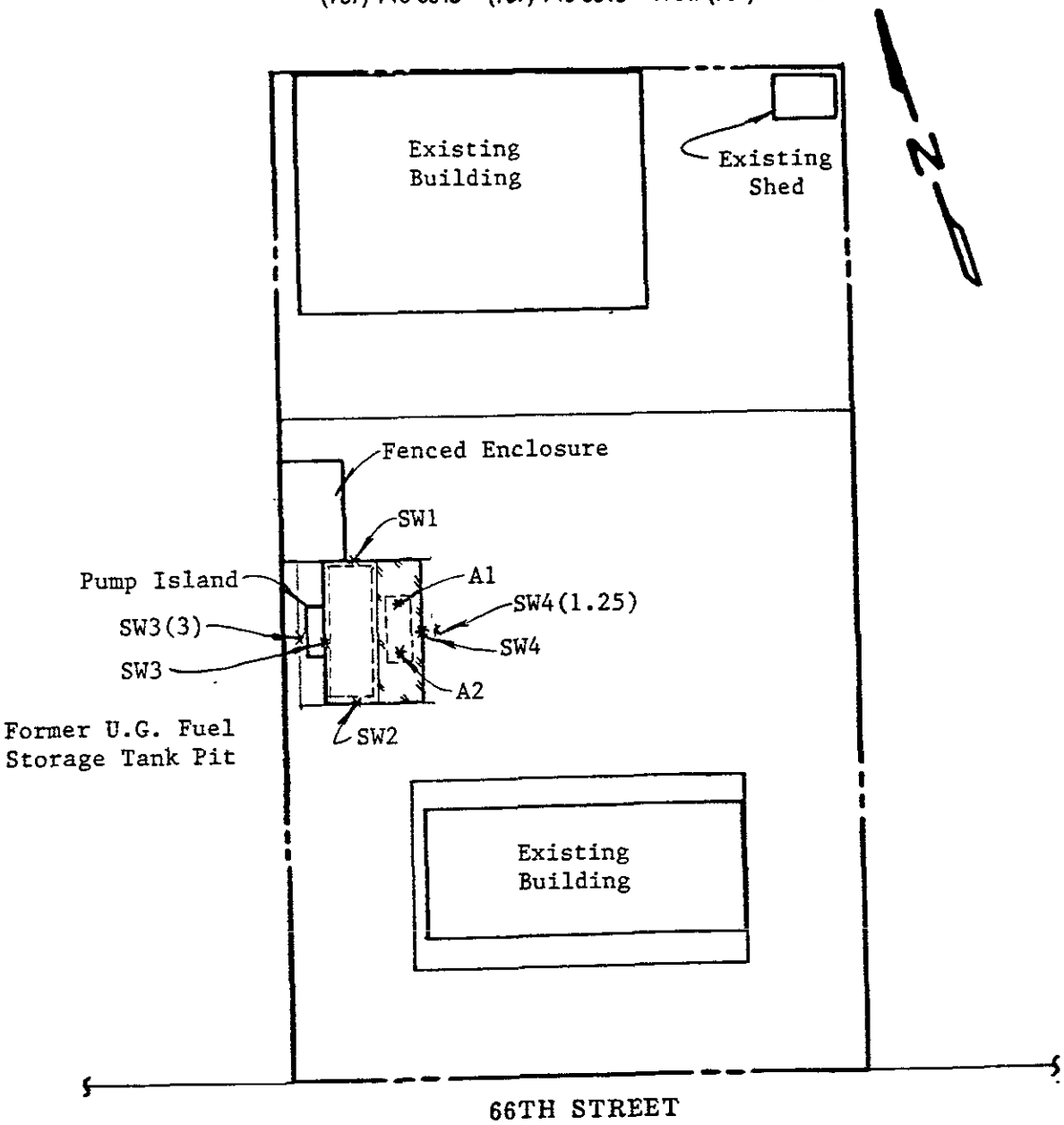
KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

LOCATION MAP

Base map modified from 7.5 minute U.S.G.S. Oakland West, California Quadrangle (photorevised 1980)

A.A. Johnson
1164 - 66th Street
Oakland, CA

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581



SITE PLAN

LEGEND

* Sample Point Location

Additional Area Excavated to Ground Water

0 30 60
Approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. *Form designed for use on elite (12-pitch typewriter).*

See Instructions on Back of Page 6 and Front of Page 7

Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.: C A C 0 0 0 6 1 7 9 1 2 — Manifest Document No.: 0 0 0 0 1

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

3. Generator's Name and Mailing Address
A.A. JOHNSON & SON, INC.
1164 - 66th Street, Oakland, CA. 94608

4. Generator's Phone 510) 658-9796

A. State Manifest Document Number: 90533575

B. State Generator's ID:

5. Transporter 1 Company Name: H & H Ship Service Company

6. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8

C. State Transporter's ID: 200545

D. Transporter's Phone: (415) 543-4835

7. Transporter 2 Company Name:

8. US EPA ID Number:

E. State Transporter's ID:

F. Transporter's Phone:

9. Designated Facility Name and Site Address
H & H Ship Service Company
220 China Basin Street
San Francisco, CA 94107

10. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8

G. State Facility's ID: C A D 0 0 4 7 7 1 1 6 8

H. Facility's Phone: (415) 543-4835

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. OIL AND WATER NON-RCRA HAZARDOUS WASTE LIQUID	0 0 1	T T	1 0 0 0	G	State 133,134 / EPA/Other
b.					State / EPA/Other
c.					State / EPA/Other
d.					State / EPA/Other

J. Additional Descriptions for Materials Listed Above
FUEL, OIL AND WATER

PROFILE #A1240

K. Handling Codes for Wastes Listed Above
a. 01 b. c. d.

15. Special Handling Instructions and Additional Information
JOB #9309
24 Hr. Emergency Contact: H & H #(415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

GENERATOR

Printed/Typed Name: JOHN TWOMEY — Signature: [signature] — Month Day Year: 0 9 1 7 9 1

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name: ROBERT A. BREWSTER — Signature: [signature] — Month Day Year: 0 9 1 7 9 1

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name — Signature — Month Day Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19

Printed/Typed Name — Signature — Month Day Year

Do Not Write Below This Line

DHS 8022 A
EPA 8700—22
(Rev 6-89) Previous editions are obsolete

YELLOW: GENERATOR RETAINS

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

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. *Form designed for use on elite (12-pitch typewriter).*

See Instructions on Back of Page 6 and Front of Page 7

Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
C A C 0 0 0 6 1 7 9 1 2	0 0 0 0 2		

GENERATOR

3. Generator's Name and Mailing Address
A.A. JOHNSON & SON, INC.
1164 - 66th Street, Oakland, CA. 94608

4. Generator's Phone (510) 658-9796

A. State Manifest Document Number: 90533531

B. State Generator's ID:

5. Transporter 1 Company Name: H & H Ship Service Company
6. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8

C. State Transporter's ID: 200508
D. Transporter's Phone: (415) 543-4835

7. Transporter 2 Company Name:
8. US EPA ID Number:

E. State Transporter's ID:
F. Transporter's Phone:

9. Designated Facility Name and Site Address
H & H Ship Service Company
220 China Basin Street
San Francisco, CA 94107

10. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8

G. State Facility's ID: C A D 0 0 4 7 7 1 1 6 8
H. Facility's Phone: (415) 543-4835

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. RESIDUE GASOLINE TANK NON-RCRA HAZARDOUS WASTE SOLID	0 0 1	T P	0 3 0 0 0	P	State 512 / EPA/Other
b. RESIDUE GASOLINE TANK NON-RCRA HAZARDOUS WASTE SOLID	0 0 1	T P	0 1 0 0 0	P	State 512 / EPA/Other
c.					State / EPA/Other
d.					State / EPA/Other

J. Additional Descriptions for Materials Listed Above
EMPTY 8,000 gallon and 1,000 gallon tanks last containing gasoline.

PROFILE #A1242

K. Handling Codes for Wastes Listed Above
a. 01 b. 01
c. d.

15. Special Handling Instructions and Additional Information
JOB #9316
24 Hr. Emergency Contact: H & H #(415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: [illegible] JANEY
Signature:
Month Day Year: 0 9 1 8 9 1

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: NORMAN L. BERG
Signature:
Month Day Year: 0 9 1 8 9 1

18 Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name:
Signature:
Month Day Year:

FACILITY

19 Discrepancy Indication Space

20 Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19
Printed/Typed Name:
Signature:
Month Day Year:

DHS 8022 A
EPA 8700—22
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Do Not Write Below This Line

YELLOW: GENERATOR RETAINS

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Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.: C A C 0 0 0 6 1 7 9 1 2
Manifest Document No.: 0 0 0 0 3
2. Page 1 of 1
Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
A.A. JOHNSON & SON, INC.
1164 - 66th Street, Oakland, CA. 94608
4. Generator's Phone 610) 658-9796

A. State Manifest Document Number: 90533597
B. State Generator's ID: H Y H 0 3 6 - 0 0 8 9 5 7

5. Transporter 1 Company Name: H & H Ship Service Company
6. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8
C. State Transporter's ID: 200550
D. Transporter's Phone: (415) 543-4835

7. Transporter 2 Company Name
8. US EPA ID Number
E. State Transporter's ID
F. Transporter's Phone

9. Designated Facility Name and Site Address
H & H Ship Service Company
220 China Basin Street
San Francisco, CA 94107
10. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8
G. State Facility's ID: C A D 0 0 4 7 7 1 1 6 8
H. Facility's Phone: (415) 543-4835

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. OIL AND WATER NON-RCRA HAZARDOUS WASTE LIQUID	0 0 1	T T	600	G	State 133,134 / EPA/Other
b.					State / EPA/Other
c.					State / EPA/Other
d.					State / EPA/Other

J. Additional Descriptions for Materials Listed Above
FUEL, OIL AND WATER
PROFILE #A1240

K. Handling Codes for Wastes Listed Above
a. 01 b. c. d.

15. Special Handling Instructions and Additional Information
JOB #9323
24 Hr. Emergency Contact: H & H #(415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

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Printed/Typed Name | Signature | Month Day Year: 0 9 1 8 9 1

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: NORMAN L. BERG
Signature | Month Day Year: 0 9 1 8 9 1

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month Day Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19
Printed/Typed Name | Signature | Month Day Year

Do Not Write Below This Line

DHS 8022 A
EPA 8700—22
(Rev 6-89) Previous editions are obsolete

YELLOW: GENERATOR RETAINS

GENERATOR

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

[redacted]ate of California—Health and Welfare Agency

See Instructions on back of page 6.

Department of Health Services
Toxic Substances Control Program
Sacramento, California

Please print or type. *Form designed for use on elite (12-pitch typewriter).*

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.	CAC000061173112
Manifest Document No.	01014
2. Page 1 of 1	
Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address	A. A. JOHNSON & SON, INC. 1164 - 66th Street, Oakland, CA. 94608
4. Generator's Phone	(510) 658-9796
A. State Manifest Document Number	91507807
B. State Generator's ID	
5. Transporter 1 Company Name	H & H Ship Service Company
6. US EPA ID Number	CAD004771168
C. State Transporter's ID	200557
D. Transporter's Phone	(415) 543-4835
7. Transporter 2 Company Name	
8. US EPA ID Number	
E. State Transporter's ID	
F. Transporter's Phone	
9. Designated Facility Name and Site Address	H & H Ship Service Company 220 China Basin Street San Francisco, CA 94107
10. US EPA ID Number	CAD004771168
G. State Facility's ID	CAD004771168
H. Facility's Phone	(415) 543-4835

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste Number
a. OIL AND WATER NON-RCRA HAZARDOUS WASTE LIQUID	001	TT	02500	G	State 134,135 EPA/Other
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other

J. Additional Descriptions for Materials Listed Above
FUEL, OIL AND WATER
PROFILE #A1240

K. Handling Codes for Wastes Listed Above
a. 01 b. c. d.

15. Special Handling Instructions and Additional Information
JOB #9514
24 Hr. Emergency Contact: H & H #(415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

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Printed/Typed Name	Signature	Month	Day	Year
JOHN TWOMEY	John Twomey	10	28	91

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
ROBERT V. PETRUCCI	Robert V. Petrucci	10	28	91

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19

Printed/Typed Name	Signature	Month	Day	Year

GENERATOR / TRANSPORTER / FACILITY

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-[redacted]424-8802; WITHIN CALIFORNIA, CALL 1-800-[redacted]-7550

DO NOT WRITE BELOW THIS LINE.

DHS 8022A (12/90)
EPA 8700—22

Yellow: GENERATOR RETAINS

State of California—Health and Welfare Agency

Please print or type. *Form designed for use on elite (12-pitch typewriter).*

See Instructions on back of page 6.

Department of Health Services
Toxic Substances Control Program
Sacramento, California

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

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.: CAC000617911
Manifest Document No.: 00000015
2. Page 1 of 1
Information in the shaded areas is not required by Federal law.

