

BUTTNER PROPERTIES, INC.

R0359

PROPERTY DEVELOPMENT REAL ESTATE INVESTMENT PROPERTY MANAGEMENT

600 WEST GRAND AVENUE • (510) 832-3456 FAX 465-4670 • OAKLAND, CALIFORNIA 94612
• SERVICE TO COMMERCE AND INDUSTRY SINCE 1940 •

August 10, 2006

Alameda County
Health Care Services Agency
Environmental Health Services Administration
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Alameda County
AUG 15 2006
Environmental Health

Attention: Mr. Don Hwang

Subject: Additional Site Study
2250 Telegraph Avenue
Oakland, California

Dear Mr. Hwang:

This letter formally requests that the ACEH provide an approval letter for implementation of Additional Site Study at the 2250 Telegraph Avenue property (Site) in accordance with documentation requirements set forth by the UST Fund.

Fugro West, Inc. (Fugro) developed a scope of work (Work Plan, February 2004, and Work Plan Addendum, August 2004) to conduct a data gap investigation of the Site and to evaluate the potential for soil gas vapors to impact future Site development.

In your letter dated August 19, 2005, we understood that ACEH requested further clarification for the proposed scope of investigation services before written approval would be obtained. Fugro provided responses to ACEH comments in their Groundwater Monitoring Report and Supplemental Work Plan Addendum dated October 15, 2005. To date no further written comments or acknowledgement of the work plan elements have been received from ACEH.

Awaiting formal written approval of the site investigation portion of the work plan elements, Buttner Properties has implemented ongoing groundwater monitoring activities. Buttner Properties would like to move forward with implementing the work plan investigation elements this year, before the onset of the winter rains. Your attention to this matter is greatly appreciated.

If you have any questions, please call the undersigned at (510) 832-3456.

Sincerely,

Marianne B. Robison

Marianne B. Robison
President

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

August 19, 2005

Mariannne Robison, President
Buttner Properties
600 W. Grand Ave.
Oakland, CA 94612

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

Dear Ms. Robison:

Subject: Fuel Leak Case No. ~~PC0000359~~, Dave's Station, 2250 Telegraph Ave.,
Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "February 2004 Work Plan Addendum, Additional Site Study..." dated August 5, 2004 prepared by Fugro West, Inc. (Fugro). This Addendum is in response to a letter dated June 9, 2004 and revises the Work Plan. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Site Characterization - Soil vapor sampling has been proposed rather than groundwater sampling. We feel that the plume ought to be defined prior to soil vapor sampling. Nevertheless, most of the sampling locations proposed appear to be suitable for groundwater sampling for site characterization. Temporary Well Point 4 collected on West Grand Ave. south of the property found 11,000 microgram (ug/l) Total Volatile Hydrocarbons (TVH), 1,900 ug/l TPH-D, and 130 ug/l Benzene. Additional groundwater samples south of Temporary Well Point 4 should be considered. Include your proposal for collecting additional groundwater samples to define the lateral and vertical extent of the dissolved contaminant plumes in the Work Plan Addendum Revision requested below.
- 2) Source Characterization - Your proposal for geoprobes does not indicate depths. Vertical delineation requires sampling at sufficient depths. Soil sample WO-6@11' found 250 milligram/kilogram (mg/kg) TPH-D, 640 mg/kg TPH-Motor Oil (TPH-MO), and 1,700 mg/kg Oil & Grease (O&G). Soil sample WO-8@11.5' found 100 mg/kg TPH-G, 680 mg/kg TPH-D, 1,100 mg/kg TPH-MO, and 2,700 mg/kg O&G. Soil sample WO-10@11.5' found 210 mg/kg TPH-D, 360 mg/kg TPH-MO mg/kg, and 470 mg/kg O&G. Please propose depths for the geoprobes in the source area by the waste oil tank excavation in the Work Plan Addendum Revision requested below.

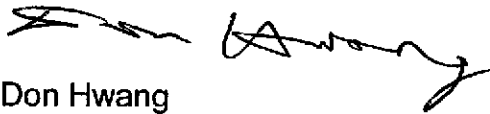
Ms. Robison
August 19, 2005, Page 3 of 3

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

c: Jeriann Alexander, Fugro West, Inc., 1000 Broadway, Suite 200, Oakland, CA 94607
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

June 9, 2004

Mariannne Robison
Buttner Properties
600 W. Grand Ave.
Oakland, CA 94612

Dear Ms. Robison:

Subject: Fuel Leak Case No. RO000359, Former Dave's Station, 2250 Telegraph Ave.,
Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Summary of Site Studies Preferential Pathway Survey, Well Survey and Preliminary Risk Evaluation Work Plan for Additional Site Study" dated February 2004. The Work Plan focuses on soil vapor sampling. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

1) Site Characterization - Soil vapor sampling has been proposed rather than groundwater sampling. We feel that the plume ought to be defined prior to soil vapor sampling. Nevertheless, most of the sampling locations proposed appear to be suitable for groundwater sampling for site characterization. However, the proposed location near G12 may be unnecessary since another location further downgradient is also proposed. Also, the proposed location north of the waste oil tank excavation may be moved southeast 20 feet. Include your proposal for collecting groundwater samples to define the lateral and vertical extent of the dissolved contaminant plumes in the Work Plan Addendum requested below.

2) Source Characterization - Soil vapor sampling with limited soil sampling has been proposed. We feel that soil sampling ought to be used for defining the source area prior to soil vapor sampling. Nevertheless, the locations proposed adjacent to the waste oil tank excavation can be used for this purpose. However, more sampling locations are required by the waste oil tank excavation as well as in the area of the dispenser islands. Include your proposal for soil sampling to define the lateral and vertical extent of soil contamination in the Work Plan Addendum requested below.

3) Preliminary Risk Evaluation - The site selection criteria chosen included "Non-drinking water beneficial use" for the San Francisco RWQCB Environmental Screening Levels-(ESL's) and "Sandy Silt Defaults" for City of Oakland Urban Land Redevelopment Program (URL). Instead, "Drinking water beneficial use" and "Merritt Sand Defaults", ought to have been used. Using these site selection criteria for benzene, the soil and groundwater ESL's did not change, 180

Ms. Robison
June 9, 2004
Page 2 of 2

ug/kg and 530 ug/l, respectively. The soil URL decreased to 700 ug/kg while the groundwater URL for carcinogenic risk is 1,400 ug/l. Thus, the highest benzene concentration in soil, 820 ug/kg, now also exceeds the URL as well as the ESL while the highest benzene concentration in groundwater, 410 ug/l, still is less than the ESL and URL.

- 4) Soil and Groundwater Analyses – Include the lead scavengers, Ethylene Dibromide (EDB), Ethylene Dichloride (EDC) for soil and groundwater analyses. Groundwater Analyses – We request that you include the other fuel oxygenates Tertiary Amyl Methyl Ether (TAME), Ethyl Tertiary Butyl Ether (ETBE), Di-Isopropyl Ether (DIPE), and Tertiary Butyl Alcohol (TBA), and Ethanol by EPA Method 8260 for analyses of grab and monitoring well groundwater samples. If any of the latter compounds are detected, and are determined to be of concern (poses a risk to human health, the environment, or water resources) it is to be incorporated into your regular monitoring plan. Please include these revisions in the Work Plan Addendum requested below.
- 5) Historical Hydraulic Gradients – Please show using a rose diagram with magnitude and direction; include cumulative groundwater gradients in all future reports submitted for this site.
- 6) Groundwater Monitoring Frequency – The wells were last sampled April 2001 at a frequency greater than quarterly. Please initiate quarterly monitoring for a year.

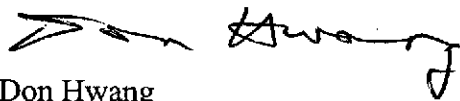
TECHNICAL REPORT REQUEST

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

August 9, 2004 - Work Plan Addendum
60 days after Work Plan approval - Soil and Water Investigation Report
October 31, 2004 - 3rd Quarter 2004 Groundwater Monitoring Report
January 31, 2005 - 4th Quarter 2004 Groundwater Monitoring Report
April 30, 2005 - 1st Quarter 2005 Groundwater Monitoring Report
July 31, 2005 - 2nd Quarter 2004 Groundwater Monitoring Report

If you have any questions, call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Emily Silverman, Subsurface Consultants, Inc., 1000 Broadway, Suite 200, Oakland, CA
94607
Donna Drogos
File

2003.06-12 17:59
 510 337 9335
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ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Division of Environmental Protection

1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

F A C S I M I L E C O V E R S H E E T

To: OBI NZEWA

From: DON HWANG 510-567-6746

Date: 6/12/03

Notes:

ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Division of Environmental Protection

1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

To: OBI NZEWI

From: DON HWANG 510-567-6746

Date: 6/12/03

Notes: _____

FAX MESSAGE

FUGRO WEST, INC.
1000 Broadway, Suite 200
Oakland, CA 94607

Tel: 510-268-0461
Fax: 510-268-0137



Project No.: 609.004
Date: 6/12/03
Page: 1 of 2

To: Alameda County Health Care Services
Attn: Don Hwang
Copy To: _____
Attn: _____
From: Obi Nzewi
Subject: 2250 Telegraph Ave, Oakland CA

Fax No.: 337 9335
Fax No.: _____

Hi Don,

As per my voicemail, please find attached a filled out Well Completion Report Release Form. Could you please sign as the releasing regulatory agency so that DWR can complete the well search as required?

Please call me at 510 267 4413 if you have any questions or require further information.

Thanks

Hard Copy Will Follow Via Mail: Yes No

FOR OFFICE USE ONLY

Originator - Please Check Appropriate Box Prior to Sending

- | | | | | |
|---|--------------------------------------|--|----------------------------------|---|
| <input type="checkbox"/> Return to Originator | <input type="checkbox"/> To be Filed | <input type="checkbox"/> Mail to Addressee | <input type="checkbox"/> Discard | <input type="checkbox"/> Return to Word Processing for copying, then mail |
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STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT

3251 S Street
Sacramento, CA 95816
(916) 227-7632
(916) 227-7600(Fax)

NORTHERN DISTRICT

2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT

3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT

770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT-AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 609-004 County Alameda

Township, Range, and Section M01-0504-0W35 Radius 1/4-Mile
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):



Make a study, or,



Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Fugro West, Inc.
Authorized Agent

1000 Broadway, St 200
Address

Oakland, CA 94607
City, State, and Zip Code

Signature Okaini

Title Staff Geologist

Telephone (510) 268-0461

Fax (510) 268-0137

Date 5/20/03

E-mail Onzewi@fugro.com

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
Government or Regulatory Agency

1131 HARBOR BAY PARKWAY #250
Address

ALAMEDA, CA 94501-1551
City, State, and Zip Code

Signature Dan Huang

Title HAZARDOUS MATERIALS SPECIALIST

Telephone (510) 567-6746

Fax (510) 337-9335

Date 6/12/03

E-mail dhwang@co.alameda.ca.us

6 June 2001

R 359



FUGRO WEST, INC.

1000 Broadway, Suite 200
Oakland, California 94607
Tel: (510) 268-0461
Fax: (510) 268-0137

May 16, 2003
Project No. 609.004

Alameda County

MAY 21 2003

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

Environmental Health

Attention: Mr. Don Hwang

Subject: Request for Deadline Extension, 2250 Telegraph Ave., Oakland, California

Dear Mr. Hwang:

Fugro West, Inc. (Fugro) has been retained by Buttner Properties to complete the Well Survey and Preferential Pathway Study, and to prepare a Work Plan for the above-mentioned site as requested by your office in your letter dated April 4, 2003. The letter required the study be completed and presented to your office by June 4, 2003. As I mentioned in our telephone conversation on May 14, 2003, Fugro contacted the Department of Water Resources to conduct a well search for a ¼ mile radius of the site as requested. However, because the party responsible for the search has been indisposed, we are unlikely to get results of this survey till perhaps the first week of June. Fugro also requested well completion and well destruction records for the same area from the Alameda County Department of Public Works Agency, Water Resources Section. We were informed that due to the large number of well permit applications and well search requests being received, and the few staff available to complete these tasks, well search requests would take about 3-4 weeks to complete. We are also requesting a file review at the Alameda County Department of Environmental Health, which routinely takes 3-4 weeks to get an appointment.

In consideration of these factors, Fugro hereby requests an extension to July 16, 2003.

Thank you for your patience and cooperation in resolving this problem. Please feel free to call either Jeriann Alexander or myself at (510) 268 0461, if you have any questions.

Sincerely,

FUGRO WEST, INC.