A. State Manifest Document Number: 91507272

GENERATOR

3. Generator's Name and Mailing Address:
A. A. JOHNSON & SON, INC.
1164 - 66th Street, Oakland, CA. 94608

4. Generator's Phone (510) 658-9796

B. State Generator's ID

5. Transporter 1 Company Name: H & H Ship Service Company
6. US EPA ID Number: CAD004771168
C. State Transporter's ID: 200506
D. Transporter's Phone: (415) 543-4835

7. Transporter 2 Company Name
8. US EPA ID Number
E. State Transporter's ID
F. Transporter's Phone

9. Designated Facility Name and Site Address:
H & H Ship Service Company
220 China Basin Street
San Francisco, CA 94107

10. US EPA ID Number: CAD004771168
G. State Facility's ID: CAD004771168
H. Facility's Phone: (415) 543-4835

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste Number
a. OIL AND WATER NON-RCRA HAZARDOUS WASTE LIQUID	001	TT	03000	G	State: 134 135; EPA/Other
b.					State; EPA/Other
c.					State; EPA/Other
d.					State; EPA/Other

J. Additional Descriptions for Materials Listed Above:
FUEL, OIL AND WATER
PROFILE #A1240

K. Handling Codes for Wastes Listed Above: a. 01 b. c. d.

15. Special Handling Instructions and Additional Information:
JOB #9607
24 Hr. Emergency Contact: H & H #(415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

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Printed/Typed Name | Signature | Month Day Year: 11 11 91

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: WAYMON H. MC DONALD | Signature: [signature] | Month Day Year: 11 11 91

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month Day Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19
Printed/Typed Name | Signature | Month Day Year

DO NOT WRITE BELOW THIS LINE.

Yellow: GENERATOR RETAINS

DHS 8022A (12/90)
EPA 8700—22

11-13-91
— & copy to: DHS - PO 3000 - Sac CA. 95812-0400

ate of California—Health and Welfare Agency

See Instructions on back of page 6.

Department of Health Service
Toxic Substances Control Program
Sacramento, California

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UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
C A D 0 0 9 1 1 7 9 1 2	0 1 0 1 0 1 6		

A. State Manifest Document Number 91511236

3. Generator's Name and Mailing Address
A. A. JOHNSON & SON. INC.
1164 - 66th Street, Oakland, CA. 94602

4. Generator's Phone (510) 658-9796

B. State Generator's ID

5. Transporter 1 Company Name: H & H Ship Service Company

6. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8

C. State Transporter's ID

D. Transporter's Phone (415) 543-4835

7. Transporter 2 Company Name

8. US EPA ID Number

E. State Transporter's ID

F. Transporter's Phone

9. Designated Facility Name and Site Address
H & H Ship Service Company
220 China Basin Street
San Francisco, CA 94107

10. US EPA ID Number: C A D 0 0 4 7 7 1 1 6 8

G. State Facility's ID: C A D 0 0 4 7 7 1 1 6 8

H. Facility's Phone

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste Number
a. OIL AND WATER NON-RCRA HAZARDOUS WASTE LIQUID	0 0 1	T T	01050	G	State 134 EPA/Other
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other

J. Additional Descriptions for Materials Listed Above
FUEL OIL AND WATER
PROFILE #A1240

K. Handling Codes for Wastes Listed Above
a. 01
b.
c.
d.

15. Special Handling Instructions and Additional Information
JOB #9787
24 Hr. Emergency Contact: H & H #(415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

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Printed/Typed Name	Signature	Month	Day	Year
		1 2	1 3	9 1

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
ESTEBAN M. PENALVER		1 2	1 3	9 1

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19

Printed/Typed Name	Signature	Month	Day	Year

GENERATOR / TRANSPORTER / FACILITY

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DO NOT WRITE BELOW THIS LINE.

Yellow: GENERATOR RETAINS

DHS 8022A (12/90)
EPA 8700—22

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

EMERGENCY ☐ YES ☐ NO

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

REPORT DATE: 11/10/91 (M/D/Y)

CASE #:

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.
SIGNED: _____ DATE: _____

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: John Twomey
PHONE: (510)658-9796
SIGNATURE: John C. Twomey

REPRESENTING: ☑ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ LOCAL AGENCY ☐ OTHER
COMPANY OR AGENCY NAME: A.A. Johnson & Son

ADDRESS: 1164 - 66th Street (STREET) | Oakland (CITY) | CA (STATE) | 94603 (ZIP)

RESPONSIBLE PARTY

NAME: A.A Johnson & Son ☐ UNKNOWN
CONTACT PERSON: John Twomey
PHONE: (510)658-9796

ADDRESS: 1164 - 66th Street (STREET) | Oakland (CITY) | CA (STATE) | 94603 (ZIP)

SITE LOCATION

FACILITY NAME (IF APPLICABLE): A.A. Johnson & Son
OPERATOR: John Twomey
PHONE: (510)658-9796

ADDRESS: 1164 - 66th Street (STREET) | Oakland (CITY) | Alameda (COUNTY) | 94603 (ZIP)

CROSS STREET: San Pablo

IMPLEMENTING AGENCIES

LOCAL AGENCY / AGENCY NAME: Alameda County Health Agency
CONTACT PERSON: Susan L. Hugo
PHONE: (510)271-4320

REGIONAL BOARD: S.F Bay Region
PHONE: (510)464-1255

SUBSTANCES INVOLVED

(1) NAME: Gasoline — QUANTITY LOST (GALLONS): ☐ UNKNOWN

(2) NAME: _____ — QUANTITY LOST (GALLONS): ☐ UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED: 09/18/91 (M/D/Y)
HOW DISCOVERED: ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK TEST ☑ TANK REMOVAL ☐ OTHER

DATE DISCHARGE BEGAN: ☑ UNKNOWN

HAS DISCHARGE BEEN STOPPED? ☑ YES ☐ NO IF YES, DATE 09/18/91

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

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

HSC 05 (8/90)

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: E.M. Bradish

WITNESSING AGENCY: Susan Hugo, Alameda City Health

SITE NAME & ADDRESS: R.W. Johnston, A.A. Johnson, 1164 - 66 TH ST. Oakland, CA

ANALYSES REQUESTED: TPH-Gas/BTEX

TURN AROUND TIME: 10 Day

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	REMARKS
SW1	9/18/91		✓		✓		1	Fuel Tk Pit	1091824
SW2	↓		✓		✓		1	" " "	1825
									1826
A1	9/18/91		✓		✓		1	Fuel Tk Pit	1827
A2	↓		✓		✓		1	" " "	

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
E.M. Bradish	9.19.91 9:00 AM	Kim Van Slambrook

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? ✓
2. Will samples remain refrigerated until analyzed? ✓
3. Did any samples received for analysis have head space? N/A
4. Were samples in appropriate containers and properly packaged? ✓

Signature	Title	Date
KVS	S.A.	9.19.91

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc.	Client Project ID:	R.W. Johnston, A.A. Johnson, 1164 66th St., Oakland	Sampled:	Sep 18, 1991
P.O. Box 996	Matrix Descript:	Soil	Received:	Sep 19, 1991
Benicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Sep 26, 1991
Attention: Mardo Kaprealian, P.E.	First Sample #:	109-1824	Reported:	Oct 11, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
109-1824	SW1	N.D.	N.D.	N.D.	N.D.	N.D.
109-1825	SW2	4.4	N.D.	N.D.	N.D.	N.D.
109-1826	A1	220	1.1	0.82	N.D.	N.D.
109-1827	A2	N.D.	N.D.	N.D.	N.D.	N.D.
Detection Limits:		1.0	0.0050	0.0050	0.0050	0.0050

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard
Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: R.W. Johnston, A.A. Johnson, 1164 66th St.,
QC Sample Group: 1091824-27

Reported: Oct 11, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Date Analyzed:	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	0.4	0.4	0.4	1.2
Conc. Matrix Spike:	0.39	0.38	0.42	1.2
Matrix Spike % Recovery:	98	95	95	100
Conc. Matrix Spike Dup.:	0.44	0.43	0.47	1.4
Matrix Spike Duplicate % Recovery:	110	110	120	120
Relative % Difference:	12	12	11	15

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Belinda C Vega
Laboratory Director

$$\%\ \text{Recovery} = \frac{\text{Conc of M S - Conc of Sample}}{\text{Spike Conc. Added}} \times 100$$

$$\text{Relative \% Difference.} = \frac{\text{Conc. of M S - Conc of M S D}}{(\text{Conc of M.S + Conc of M S D}) / 2} \times 100$$

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc. Client Project ID: R.W. Johnston, A.A. Johnson, 1164 66th St.,
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E. QC Sample Group: 1091824-27 Reported: Oct 11, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

	EPA	EPA	EPA	EPA	EPA
Method:	8015/8020	8015/8020	8015/8020	8015/8020	8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Date Analyzed:	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991
Sample #:	109-1824	109-1825	109-1826	109-1827	Blank
Surrogate % Recovery:	97	92	100	95	110

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery:	Conc. of M.S. - Conc. of Sample / Spike Conc. Added	x 100
Relative % Difference	Conc. of M.S. - Conc of M.S.D / (Conc. of M.S + Conc of M.S.D) / 2	x 100

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: R.M. Bradish

WITNESSING AGENCY: S. Hugo - ACHA

SITE NAME & ADDRESS: A.A. Johnson Co. 1164 - 66TH ST OAKLAND

ANALYSES REQUESTED: TPH-Gasoline

TURN AROUND TIME: 10 Day

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	REMARKS
SW13	11-13-91		✓		✓		1	Fuel Tk Pit	1111017
SW14	"		✓		✓		1	" " "	1111018

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
R.M. Bradish	11-14-91 9:45 AM	Vilma Van Slambrook

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? ✓
2. Will samples remain refrigerated until analyzed? ✓
3. Did any samples received for analysis have head space? NO
4. Were samples in appropriate containers and properly packaged? ✓

Signature	Title	Date
VVS	SA.	VVS

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.	Client Project ID:	AA Johnson Co., 1164-66th St., Oakland	Sampled:	Nov 13, 1991
P.O. Box 996	Matrix Descript:	Soil	Received:	Nov 14, 1991
Benicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Nov 26, 1991
Attention: Mardo Kaprealian, P.E.	First Sample #:	111-1017	Reported:	Dec 4, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
111-1017	SW-3	120	0.076	0.26	0.75	1.3
111-1018	SW-4	28	N.D.	N.D.	0.071	0.11
Method Detection Limits:		1.0	0.0050	0.0050	0.0050	0.0050

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

1111017.KEI <1>

SEQUOIA ANALYTICAL

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(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: AA Johnson Co., 1164-66th St., Oakland
QC Sample Group: 1111017-18
Reported: Dec 4, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Date Analyzed:	Nov 26, 1991	Nov 26, 1991	Nov 26, 1991	Nov 26, 1991
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	0.4	0.4	0.4	1.2
Conc. Matrix Spike:	0.36	0.37	0.39	1.2
Matrix Spike % Recovery:	90	92	98	100
Conc. Matrix Spike Dup.:	0.36	0.37	0.4	1.2
Matrix Spike Duplicate % Recovery:	90	92	100	100
Relative % Difference:	0	0	2.5	0

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

$$\text{\% Recovery} = \frac{\text{Conc of M S - Conc of Sample}}{\text{Spike Conc. Added}} \times 100$$

$$\text{Relative \% Difference} = \frac{\text{Conc of M.S - Conc. of M.S.D.}}{(\text{Conc of M.S + Conc of M S D}) / 2} \times 100$$

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: AA Johnson Co., 1164-66th St., Oakland
QC Sample Group: 1111017-18
Reported: Dec 4, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	ug/Kg	ug/Kg	ug/Kg
Date Analyzed:	Nov 26, 1991	Nov 26, 1991	Nov 26, 1991
Sample #:	111-1017	111-1018	Blank
Surrogate % Recovery:	96	94	97

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery	Conc. of M.S. - Conc. of Sample / Spike Conc. Added	x 100
Relative % Difference	Conc. of M.S. - Conc. of M.S.D. / (Conc. of M.S. + Conc. of M.S.D.) / 2	x 100

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: L.M. Bradish

WITNESSING AGENCY: S. Hugo – ACHA

SITE NAME & ADDRESS: A.A. Johnson Co, 1164 - 66th St, Oakland

ANALYSES REQUESTED: TPH-Gasoline

TURN AROUND TIME: 10 Day

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	REMARKS
W1	11-13-91			✓	✓		3 VOA's	FUEL TK PIT	1111007A-B

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
L.M. Bradish	11-14-91 9:45 Am	Kevin Van Stambrook
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? ✓
2. Will samples remain refrigerated until analyzed? ✓
3. Did any samples received for analysis have head space? NS
4. Were samples in appropriate containers and properly packaged? ✓

Signature	Title	Date
[illegible]	SA.	11-14-91

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.	Client Project ID:	A.A. Johnson Co., 1164-66th Street, Oakland	Sampled:	Nov 13, 1991
P.O. Box 996	Sample Descript.:	Water, W 1	Received:	Nov 14, 1991
Benicia, CA 94510	Analysis Method:	EPA 5030/ 8015/8020	Analyzed:	Nov 23, 1991
Attention: Mardo Kaprealian, P.E.	Lab Number:	111-1007 AB	Reported:	Dec 3, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS WITH BTEX DISTINCTION (EPA 8015/8020)

Analyte	Detection Limit µg/L (ppb)	Sample Results µg/L (ppb)
Low to Medium Boiling Point Hydrocarbons	30	N.D.
Benzene	0.30	N.D.
Toluene	0.30	N.D.
Ethyl Benzene	0.30	N.D.
Xylenes	0.30	N.D.

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard
Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Belinda C Vega
Laboratory Director

SEQUOIA ANALYTICAL

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(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A. Johnson Co., 1164-66th Street, Oakland
QC Sample Group: 111-1007
Reported: Dec 3, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	ug/L	ug/L	ug/L	ug/L
Date Analyzed:	Nov 23, 1991	Nov 23, 1991	Nov 23, 1991	Nov 23, 1991
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	20	20	20	60
Conc. Matrix Spike:	20	20	20	61
Matrix Spike % Recovery:	100	100	100	101
Conc. Matrix Spike Dup.:	21	21	21	63
Matrix Spike Duplicate % Recovery:	105	105	105	105
Relative % Difference:	4.8	4.8	4.8	3.2

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

$$\text{\% Recovery:} \quad \frac{\text{Conc of M S - Conc of Sample}}{\text{Spike Conc. Added}} \times 100$$

$$\text{Relative \% Difference:} \quad \frac{\text{Conc of M S - Conc. of M.S.D}}{\text{(Conc. of M S + Conc. of M S D.) / 2}} \times 100$$

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(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A. Johnson Co., 1164-66th Street, Oakland
QC Sample Group: 111-1007
Reported: Dec 3, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

Method:	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H.	R.H.
Reporting Units:	ug/L	ug/L
Date Analyzed:	Nov 23, 1991	Nov 23, 1991
Sample #:	111-1007	Blank
Surrogate % Recovery:	88	110

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery:	Conc of M.S - Conc of Sample / Spike Conc. Added	x 100
Relative % Difference:	Conc. of M.S - Conc of M.S.D. / (Conc of M.S + Conc. of M.S.D.) / 2	x 100

KEI

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: Haig	SITE NAME & ADDRESS: A.A. Johnson – Oakland 1164 – 66th Street	ANALYSES REQUESTED	TURN AROUND TIME: Regular
WITNESSING AGENCY:			

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-G	BTEX						REMARKS
SW3(3)	12/13/91		✓		✓		1	Fuel Tank Pit	✓	✓						1120491
SW4(1.25)	↓		✓		✓		1	↓	✓	✓						492

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
[signature]	12/13/91 1630	[signature]
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? ✓
2. Will samples remain refrigerated until analyzed? ✓
3. Did any samples received for analysis have head space? NO
4. Were samples in appropriate containers and properly packaged? ✓

[signature] Signature — SC Title — 12/13/91 Date

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.	Client Project ID:	A.A.Johnson, 1164 66th St., Oakland	Sampled:	Dec 13, 1991
P.O. Box 996	Matrix Descript:	Soil	Received:	Dec 13, 1991
Benicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Dec 19, 1991
Attention: Mardo Kaprealian, P.E.	First Sample #:	112-0491	Reported:	Dec 27, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
112-0491	SW3(3)	1.1	N.D.	N.D.	N.D.	0.0060
112-0492	SW4(1.25)	N.D.	N.D.	N.D.	N.D.	N.D.
Method Detection Limits:		1.0	0.0050	0.0050	0.0050	0.0050

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

SEQUOIA ANALYTICAL
1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A.Johnson, 1164 66th St., Oakland
QC Sample Group: 1120491-492
Reported: Dec 27, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H.	R.H.	R.H.	R.H.
Reporting Units:	mg/kg	mg/kg	mg/kg	mg/kg
Date Analyzed:	Dec 19, 1991	Dec 19, 1991	Dec 19, 1991	Dec 19, 1991
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	0.40	0.40	0.40	1.2
Conc. Matrix Spike:	0.36	0.35	0.35	1.2
Matrix Spike % Recovery:	90	88	88	100
Conc. Matrix Spike Dup.:	0.35	0.34	0.33	1.2
Matrix Spike Duplicate % Recovery:	88	85	85	100
Relative % Difference:	2.8	2.9	5 8	0 0

Laboratory blank contained the following analytes. None Detected

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery	$\frac{\text{Conc of M S - Conc of Sample}}{\text{Spike Conc. Added}}$	x 100
Relative % Difference	$\frac{\text{Conc. of M.S. - Conc of M S D}}{\text{(Conc of M S + Conc of M.S D) / 2}}$	x 100

SEQUOIA ANALYTICAL
1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A.Johnson, 1164 66th St., Oakland
QC Sample Group: 1120491-492
Reported: Dec 27, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H.	R.H.	R.H.
Reporting Units:	mg/kg	mg/kg	mg/kg
Date Analyzed:	Dec 19, 1991	Dec 19, 1991	Dec 19, 1991
Sample #:	112-0491	112-0492	Blank
Surrogate % Recovery:	79	92	100

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery	Conc of M.S. - Conc of Sample / Spike Conc. Added	x 100
Relative % Difference	Conc of M.S. - Conc of M.S.D / (Conc of M.S. + Conc of M.S.D) / 2	x 100

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
PO BOX 995 • BENICIA CA 94510
707 746-8315 • (707) 746-6916 • FAX (707) 746-5591

TRANSMITTAL PAGE

10/11/91

TO: John Twomey

A.A. Johnson

FROM: Kris Mascarenas

Number of Pages (Including Cover): 4

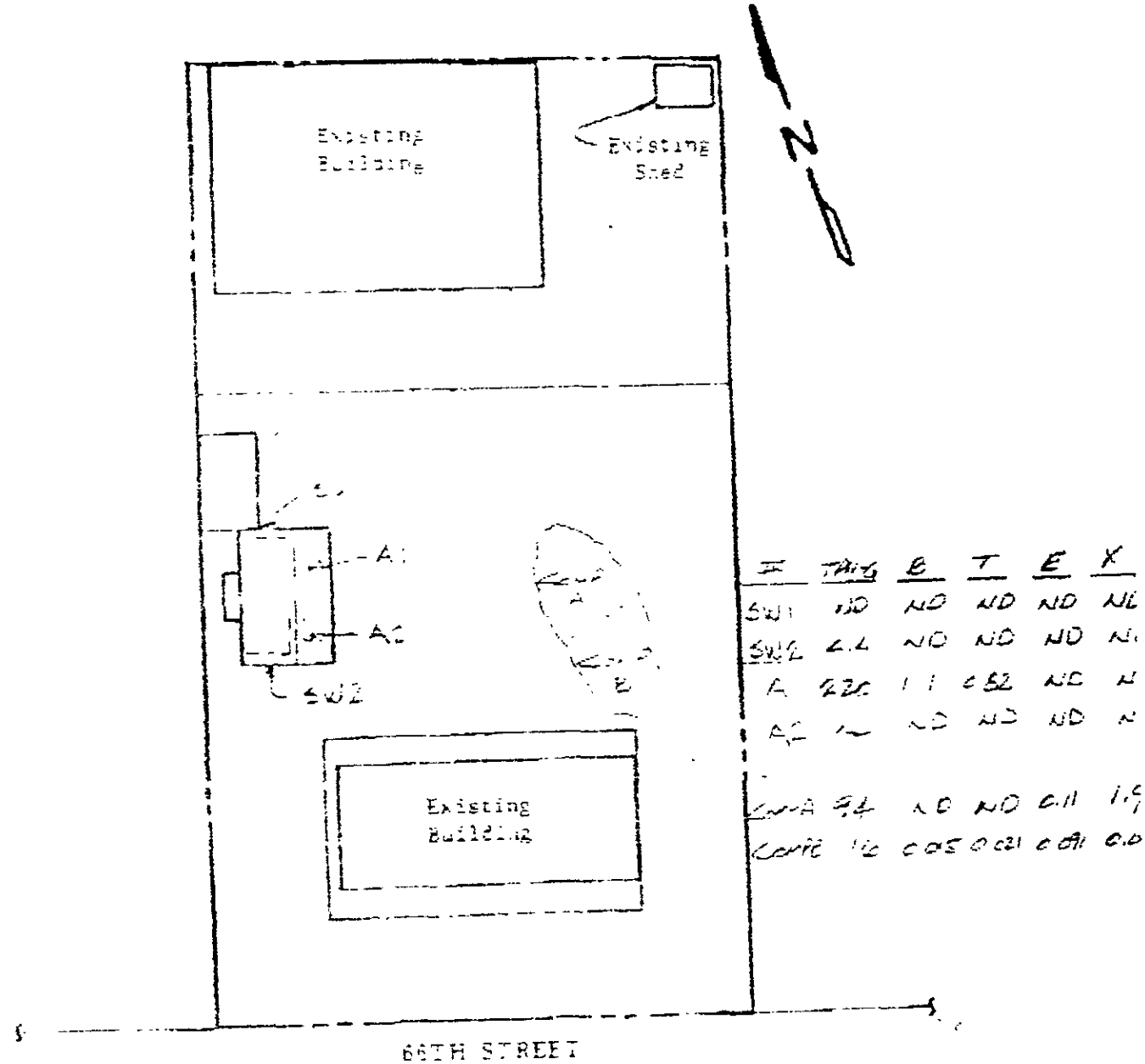
SUBJECT: A.A. Johnson - 1164-66th Street, Oakland, CA

Attached are analytical results and Site Plan for approximately 100 cubic yards of stockpiled soil. 50 cubic yards of which (Comp A) may be aerated. Per my discussion with Dick Burge of R.W. Johnston and Sons, I've obtained an aeration permit for work to begin on Monday, October 14, 1991. Please contact either myself or Dick Bradish at the above referenced number when you have completed the project. At that time we will arrange to have the soil profiled to a Class III landfill. If you have any questions or concerns, please call. Thank you.

****

If any problems occur in receiving, please call the number listed above.

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
PO BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX (707) 746-5561



	THIS	B	T	E	X
SW1	ND	ND	ND	ND	ND
SW2	4.4	ND	ND	ND	ND
A	4.2%	1.1	0.52	ND	ND
A2	—	ND	ND	ND	ND
COMP A	9.4	4.0	ND	0.11	1.9
COMP B	1.6	0.05	0.21	0.01	0.0

SITE PLAN

LEGEND

30 60
approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

KEI-J91-0903.R2
February 19, 1992

A.A. Johnson
1164 - 66th Street
Oakland, California

Attention: Mr. John Twomey

RE: Stockpiled Soil Sampling for
A.A. Johnson
1164 - 66th Street
Oakland, California

Dear Mr. Twomey:

This letter report summarizes the results of the stockpiled soil sampling and laboratory analyses for the referenced site. The soil analyses were conducted to comply with the County Health Department requirements for proper disposal of contaminated soil.

On September 18, 1991, soil samples from approximately 100 cubic yards of stockpiled soil that had been excavated from the fuel tank pit were collected to determine proper disposal of the soil. Two composite soil samples (designated as Comp A and Comp B) were taken. Each composite sample consisted of four individual grab samples taken at various locations and at depths of approximately 2 feet into the stockpile. The samples were collected in two-inch diameter, clean brass tubes, which were then sealed with aluminum foil, plastic caps and tape, and placed in a cooled ice chest for subsequent delivery to a certified laboratory for analysis. All samples were analyzed at Sequoia Analytical Laboratory in Concord, California, and were accompanied by properly executed Chain of Custody documentation. Sample point locations are as shown on the attached Site Plan, Figure 1.

On November 13, 1991, Kaprealian Engineering, Inc. (KEI) returned to the site to collect soil samples from approximately 100 cubic yards of stockpiled soil that had been additionally excavated from the fuel tank pit. Two composite samples (designated as Comp C and Comp D) were collected and stored as described above. Sample point locations are as shown on the attached Site Plan, Figure 2.

On December 13, 1991, KEI again returned to collect soil samples from approximately fifty cubic yards of stockpiled soil excavated from the fuel tank pit. One composite soil sample (designated as Comp E) was collected and stored as described above. Sample point locations are as shown on the attached Site Plan, Figure 3.

Soil samples were analyzed to determine concentrations of total petroleum hydrocarbons (TPH) as gasoline using EPA method 5030 in conjunction with modified 8015, and benzene, toluene, xylenes and ethylbenzene using EPA method 8020. In addition, sample Comp A was analyzed for organic lead using the DHS LUFT method. Analytical results of the soil samples (Comp A, Comp B, Comp C, and Comp D) indicate levels of TPH as gasoline ranging from 12 ppm to 94 ppm. However, the analytical result of the soil sample (Comp E) indicates a level of TPH as gasoline at 200 ppm.Results of the soil analyses are summarized in Table 1. Copies of the laboratory analyses, and the Chain of Custody documentation are attached to this report.

Based on the analytical results of the soil samples, approximately 200 cubic yards of stockpiled soil, represented by samples Comp A, Comp B, Comp C, and Comp D, were disposed of at Redwood Landfill in Novato, California (an approved Class III disposal site) by R.W. Johnston and Son. However, prior to loading and off-hauling of the stockpiled soil, KEI recommended that if obvious isolated high contamination was detected within the stockpiled soil, that portion of the soil be separately stockpiled for further treatment and sampling.

Furthermore, based on the analytical results, approximately 50 cubic yards of stockpiled soil, represented by Comp E, can be disposed of at an approved Class II disposal site, or can remain on-site for further treatment and resampling.