Obi Nzewi
Staff Geologist

ON/GSY:kel

Copies Submitted:

(1) Addressee

(1) Ms. Marianne Robison, Buttner Properties 600 West Grand Avenue Oakland, CA 94612



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

April 4, 2003

Mariannne Robison
Buttner Properties
600 W. Grand Ave.
Oakland, CA 94612

Dear Ms. Robison:

Subject: Fuel Leak Case No. RO000359, Former Dave's Station, 2250 Telegraph Ave.,
Oakland, CA

Our letter of January 16, 2002 requested a risk-based evaluation of the residual contaminant concentrations found in soil and groundwater and a well survey. Please postpone the risk-based evaluation. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Site Characterization - The lateral and vertical extent of the dissolved contaminant plumes is undefined. Grab groundwater sample 1 collected on the eastside property boundary, which is adjacent to a playground, detected 13,000 microgram (ug/l) Total Volatile Hydrocarbons (TVH), and 37,000 ug/l TPH-D. Grab groundwater sample 4 collected on West Grand Ave. south of the property found 11,000 ug/l TVH, 1,900 ug/l TPH-D, and 130 ug/l Benzene. Include your proposal for defining the lateral and vertical extent of the dissolved contaminant plumes in the Work Plan requested below.
- 2) Source Characterization - The lateral and vertical extent of soil in the source area is undefined. Soil sample WO-6@11' found 250 milligram/kilogram (mg/kg) TPH-D, 640 mg/kg TPH-Motor Oil (TPH-MO), and 1,700 mg/kg Oil & Grease (O&G). Soil sample WO-8@11.5' found 100 mg/kg TPH-G, 680 mg/kg TPH-D, 1,100 mg/kg TPH-MO, and 2,700 mg/kg O&G. Soil sample WO-10@11.5' found 210 mg/kg TPH-D, 360 mg/kg TPH-MO mg/kg, and 470 mg/kg O&G. Include your proposal for defining the lateral and vertical extent of soil contamination in the Work Plan requested below.
- 3) Preferential Pathway Survey - We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as vertical conduits to deeper water bearing zones, pumping wells in the vicinity of your site, and manmade conduits for shallow migration.

Ms. Robison
April 4, 2003
Page 2 of 2

Please submit map(s) and cross-sections showing the location and depth of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s). Evaluate the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers. Report your findings below.

4) Well Survey – List wells within a quarter mile radius of the site. Indicate which of these may be potential receptors. Please submit.

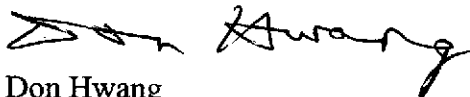
TECHNICAL REPORT REQUEST

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

June 4, 2003 - Site Characterization and Source Characterization Work Plan,
Preferential Pathway Survey, Well Survey

If you have any questions, call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Emily Silverman, Subsurface Consultants, Inc., 1000 Broadway, Suite 200, Oakland, CA
94607
Donna Drogos
✓File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

January 16, 2002

Mariannne Robison
Buttner Properties
600 W. Grand Ave.
Oakland, CA 94612

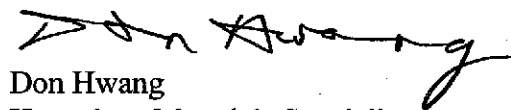
Dear Ms. Robison:

Subject: Former Dave's Station, 2250 Telegraph Ave., Oakland, CA;
RO000059

"April 2001, Groundwater Monitoring Event..." dated August 23, 2001 by Subsurface Consultants, Inc., was reviewed. The six site wells were sampled on April 27, 2001 for Total Volatile Hydrocarbons as Gasoline (TVHg), Total Extractable Hydrocarbons as Diesel (TEHd), benzene, toluene, ethylbenzene, xylene (BTEX), and Methyl Tertiary-Butyl Ether (MTBE). Analyte concentrations were consistent with the more recent sampling events. MW-2 and MW-5 were nondetectable for all analytes. BTEX and MTBE concentrations were nondetectable or low for all wells. TVHg was detected in MW-1, MW-4, and MW-6, at 160, 1,900, 1,600 micrograms per liter (ug/l), respectively. TEHd was detected in MW-3, MW-4, and MW-6, at 690, 710, and 440 ug/l, respectively.

A risk based evaluation of the residual contaminant concentrations found in soil and groundwater and a well survey are required. Submit. If you have any questions, call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist

C: Emily Silverman, Subsurface Consultants, Inc., 1000 Broadway, Suite 200, Oakland, CA
94607

✓ File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 8, 1999

STID 1040

Ms. Marianne Robison
Buttner Properties
600 West Grand Avenue
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

RE: (Former) Dave's Station, 2250 Telegraph Avenue, Oakland

Dear Ms. Robison:

This letter follows the receipt and review of the April 13, 1999 Subsurface Consultants, Inc. (SCI) monitoring report for the subject site, and is inspired by several telephone conversations I have shared with SCI staff since July 1999. I have been informed that the sampling and monitoring program for this case has effectively stopped.

Consistent with the directive issued by this office on June 16, 1998 (attached), please continue to sample and monitor all wells associated with this investigation following a semi-annual schedule. This work is to occur, as before, in the 1st and 3rd quarters of each year. Technical reports shall be submitted within 60 days of the completion of each sampling/monitoring event.

Please be advised that this schedule shall remain in affect until notified otherwise. Sampling, monitoring, and reporting shall begin again during the 1st quarter of 2000.

Target compounds sought in collected samples need only be:

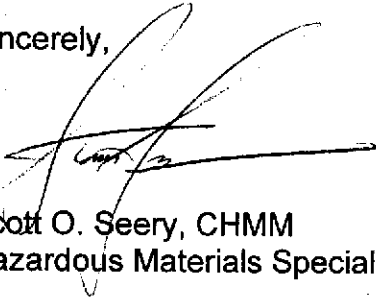
- Total petroleum hydrocarbons as gasoline (TPH-G) and diesel (TPH-D)
- Benzene, toluene, ethylbenzene, and total xylene isomers (BTEX)
- Methyl tert-butyl ether (MtBE)

You may omit the continued confirmation of MtBE through application of EPA Method 8240 or 8260. You may also omit analyses for non-fuel volatile organic compounds (VOC). In addition, you are not being directed to collect "bio-parameter" samples at this time.

Ms. Marianne Robison
RE: 2250 Telegraph Avenue, Oakland
November 8, 1999
Page 2 of 2

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachment

c: Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department
Jerian Alexander, Subsurface Consultants, Inc.
3736 Mt. Diablo Blvd., Ste. 200, Lafayette, CA 94549-3659

BUTTNER PROPERTIES, INC.

==== PROPERTY DEVELOPMENT ==== REAL ESTATE INVESTMENT ==== PROPERTY MANAGEMENT ====

600 WEST GRAND AVENUE • (510) 832-3456 FAX 465-4670 • OAKLAND, CALIFORNIA 94612
• SERVICE TO COMMERCE AND INDUSTRY SINCE 1940 •

May 19, 1999

Mr. Scott O. Seery, CHMM
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Certified List of Record Fee Title Owner for
Dave's Station, 2250 Telegraph Avenue, Oakland

Dear Mr. Seery:

In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, the undersigned, on behalf of Buttner Properties, Inc. (formerly known as Commercial and Industrial Supply Co.), certifies that it is the sole landowner for the above site.

Sincerely,

BUTTNER PROPERTIES, INC.

by Marianne B. Robison
Marianne B. Robison, President

MBR:vm1

99 MAY 20 PM 2:42
ENVIRONMENTAL
PROTECTION

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

May 7, 1999

STID 1040

Ms. Marianne Robison
Buttner Properties
600 West Grand Avenue
Oakland, CA 94612

RE: Dave's Station, 2250 Telegraph Avenue, Oakland

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Ms. Buttner:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 2250 Telegraph Avenue, Oakland

May 7, 1999

Page 2 of 2

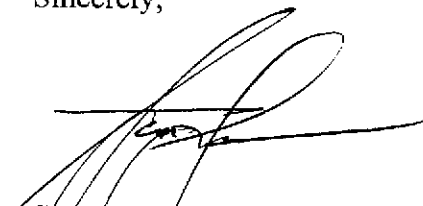
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

June 16, 1998

STID 1040

Ms. Marianne Robison
Buttner Properties
600 West Grand Avenue
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES

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

RE: DAVE'S STATION, 2250 TELEGRAPH AVENUE, OAKLAND

Dear Ms. Robison:

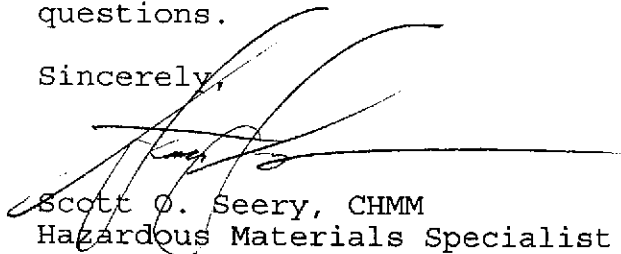
This office is in receipt of the August 8, 1997 **Subsurface Consultants, Inc. (SCI) report, submitted under SCI cover dated May 28, 1998.** The cited SCI report documents the results of the installation and sampling of off-site wells MW-5 and MW-6. This work was reportedly completed during June 1997.

Four additional wells (MW-1 through MW-4) are located on the subject property. **None of these four have been monitored or sampled since September 1995. The off-site wells (MW-5, -6) have not been monitored/sampled since June 1997.** Consequently, the status of the continued groundwater investigation associated with the release at this site is unknown.

At this time, please adhere to a semi-annual schedule for monitoring and sampling the 6 wells. Such is to occur in the 1st and 3rd quarters of the year. Hence, the next event will occur at some time during the months of July, August or September 1998; the subsequent event will occur in the months of January, February, or March 1999. Target compounds shall continue be TPH-gasoline, TPH-diesel, and BTEX. However, you must also determine the presence of the fuel additive methyl-tert butyl ether (MtBE) in all groundwater samples.

Please contact me at (510) 567-6783 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health Department
Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department
Samuel Won, Subsurface Consultants, Inc.



CalVEPA

State Water Resources Control Board

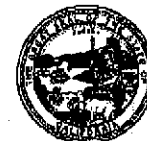
Division of Clean Water Programs

Mailing Address: P.O. Box 944212 Sacramento, CA 94244-2120

2014 I Street, Suite 130 Sacramento, CA 95814 (916) 227-4307 FAX (916) 227-4330

World Wide Web http://www.swrcb.ca.gov/~cwphome/fundhome.htm

File PE



Pete Wilson Governor

STTD 1040

September 19, 1997

Mr. Thomas Peacock Alameda County EHD 1131 Harbor Bay Pkway, 2nd Fl. Alameda, CA 94502-6577

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND) REQUIRES CONFIRMATION OF SITE CLOSURE FOR CLAIM NO. 4127 AT SITE ADDRESS: 2250 TELEGRAPH AVE, OAKLAND

The Fund is processing this claim for closure — BUTTNER PROPERTIES INC at site address 2250 TELEGRAPH AVE, OAKLAND.

However, we must confirm the site has received final closure from the oversight agency before we can complete our file closure. Please mail or Fax a copy of the site closure letter OR complete the following information and return to my attention.

The above referenced site met our UST corrective action standards and closure was granted on _____

NO, this site has not yet met our closure standards.

SIGNED: Thomas Peacock DATE: 9-29-97

TITLE: Manager

Your assistance is appreciated. If you have any questions, please call me at (916) 227-0748.

Sincerely,

Deborah Cheung
Deborah Cheung
Claims Closure Unit

Underground Storage Tank Cleanup Fund Program



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 26, 1996

STID 1040

page 1 of 2

Ms. Marianne Robison
Buttner Properties
600 West Grand Ave.
Oakland CA 94612

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

RE: Dave's Station, 2250 Telegraph Ave., Oakland CA 94612

Dear Ms. Robison,

Since my last letter to you, dated 3/6/96, the only document received in this office has been the "Supplemental Groundwater Investigation," prepared by Subsurface Consultants, Inc. (SCI), dated 10/4/96. This report documents the results of the temporary well point installation on 5/30/96. Results indicate that the dissolved-phase hydrocarbon plume has migrated off-site towards the east and southeast.

The proposal for two additional downgradient monitoring wells is acceptable, on the condition that they be placed as follows: on the west side of the building at 460 W. Grand Ave, and approximately 35' west of the proposed location in the middle of W. Grand Ave (near well point #3). This was discussed in a telecon with Samuel Won of SCI today. Soil should be sampled and analyzed from the capillary fringe in each of these borings. Please analyze the soil sample in the playground for fraction of organic carbon (foc), moisture content, and bulk density. This information will aid any future risk assessment, and is easier to obtain while doing an existing investigation than it would be in a separate investigation. SCI should use their SOPs with a health and safety plan; previous site-specific health and safety plans should suffice. Therefore, a separate workplan is not necessary.

I understand that the last sampling event was conducted in September 1995. Once the new wells are installed, all six wells should be sampled and monitored on a semi-annual basis (twice per year) in the first and third quarters for the following constituents: TPH-diesel, TPH-gasoline, BTEX. It would be acceptable to sample groundwater in upgradient wells MW1 and MW2 on an annual basis for hydrocarbons (first quarter only). In addition, groundwater in MW1 and MW4 should also be analyzed for HVOCs via Method 8010 on an annual basis (first quarter only).

Please contact me by phone at least 2 days prior to field work. Feel free to contact me at 510-567-6761 if you have any questions.

November 26, 1996
STID 1040
page 2 of 2
Ms. Marianne Robison

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Samuel Won, Subsurface Consultants, Inc., 3736 Mt. Diablo Blvd., Suite 200, Lafayette
CA 94549
J. Eberle/file

je.1040-C

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

March 6, 1996
STID 1040

Ms. Marianne Robison
Buttner Properties
600 West Grand Ave.
Oakland CA 94612

RE: Dave's Station, 2250 Telegraph Ave., Oakland CA 94612

Dear Ms. Robison,

I am in receipt of the "Work Plan, Investigation of Downgradient Extent of Groundwater Contamination," prepared by Subsurface Consultants, Inc., dated 2/8/96. **This workplan is acceptable for implementation.** Please notify me by telephone at least 2 business days in advance of field activities.

Lastly, I have been informed by Jeriann Alexander of SCI that the fill pipe inside the building has been grouted (2/8/96 telecon).