DISTRIBUTION

A copy of this report should be sent to Ms. Susan L. Hugo of the Alameda County Health Agency, and to the Regional Water Quality Control Board, San Francisco Bay Region.

Should you have any questions on this report, please do not hesitate to contact me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Kristin B. Mascarenas

\kbm

Attachments: Table 1
Site Plans - Figures 1, 2 & 3
Laboratory Results
Chain of Custody documentation

KEI-J91-0903.R2
February 19, 1992

TABLE 1

SUMMARY OF LABORATORY ANALYSES

(Collected on September 18, November 13, and December 13, 1991)

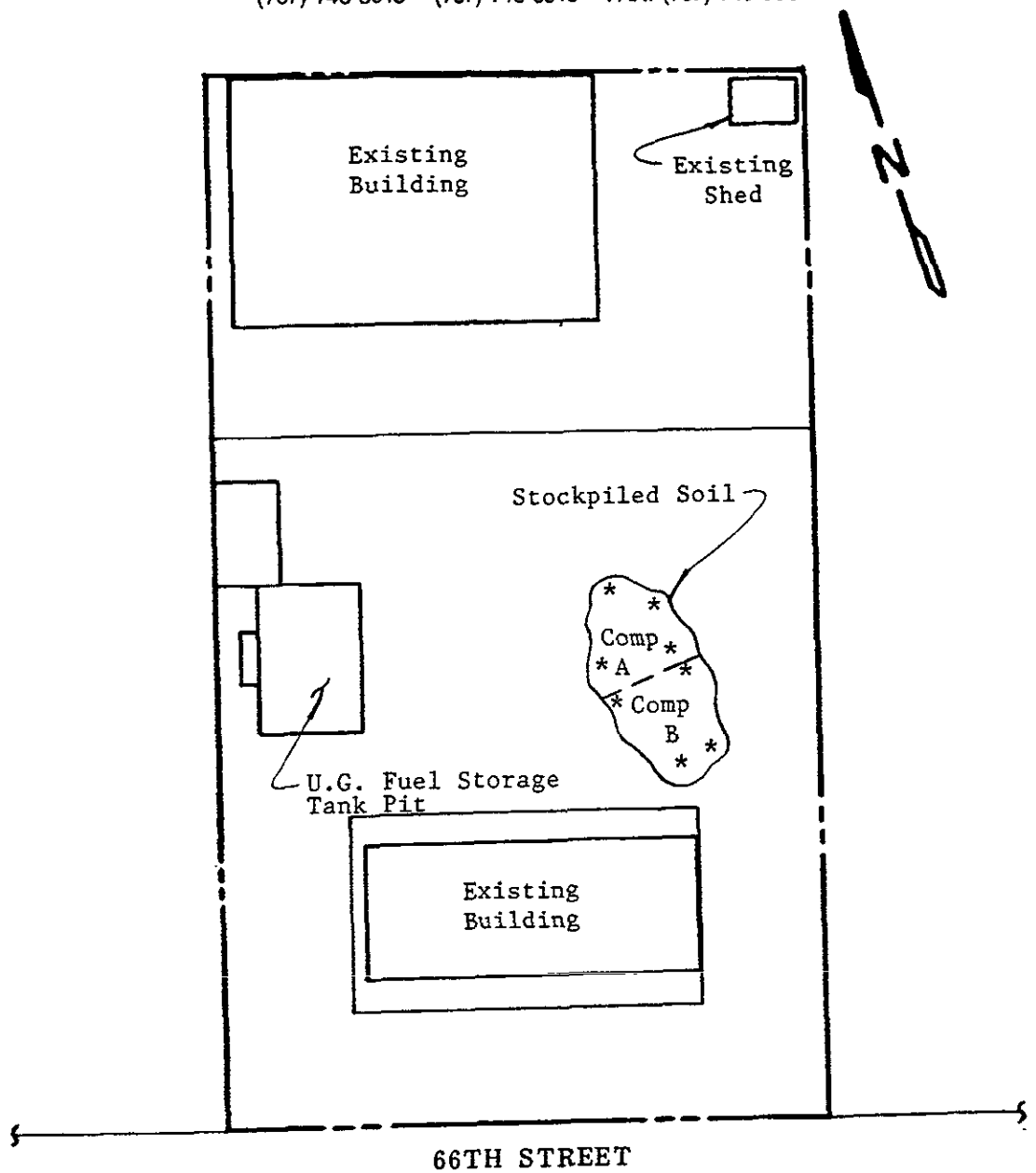
Sample	TPH as Gasoline	Benzene	Toluene	Xylenes	Ethylbenzene
Comp A*	94	ND	ND	1.9	0.11
Comp B	16	0.15	0.021	0.077	0.091
Comp C	12	ND	0.014	0.038	ND
Comp D	56	ND	0.032	0.12	ND
Comp E	200	0.050	0.32	6.2	1.2
Detection Limits	1.0	0.0050	0.0050	0.0050	0.0050

ND = Non-detectable.

* Organic Lead was non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581



SITE PLAN
Figure 1

LEGEND

* Sample Point Location

0 30 60
Approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

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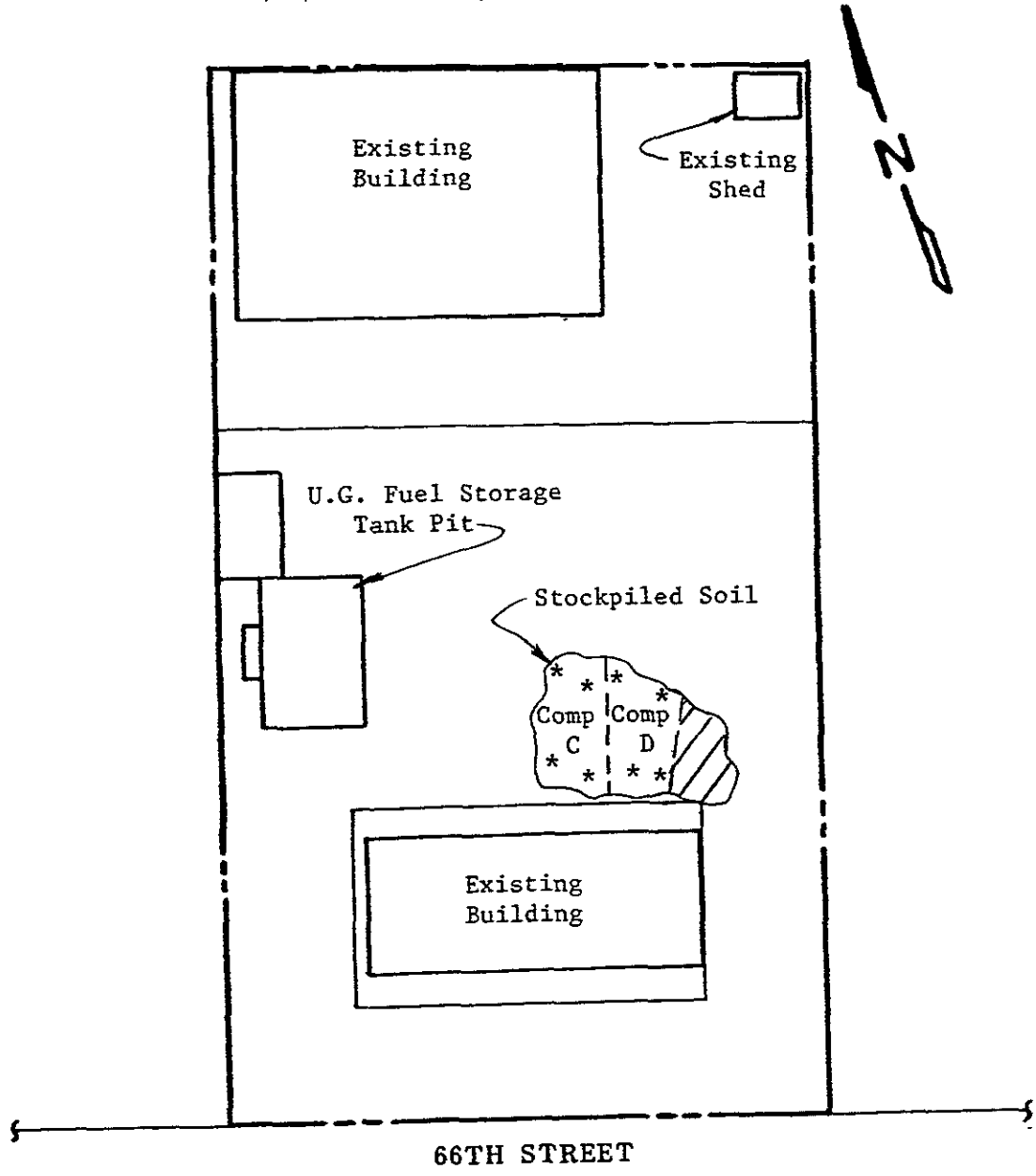
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581



SITE PLAN
Figure 2

LEGEND

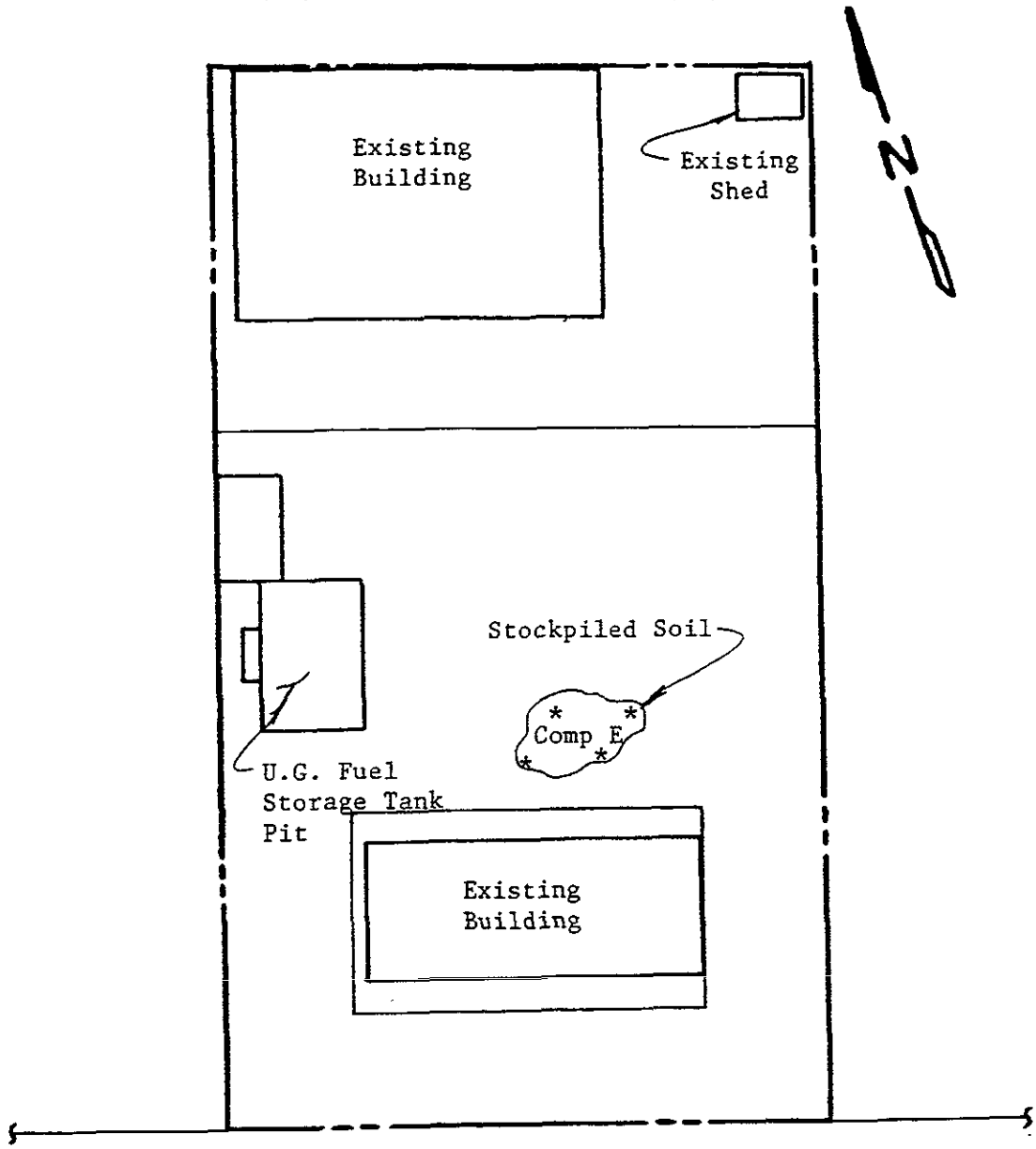
* Sample Point Location

Previously sampled soil

0 30 60
Approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581



SITE PLAN
Figure 3

LEGEND

* Sample Point Location

0 30 60
Approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: K.M. Broadbrook

WITNESSING AGENCY:

SITE NAME & ADDRESS: R.W. JOHNSTON, A.A. JOHNSON, 1164 - 66TH ST., OAKLAND, CA

ANALYSES REQUESTED: TPH-418.1E; Organic Pb

TURN AROUND TIME: 10 Day

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	REMARKS
Comp A	9/18/91		✓			✓	4	Fuel Tk Pit - Strpl	1091828 A-D
Comp B	"		✓			✓	4	" " " "	1829 A-D