Feel free to contact me at 510-567-6761 if you have any questions.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Jeriann Alexander, Subsurface Consultants, Inc., 171-12th St., Suite 201, Oakland CA
94607
Tom Peacock/file

je.1040-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

STID 1040

November 8, 1995

Ms. Marianne Robison
Buttner Properties
600 West Grand Avenue
Oakland CA 94612

RE: DAVE'S STATION, 2250 TELEGRAPH AVENUE, OAKLAND, CA 94612

Dear Ms. Robison,

This office has received the following documents since Jennifer Eberle's letter to you dated, 7/19/95:

- 1) "Quarterly Groundwater Monitoring, June 1995 Event" prepared by Subsurface Consultants, Inc., dated July 27, 1995.
- 2) "Quarterly Groundwater Monitoring, September 1995 Event" prepared by Subsurface Consultants, Inc., dated October 16, 1995.

As you probably are already aware of, groundwater sampling has been performed for seven consecutive quarters, and groundwater monitoring is now being performed on a semi-annual basis (first and third quarters). Laboratory analysis of groundwater samples taken from monitoring wells MW-3 and MW-4 detected total petroleum hydrocarbons as gasoline (TPHg) at concentrations of 1500 ppb and 3000 ppb and benzene at concentrations of 400 ppb and 12 ppb, respectively, for the September 18, 1995 sampling event.

Monitoring well MW-3 is reportedly in the "inferred" down-gradient direction from the former gasoline UST excavation. Laboratory results for groundwater samples collected from MW-3 for the 9/18/95 sampling event detected concentrations of benzene (400 ppb) at values greater than two (2) orders of magnitude since the 12/22/94 groundwater sampling event (3.8 ppb-benzene). The extent of the ground- water contamination has not been sufficiently defined down gradient of monitoring well MW-3.

Pursuant to provisions of Article 11, Title 23, California Code of Regulations you are required to perform a soil and water investigation (SWI) to define the extent of both soil and groundwater contamination. The investigation will include the installation of at least one additional groundwater monitoring well down gradient of existing monitoring well MW-3.

Ms. Robison
RE: Dave's Station. 2250 Telegraph Avenue, Oakland
November 8, 1995
Page 2 of 2

In order to pursue the SWI in a more cost-effective fashion, this office has suggested that you first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts and to define the extent of the contaminant plume **before** proposing final well location(s).

The results of such qualitative work will allow a more informed approach to the siting of additional groundwater monitoring well(s). It is anticipated that during this next phase of the investigation some of the assessment points and resulting monitoring well(s) will need to encroach upon adjoining properties, both public and private.

This work plan is due within 90 days of the date of this letter, or by February 8, 1996.
Work should commence no later than 30 days following approval in writing from this office.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

I am temporary covering for Jennifer Eberle in her absence. If you have any questions, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Gil Jensen, Alameda County District Attorney's Office
Thomas Peacock--files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

July 19, 1995
STID 1040

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

Ms. Marianne Robison
Buttner Properties
600 West Grand Ave.
Oakland CA 94612

RE: Dave's Station, 2250 Telegraph Ave., Oakland CA 94612

Dear Ms. Robison,

Since my last letter to you dated 9/28/92, the following documents have been received in this office:

- 1) letter from Subsurface Consultants Inc (SCI), dated 11/19/92
- 2) "Former Waste Oil Tank Area Remediation and Groundwater Investigation," prepared by SCI, dated 5/5/94
- 3) "Quarterly Groundwater Monitoring, June 1994 Event," letter report, prepared by SCI, dated 7/25/94
- 4) "Quarterly Groundwater Monitoring, Sept 1994 Event," letter report, prepared by SCI, dated 9/28/94
- 5) "Quarterly Groundwater Monitoring, Dec 1994 Event," letter report, prepared by SCI, dated 1/31/95
- 6) "Quarterly Groundwater Monitoring, March 1995 Event," letter report, prepared by SCI, dated 4/28/95

As per a telephone conversation today between myself and Jeriann Alexander of SCI, groundwater was sampled in July 1995. This makes a total of six consecutive quarterly groundwater sampling events. The groundwater concentrations are relatively low to moderate, and appear relatively consistent from event to event. Subsurface soils consist primarily of silty and sandy clays. **For these reasons, it would be acceptable to continue groundwater monitoring and sampling on a biannual (twice per year) basis.**

July 19, 1995
STID 1040
Ms. Marianne Robison
page 2 of 2

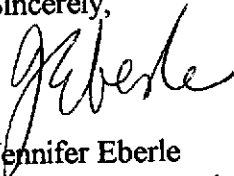
Excavation activities occurred in the vicinity of the former waste oil tank in February 1994. Concentrations of soil contaminants left in place include the following maximum concentrations: 240 ppm TPH-gasoline, 680 ppm TPH-diesel, 1,700 ppm TPH-motor oil, 3,900 ppm Oil & Grease, 0.580 ppm benzene, and 590 ppm lead, as well as various halogenated volatile organic compounds (HVOCs), and semi-VOCs. Much of this contamination was found in the sidewalls of the excavation, notably one wall adjacent to the east side of the station building.

In addition, elevated concentrations of soil contaminants were detected in the vicinity of MW1 and MW3 during well installation. **Due to these "residual" concentrations of soil contaminants, further work will be needed prior to closing this case.** These may involve further remediation and/or risk assessment.

Lastly, it was noted during my site visit on 2/9/94 that the waste oil tank had a remote fill, located inside the station building. This fill spout contained sludge, which needs to be removed, and the fill spout grouted to prevent further infiltration. This was noted in my field report dated 2/9/94. Please respond as to the status of the remote fill, and document grouting activities with photos.

Feel free to contact me at 510-567-6761 if you have any questions.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Jeriann Alexander, Subsurface Consultants, Inc., 171-12th St., Suite 201, Oakland CA
94607
Tom Peacock/file

je.1040-A

JE
MA

Cut on this line

Return this part with your check made payable to SWRCB. Use the enclosed envelope and send to the address above.

Local Agency: COUNTY OF ALAMEDA

MARIANNE
BILL & ~~MARY~~ ROBISON
BUTTNER PROPERTIES
600 W GRAND AVE
OAKLAND, CA 94612

Site #: 1040
Site Location:

DAVE'S STATION
2250 TELEGRAPH AVE
OAKLAND, CA
94612

Total amount due: \$ 228.46
Enter amount paid: \$ 228.46

Corrected - DM

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

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(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

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

Site ID # _____ Site Name Dave's Station Today's Date 9/9/94

Site Address 2250 Telegraph Av.

City Oakland Zip 94612 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: 1:25 arrived on site. Still excavating. The waste oil tank has a remote fill pipe emanating fm inside bldg. It's likely this pipe leaked; ~~but~~ ~~we~~ ~~believed~~ soil below bldg is contam. Went into bldg; Dave opened the metal lid + we looked into the fill spout. There was sludge in the spout. It must be grouted as part of tank closure. left site (not ready to sample) 2:00 returned to site. Excavation is ~15' x 9' x ~12' deep. Pronounced HC odor from the pit. The samples at ~6' were from a black band of soil; samples at 11' + bottom were fm greenish-grey soil w/ pronounced HC odor. See attached map. Mrs. Robison arrived. Bottom of pit is moist. Full waste oil scan for W05, W06, W0-11 + W07. Other samples for TPHg, TEH, TCG, Pb, BTEX. 3:55 left site 4:20

Contact: Charles A. Pearson

Title: Chemist

Signature: Charles A. Pearson

Inspector: Jennifer Eberle

Signature: J Eberle

II, III

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 Dave's Station Today's Date 9/19/94

- 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)

Site Address 2250 Telegraph Av.
 City Oakland Zip 94612 Phone _____

- II.B ACUTELY HAZ. MAT'L S**
- ___ 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(a)
 - ___ 17. Certification 25534(f)
 - ___ 18. Exemption Request? (Y/N) 25536(b)
 - ___ 19. Trade Secret Requested? 25538

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

III. UNDERGROUND TANKS (Title 23)

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

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

Comments: 1:35 arrived on site. Still excavating. The waste oil tank has a remote fill pipe emanating from inside bldg. It's likely this pipe leaked; ~~we~~ we believed soil below bldg is contam. Went into bldg; Dave opened the metal lid + we looked into the fill spout. There was sludge in the spout. It must be created as part of tank closure. left site (not ready to sample) 2:00 returned to site. Excavation is ~15' x 9' x ~12' deep. Pronounced HC odor from the pit. The samples at ~6' were from a black band of soil; samples at 11' + bottom were end greenish-grey soil w/ pronounced HC odor. See attached map. Mrs. Robinson arrived. Bottom of pit is moist. Full waste oil scan for W05, W06, W0-11, + W07. Other samples for TPH, TEH, TCE, Pb, + BTEX. 3:55 left site 4:20

Rev 6/88

Contact: Charles Pearson
 Title: Chemist Inspector: Jennifer Eberle
 Signature: Charles A. Pearson Signature: J. Eberle

II, III

Telegraph

parking lot

bdg.

W03
W04

X
W05
W06

X
W0-11

X W09
W010

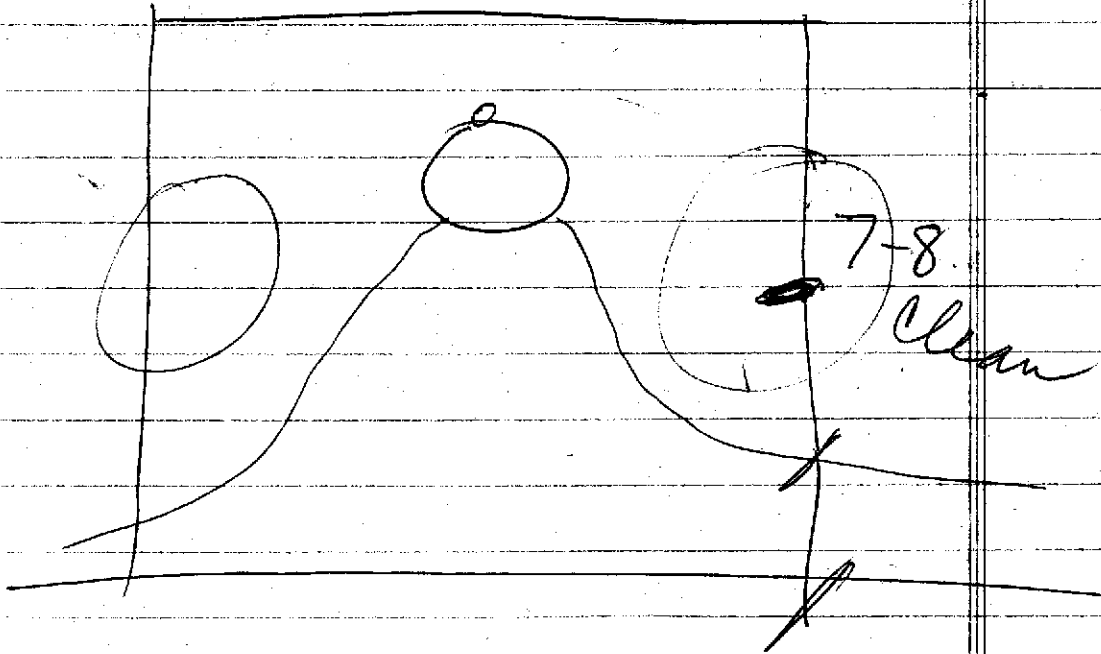
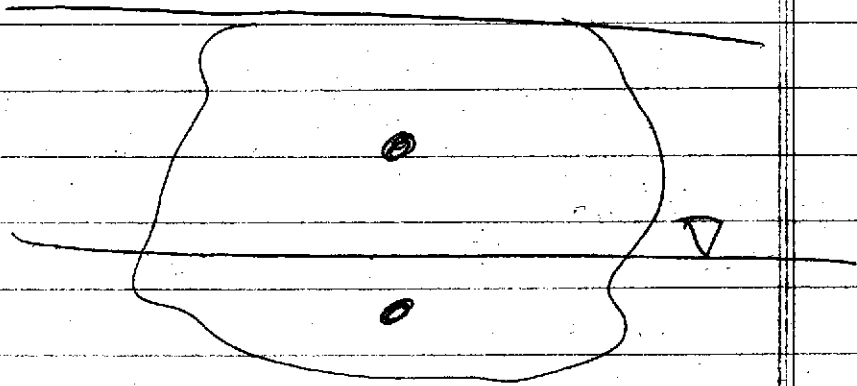
X
W07
W08

Grand Av.

	depth	soil	odor?
W03	6'	clay	-
W04	11'	heavy clay	faint
xW05	6'	heavy clay	faint pronounced ✓
xW06	11'	heavy clay	slight
xW07	6'	heavy clay	faint to pronounced
W08	11½'	heavy clay	medium
W09	6'	"	medium
W010	11½'	"	pronounced ✓
bottom x W0-11	12½'	heavy clay	"


2-9-94

Stid 1040



VASCO ROAD SANITARY LANDFILL

No: 269163

A DIVISION OF  BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(415) 447-0491

Job# 2062

Ticket: A44177 07/24/91 01:39 pm
Customer: BUTTNER PROPERTIES LMS #111
Account: 1007111
Truck No: 80 AREA
Checker: MARK

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Volume	Contents	Rate	Charge
18.00	NO SPECIAL	19.00	342.00
TOTAL			\$ 342.00

All children must remain in vehicles. Absolutely no salvaging allowed.
Niños deben de permanecer en los carros a todas horas.
No se permite llevar cosas del dompo absolutamente.


HAVE A NICE DAY

DRIVER

DRIVER

VASCO ROAD SANITARY LANDFILL

No: 269025

A DIVISION OF  BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(415) 447-0491

Job# 2062

Ticket: A44040 07/24/91 10:38 am
Customer: BUTTNER PROPERTIES LMS #111
Account: 1007111
Truck No: 1
P.O. No: BAY AREA
Checker: MARK

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Volume	Contents	Rate	Charge
20.00	NO SPECIAL	18.00	380.00
TOTAL			\$ 380.00


All children must remain in vehicles. Absolutely no salvaging allowed.
Niños deben de permanecer en los carros a todas horas.
No se permite llevar cosas del dompo absolutamente.

HAVE A NICE DAY

DRIVER

DRIVER

VASCO ROAD SANITARY LANDFILL No: 269387

A DIVISION OF  BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(415) 447-0491

Ticket: A44401 07/25/91 09:36 am
Customer: BUTTNER PROPERTIES
Account: 1007111 LMS #111
Truck: 1
P.D. No: BAY AREA
Checker: JOE

Job # 2062

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Volume	Contents	Rate	Charge
18.00 YD	SPECIAL	19.00	342.00
TOTAL			\$ 342.00

HAVE A NICE DAY!

All children must remain in vehicles. Absolutely no salvaging allowed.


Niños deben permanecer en los carros a todas horas.

No se permite llevar cosas del dompo absolutamente.

DRIVER

DRIVER

VASCO ROAD SANITARY LANDFILL No: 269523

A DIVISION OF  BROWNING-FERRIS INDUSTRIES

4001 VASCO ROAD
LIVERMORE, CA 94550
(415) 447-0491

Ticket: A44536 07/25/91 12:44 pm
Customer: BUTTNER PROPERTIES
Account: 1007111 LMS #111
Truck: 1
P.D. No: BAY AREA
Checker: JOE

WARNING: Transporting any unauthorized hazardous waste to this facility for disposal is prohibited by law. Persons violating this prohibition are subject to civil and criminal prosecution.

Volume	Contents	Rate	Charge
18.00 YD	SPECIAL	19.00	342.00
TOTAL			\$ 342.00

HAVE A NICE DAY!

All children must remain in vehicles. Absolutely no salvaging allowed.

Niños deben permanecer en los carros a todas horas.

No se permite llevar cosas del dompo absolutamente.

*704/60
33*

DRIVER

DRIVER

NON-HAZARDOUS SPECIAL WASTE MANIFEST

GENERATOR

Generator Name Buttner Properties Generating Location Oakland
 Address 600 W. Grand Ave Address 2250 Telegraph
Oakland CA 94612 Oakland CA 94612

Phone No. []
 Phone No. []

BEI Waste Code	Description of Waste	Quantity	Units	Containers	
				No.	Type
	<u>soils w/ Hydro CARBONS</u>	<u>18</u>	<u>Y</u>	<u>01</u>	<u>T</u>

- Type
- D - Drum
- C - Carton
- B - Bag
- T - Truck
- P - Pounds
- Y - Yards
- O - Other

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged and is in proper condition for transportation according to applicable regulations.

Generator Authorized Agent Name CHARLES A. PEARSON Signature Charles A. Pearson Shipment Date 09/11/97

TRANSPORTER

Truck No. 6216 Phone No. 359-9471
 Transporter Name Sas TRK. Driver Name (Print) Bob Clarke
 Address PO Box 282009 Vehicle License No./State 31D53871
SSF Vehicle Certification

I hereby certify that the above named material was picked up at the generator site listed above.

I hereby certify that the above named material was delivered without incident to the destination listed below.

Driver Signature [Signature] Shipment Date 9/11/97 Delivery Date 9/11/97

DESTINATION

Site Name _____ Phone No. []
 Address _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent [Signature] Signature [Signature] Receipt Date 09/11/97

PASS CODE _____

NON-HAZARDOUS SPECIAL WASTE MANIFEST

GENERATOR

Generator Name BATTNER PROPERTIES Generating Location OAKLAND
 Address 600 WEST GRAND AVE. Address 2250 TELEGRAPH
OAKLAND CA 94612 OAKLAND 94612

Phone No. -
 Phone No. -

FI Waste Code	Description of Waste	Quantity	Units	Containers	
				No.	Type
	<u>SOLIDS WITH HYDRO CARBONS</u>	<u>187</u>	<u>X</u>	<u>01</u>	<u>T</u>

- Type
 D - Drum
 C - Carton
 B - Bag
 T - Truck
 P - Pounds
 Y - Yards
 O - Other

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations.

Generator Authorized Agent Name Charles J. Pears Signature [Signature] Shipment Date 09/1/91

TRANSPORTER

Truck No. S-110 Phone No. 776-1815
 Transporter Name SFS Trucking Driver Name (Print) John Paul
 Address P.O. Box 282009 Vehicle License No./State 3F23009
South San Francisco Vehicle Certification _____

I hereby certify that the above named material was picked up at the generator site listed above.
 I hereby certify that the above named material was delivered without incident to the destination listed below.

Driver Signature [Signature] Shipment Date 09/1/91 Driver Signature [Signature] Delivery Date 09/1/91

DESTINATION

Site Name BFI WASTE SYSTEMS Phone No.
 Address VASCO RD LIVERMORE

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent [Signature] Signature [Signature] Receipt Date 09/1/91

PASS CODE _____

NON-HAZARDOUS SPECIAL WASTE MANIFEST

GENERATOR

Generator Name: BEATRICK PROPERTIES Generating Location: OAKLAND
 Address: 600 WEST GRAND AVE Address: 2250 TELEGRAPH
OAKLAND CA 94612 OAKLAND CA 94612
 Phone No. 415-8323456 Phone No. -

3FI Waste Code	Description of Waste	Quantity	Units	Containers	
				No.	Type
	<u>SOILS WITH HYDROCARBONS</u>	<u>18</u>	<u>Y</u>	<u>01</u>	<u>T</u>

- Type
 D - Drum
 C - Carton
 B - Bag
 T - Truck
 P - Pounds
 Y - Yards
 O - Other

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations.

Generator Name: CHARLES PEARSON Signature: [Signature] Shipment Date: 09/1/91

TRANSPORTER

Truck No. 911 Phone No. 372-4220
 Transporter Name: BAT AREE TRUCK Driver Name (Print): JIM STRICKLAND
 Address: 1851 SUNRISE DR UNIT 104 Vehicle License No./State: 4E17922 CA
AKRON CA 94553 Vehicle Certification: 7

I hereby certify that the above named material was picked up at the generator site listed above.

I hereby certify that the above named material was delivered without incident to the destination listed below.

Driver Signature: [Signature] Shipment Date: 09/1/91 Driver Signature: [Signature] Delivery Date: 09/1/91

DESTINATION

Site Name: BAT WASTE SYSTEMS Phone No. -
 Address: RD LIVERMORE

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent: [Signature] Signature: [Signature] Receipt Date: 09/1/91

NON-HAZARDOUS SPECIAL WASTE MANIFEST
GENERATOR

Generator Name: McKENNA PROP Generating Location: OAKLAND
 Address: 600 WEST GRAND AVE Address: 2250 TELEGRAPH
OAKLAND CA 94612 OAKLAND CA 94612

Phone No. []-[]-[]-[]-[]-[] Phone No. []-[]-[]-[]-[]-[]
 FI Waste Code: []-[]-[]-[]-[]-[]-[]-[]-[]-[]-[]

Description of Waste	Quantity	Units	Containers	
			No.	Type
SOILS WITH HYDRO CARBONS	18	X	01	7

- Type
- D - Drum
- C - Carton
- B - Bag
- T - Truck
- P - Pounds
- Y - Yards
- O - Other

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations.

Generator Authorized Agent Name: CHARLES A PEARSON Signature: Charles A Pearson Shipment Date: 09/11/91

TRANSPORTER

Truck No: S-10 Phone No: 776-1815
 Transporter Name: SJS TRUCKING Driver Name (Print): John Paul
 Address: P.O. BOX 282009 Vehicle License No./State: 3FZ3001
South San Francisco Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generator site listed above.

I hereby certify that the above named material was delivered without incident to the destination listed below.

Driver Signature: SJS Paul Shipment Date: 9/11/91 Driver Signature: SJS Paul Delivery Date: 9/11/91

DESTINATION

Site Name: _____ Phone No. []-[]-[]-[]-[]-[]
 Address: _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent: _____ Signature: [Signature] Receipt Date: 09/11/91

PASS CODE

NON-HAZARDOUS SPECIAL WASTE MANIFEST

GENERATOR

Generator Name BENTON PROP Generating Location OAKLAND
 Address 600 WEST GRAND AVE Address 2250 TELEGRAPH
OAKLAND CA 94612 OAKLAND CA 94612

Phone No. []-[]-[]-[]-[]-[] Phone No. []-[]-[]-[]-[]-[]

BFI Waste Code	Description of Waste	Quantity	Units	Containers No.	Type
	<u>SOILS WITH HYDRO CARBONS</u>	<u>18</u>	<u>Y</u>	<u>017</u>	<u>T</u>

- D - Drum
- C - Carton
- B - Bag
- T - Truck
- P - Pounds
- Y - Yards
- O - Other

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations.

Generator Authorized Agent Name CHARLES A. PEARSON Signature [Signature] Shipment Date []-[]-[]

TRANSPORTER

Truck No. 9 Phone No. 372-4270
 Transporter Name BAY AREA TANK Driver Name (Print) JIM STRICKLAND
 Address 4851 SUNRISE DR Vehicle License No./State 4E17922 CA
MARTINEZ CA 94553 Vehicle Certification _____

I hereby certify that the above named material was picked up at the generator site listed above.

I hereby certify that the above named material was delivered without incident to the destination listed below.

Driver Signature [Signature] Shipment Date 09.11.91 Driver Signature [Signature] Delivery Date 09.11.91

DESTINATION

Site Name _____ Phone No. []-[]-[]-[]-[]-[]
 Address _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent _____ Signature [Signature] Receipt Date 09.11.91

PASS CODE _____

NON-HAZARDOUS SPECIAL WASTE MANIFEST

GENERATOR

Generator Name Bulmer Properties Generating Location OAKLAND
 Address 600 W Brand Ave Address 2250 TELEGRAPH AVE
OAKLAND 94612 OAKLAND CA 94612

Phone No. []-[]-[]-[]-[]-[] Phone No. []-[]-[]-[]-[]-[]

BFI Waste Code	Description of Waste	Quantity	Units	Containers No.	Type
	<u>Soil w/ Hydrocarbons</u>	<u>18</u>	<u>Y</u>	<u>1</u>	<u>1</u>

- Type
 D - Drum
 C - Carton
 B - Bag
 T - Truck
 P - Pounds
 Y - Yards
 O - Other

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations.

Generator Authorized Agent Name Charles Parsons Signature [Signature] Shipment Date 09/15/91

TRANSPORTER

Truck No. 11 Phone No. 594 0427
 Transporter Name Gusti Trucking Driver Name (Print) Steve Heager
 Address 3165 Britton Ave Vehicle License No./State 055611 Ca
San Carlos Vehicle Certification _____

I hereby certify that the above named material was picked up at the generator site listed above.
 Driver Signature [Signature] Shipment Date 9/15/91

I hereby certify that the above named material was delivered without incident to the destination listed below.
 Driver Signature [Signature] Delivery Date 9/13/91

DESTINATION

Site Name 1745 Phone No. []-[]-[]-[]-[]-[]
 Address _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.
 Name of Authorized Agent _____ Signature [Signature] Receipt Date 09/13/91

PASS CODE _____

21000720

JE

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4413

(916) 227-4530 (FAX)

OCT 29 1993
93 NOV -1 PM 12:23

Site: **Dave's Complete Auto Service**
2250 Telegraph Avenue
Oakland, CA 94612

Ms. Marianne B. Robison
 600 West Grand Avenue
 Oakland, CA 94612

Dear Ms. Robison:

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 04127

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed **\$98,000**. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 17, 1992 and may be modified by the State Board in writing by an amended Letter of Commitment.

The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment. You should read the terms and conditions listed in the Letter of Commitment.

Also attached is a "Reimbursement Request" package. The package includes :

- Instructions for the completion of the "Reimbursement Request" form which must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. The instructions booklet contains:
 - Recommended Minimum Invoice Cost Breakdown.
 - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
 - A "Bid Summary Sheet" to document data on bids received.
- Three "Reimbursement Request-Underground Storage Tank Cleanup Fund" forms which you must use to request reimbursement of costs incurred.
- Two "Spreadsheets" which you must use in conjunction with your Reimbursement Request.

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

Sincerely,

Dave Deaner, Manager
 Underground Storage Tank
 Cleanup Fund Program

Attachments

cc: **Tom Peacock**
 Alameda County Health Agency
 Div of Hazardous Materials
 Dept of Environmental Health
 80 Swan Way, Room 200
 Oakland, CA 94621

Don Dalke
 Regional Water Quality Control Board
 San Francisco Bay Region
 2101 Webster Street, Suite 500
 Oakland, CA 94612

November 19, 1992
SCI 609.001

92 11 19 10 14

Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
80 Swan Way, Room 350
Oakland, California 94621

Project Update
STID #259 and #1040

Dear Ms. Hugo:

As discussed during our meeting of November 9, 1992, Buttner Properties will proceed with remediation activities at their Hubbard Street property, STID #259, beginning in November 1992. Site work will progress through February 1993. A schedule of project target dates is attached.