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
K.M. Broadbrook	9-19-91 9:00 AM	Kevin Van Stambrook

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? ✓
2. Will samples remain refrigerated until analyzed? ✓
3. Did any samples received for analysis have head space? N/A
4. Were samples in appropriate containers and properly packaged? ✓

KVS — Signature; S.A. — Title; 9.19.91 — Date

SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc.	Client Project ID:	R.W. Johnston/A.A.Johnson-	Sampled: Sep 18, 1991
P.O. Box 996	Matrix Descript:	Soil 1164-66th St. Oakland, CA	Received: Sep 19, 1991
nicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed: Sep 26, 1991
ttention: Mardo Kaprealian, P.E.	First Sample #:	109-1828 AD	Reported: Oct 9, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
109-1828	Comp A	94	N.D.	N.D.	0.11	1.9
109-1829	Comp B	16	0.15	0.021	0.091	0.077
etection Limits:		1.0	0.0050	0.0050	0.0050	0.0050

w to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard
alytes reported as N.D. were not present above the stated limit of detection

EQUOIA ANALYTICAL

elinda C. Vega
aboratory Director

SEQUOIA ANALYTICAL
1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: R.W. Johnston/A.AJohnson-
1164-66th St. Oakland, CA

QC Sample Group: 1091828-1829

Reported: Oct 9, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

Method:	EPA 8015/8020	EPA 8015/8020	PA 8015/8020
Analyst:	J. Fontecha	J. Fontecha	J. Fontecha
Reporting Units:	mg/kg	mg/kg	mg/kg
Date Analyzed:	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991
Sample #:	109-1828	109-1829	Blank
Surrogate % Recovery:	98	76	110

SEQUOIA ANALYTICAL

Belinda C Vega
Laboratory Director

% Recovery:	Conc of M S. - Conc. of Sample / Spike Conc Added	x 100
Relative % Difference	Conc of M S - Conc of M S.D / (Conc of M.S + Conc of M S D) / 2	x 100

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.	Client Project ID:	R.W. Johnston/A.AJohnson-	Sampled:	Sep 18, 1991
P.O. Box 996	Sample Descript:	Soil	Received:	Sep 19, 1991
Benicia, CA 94510	Analysis Method:	California LUFT Manual, 12/87	Extracted:	Sep 26, 1991
Attention: Mardo Kaprealian, P.E.	First Sample #:	109-1828 AD	Analyzed:	Sep 26, 1991
			Reported:	Oct 9, 1991

ORGANIC LEAD

Sample Number	Sample Description	Sample Results mg/kg (ppm)
109-1828	Comp A	N.D.

Detection Limits:	0.050

Analytes reported as N.D. were not present above the stated limit of detection

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: R.W. Johnston/A.AJohnson-

QC Sample Group: 1091828-1829

Reported: Oct 9, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Organic Lead	Benzene	Toluene	Ethylbenzene	Xylenes
Method:	Luft	EPA 8015/8020	PA 8015/802	PA 8015/802	PA 8015/8020
Analyst:	N.Anderson	J. Fontech	J. Fontech	J. Fontech	J. Fontech
Reporting Units:	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Date Analyzed:	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991	Sep 26, 1991
QC Sample #:	109-1877	matrix Blank	matrix Blank	matrix Blank	matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	25	0.40	0.40	0.40	1.2
Conc. Matrix Spike:	16	0.39	0.38	0.42	1.2
Matrix Spike % Recovery:	64	98	95	95	100
Conc. Matrix Spike Dup.:	17	0.44	0.43	0.47	1.4
Matrix Spike Duplicate % Recovery:	68	110	110	120	120
Relative % Difference:	6 1	12	12	11	15

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery	$\frac{\text{Conc of M S - Conc of Sample}}{\text{Spike Conc Added}}$	x 100
Relative % Difference	$\frac{\text{Conc of M S - Conc of M S D.}}{\text{(Conc of M S + Conc of M S D) / 2}}$	x 100

1091828 KEI <4>

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: L. M. Braddock

WITNESSING AGENCY:

SITE NAME & ADDRESS: A.A. Jamison Co
1164 - 66TH St
OAKLAND

ANALYSES REQUESTED: TPH-gas/BTXE

TURN AROUND TIME: 10 Day

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	ANALYSES REQUESTED	REMARKS
COMP C	11-13-91		✓			✓	4	FUEL TK PIT STKPL	✓	1111015A-D
COMP D	"		✓			✓	4	" " " "	✓	1111016A-D

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
L. M. Braddock	11-14-91 1:40 PM	Karin Van Standwood

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? ✓
2. Will samples remain refrigerated until analyzed? ✓
3. Did any samples received for analysis have head space? NO
4. Were samples in appropriate containers and properly packaged? ✓

Signature	Title	Date
KVS	S.A.	11-14-91

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Kaprealian Engineering, Inc.	Client Project ID:	A.A. Johnson Co.,1164-66th Street, Oakland	Sampled:	Nov 13, 1991
P.O. Box 996	Matrix Descript:	Soil	Received:	Nov 14, 1991
Benicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Nov 26, 1991
Attention: Mardo Kaprealian, P.E.	First Sample #:	111-1015 A-D	Reported:	Dec 3, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
111-1015	Comp C	12	N.D.	0.014	N.D.	0.038
111-1016	Comp D	56	N.D.	0.032	N.D.	0.12
thod Detection Limits:		1.0	0.0050	0.0050	0.0050	0.0050

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard

SEQUOIA ANALYTICAL

Belinda C Vega
Laboratory Director

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A. Johnson Co.,1164-66th Street, Oakland
QC Sample Group: 1111015-16
Reported: Dec 3, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	mg/kg	mg/kg	mg/kg	mg/kg
Date Analyzed:	Nov 26, 1991	Nov 26, 1991	Nov 26, 1991	Nov 26, 1991
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	0.40	0.40	0.40	1.2
Conc. Matrix Spike:	0.36	0.37	0.39	1.2
Matrix Spike % Recovery:	90	92	98	100
Conc. Matrix Spike Dup.:	0.36	0.37	0.39	1.2
Matrix Spike Duplicate % Recovery:	90	92	98	100
Relative % Difference:	0	0	0	0

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Belinda C Vega
Laboratory Director

$$\text{\% Recovery} = \frac{\text{Conc. of M.S. - Conc. of Sample}}{\text{Spike Conc. Added}} \times 100$$

$$\text{Relative \% Difference} = \frac{\text{Conc. of M.S. - Conc. of M.S.D.}}{(\text{Conc. of M.S. + Conc. of M.S.D.})/2} \times 100$$

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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A. Johnson Co.,1164-66th Street, Oakland
QC Sample Group: 1111015-16
Reported: Dec 3, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

Method:	EPA 8015/8020	EPA 8015/8020	PA 8015/8020
Analyst:	R.H.	R.H.	R.H.
Reporting Units:	mg/kg	mg/kg	mg/kg
Date Analyzed:	Nov 26, 1991	Nov 26, 1991	Nov 26, 1991
Sample #:	111-1015	111-1016	Blank
Surrogate % Recovery:	98	96	99

SEQUOIA ANALYTICAL

Belinda C Vega
Laboratory Director

% Recovery:	Conc. of M.S. - Conc. of Sample / Spike Conc. Added	x 100
Relative % Difference:	Conc. of M.S. - Conc. of M.S.D / (Conc. of M.S. + Conc. of M.S.D.) / 2	x 100

KEI

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: Haig

WITNESSING AGENCY:

SITE NAME & ADDRESS: A.A. Johnson - Oakland, 1164 - 66th Street

ANALYSES REQUESTED: TPH-G, BTEX

TURN AROUND TIME: Regular

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-G	BTEX						REMARKS
CompE	12/13/91		✓			✓	4	STOCKPILE	✓	✓						1120493AB

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
[signature]	12/13/91 1630	[signature]
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? ✓
2. Will samples remain refrigerated until analyzed? ✓
3. Did any samples received for analysis have head space? No
4. Were samples in appropriate containers and properly packaged? ✓

Signature: [signature] Title: SC Date: 12/13/91

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.	Client Project ID:	A.A. Johnson/ 1164- 66th St., Oakland	Sampled:	Dec 13, 1991
P.O. Box 996	Sample Descript.:	Soil, Comp E	Received:	Dec 13, 1991
Benicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Dec 19, 1991
Attention: Mardo Kaprealian, P.E.	Lab Number:	112-0493	Reported:	Dec 27, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS WITH BTEX DISTINCTION (EPA 8015/8020)

Analyte	Method Detection Limit mg/kg (ppm)	Sample Results mg/kg (ppm)
Low to Medium Boiling Point Hydrocarbons	1.0	200
Benzene	0.0050	0.050
Toluene	0.0050	0.32
Ethyl Benzene	0.0050	1.2
Xylenes	0.0050	6.2

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

SEQUOIA ANALYTICAL
1900 Bates Avenue • Suite LM • Concord, California 94520
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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A. Johnson/ 1164- 66th St., Oakland
QC Sample Group: 112-0493
Reported: Dec 27, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

	EPA	EPA
Method:	8015/8020	8015/8020
Analyst:	R. Halsne	R. Halsne
Reporting Units:	mg/kg	mg/kg
Date Analyzed:	Dec 19, 1991	Dec 19, 1991
Sample #:	112-0493	Blank
Surrogate % Recovery:	78	100

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery	$\frac{\text{Conc of M S - Conc of Sample}}{\text{Spike Conc Added}}$	x 100
Relative % Difference	$\frac{\text{Conc of M S - Conc of M S D}}{\text{(Conc of M.S + Conc of M S D) / 2}}$	x 100

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: A.A. Johnson/ 1164- 66th St., Oakland
QC Sample Group: 112-0493
Reported: Dec 27, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	mg/kg	mg/kg	mg/kg	mg/kg
Date Analyzed:	Dec 19, 1991	Dec 19, 1991	Dec 19, 1991	Dec 19, 1991
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	0.40	0.40	0.40	1.2
Conc. Matrix Spike:	0.36	0.35	0.35	1.2
Matrix Spike % Recovery:	90	88	88	100
Conc. Matrix Spike Dup.:	0.35	0.34	0.33	1.2
Matrix Spike Duplicate % Recovery:	88	85	85	100
Relative % Difference:	2.8	2.9	5.8	0.0

Laboratory blank contained the following analytes None Detected

SEQUOIA ANALYTICAL

Belinda C Vega
Laboratory Director

$$\text{\% Recovery} = \frac{\text{Conc of M.S - Conc. of Sample}}{\text{Spike Conc Added}} \times 100$$

$$\text{Relative \% Difference} = \frac{\text{Conc of M.S - Conc of M.S.D}}{(\text{Conc of M.S + Conc of M.S.D}) / 2} \times 100$$

1120493 KEI <3>

KAPREALIAN ENGINEERING
INCORPORATED

KEI-J91-0903.R3
April 13, 1991

this should be "1992"

A.A. Johnson
1164 - 66th Street
Oakland, California

Attention: Mr. John Twomey

RE: Stockpiled Soil Sampling for
A.A. Johnson
1164 - 66th Street
Oakland, California

Dear Mr. Twomey:

This follow-up letter report summarizes the analytical results of the sampling of the previously sampled, aerated stockpiled soil (see previous stockpiled soil sampling report KEI-P91-0903.R2 dated February 19, 1992) at the referenced site. The soil analyses were conducted to comply with the County Health Department requirements for proper disposal of contaminated soil.

On March 7, 1992, soil samples from approximately 50 cubic yards of aerated stockpiled soil (previously sampled as Comp E) were collected to determine proper disposal of the soil. One composite soil sample (designated as Comp 1) was taken. The composite sample consisted of four individual grab samples taken at various locations and at depths of approximately 2 feet into the stockpile. The samples were collected in two-inch diameter, clean brass tubes that were then sealed with aluminum foil, plastic caps and tape, and placed in a cooled ice chest for subsequent delivery to a certified laboratory for analysis. All samples were analyzed at Sequoia Analytical Laboratory in Concord, California, and were accompanied by properly executed Chain of Custody documentation. Sample point locations are as shown on the attached Site Plan.

The soil sample (Comp 1) was analyzed to determine concentrations of total petroleum hydrocarbons (TPH) as gasoline using EPA method 5030 in conjunction with modified 8015, and benzene, toluene, xylenes and ethylbenzene using EPA method 8020. The analytical result of the soil sample (Comp 1) indicates a non-detectable level of TPH as gasoline. Results of the soil analyses are summarized in Table 1. Copies of the laboratory analyses, and the Chain of Custody documentation are attached to this report.

Based on the analytical results of the soil samples, approximately fifty cubic yards of stockpiled soil, represented by sample Comp 1,

2401 Stanwell Drive, Suite 400
Concord, California 94520
Tel 510 602 5100 Fax 510 687 0602

were disposed of at Redwood Landfill in Novato, California (an approved Class III disposal site) by A.A. Johnson. However, prior to loading and off-hauling of the stockpiled soil, KEI recommended that if obvious isolated high contamination was detected within the stockpiled soil, that portion of the soil be separately stockpiled for further treatment and sampling.