Buttner Properties is anticipating beginning site activities at their Telegraph Avenue property, STID #1040, in April 1993. Site work will progress through June 1993. Project target dates are presented in the attached table.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

Jeriann Alexander

Jeriann N. Alexander
Civil Engineer 40469 (expires 3/31/95)

cc: ✓ Ms. Jennifer Eberle
ACHCSA

Ms. Marianne Robison
Buttner Properties

■ Subsurface Consultants, Inc.

TABLE 1

Project Target Dates

Hubbard Street Property - STID #259

Excavation/Backfilling	Nov 23-25, 1992									
Analytical Testing/Engineering Analysis	Nov 30-Dec 21, 1992									
Selection of Monitoring Well Location	Jan 6, 1993									
Well Installation	Jan 11, 1993									
Tank Removal Report + 1 st QR	Feb 12, 1993 ✓									
Quarterly Events	<table border="0"> <tr> <td>May</td> <td>April</td> <td>1993</td> </tr> <tr> <td>Aug</td> <td>July</td> <td>1993</td> </tr> <tr> <td>Nov</td> <td>October</td> <td>1993</td> </tr> </table>	May	April	1993	Aug	July	1993	Nov	October	1993
May	April	1993								
Aug	July	1993								
Nov	October	1993								

Telegraph Avenue Property - STID #1040

Waste Oil Tank Excavation/Backfilling	Apr 4-9, 1993 ✓									
Analytical Testing/Engineering Analysis	Apr 12-May 14, 1993 ✓									
Well Installation	May 24-28, 1993 ✓									
Report of Site Activities	Jun 18, 1993 ✓									
(+ 1 st QR) Quarterly Events	<table border="0"> <tr> <td>Sept</td> <td>August</td> <td>1993</td> </tr> <tr> <td>Dec</td> <td>November</td> <td>1993</td> </tr> <tr> <td>Mar</td> <td>February</td> <td>1994</td> </tr> </table>	Sept	August	1993	Dec	November	1993	Mar	February	1994
Sept	August	1993								
Dec	November	1993								
Mar	February	1994								

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

Certified Mailer # P 113 815 164

September 28, 1992

STID 1040

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

Marianne & William Robison

~~Commercial & Industrial Supply~~

Bittner Properties

600 W. Grand Av.
Oakland CA 94612

NOTICE OF VIOLATION

RE: Dave's Station
2250 Telegraph Av.
Oakland CA 94612

Dear Mr. & Mrs. Robison,

We last wrote to you on May 22, 1992 concerning the above referenced site. In that letter, we conditionally approved the July 1, 1991 "Underground Tank Closure and Future Services Work Plan," prepared by your consultant, Subsurface Consultants, Inc. (SCI). I spoke with Jeriann Alexander of SCI today regarding the status of the work plan. Ms. Alexander indicated that the work plan has not yet been implemented, and that there were no immediate plans for any work at this site. Therefore, we require that you implement the workplan **within 45 days or by November 12, 1992**. The conditions under which the workplan were approved as per our May 22, 1992 letter are the following:

- 1) The soil at the former waste oil tank area will be overexcavated prior to monitoring well installation.
- 2) EPA test method 8240 for BTEX will be added to the analyses for soil sampling associated with the former waste oil tank.
- 3) Since the groundwater flows southwest at the nearby Exxon station (2225 Telegraph Ave.), the monitoring well near D3/D4 will be relocated closer to D3/D4 so as to be downgradient.
- 4) As discussed on page 14, onsite biotreatment was proposed for contaminated soil. This must be re-evaluated as a remedial option in light of laboratory analysis results for lead (151 ppm).

These issues were discussed by telephone between Jeriann Alexander of SCI and myself on 5/22/92.

Marianne & William Robison
 STID 1040
 page 2 of 2
 September 28, 1992

If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle
 Hazardous Materials Specialist

cc: Jeriann Alexander, Subsurface Consultants, Inc., 171-12th
 St., Ste 201, Oakland CA 94607
 Rich Hiatt, RWQCB
 Ed Howell/File

je 1040

P 113 815 164
 Receipt for
 Certified Mail

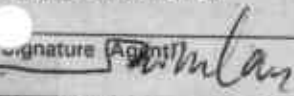


No Insurance Coverage Provided
 Do not use for International Mail
 (See Reverse)

(JE)

Sent to Marianne & William Robison	
Street and No. 600 W. Grand Ave.	
P.O., State and ZIP Code Oakland, CA 94612	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Is your RETURN ADDRESS completed on the reverse side?

SENDER: • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • This Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to: (JE) #1040 Commercial & Industrial Supply Attn: Marianne & William Robison 600 W. Grand Avenue Oakland, CA 94612	4a. Article Number P 113 815 164	
	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
	7. Date of Delivery 9-30-92	
5. Signature (Addressee) 6. Signature (Agent) 	8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3800, June 1991

Thank you for using Return Receipt Service.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVE W. KEPPS, Agency Director



DAVE W. KEPPS, Agency Director

May 22, 1992

STID #1040

Marianne & William Robison
Commercial & Industrial Supply
600 W. Grand Av.
Oakland CA 94612

RE: Dave's Station
2250 Telegraph Ave.
Oakland CA 94612

Dear Ms. & Mr. Robison,

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

We are in receipt of the Underground Tank Closure and Future Services Work Plan, prepared by Subsurface Consultants, Inc., dated July 1, 1991 for the above referenced site. The Work Plan has been reviewed and approved with the following understandings:

- 1) The former waste oil tank area will be overexcavated prior to monitoring well installation.
- 2) Benzene, toluene, ethylbenzene, and xylenes will be added to the analyses for the waste oil excavation. EPA test method 8240 will be utilized.
- 3) Since the groundwater gradient at the nearby Exxon station (2225 Telegraph Ave.) is southwest, the monitoring well near D3/D4 will be relocated closer to D3/D4 so as to be downgradient.
- 4) As discussed on page 14, onsite biotreatment was proposed for contaminated soil. This must be re-evaluated as a remedial option in light of laboratory analysis results for lead. → 151 ppm Pb

These issues have been discussed between Jennifer Eberle of our staff and Jeriann Alexander of Subsurface Consultants Inc. on May 22, 1992.

Marianne & William Robison
STID #1040
Page 2 of 2
May 22, 1992

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

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Jeriann Alexander, Subsurface Consultants, Inc., 171-12th St.,
Ste 201, Oakland CA 94607
Rich Hiett, RWQCB
[REDACTED]

je

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE 0 <u>5</u> <u>3</u> <u>0</u> <u>9</u> <u>1</u>		CASE #		SIGNED <u>Paul M. Brink</u> DATE <u>6/3/91</u>		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Mr. William C. Robison		PHONE (415) 832-3456		SIGNATURE <u>William C. Robison</u>	
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Buttner Properties, Inc.			
	ADDRESS 600 West Grand Avenue		CITY Oakland		STATE ZIP CA 94612	
RESPONSIBLE PARTY	NAME Buttner Properties, Inc. <input type="checkbox"/> UNKNOWN		CONTACT PERSON William C. Robison		PHONE (415) 832-3456	
	ADDRESS 600 West Grand Avenue		CITY Oakland		STATE ZIP CA 94612	
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Dave's Complete Auto Service		OPERATOR David Chu		PHONE (415) 451-5662	
	ADDRESS 2250 Telegraph Avenue, Oakland, CA 94612					
	CROSS STREET West Grand Avenue					
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda Co. Health Care Services		CONTACT PERSON Mr. Paul Smith		PHONE (415) 271-4320	
	REGIONAL BOARD San Francisco Bay Region		Unassigned		PHONE (415) 464-1255	
SUBSTANCES INVOLVED	(1) NAME				QUANTITY LOST (GALLONS)	
	Gasoline				<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED		HOW DISCOVERED		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)	
	0 <u>8</u> <u>2</u> <u>8</u> <u>9</u> <u>0</u>		<input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		<input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER	
SOURCE/CAUSE	DATE DISCHARGE BEGAN		HAS DISCHARGE BEEN STOPPED?		SOURCE OF DISCHARGE	
	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <input checked="" type="checkbox"/> UNKNOWN		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <u>0</u> <u>8</u> <u>2</u> <u>8</u> <u>9</u> <u>0</u>		CAUSE(S) <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER	
CASE TYPE	CHECK ONE ONLY					
	<input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY					
	<input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN <u>underway</u> <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)					
	<input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (BT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS)					
COMMENTS						

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 35180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

BUTTNER PROPERTIES, INC.

=====PROPERTY DEVELOPMENT=====REAL ESTATE INVESTMENT=====PROPERTY MANAGEMENT=====

600 WEST GRAND AVENUE • (415) 832-3456 • OAKLAND, CALIFORNIA 94612

• SERVICE TO COMMERCE AND INDUSTRY SINCE 1940 •

MAY 31 AM 11:18

May 30, 1991

Mr. Paul M. Smith
Hazardous Materials Specialist
Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

Re: 2250 Telegraph Avenue, Oakland, CA 94612

Dear Mr. Smith:

Thank you for your letter of May 23, 1991. Enclosed is the Unauthorized Release Form you requested. The work plan proposal will be sent within the next two weeks by Subsurface Consultants.

We are appreciative of your offer to answer questions relating to the cleanup of 2250 Telegraph Avenue, and we expect to be contacting you soon.

Very truly yours,

BUTTNER PROPERTIES, INC.

Marianne Buttner Robison

Marianne Buttner Robison
President

MBR:vm1

enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Certified Mailer # P 367 604 315

May 23, 1991

Mr. William C. Robison
600 West Grand Ave., Suite 200
Oakland, CA 94612

**Re: Commercial and Industrial Supply Co., 2250 Telegraph Ave.,
Oakland, CA 94612**

Dear Mr. Robison,

Alameda County Environmental Health Department, Hazardous Materials Division is in receipt of preliminary analytical results taken from beneath the former underground storage tanks (usts) located at the above address. However, to date, a tank closure report including the actual laboratory results and including copies of the hazardous waste manifests for the usts and for any removed soils have not been received by this office.

Alameda County Environmental Health Department, Hazardous Materials Division has currently been delegated authority from the San Francisco Regional Water Quality Control Board (RWQCB) to oversee a large number of remediation cases within Alameda County. Therefore, we will be the lead contact agency for the oversight duties with regard to this case.

Preliminary sampling data indicated Total Volatile Hydrocarbons (TVH) in soil as high as 1700 ppm and benzene as high as 2300 ppm. Lead levels in samples taken from the waste oil excavation revealed contamination as high as 201 ppm. In order to properly characterize soil samples taken from the former waste oil excavation you are required to determine the soluble threshold limit concentration (stlc) for lead in soil samples taken from this area.

A letter dated November 23, 1990 from Subsurface Consultants to this office reported that soil excavation and aeration has occurred on site.

According to the Tri-Regional recommendations, when contamination to soil of either Total Petroleum Hydrocarbons (TPH) or Oil and Grease (O&G) exceeding 100 ppm are encountered a groundwater investigation is required. You are required to install monitoring wells in order to determine the impact to groundwater and also in order to determine the hydraulic gradient.

You are requested to submit a work plan proposal within 45 days of the receipt of this letter. The work plan should include the investigative and remedial measures proposed in dealing with soil contamination and also in investigating the possible impact to groundwater at the above site.

Mr. Robison
May 23, 1991
Page 2 of 3

All work must be performed according to RWQCB documents:

Leaking Underground Fuel Tank Field Manual revised October 1989

Tri-Regional Board Staff recommendations for Initial Evaluation and Investigation of Underground Storage Tanks 2 June 1988, revised 10 August 1990.

Appendix A of the Tri-Regional Recommendations (see enclosure) Copies of these documents can be obtained by calling the SFRWQCB data management group at 464-1269. Please note the LUFT manual as a whole has not been adopted by the SFRWQCB.

The work plan must be prepared by CA-Certified Engineering Geologist, CA-Registered Geologist or a CA-Registered Civil Engineer and should include a proposal to identify and address subsurface contamination. It should include but shall not be limited to a depiction of the proposed locations for monitoring well installations and a sampling plan including sampling type and frequency. The work plan proposal must also address existing soil contamination on site

The technical report should be submitted with a cover letter from the environmental professional you have chosen to oversee the subsurface contamination and must be received in this office by the established due date. The letter must be signed by a principal executive officer or by an authorized representative of that person.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Lester Feldman
Regional Water Quality Control Board, San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, California 94612
(415) 464-1255

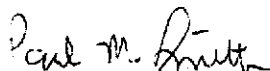
You should be aware that this Division is working in conjunction with the SFRWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b).

You are also requested to complete and submit the enclosed Unauthorized Release Form to this office within 10 days of the receipt of this letter.

Mr. Robison
May 23, 1991
Page 3 of 3

Should you have any questions pertaining to any of the above requests please contact me at 415/ 271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

Enclosures (2)

cc:

Jeriann N. Alexander, Subsurface Consultants, Inc.
Lester Feldman, SFRWQCB
Charlene Williams, DHS
Gil Jensen, Alameda County District Attorney's Office of
Consumer and Environmental Affairs
Rafat A. Shahid, Assistant Agency Director, Alameda County
Environmental Health Department

P 367 604 315
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

U.S.G.P.O. 1989-234-555

PS Form 3800, June 1985

Sent to	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

November 28, 1990
SCI 609.002

Mr. Paul Smith
Hazardous Materials Specialist
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, CA 94621

Progress Report
Underground Storage Tank Closure
2250 Telegraph Avenue
Oakland, California

Dear Mr. Smith:

This letter records our discussion regarding soil remediation activities at the referenced site. Approximately ~~550 cubic yards~~ of soil containing elevated levels of gasoline have been excavated and stockpiled at the site. Analytical tests of the gasoline contaminated materials indicate that the material has TPH concentrations of less than 100 ppm and soluble lead concentrations of less than 5 ppm.

As you recall, the soils were being aerated on-site to reduce vapor phase concentrations. Due to site restrictions, aeration activities proceed slowly (i.e. 50 cubic yards a week). As of November 13, only 100-150 cubic yards had been successfully aerated. To expedite aeration it was decided, in consultation with you, to transport some of the remaining soil to another lot in Oakland. However, after further evaluation of treatment/disposal alternatives and prior to transporting any soil, it was decided to dispose of the soil at Zanker Resource Management, a Class III landfill in San Jose. Zanker approved the aerated material for disposal on November 19 and approximately 150 cubic yards were transported and disposed of at their facility on November 20, 1990.

Presently, the remaining material is being resampled and analyzed. Pending favorable results, the material will be disposed of at the Zanker Resource Management Landfill

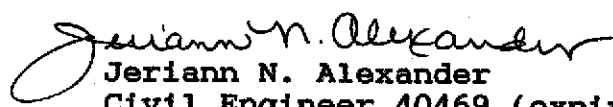
■ Subsurface Consultants, Inc.

Mr. Paul Smith
Alameda County Health Care Services Agency
SCI 609.002
November 28, 1990
Page 2

We will keep you informed of our progress at the site. If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.


Jeriann N. Alexander
Civil Engineer 40469 (expires 3/31/91)

JNA:RWR:ddh

cc: Mr. William Robison
Buttner Properties

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
01/01/92 THROUGH 03/31/92

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
StID : 1040
SITE NAME: Dave's Station DATE REPORTED : 08/28/90
ADDRESS : 2250 Telegraph Ave. DATE CONFIRMED:
CITY/ZIP : Oakland 94612 MULTIPLE RPs : N

SITE STATUS

CASE TYPE:	CONTRACT STATUS: 2	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED: 03/09/92
PRELIMINARY ASMNT:	DATE UNDERWAY:	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/09/92
LUFT FIELD MANUAL CONSID:
CASE CLOSED: DATE CASE CLOSED:
DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: William C. Robinson
COMPANY NAME: Commercial And Industrial Sup.
ADDRESS: 600 W. Grand Avenue
CITY/STATE: Oakland, C A 94612



Charles Pearson
Chemist

■ Subsurface Consultants, Inc.
Geotechnical and Geo-environmental Engineers

171 - 12th Street, Suite 201 • Oakland, CA 94607 • (415) 268-0461

TRACE ANALYSIS LABORATORY

3423 INVESTMENT BLVD. • UNIT 8
HAYWARD, CA 94545



L. Jean Noroian (415) 783-6960
President

HOME (415) 521-7073

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 Division Inspection Form

Commercial & Industrial Supply

Site ID# _____ Site Name Mom 1 Log Gas Station Today's Date 8/28/90

Site Address 2250 Telegraph Ave EPA ID# _____

City Oakland Zip 94612 Phone _____

MAX Amt. Stored > 500lbs/55g/200cr? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

- ___ 1. Waste ID * 66471
- ___ 2. EPA ID 66472
- ___ 3. > 90 days 66508
- ___ 4. Label dates 66508
- ___ 5. Biennial 66493

- Manifest
- ___ 6. Records 66492
 - ___ 7. Correct 66484
 - ___ 8. Copy sent 66492
 - ___ 9. Exception 66484
 - ___ 10. Copies Rec'd 66492

- Misc.
- ___ 11. Treatment 66371
 - ___ 12. On-site Disp. (H.S.&C.) 26189.5
 - ___ 13. Ex Haz. Waste 66570

- Prevention
- ___ 14. Communications 67121
 - ___ 15. Aisle Space 67124
 - ___ 16. Local Authority 67126
 - ___ 17. Maintenance 67120
 - ___ 18. Training 67105

- Contn. Agency
- ___ 19. Prepared 67140
 - ___ 20. Name List 67141
 - ___ 21. Copies 67141
 - ___ 22. Emg. Coord. Trng. 67144

- Containers, Tanks
- ___ 23. Condition 67241
 - ___ 24. Compatibility 67242
 - ___ 25. Maintenance 67243
 - ___ 26. Inspection 67244
 - ___ 27. Buffer Zone 67246
 - ___ 28. Tank Inspection 67259
 - ___ 29. Containment 67245
 - ___ 30. Safe Storage 67261
 - ___ 31. Freeboard 67257

IB TRANSPORTER (Title 22)

- ___ 32. Applic./Insurance 66428
- ___ 33. Comp. Cert./CHP Insp. 66448
- ___ 34. Containers 66465

- Manifest
- ___ 35. Vehicles 66465
 - ___ 36. EPA ID #s 66531
 - ___ 37. Correct 66541
 - ___ 38. HW Delivery 66543
 - ___ 39. Records 66544

- Cont'n's
- ___ 40. Name/ Covers 66545
 - ___ 41. Recyclables 66800

Comments:

Subsurface consultants Charlie took samples
 Tanks were removed prior to my arrival on
 scene
 (2) 10,000 gal Gasoline tanks reg 1 unleaded
 stockpile smelled like gasoline
 Sample 1 taken from N. fill end regular tank
 2 N. fill end unleaded
 3 S. pump end reg unleaded
 4 S. pump end regular
 Subsurface sample 5 S. side of tank S end reg unleaded
 6 S. side of tank regular
 Waste oil tank had obvious holes piping also
 had small corrosion holes
 Free product at bottom of tank pit
 2 samples taken from waste oil pit
 1st taken from the bottom of the fill end
 2nd ~ " other end E at tank bottom

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

8. Contact Person for Investigation

Name JERIANN ALEXANDER Title PROJECT MGR
Phone 415-268-0461

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name REFINERIES SVS EPA I.D. No. CAD083166728
Address 13331 N. HIGHWAY 33
City PATTERSON State CA zip 95363

b) Rinsate Transporter

Name REFINERIES SVS EPA I.D. No. CAD083166728
Address 13331 N. HIGHWAY 33
City PATTERSON State CA zip 95363

c) Tank Transporter

Name ERICKSON INC EPA I.D. No. CAD009466392
Address 255 PARR BLVD
City RICHMOND State CA zip 94801

d) Tank Disposal Site

Name ERICKSON INC EPA I.D. No. CAD009466392
Address 255 PARR BLVD
City RICHMOND State CA zip 94801

e) Contaminated Soil Transporter

Name BAY AREA TANK & MARINE EPA I.D. No. CAL000027690
Address 4851 SUNRISE DR #104
City MARTINEZ State CA zip 94553

provide manifests for tank & rinsate w/ lab results

12. Sample Collector

Name JERIANNA ALEXANDER
 Company SUBSURFACE CONSULTANTS, INC.
 Address 171 12TH Street, Suite 201
 City OAKLAND State CA Zip 94607 Phone 415-268-0461

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10,000 Gal	unleaded Gas		
10,000 Gal	Regular Gas		
360 Gal	WASTE OIL		

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

If yes, describe. UNKNOWN
Soil samples will be taken @ every 20 linear feet of piping

15. NFPA methods used for rendering tank inert? Yes [] No []

If yes, describe. TANKS will be washed (TRIPLE RINSED)
& DRY ICE ADDED.

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name CURTIS & TOMPKINS
 Address 2323 5TH ST.
 City Berkeley State CA Zip 94710
 State Certification No. 159

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
UNLEADED GASOLINE 10,000 GALLON - TPH G BTXE	EPA 5030 EPA 5030	EPA 8015 Modified EPA 8020
REGULAR GASOLINE 10,000 GALLON - TPH G BTXE TOTAL LEAD WASTE OIL (TOTAL) TOG BTXE TPH (g/d) LI HC I CAS or M7 for Cd, Cr, Pb, Zn, Ni	EPA 5030 DHS-LUFT EPA 503	EPA 8020 8015 EPA 8020 DHS-LUFT EPA 503

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No []

Copy of Certificate enclosed? Yes No []

Name of Insurer STATE COMPENSATION INSURANCE FUND

20. Plot Plan submitted? Yes No []

21. Deposit enclosed? Yes No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results


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 and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) DALTON DEORNEILLAS
Signature 
Date 7-30-90

Signature of Site Owner or Operator

Name (please type) _____
Signature _____
Date _____

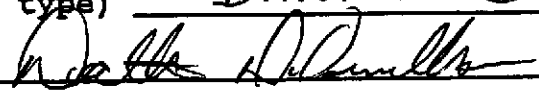
I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

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Signature of Contractor

Name (please type) DALTON DEORNEIAS
Signature 
Date 7-30-90

Signature of Site Owner or Operator

Name (please type) Baltner Properties, Inc. (formerly known as Commercial And Industrial Supply Co.)
Signature ^{BY:} William O. Robinson, Vice Pres
Date 8-8-90

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
 - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
 - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
 - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A
SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

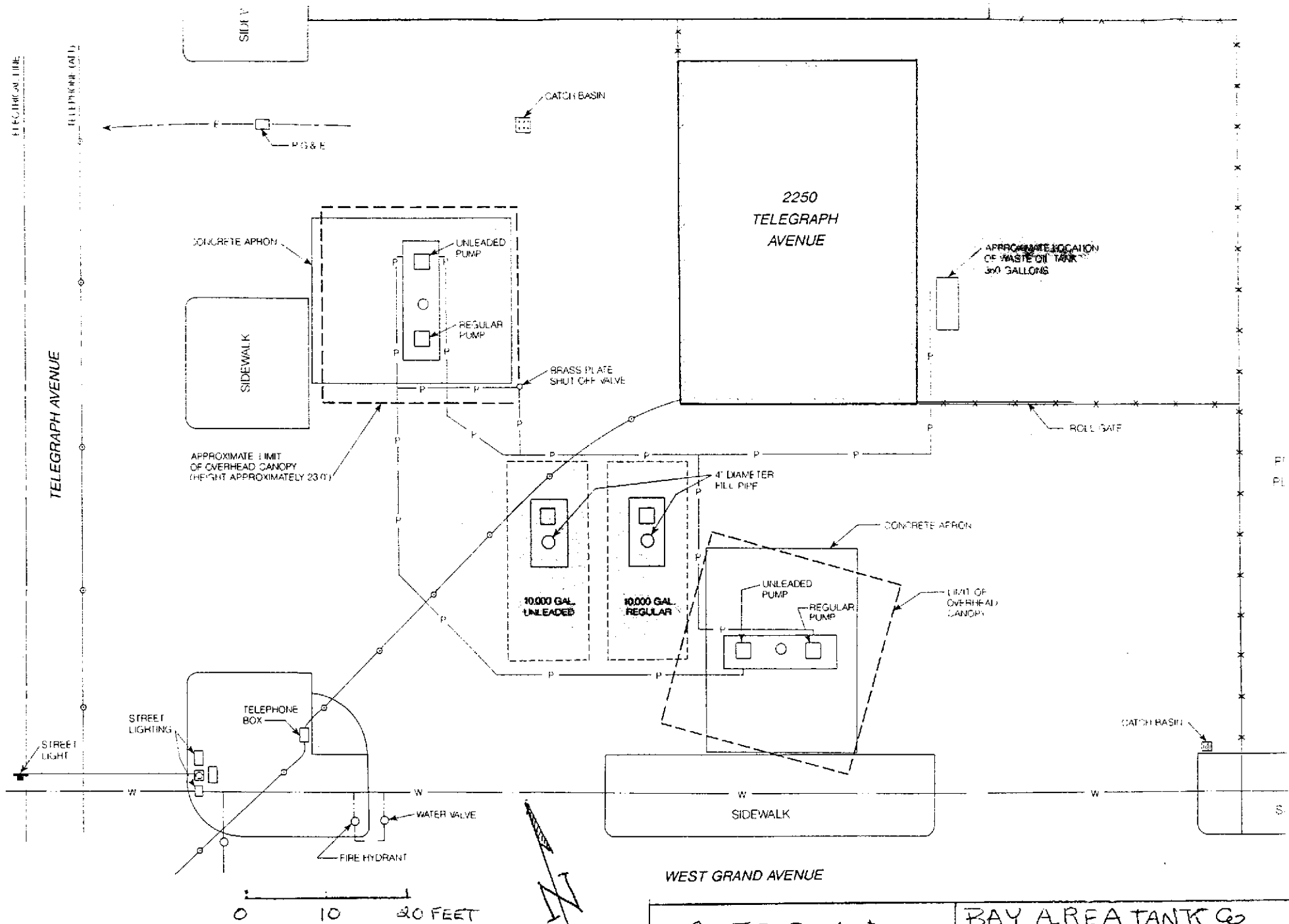
19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

rev. 9/88
mam



SITE PLAN	BAY AREA TANK & MARINE
July 29, 1990	2250 TELEGRAPH AVE. OAKLAND, CA

STATE
COMPENSATION
INSURANCE
FUND

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

April 20, 1989

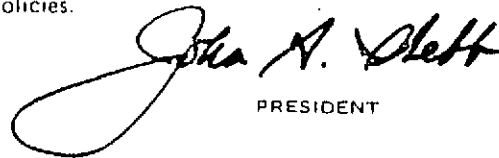
POLICY NUMBER 1098627-88
CERTIFICATE EXPIRES 10-1-90

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.