DISTRIBUTION

A copy of this report should be sent to Ms. Susan L. Hugo of the Alameda County Health Agency, and to the Regional Water Quality Control Board, San Francisco Bay Region.

Should you have any questions on this report, please do not hesitate to contact me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Kristin Mascarenas

\km

Attachments: Table 1
Site Plan
Laboratory Analyses
Chain of Custody documentation

KEI-J91-0903.R3
April 13, 1991

TABLE 1

SUMMARY OF LABORATORY ANALYSES

(Collected on March 27, 1992)

Sample	TPH as Gasoline	Benzene	Toluene	Xylenes	Ethyl-benzene
Comp 1	ND	ND	ND	ND	ND
Detection Limits	1.0	0.0050	0.0050	0.0050	0.0050

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: Haig

WITNESSING AGENCY:

SITE NAME & ADDRESS: AA Johnson - Oakland
1164 - 66th Street

TURN AROUND TIME: REGULAR

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-D	BTEX	REMARKS
Comp-1	3/27/92		✓			✓	4	STOCKPILE	✓	✓	203124SAD

Relinquished by: (Signature) Haig Kelly — Date/Time 2:15 pm 3/27 — Received by: (Signature) Amy Tuzon

Relinquished by: (Signature) — Date/Time — Received by: (Signature)

Relinquished by: (Signature) — Date/Time — Received by: (Signature)

Relinquished by: (Signature) — Date/Time — Received by: (Signature)

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? Yes
2. Will samples remain refrigerated until analyzed? Yes
3. Did any samples received for analysis have head space? No
4. Were samples in appropriate containers and properly packaged? Yes

Amy Tuzon — Signature — Title — 3/27/92 — Date

SEQUOIA ANALYTICAL

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4/13

Kaprealian Engineering, Inc.	Client Project ID:	AA Johnson- Oakland, 1164 66Th Street	Sampled:	Mar 27, 1992
P.O. Box 996	Sample Descript.:	Soil, Comp-1	Received:	Mar 27, 1992
Benicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Mar 30, 1992
Attention: Mardo Kaprealian, P.E.	Lab Number:	203-1245	Reported:	Apr 9, 1992

TOTAL PETROLEUM FUEL HYDROCARBONS WITH BTEX DISTINCTION (EPA 8015/8020)

Analyte	Method Detection Limit mg/kg (ppm)		Sample Results mg/kg (ppm)
Low to Medium Boiling Point Hydrocarbons	1.0	.....	N.D.
Benzene	0.0050	.....	N.D.
Toluene	0.0050	.....	N.D.
Ethyl Benzene	0.0050	.....	N.D.
Xylenes	0.0050	.....	N.D.

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard

SEQUOIA ANALYTICAL

Scott Chieffo

Belinda C. Vega
Laboratory Director

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: AA Johnson- Oakland, 1164 66Th Street
QC Sample Group: 203-1245
Reported: Apr 9, 1992

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	K.N.	K.N.	K.N.	K.N.
Reporting Units:	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Date Analyzed:	Mar 30, 1992	Mar 30, 1992	Mar 30, 1992	Mar 30, 1992
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	0.40	0.40	0.40	1.2
Conc. Matrix Spike:	0.37	0.37	0.40	1.2
Matrix Spike % Recovery:	93	93	100	100
Conc. Matrix Spike Dup.:	0.37	0.37	0.41	1.2
Matrix Spike Duplicate % Recovery:	93	93	103	100
Relative % Difference:	0.0	0.0	2.5	0.0

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery	$\frac{\text{Conc. of M.S. - Conc. of Sample}}{\text{Spike Conc. Added}}$	x 100
Relative % Difference	$\frac{\text{Conc. of M.S. - Conc. of M.S.D.}}{\text{(Conc. of M.S. + Conc. of M.S.D.) / 2}}$	x 100

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510
Attention: Mardo Kaprealian, P.E.

Client Project ID: AA Johnson- Oakland, 1164 66Th Street
QC Sample Group: 203-1245
Reported: Apr 9, 1992

QUALITY CONTROL DATA REPORT

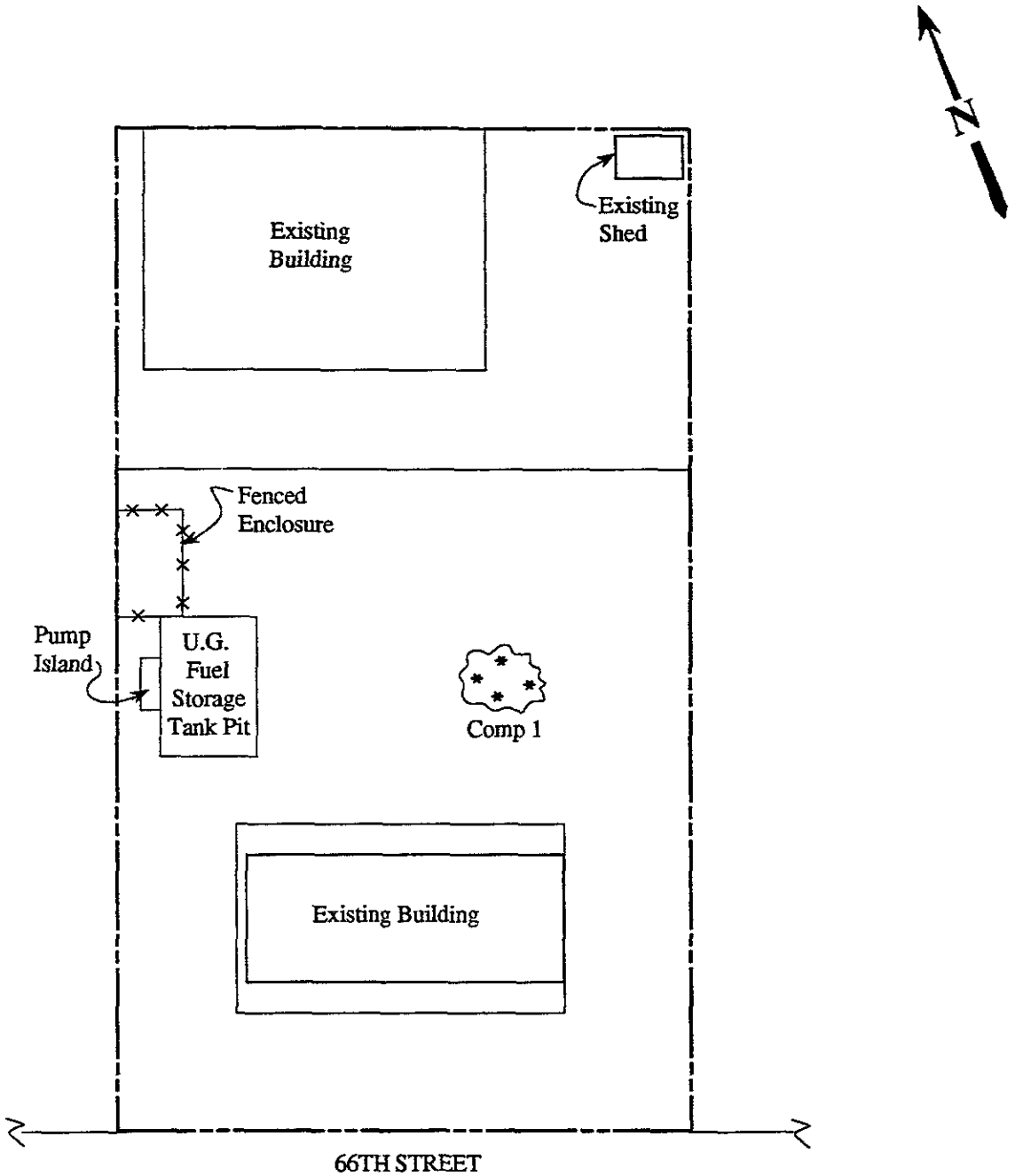
SURROGATE

Method:	EPA 8015/8020	EPA 8015/8020
Analyst:	K.N.	K.N.
Reporting Units:	mg/Kg	mg/Kg
Date Analyzed:	Mar 30, 1992	Mar 30, 1992
Sample #:	203-1245	Blank
Surrogate % Recovery:	83	92

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery:	Conc. of M.S - Conc. of Sample / Spike Conc. Added	x 100
Relative % Difference	Conc of M.S. - Conc of M S D / (Conc. of M S. + Conc of M.S.D.) / 2	x 100



LEGEND

* Sample Point Location

0 30 60

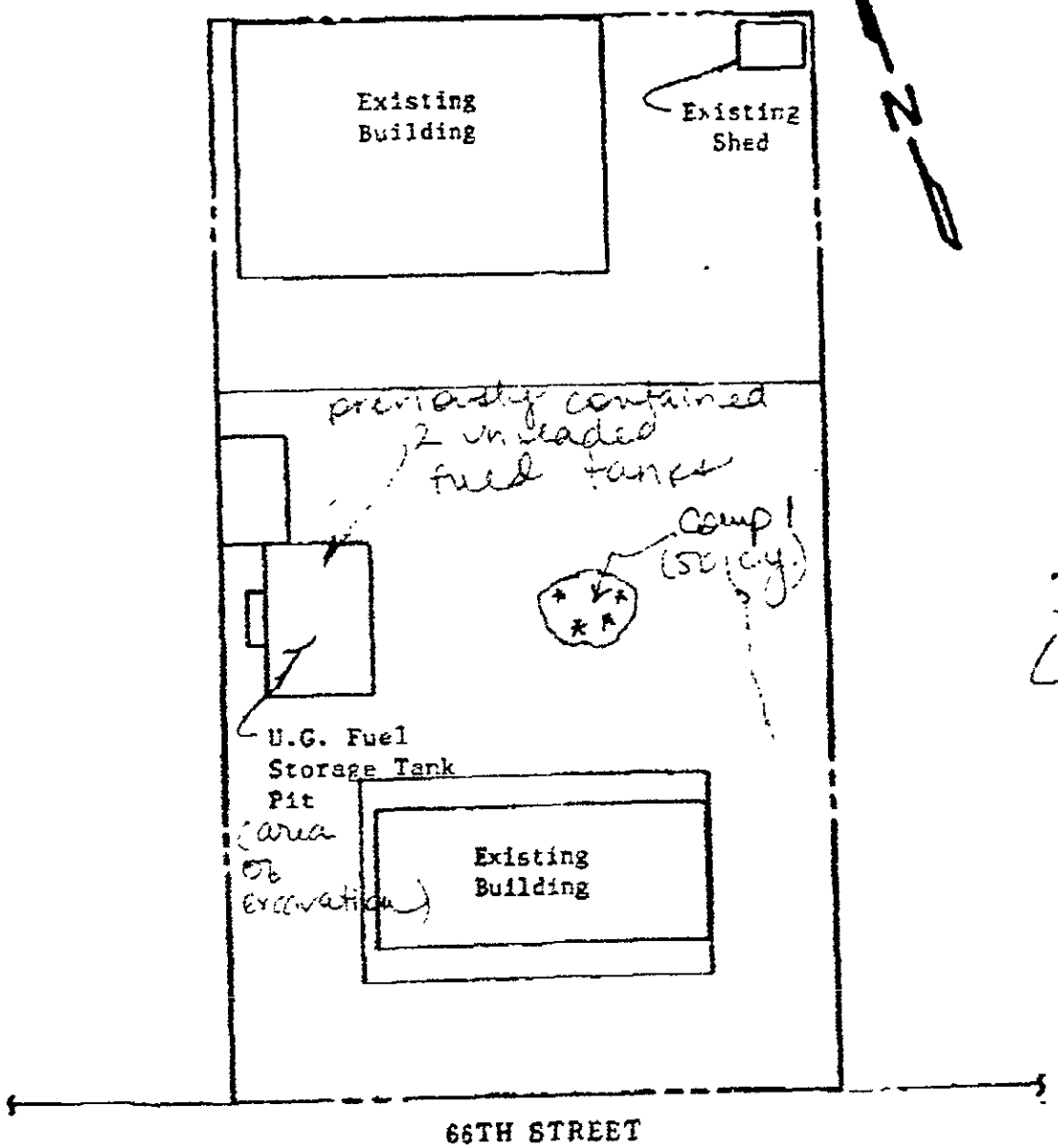
Approx. scale feet

KAPREALIAN ENGINEERING INCORPORATED

A. A. JOHNSON
1164 - 66TH STREET
OAKLAND, CA

SITE PLAN

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581



3/24/92

SITE PLAN
Figure 3

LEGEND

* Sample Point Location

- no waste oil soil on site

0 30 60
Approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

STOCKPILE SAMPLING PROCEDURE

Each composite sample collected consisted of four individual grab samples taken at various locations and depths ranging from one to two feet for every 50 cubic yards. The samples were collected in two-inch diameter, clean brass tubes, which were then sealed with aluminum foil, plastic caps and tape, and placed in a cooled ice chest for subsequent delivery to a certified laboratory for analysis. All samples were analyzed at Sequoia Analytical in either Redwood City or Concord, California, and were accompanied by properly executed Chain of Custody documentation. Sample locations are as shown on the attached Site Plan.

The composite samples were analyzed to determine concentrations of total petroleum hydrocarbons as gasoline by the use of EPA method 5030 in conjunction with modified 8015, and benzene, toluene, xylenes, and ethylbenzene by the use of EPA method 8020. In addition, one sample was also analyzed for organic lead using the California LUFT Manual method.