PRESIDENT

EMPLOYER

Bay Area Tank & Marine
2681 Over Look Drive
Walnut Creek, CA 94596

rr

SECTION 1
SUMMARY OF WORK

SECTION 1

PART 1 - GENERAL

The project consists of removing two 10,000 gallon (fuel) and one 360 gallon (waste oil) underground storage tanks, excavating clean and contaminated soil, backfilling the excavation with soil and restoring the site to its preconstruction conditions. The tanks are located on private property, as shown on the Site Plan, Plate 1.

The work to be done is summarized below and more completely described in subsequent Sections of these Specifications.

- A. Provide traffic/pedestrian control,
- B. Removal and proper disposal of existing improvements in the tank areas, and along tank related pipeline alignments,
- C. Remove and properly dispose of all residual product within the tanks and associated piping,
- D. Repair/replace existing chain link fence,
- E. Provide temporary support for utilities which extend through or near the remediation area, as necessary,
- F. Remove and properly dispose of existing underground tanks, and related piping and pump,
- G. Arrange for the Engineer to inspect the tanks at the TSD facility after it has been cleaned,
- H. Excavate and stockpile on-site clean and contaminated soil as directed by Engineer,
- I. Place contaminated soil in debris bins,
- J. Backfill the excavation with compacted clean and imported soil,
- K. Cap the excavation with asphalt concrete pavement to match existing grades, and
- L. Clean the site to have an appearance similar to preconstruction condition.

If delays are caused by unforeseen events beyond the control of both the Contractor and the owner, the Contractor shall not be entitled to damages or additional payment due to such delays. War, government regulations, labor disputes, strikes, fires, floods, adverse weather necessitating cessation of work, other similar action of the elements, inability to obtain materials, equipment or labor, or required extra work, may constitute such a delay.

PART 2 - EXECUTION

2.01 - GUIDELINES

All work including, but not limited to: pavement, concrete slabs, canopies and fence removal; tank removal and disposal; soil excavation; excavation backfilling; and pavement repair shall comply with all guidelines established by the City of Oakland, ACHCSA, BAAQMD, RWQCB, Oakland Fire Department and other agencies and departments with authority to monitor and regulate hazardous material, air quality and construction, as appropriate.

Utilities extending through the excavation shall be supported during excavation. Care should be taken to not damage pipelines. Details of pipeline support shall be approved by utility agents prior to implementation.

2.02 - HEALTH AND SAFETY PLAN FOR HAZARDOUS MATERIALS

Contractor shall provide, for his own personnel, a Health and Safety Plan. The Plan shall describe key personnel, chain of responsibility, health and safety issues, level of personnel protection, site entry requirements, warning signs, decontamination and disposal procedures, emergency medical care and other emergency procedures.

Contractor shall supply all materials and equipment required to comply with the Health and Safety Plan. Items supplied shall include, but not be limited to: protective clothing; filtered, self-contained and/or airline breathing devices; and decontamination equipment and materials.

2.03 - WORK PLAN

Contractor shall submit a Work Plan to the Engineer for written approval prior to the beginning of work. The Work Plan shall contain the items listed below, and any other items as required by the Engineer prior to the start of work.

- A. Site control, including temporary fencing, barricades, drainage controls and traffic control;
- B. Type of equipment proposed for the work; and

C. Methods of:

1. Temporary support of utilities;
2. Excavation and stockpiling of clean and contaminated soil;
3. Disposal of material;
4. Backfilling and compaction;
5. Pavement construction; and
6. Clean up.

The Work Plan shall comply with all requirements listed in these Specifications.

PART 3 - PAYMENT

Payment for providing the Work Plan and Health and Safety plan shall be included in the lump sum price quoted by contractor.

SECTION 2

SITE EXCAVATION

SECTION 2

PART 1 - GENERAL

1.01 - DESCRIPTION

The work in this Section consists of removing two 10,000 gallon and one 360 gallon underground storage tanks, pumps, and related fittings and piping; removing existing pavements, and excavating clean and contaminated soil.

- A. Contractor shall remove and dispose of all existing surface improvements such as pavements, slabs, fences, canopies, to expose the top of the tanks and related piping.
- B. Contractor shall repair/replace existing chain link fence.
- C. Contractor shall make all excavations necessary for the removal of the tanks and related piping. Excavation includes the removal and disposal of the tanks, pumps and piping, and any product and/or sludge remaining in the tanks and related piping.
- D. Contractor shall arrange for the tanks to be inspected by the engineer after cleaning.
- E. Contractor shall excavate and stockpile any clean and contaminated soil, as directed by the Engineer.
- F. Contractor shall slope and/or support the sides of all excavations, at a minimum, in a manner set forth in the rules, orders, and regulations prescribed by the Division of Industrial Safety of the State of California, Occupational Safety and Health Standards; California Administrative Code Title 8; and Federal and State OSHA.
- G. Contractor shall place barriers at the end of all excavations and at such places along excavations as may be necessary to warn all pedestrian and vehicular traffic of such excavations. Contractor shall place lighted barricades along each side of the excavation (from sunset each day to sunrise of the next day) until the excavation is entirely backfilled. Contractor shall provide such flag persons, fences, barricades, K-rails, flares, lights, warning signs, and safety devices as may be required for protection of the public in all areas of

work. Temporary fences and/or steel cover plates shall be provided in areas which are accessible to pedestrian traffic. Contractor shall submit traffic and pedestrian control plans to the City of Oakland for their approval prior to start of work.

- F. Contractor shall avoid damage to any conduits and wires within excavation limits.
- G. Contractor shall electronically locate subsurface utilities that may exist at the excavation locations. After location, Contractor shall "pot-hole" across utilities to avoid damaging them during excavation.

1.02 - SUBSURFACE DATA

Contractor shall investigate the site and come to his/her own conclusions concerning subsurface conditions. Contractor will be permitted to drill or excavate the site utilizing methods approved by the Engineer and Owner.

1.03 - EXISTING UTILITIES AND STRUCTURES

A. General

The approximate locations of known utilities are shown on Plate 1. There is no guarantee that all utilities, structures, or obstructions, active or inactive, are shown or are known to Owner, or that the utility information made available is accurate.

B. Active Utilities

Contractor shall exercise care to avoid damaging utilities and other facilities that are to remain in service during and subsequent to construction. Contractor shall conduct "pot-holing" for utilities in order to accurately determine their horizontal and vertical locations. Contractor shall be responsible for utility repair, if damaged. Contractor shall be responsible for providing temporary support for utilities, as necessary.

C. Inactive Utilities

Contractor shall satisfy him/herself, by whatever methods are necessary, that inactive utilities are not located in the areas to be excavated. When additional inactive utilities are encountered and confirmed to be abandoned, Contractor shall remove any sections interfering with construction and shall plug the open ends with concrete.

D. Overhead Utilities

Contractor shall take extreme care in performing any work below overhead utilities.

E. Structures

Existing structures are located near one of the tanks. Contractor shall take the necessary precautions to preclude movement, distress and/or damage to existing structures, slabs and/or pavement during excavation and backfilling activities. Contractor shall repair any damage that occurs. If underpinning is necessary, Contractor shall submit detailed drawings and calculations for temporary support of adjacent structures for review by Engineer.

PART 2 - EXECUTION

2.01 - GUIDELINES

A. General

Contractor shall excavate using equipment and methods suitable and appropriate for the project.

B. Clean Material Excavation

Excavation of material classified as "clean" shall be limited to that required for access to the tanks, piping and contaminated material, as directed by the Engineer.

Material determined by the Engineer, to be free of detectable contamination and eligible to be returned to the excavation as fill, shall be classified as "clean" fill and stockpiled on-site at location chosen by the owner and engineer.

At the completion of excavation, and/or as directed by Engineer, Contractor shall backfill the excavation with clean soil in accordance with Section 4 of these Specifications.

C. Contaminated Material Excavation

Visually and olfactory contaminated soils should be excavated as directed by Engineer. Contaminated material shall be segregated from clean soil. The Contractor's work shall facilitate the complete and accurate testing of soil to be removed. No delays nor compensation for delays in work will be granted to Contractor due to testing by the Engineer.

Contaminated soil shall be placed in storage bins which are appropriate for transportation of hazardous material. The bins should be lined with plastic and provided with closeable lids to restrict emissions into the air. The bins will remain on-site. The bins should be placed within a locked fenced area.

D. Liquid Wastes

Contractor shall remove and properly dispose of all liquid from the tanks and that which is contained in piping associated with the tanks prior to disconnecting. Methods shall be employed which avoid release of any of the material to the ground and/or groundwater.

The actual volume of liquid materials which must be removed from the tanks and piping is unknown.

E. Soil Sampling

After excavation is completed, Contractor shall cooperate with the Engineer so that the Engineer may collect soil samples at the bottom and/or sides of the excavation.

F. Preparation of Excavation Bottom

After Engineer has determined that no additional excavation is required, Contractor shall smooth and compact the bottom of the excavation and leave it in a clean condition suitable for subsequent placement and compaction of backfill material. Contractor shall remove loose material from the bottom of the excavation. Contractor shall compact the resulting graded, smoothed, and cleaned excavation bottom using appropriate equipment until the upper 6 inches is compacted to at least 90 percent relative compaction (ASTM D 1557).

2.02 - PAVEMENT/SLAB CUTTING

Where trenching, "pot-holing" or excavation occurs, Contractor shall blade cut or score the pavement and/or slab, and break it ahead of the trenching or excavation operation. Contractor shall blade cut the pavement and/or slab to a neat edge after backfilling and prior to paving. The proper tools and equipment shall be used in marking and breaking so that the pavement will be cut accurately and in neat lines parallel to the trench. Any pavement and/or slab damaged outside these lines shall be re-cut and restored at the expense of Contractor. Should voids develop under existing pavements and/or slabs during construction, Contractor shall neatly saw-cut these affected pavements in straight lines and replace the pavement after the voids have been properly filled.

2.03 - CONCRETE AND ASPHALT MATERIALS

Contractor shall break up, remove and dispose of all asphalt pavement and concrete to the appropriate waste disposal facilities.

2.04 - TANK AND RELATED EQUIPMENT

- A. Contractor shall notify the Engineer a minimum of 48 hours in advance of commencing tank removal.
- B. A State registered hazardous waste hauler shall empty the tanks and associated piping of all residual solids, liquids or sludges.
- C. Contractor shall render the tanks free of combustible vapors and inert prior to removal, as required by Fire Inspector. Testing of tank vapor by Fire Department is required before the tanks can be removed. If necessary to avoid fire or explosion, continuous vapor purging may be required during tank removal.
- D. Contractor shall remove concrete angles, straps and soil from above and around the tanks without damaging or punching holes in the tanks. Contractor shall remove tank and related equipment from the excavation and arrange for transport to an appropriate TSD facility.
- E. Contractor shall cap or plug all piping and openings to prevent any leakage of liquid from any item being removed from the excavation.
- F. Contractor shall post "NO SMOKING" signs that are approved by the Fire Department around the excavation site at approved locations.
- G. Contractor shall provide at least one 20-pound ABC fire extinguisher at the site during tank removal. The fire extinguisher shall be readily accessible and shall be located within 50 feet of all portions of each excavation site. The fire extinguisher shall bear an approved service tag denoting the last service date. Fire extinguishers not bearing approved tags and/or not serviced annually by licensed personnel will not be permitted on the site.

PART 3 - PAYMENT

Payment for site excavation, including services to handle clean and contaminated soil necessary to remove the tanks and piping, shall be included in the lump sum price quoted by Contractor. Payment for handling additional quantities should be in accordance with the unit prices quoted by Contractor.

SECTION 3

DISPOSAL OF MATERIAL

SECTION 3

PART 1 - GENERAL

Contractor shall provide all necessary labor, equipment, materials, and services for the disposal of material. This will include (1) material from within the tanks and piping, (2) the tanks, pumps and related piping, and (3) demolition debris, including concrete and asphalt.

PART 2 - EXECUTION

2.01 - HANDLING OF CONTAMINATED MATERIAL

- A. Contractor shall take precautions such that hauling of contaminated material does not contaminate uncontaminated areas.
- B. Contractor shall transport contaminated materials in strict accordance with California State Department of Health Services, Federal Department of Transportation, and other applicable codes and regulation. Contractor shall dispose of transported material at appropriate waste disposal facilities.

PART 3 - PAYMENT

A. Tank and Related Equipment

Payment for transportation and disposal of tanks, pumps and piping shall be included in the lump sum price quoted by Contractor.

B. Tank Contents

Payment for transportation and disposal of tank contents shall be according to the unit price quoted by the Contractor.

SECTION 4

BACKFILL AND COMPACTION

SECTION 4

PART 1 - GENERAL

This section covers backfilling and compaction of clean soil in all areas previously excavated.

A. Source Quality Control

Contractor shall submit samples of imported fill material to the Engineer for testing. Contractor shall deliver imported fill material to the site only after favorable evaluation by the Engineer.

B. Field Testing

Compaction tests shall conform to ASTM D1556 for field tests. Field tests by nuclear methods conforming to ASTM D2922 may be used. Compaction test results shall be expressed in terms of percent relative compaction, defined as the ratio of the in-situ soil density (determined by ASTM D1556 or D2922) to the maximum density of the same soil determined in accordance with ASTM D1557. Field tests conducted to check compliance with the compaction requirements of this CONTRACT DOCUMENT shall be conducted by the Engineer at the cost of Owner. The cost of retesting caused by Contractors's inadequate efforts, including the initial retest, shall be back charged to Contractor and deducted from the base bid.