KAPREALIAN ENGINEERING INCORPORATED

TRANSMITTAL PAGE

DATE: 4/9/92

TO: [illegible]

[illegible]

FROM: [illegible]

Number of Pages (including Cover): 7

SUBJECT: E.H. Jordan 64-66th St.
Oakland

Attached are the analytical results and site plan for approximately 50 cubic yards of stockpiled soil (represented by comp!) Please review for disposal and contact Mr John Twomey of E.H. Jordan at 510-658-9796 with affirmation for disposal.

****

If any problems occur in receiving, please call the number listed below

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TRANSMITTAL PAGE

DATE: 11-8-91

TO: ACHA 510/568-3706

SUSAN HUGO

FROM: DICK BRADISH

Number of Pages (Including Cover): 5

SUBJECT: A. A. JOHNSON -- OAKLAND; 1164 - 66TH ST.

- Pls. find attached laboratory analyses and chain of custody documentation for two sidewall soil samples (SW1 & SW2) and two tank bottom samples (A1 & A2) collected at above referenced site on 9/18/91. Also attached is a site plan indicating sample point locations.
- The area beneath the 1000 gallon tank represented by samples A1 & A2 does not appear to be connected to groundwater.
- This confirms our appointment for Wed. 11/13/91 9:00 AM to witness the collection of 2 sidewall soil samples from the fuel tank pit east and west

****

If any problems occur in receiving, please call the number listed above.

A A JOHNSON
1164 - 66TH
OAKLAND

sidewalk, plus the collection
of a fuel tank pit water sample.

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
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TRANSMITTAL PAGE

DATE: 12-6-91

TO: Alameda County Health Agency
Susan Hugo

FROM: Dick Bradsal

Number of Pages (Including Cover): 6

SUBJECT: A.A. Johnston Co, 1164-66 7th St., Oakland

- Pls. find attached laboratory analyses and Chain of Custody documentation for soil samples SW3 and SW4, and water sample W1, collected at above referenced on November 13, 1991.
- Also attached is a site plan indicating sample point locations.

SW3
SW4
W1

****

If any problems occur in receiving, please call the number listed above.

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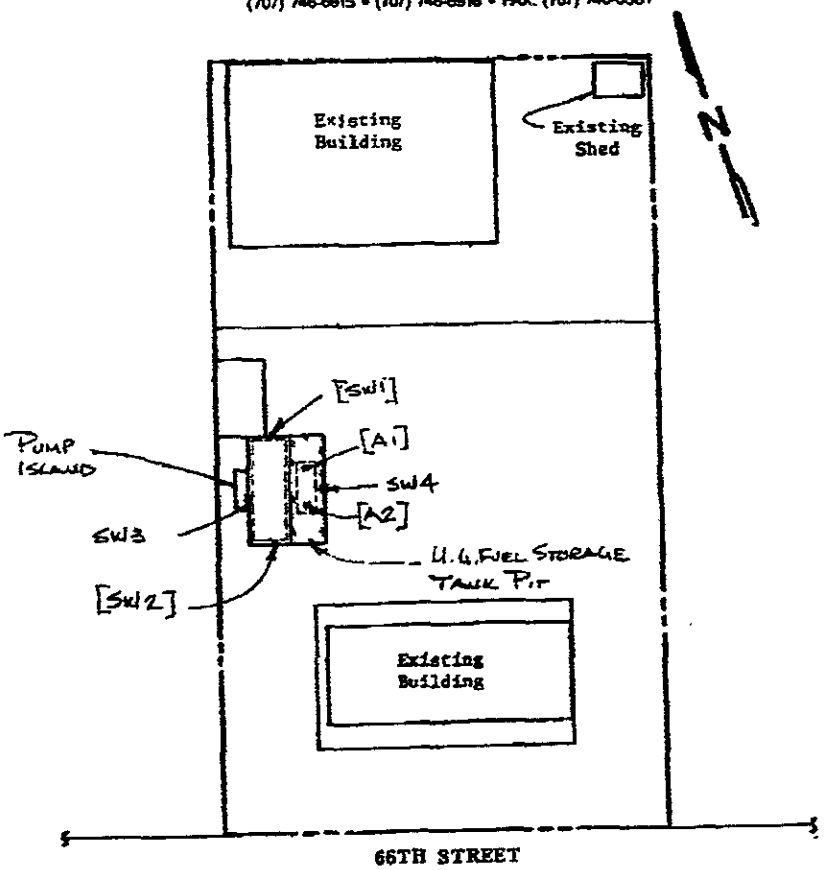

SITE PLAN

LEGEND

+ SAMPLE POINT LOCATION

[#] INITIAL SOIL SAMPLE COLLECTED 9/18/91

☒ AREA OF ADD'L SOIL EXCAVATION (FM -7 ft TO GROUNDWATER)

0 30 60
Approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

Method Detection Limits:	1.0	0.0060	0.0060	0.0060	0.0060

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard.

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

111017.XIS <1>

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

TRANSMITTAL PAGE

DATE: 12-9-91

TO: Susan Hugo
Alameda County Health Agency

FROM: Dick Bradish

Number of Pages (Including Cover): 2

SUBJECT: A.A. Johnson, 1164-66th Oakland

- We plan on performing add'l excavation at above referenced site on Friday 12/13/91 to remove approx. 2 ft from westerly tank pit sidewall and 1 ft from easterly tank pit sidewall. Would like to resample these sidewalls immediately upon completion of excavation, say 10:00 AM. Will you be available to witness sampling? Please call.
- Attached site plan indicates area of add'l excavation.

****

If any problems occur in receiving, please call the number listed above.

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Consulting Engineers
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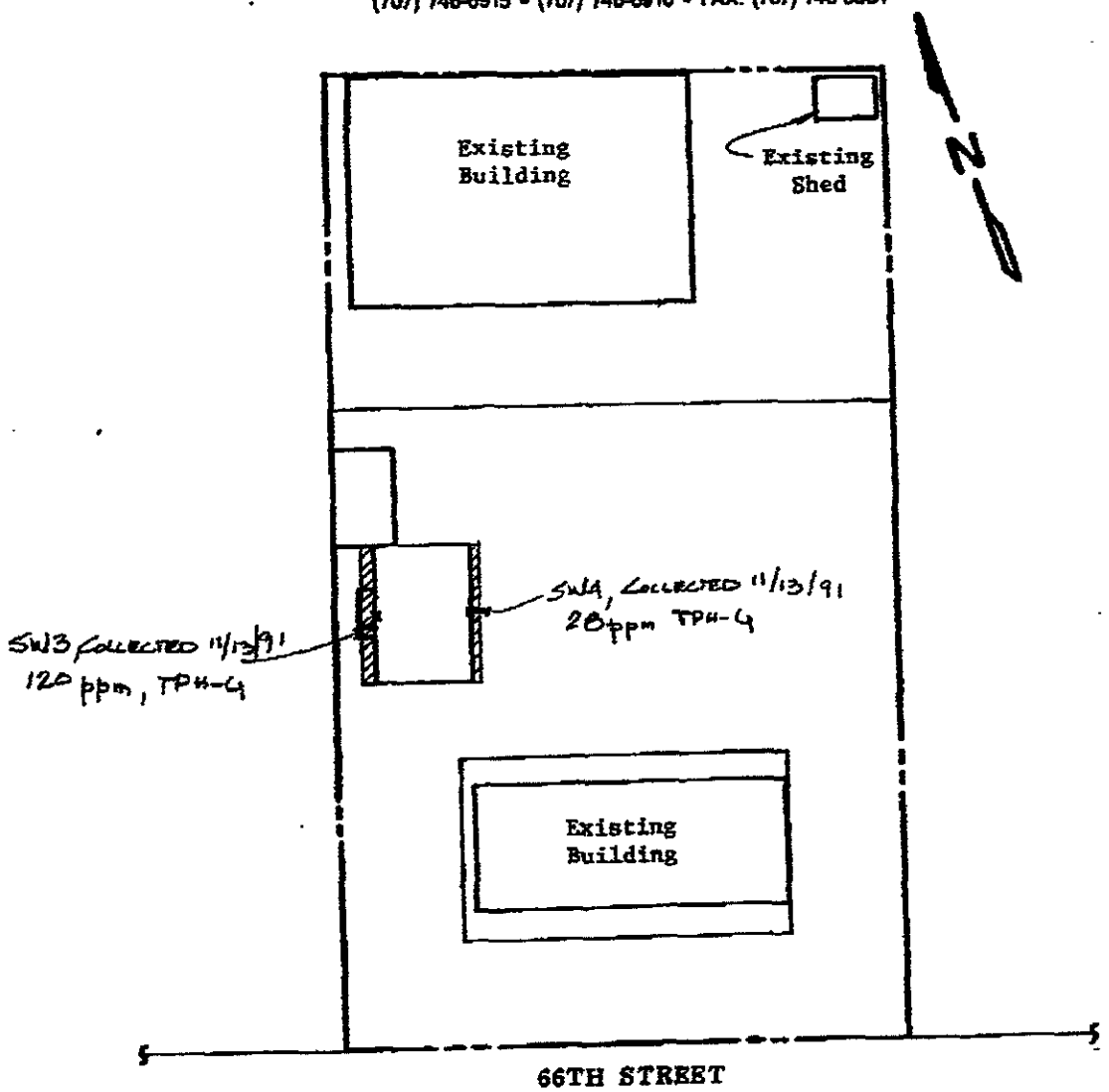
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581



SITE PLAN

LEGEND

+ Sample Pt. Loc.

▨ Area of Proposed Add'l Excavation

0 30 60
Approx. scale feet

A.A. Johnson
1164 - 66th Street
Oakland, CA

A. A. JOHNSON & SON, INC.

CONCRETE CONSTRUCTION

1164 - 66TH STREET -:- OAKLAND, CALIFORNIA 94608
Telephone 658-9796

1 8:12: 10

May 28, 1992

Alameda Co. Dept. of Environmental Health
80 Swan Way # 200
Oakland, CA 94621

EPA # 000617912

Attn: Susan Hugo

Removal of underground tanks at 1164 - 66th Street, Oakland, California:

Side walls and bottom of pit were over excavated

Ground water was pumped and removed

Excavated soil was removed to Redwood Landfill

Enclosed please find copies of all documents and data regarding the above.

Sincerely,

John Sweeney

DRAFT

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: August 23, 2002

Agency Name: Alameda County Health Care Services	**Address:** 1131 Harbor Bay Parkway, Suite 250
City/State/Zip: Alameda, CA 94502	**Phone:** 510-567-6700
Responsible Staff Person:	**Title:**

II. SITE INFORMATION

Site Facility Name: A.A. Johnson and Son, Inc.

Site Facility Address: 1164 – 66th Street, Oakland, California 94608

RB LUSTIS Case No.: 01-1722	**Local or LOP Case No.:** 4248	**Priority:**
URF Filing Date: 9/18/91	**SWEEPS No.:**	

Responsible Parties (include addresses and phone numbers):

A.A. Johnson & Son, Inc.

1164 – 66th Street

Oakland, CA 94608

Attn: Ms. Phyliss Smith 510-658-9796

Tank No.	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	8,000	gasoline	Removed	9/18/91
2	1,000	gasoline	Removed	9/18/91

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Leaking underground fuel storage tank(s)

Site characterization complete? (Yes) No	**Date Approved by Oversight Agency:**	
Monitoring wells installed? Yes (No)	**Number:**	**Proper screened interval?** Yes No
Highest GW Depth Below Ground Surface: 9'	**Lowest Depth:** unknown	**Flow Direction:** likely to the west

Most Sensitive Current Use: Commercial/Industrial

Most Sensitive Potential Use and Probability of Use Residential (possibly in future)

Are drinking water wells affected? Yes (No)	Aquifer Name
Is surface water affected? Yes (No)	Nearest/Affected SW Name

Off-Site Beneficial Use Impacts (Addresses/Locations): None known

DRAFT

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	2 tanks	Scrapping (H&H Shipping, San Francisco, CA)	9/18/91
Piping	Unknown length	Scrapping (H&H Shipping, San Francisco, CA)	9/18/91
Free Product			
Soil	2,500 cubic yards	Landfill (Redwood Landfill, Novato, CA)	1991 and 1992
Groundwater	7,100 gallons	Disposal (H&H Shipping, San Francisco, CA)	1991 and 1992
Barrels			

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS BEFORE AND AFTER CLEANUP

	Soil (ppm)		Water (ppm)			Soil (ppm)		Water (ppm)	
POLLUTANT	Before	After	Before	After	POLLUTANT	Before	After	Before	After
TPH (gas)	220	4.4		< 0.03	Xylenes	1.3	0.006		<0.003
TPH (diesel)					Ethylbenzene	0.75	< .005		<0.003
Benzene	1.1	< .005		<0.003	Oil & Grease				
Toluene	0.82	< .005		<0.003	Heavy Metals				
Other					Other				

Comments (Depth of Remediation, etc.):

Final excavation measured approximately 550 square feet area with a depth of 9 to 10.5 feet below grade.