PART 2 - PRODUCTS

A. General

Contractor shall provide appropriate backfill material. Material will consist of excavated on-site non-contaminated soil, and imported soil. Contractor shall obtain from the Engineer a favorable review of the backfill material prior to placement.

B. Requirements

Material shall have low expansion potential, be free of debris, roots, wood, scrap material, vegetable matter, rocks over four inches in greatest dimension, and all other deleterious substances. For import material, no less than 20 percent of the material shall be of sufficient size to pass through a #200 (0.074 mm) mesh sieve.

C. Excavated On-Site Soil

It is anticipated that the excavated non-contaminated, on-site soil will be suitable for use as fill.

D. Imported Soil

Before using imported soil, Contractor shall use all suitable soil obtained from the excavation.

PART 3 - EXECUTION

3.01 - BACKFILL

Contractor shall backfill the excavations true to line, grade and cross-section. Contractor shall place fill in approximately 8-inch-thick horizontal layers (measured before compaction) or as required by the Engineer.

3.02 - SUBGRADE FOR PAVEMENTS AND/OR SLABS

A. General

Contractor shall obtain approval from the Engineer of all subgrades before constructing slabs or pavements.

B. Compacted Backfill

Contractor shall bring up the backfill in accordance with Paragraph 3.01 and compact it to at least 90 percent relative compaction. Contractor shall compact the upper 3 feet of the subgrade soil to at least 95 percent relative compaction. Contractor shall bring low areas to grade and trim high points so that the finished grade is within 0.1 foot of the required subgrade elevation.

3.03 - COMPACTION

- A. Contractor shall add water to the backfill material or dry the material, as necessary, to obtain near optimum moisture content for the compaction method specified above. Contractor shall employ such means as may be necessary to secure a uniform moisture content throughout each layer being compacted. After the material has been moisture conditioned, Contractor shall compact it with compaction equipment appropriate for the use to achieve specified compaction. If the backfill material becomes saturated from rains or any other sources through negligence or otherwise, Contractor shall remove the faulty material and replace it with satisfactory and suitable material compacted to the specified density. No additional payment will be made for doing such removal and replacement work.
- B. Flooding, ponding or jetting shall not be permitted for compaction of backfill materials.
- C. When densities of compacted materials do not meet the specified requirements, Contractor shall remove and recompact the material until the requirements are met.

PART 4 - PAYMENT

Payment for backfill and compaction of the excavation created by tank and piping removal shall be included in the lump sum price quoted by Contractor. Payment for backfill and compaction of any excavation in excess of the in-place yardage quoted for the lump sum shall be according to the unit prices quoted by the Contractor. Payment for imported backfill shall be according to the unit price quoted by the Contractor.

SECTION 5

PAVEMENT

SECTION 5

PART 1 - GENERAL

This Section covers construction of asphalt concrete pavement in the areas disturbed during the project. The pavement shall be constructed to match existing adjacent conditions.

PART 2 - CONSTRUCTION

A. General

Improvements shall be constructed to match existing asphalt pavement conditions.

B. Subgrade and Baserock Compaction

The upper 6 inches of subgrade soil and all baserock shall be compacted to at least 95% relative compaction. The subgrade and baserock surfaces shall be relatively smooth and non-yielding prior to asphalt concrete placement.

PART 3 - PAYMENT

Payment for construction of pavement sections shall be according to the unit price quoted by Contractor.

SECTION 6

CLEANUP

SECTION 6

PART 1 - GENERAL

During the work, the Contractor shall keep the premises in a neat and clean condition, disposing of refuse in a satisfactory manner.

At no time shall there be any accumulation of rubbish, excavated material or equipment that will interfere with the convenience or operation of others or result in unsightly appearance of the work area.

PART 2 - EXECUTION

The Contractor shall be responsible for the care of all work until its completion and final acceptance, and shall protect the site from erosion or drainage of material out of the work area.

Prior to final acceptance of the work, the Contractor shall remove all temporary structures and remove all equipment and surplus construction material and debris from the area. The entire project, before acceptance by Owner shall be left in a neat and clean condition.

The Contractor shall replace any fencing or other structures removed for access to the work site to the same condition at which they existed prior to commencing work.

PART 3 - PAYMENT

Payment for cleanup shall be included in the lump sum price quoted by the Contractor.

8/1/90

SITE SAFETY PLAN

for
Underground Tank Removals
At 2250 Telegraph Avenue,
Oakland, Ca.

The following site safety plan has been prepared to address the health and safety requirements for the removal of underground tanks at 2250 Telegraph Avenue in the city of Oakland, California.

1.0 FACILITY BACKGROUND

Located at 2250 Telegraph Avenue in Oakland is a former gasoline service station with two 10,000 gallon underground gasoline storage tanks and one 300 gallon waste oil tank. The two gasoline tanks are located at the front of the property along Telegraph Avenue and the waste oil tank is located next to the station building. The dispensers are located on either side of the property (under canopies) on concrete pads.

2.0 SCOPE OF WORK:

The scope of work to: obtain permits; remove tanks according to the site specific work plan; sample and analyze the excavation; backfill and resurface the excavation as required; perform all work without threat to the environment, public, and workers.

3.0 KEY PERSONNEL AND RESPONSIBILITIES:

The key personnel and responsibilities for this project are as follows: Forrest Canutt, Project manager, Bay Area Tank & Marine inc., responsible for safety of public and workers, performance of tasks and adherence to health and safety

requirements; Subsurface Consultants Inc., Property owners representative, contact for regulatory and technical information.

Telephone numbers of key responsible parties:

Bay Area Tank & Marine Inc.: (415) 944-9219

Subsurface Consultants Inc.: (415) 268-0461

4.0 JOB HAZARD ANALYSIS

The potential chemical and physical hazards at this site are as follows:

4.1 PHYSICAL HAZARDS:

- 4.1.1 slip, trip, fall hazards due to uneven work area
- 4.1.2 noise, eye and bodily hazards while operating equipment
- 4.1.3 hazards to hands and feet when handling heavy or sharp materials or equipment
- 4.1.4 exposure to heat or cold stress
- 4.1.5 Moving heavy equipment
- 4.1.6 Steps to Minimize Hazards: Wear proper protective equipment, familiarize workers with site conditions, monitor for heat and cold stress, operate equipment in a safe manner and designate restricted work zones before starting work.

4.2 CHEMICAL HAZARDS:

- 4.2.1 Gasoline contamination may be present at the site. The exposure limits of the petroleum contaminants are as follows:

<u>NAME</u>	<u>WARNING CONCENTRATION</u>	<u>TLV</u>	<u>IDLH</u>
Gasoline	.005-10 PPM	300 PPM	-
Benzene	4.68 PPM	10 PPM	2K PPM

Ethyl Benzene	0.25-200 PPM	100 PPM	2K PPM
Toluene	.17-40 PPM	100 PPM	2K PPM
Xylene	0.05-200	100 PPM	10K PPM

4.2.2 ROUTES OF EXPOSURE:

Inhalation: Gas, BTEX
Ingestion: Gas, BTEX
Absorption: Gas, BTEX

5.0 RISK ASSESSMENT

- 5.1 General Public: The site is fenced and restricted from public access.
- 5.2 Other Workers: All work being performed by others is being conducted outside of the work area and is unrelated to the work being performed.
- 5.3 Surrounding Property: There are no structures in the area that will be impaired by the treatment operation.
- 5.4 Workers Performing Services: The risks associated with the remediation operation can be minimized by safe work practices and proper protective equipment.

6.0 EXPOSURE MONITORING PLAN:

- 6.1 Hazardous Vapors: The work site will be monitored using a Draeger and or combustible gas meter. Meter and or Draeger readings will be taken and documented before and during work.
- 6.2 Heat and Cold Stress: These will be monitored by measuring the ambient temperature with a thermometer and will be recorded during work at regular times.

7.0 PERSONNEL PROTECTIVE EQUIPMENT:

- 7.1 Laborers and supervisors -- Level D protective equipment:

Hard Hat
Coveralls or poly-tyvec
Half-face cartridge respirator if needed
Organic vapor cartridges if needed
safety glasses

PVC gloves and steel toe boots
Goggles

- 7.2 Consultant or Project Manager -- Level D protective equipment:
Hard Hat
Coveralls
Half-face cartridge respirator if needed
Organic vapor cartridges if needed
Safety glasses
PVC gloves and steel toe boots

8.0 WORK ZONES AND SECURITY MEASURES:

Three work zones will be established before proceeding with work:

- 8.1 Support or Security Zone: Will be the property border, barricades and or other device will be used to to restrict public access.
- 8.2 Contamination Reduction Zone: An area designated at the site will be used to don and doff protective equipment.
- 8.3 Exclusion Zone: Will be the area where work is being conducted. Only workers or authorized persons wearing the proper protective equipment will be allowed into the exclusion zone.

9.0 DECONTAMINATION PROCEDURES:

Decontamination Procedures will be conducted as follows:

- 9.1 Personnel will remove protective equipment in the contamination reduction zone. Expendable items such as tyvecs, gloves and respirator cartridges will be placed in drums for disposal with other contaminated materials.
- 9.2 Bathrooms are located across the street and there will be waterless hand cleaner at the site to wash hands when necessary.

10.0 GENERAL SAFE WORK PRACTICES

No horse play.
No smoking.
No eating.

Operate all equipment properly.
Plan ahead.
Follow instructions and adhere to safety guidelines.

11.0 STANDARD OPERATING PROCEDURES:

- 11.1 All personnel will don and doff protective equipment while in the contamination reduction zone.
- 11.2 Remove protective clothing in the following order: Tyvec suit, boots, respirator, gloves.
- 11.3 Hard hat, safety glasses and steel toe boots are to be worn on site at all times.

12.0 CONTINGENCY PLAN:

- 12.1 All hospital, fire and emergency telephone numbers will be posted near the work area with directions to the hospital.
- 12.2 Personnel currently trained in first aid, CPR and CFR 1910.120:

Project Manager; First Aid, CPR, CFR 1910.120
Work crews; CFR 1910.120
Consultant; Unknown
- 12.3 Personnel injured in the exclusion zone will be moved to the contamination reduction zone (if possible) where personnel protective equipment will be removed in order to administer first aid.

13.0 TRAINING REQUIREMENTS:

- 13.1 All personnel working in areas considered potentially hazardous will have had, as a minimum, forty hours' training in the hazards and protections associated with handling hazardous waste (per CFR 1910.120).
- 13.2 Tailgate safety meetings will be conducted at the beginning of each shift, and will highlight the hazards that may be encountered during the shift.

14.0 MEDICAL SURVEILLANCE:

14.1 All personnel working at the site will have had a thorough physical examination within one year of performing work.

14.2 Minimal exposure risk during the project does not merit base-line physicals before and after the project.

15.0 RECORD KEEPING:

All documentation pertaining to this project, e.g., exposure monitoring, temperature, safety meetings, etc., will be recorded and maintained at the office of the general contractor:

Bay Area Tank & Marine, Inc.
2681 Overlook Drive
Walnut Creek, Ca. 94596


**BAY AREA AIR QUALITY
MANAGEMENT DISTRICT**

 939 ELLIS STREET
 SAN FRANCISCO, CALIFORNIA 94109
 (415) 771-6000

REGULATION 8, RULE 40
 Aeration of Contaminated Soil and
 Removal of Underground Storage Tanks

NOTIFICATION FORM

- Removal or Replacement of Tanks
 Excavation of Contaminated Soil

SITE INFORMATION

SITE ADDRESS <u>2250 TELEGRAPH AVE</u>	
CITY, STATE, ZIP <u>OAKLAND, CA 94612</u>	
OWNER NAME <u>MR. WILLIAM C. ROBISON</u>	
SPECIFIC LOCATION OF PROJECT <u>2250 TELEGRAPH AVE</u>	
TANK REMOVAL	CONTAMINATED SOIL EXCAVATION
SCHEDULED STARTUP DATE <u>8-13-90</u>	SCHEDULED STARTUP DATE _____
VAPORS REMOVED BY:	STOCKPILES WILL BE COVERED? YES _____ NO _____
<input type="checkbox"/> WATER WASH	ALTERNATIVE METHOD OF AERATION (DESCRIBE BELOW):
<input checked="" type="checkbox"/> VAPOR FREEING (CO ₂)	_____
<input type="checkbox"/> VENTILATION	(MAY REQUIRE PERMIT)

CONTRACTOR INFORMATION

NAME <u>BAY AREA TANK & MARINE</u>	CONTACT <u>DALTON DEONELLAS</u>
ADDRESS <u>4851 SUNRISE DR #104</u>	PHONE (415) <u>372-4270</u>
CITY, STATE, ZIP <u>MARTINEZ CA 94553</u>	

**CONSULTANT INFORMATION
(IF APPLICABLE)**

NAME <u>SUBSURFACE CONSULTANTS</u>	CONTACT <u>JERANN ALEXANDER</u>
ADDRESS <u>171 12TH STREET</u>	PHONE (415) <u>268-0461</u>
CITY, STATE, ZIP <u>OAKLAND CA,</u>	

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____
	(INIT.)
CC: INSPECTOR NO. _____	DATE _____
	BY _____
	(INIT.)
TELEPHONE UPDATE: CALLER _____	CHANGE MADE _____
BAAQMD N # _____	_____


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 and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) DALTON DEORNEILLAS
Signature 
Date 7-30-90

Signature of Site Owner or Operator

Name (please type) Bultner Properties, Inc. (formerly known as Commercial And Industrial Supply Co.)
Signature ^{BY:} William O. Robinson, Vice Pres.
Date 8-8-90