Post-pumping grab-groundwater sampling in pit detected no hydrocarbon contamination analyzed for.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? (Yes) No

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? (Yes) No

Does corrective action protect public health for current land use? (Yes) No

Site Management Requirements: none necessary

Monitoring Wells Decommissioned: Yes No | **Number Decommissioned:** | **Number Retained:**

List Enforcement Actions Taken none known to property owner

List Enforcement Actions Rescinded not applicable

DRAFT

V. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Site Closure Assessment, 1164-665th Street, Oakland, CA (Stellar Environmental Solutions)	August 23, 2002
Soil Sampling Report, 1164-66th Street, Oakland, CA (Kaprealian Engineering)	Jan 16, 1992
Stockpiled Soil Sampling Report, 1164-66th Street, Oakland, CA (Kaprealian Engineering)	Feb 19, 1992
Soil Sampling Report, 1164-66th Street, Oakland, CA (Kaprealian Engineering)	April 13, 1992

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:
1) SITE MAP INDICATING PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND
2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES, ETC.)

Attached: location map; site plan; layout of excavation and soil sampling locations; tabular summary of all soil and groundwater analytical results.

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.

SITE LOCATION ON U.S.G.S. TOPOGRAPHIC MAP

N

1164 66th Street
Oakland, CA

By: MJC

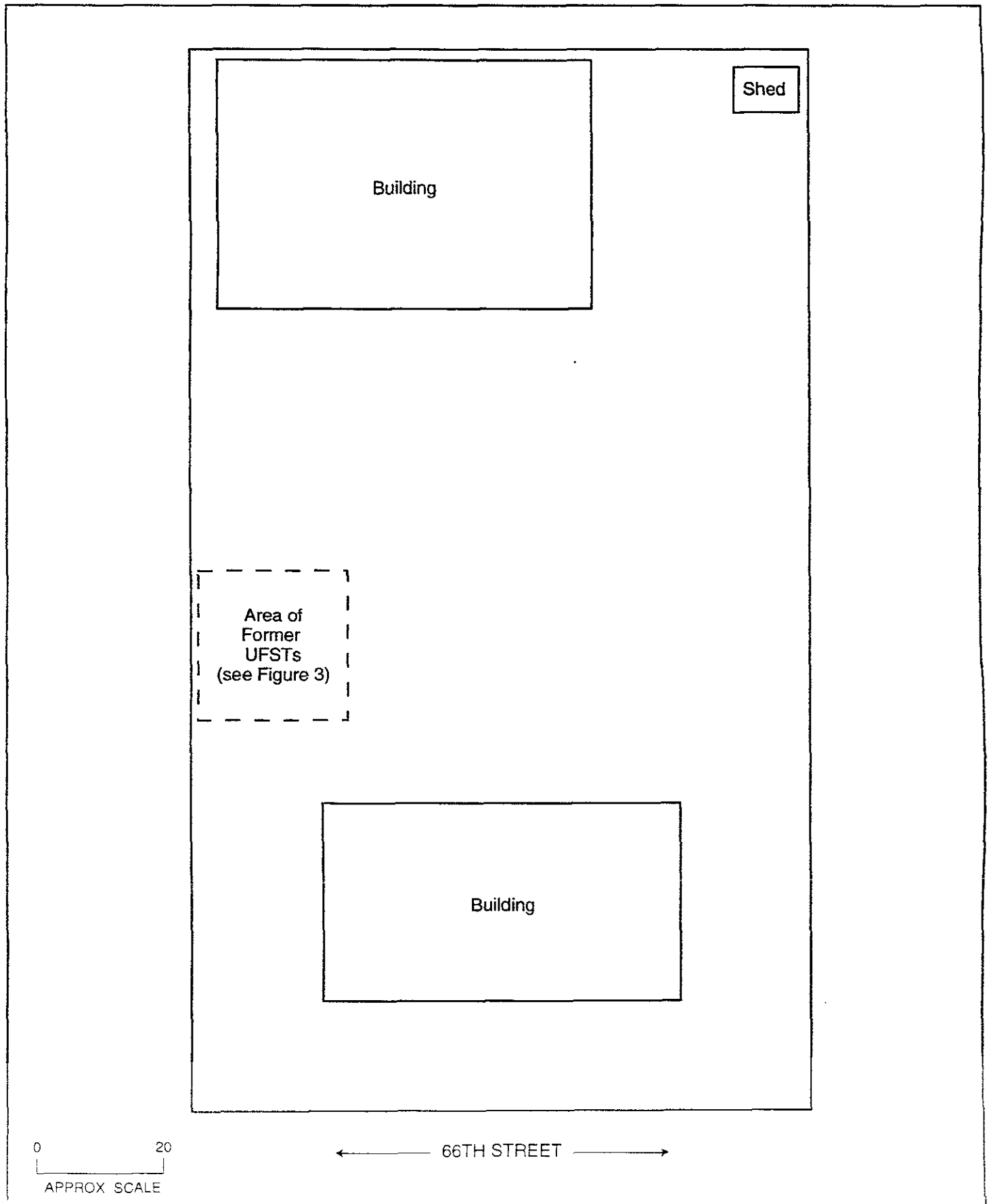
AUGUST 2002

Figure 1

★ Stellar Environmental Solutions

Geoscience & Engineering Consulting

2002 36-01

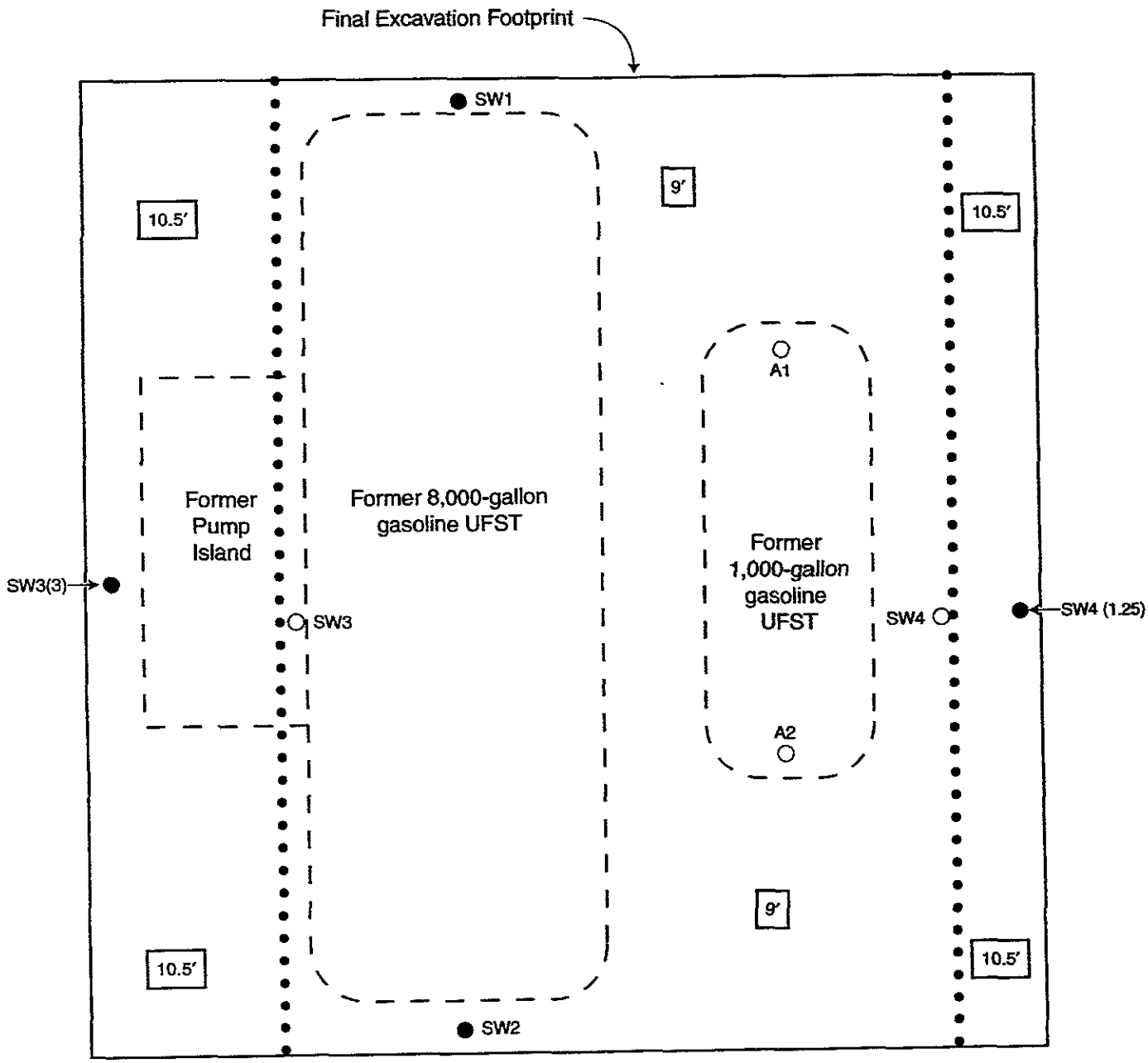


SITE PLAN

1164 66th Street Oakland, CA	By: MJC	AUGUST 2002
	Figure 2	

★ Stellar Environmental Solutions
Geoscience & Engineering Consulting

2002 36-02



LEGEND

- SW1 — Residual (not excavated) soil sample
- A1 — Overexcavated soil sample
- 9' — Depth of final excavation (*feet below grade*)

0 10

APPROX SCALE 1" = 10 FEET

N

LAYOUT OF FORMER TANKS, SOIL EXCAVATION FOOTPRINT AND SOIL SAMPLE LOCATIONS

1164 66th Street
Oakland, CA

By: MJC | AUGUST 2002

Figure 3

Stellar Environmental Solutions
Geoscience & Engineering Consulting

2002 36-03

Table 1
1991 Soil and Grab Groundwater Analytical Results
1164 - 66th Street, Oakland, California

Sample I.D.	Sample Depth (feet)	TPH-gas	Benzene	Toluene	Ethylbenzene	Total Xylenes
Excavation Confirmation Soil Samples – September 18, 1991 (concentrations in mg/kg)						
A1	7.5	220	1.1	0.82	< 0.005	< 0.005
A2	7.5	< 1.0	< 0.005	< 0.005	< 0.005	< 0.005
SW1	**8.5**	**< 1.0**	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**
SW2	**8.5**	**4.4**	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**
Over-excavation Confirmation Soil Samples – November 13, 1991 (concentrations in mg/kg)						
SW3	8.5	120	0.076	0.26	0.75	1.3
SW4	8.5	28	< 0.005	< 0.005	0.071	0.11
Over-excavation Confirmation Soil Samples – December 13, 1991 (concentrations in mg/kg)						
SW3 (3)	**8.5**	**1.1**	**< 0.005**	**< 0.005**	**< 0.005**	**0.006**
SW4 (1.25)	**8.5**	**< 1.0**	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**
RBSLs		100	0.045	2.6	2.5	1.0
UFST Pit Grab-Groundwater Sample – November 13, 1991 (concentrations in µg/L)						
W-1	Approx. 9'	< 30	< 0.3	< 0.3	< 0.3	< 0.3
Excavated, Stockpiled Soil Disposal Profile Samples (concentrations in mg/kg)						
Comp A (a)	--	94	< 0.005	< 0.005	0.11	1.9
Comp B	--	16	0.15	0.021	0.091	0.077
Comp C	--	12	< 0.005	0.014	< 0.005	0.038
Comp D	--	56	< 0.005	0.032	< 0.005	0.12
Comp E	--	200	0.05	0.32	1.2	6.2
Comp I	--	< 1.0	< 0.005	< 0.005	< 0.005	< 0.005

Notes:

Samples/concentrations in bold-face type are residual (have not been excavated).
(a) Organic lead was analyzed for and not detected

RBSL = Regional Board Risk-Based Screening Levels for surface soils (< 10 feet deep) where groundwater is a potential or current drinking water source.

TPH-gas = Total petroleum hydrocarbons – gasoline range.

RO325

CHAN

STELLAR ENVIRONMENTAL SOLUTIONS
2198 SIXTH STREET, BERKELEY, CA 94710
TEL: 510.644.3123 ✯ FAX: 510.644.3859

AUG 30 2002

TRANSMITTAL MEMORANDUM

TO: ALAMEDA COUNTY DEPT. OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PKWY, SUITE 250
ALAMEDA, CA 94502

DATE: 8/27/02

ATTENTION: MS. DONNA DROGOS

FILE: SES-2002-36

210 The Knoll
94563

SUBJECT: 1164 – 66TH STREET
OAKLAND, CALIFORNIA
LOP NO. 4248

1160 66th St
016-1507-008-02

WE ARE SENDING: (HEREWITH) UNDER SEPARATE COVER
(VIA MAIL) VIA

THE FOLLOWING: SITE CLOSURE ASSESSMENT REPORT: 1164 – 66TH STREET, OAKLAND, CALIFORNIA, CA (DATED 8/26/02) (2 COPIES)

(DRAFT) SITE CLOSURE SUMMARY

AS REQUESTED — FOR YOUR APPROVAL
(FOR REVIEW) — FOR YOUR USE
FOR SIGNATURE — FOR YOUR FILES

COPIES TO: **A.A. JOHNSON & SON, INC.** (MS. PHYLISS SMITH)

BY: Bruce Rucker