

WATER AGENCY

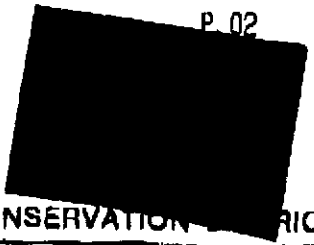
FAX NO. 5104823914

P. 02

POST-PAID fax transmittal memo 7671



To: <u>W. Williams</u>	From: <u>Ken Henk</u>
Co: <u>Zone 7</u>	Co: <u>K.L. Drilling</u>
Dept: <u>Water</u>	Phone: <u>510-865-9323</u>
Fax: <u>510-482-3914</u>	Fax: <u>510-523-9905</u>



ER CONSERVATION DISTRICT

JA 94588

(415) 484-2600

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

925-

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 1401 415th St. Emeryville, located in driveway

PERMIT NUMBER 92639  
LOCATION NUMBER 1S/4W 22880

415th St. Artist Cooperative  
1420 45th St. Emeryville Phone 510-655-2880

PERMIT CONDITIONS

Circled Permit Requirements Apply

BY: K.L. Drilling  
406 Park St. Emeryville Phone 510-865-9323

A. GENERAL

1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling log and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 30 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremie cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached,

PROJECT	Geotechnical Investigation
Water Protection	Investigation
Supply	Investigation
Drilling	Investigation <input checked="" type="checkbox"/>

WATER SUPPLY WELL USE  
a.  Industrial  
b.  Irrigation

METHOD:  
Air Rotary   
Other

S.L. LICENSE NO. 996360

OBJECTS  
1. Hole Diameter 8 In.  
2. Sealing Diameter 2 In.  
3. Seal Depth 20 ft.

ADDITIONAL PROJECTS  
Number of Borings 1  
Diameter 8 In.

STARTING DATE 12-10-92  
COMPLETION DATE 12-10-92

I agree to comply with all requirements of this Ordinance.

Approved Wyman Hong Date 8 Dec 92  
Wyman Hong

Kenneth S. Ford Dec 17 1992

INVOICE

6878

# K L DRILLING

1406 PARK ST SUITE 100  
ALAMEDA, CA 94601-4510

pd check 137  
M/L 12/17/92

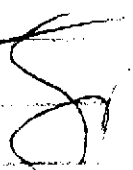
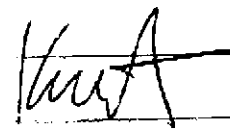
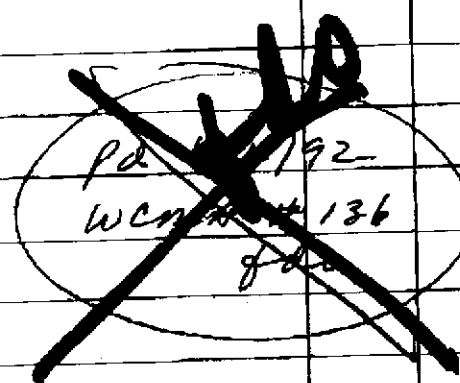
SOLD TO

SHIPPED TO

45th Street Artist Cooperative

1420 45th Street

Emeryville CA 94608

CUSTOMER'S ORDER	TERMS	SHIPPED VIA	F.O.B.	DATE
				12-10-92
Destroy one 25'x2" PVC monitoring well located at 1401 45th St. Emeryville CA. Plug & abandon with neat Portland Cement. Permitted. Removed well.				
Permit # 92639 (Zone 7 Water Management)				
Location # 15/4W 22 B 80				
Total Bill \$ 800.00				
  				
Tom Kraft Region Manager				



## **Woodward-Clyde Consultants**

Mr. Joseph Costarella

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June 10, 1992

### Underground Storage Tank

An UST was detected by WCC in 1988 under the sidewalk at the 1401 - 45th Street entrance to the warehouse. Results of analytical laboratory tests of samples previously collected from the tank contained petroleum hydrocarbons similar to that of boiler fuel. Therefore, this tank was probably used for boiler fuel storage (WCC 1988). During this site visit surface evidence was observed to confirm the removal of the UST. The sidewalk has recently replaced concrete sections and a shallow groundwater monitoring well was located in the sidewalk, west of the former UST location. There were no visible construction "scars" in the warehouse that would indicate removal of associated UST piping.

In November 1988, the UST was removed from its 1401 - 45th Street location by Aqua Terra Technologies, Inc. (ATT). ATT prepared an UST closure report summarizing the closure activities and analytical results for soil samples collected beneath the former UST (ATT 1988). Based on the soil sample results, a shallow groundwater monitoring well was installed by ATT in December 1988. Based on the groundwater sample results from this monitoring well, ATT conducted a quarterly groundwater monitoring program from December 1988 through October 1989. Shallow groundwater samples were reported with petroleum contamination above the analytical laboratory detection limits with the following concentrations: oil and grease, 88 mg/L, February 1, 1989; total petroleum hydrocarbons quantified as gasoline, 0.4 mg/L, October 12, 1989; and benzene, 27 µg/L, October 12, 1989. ATT prepared a report summarizing the quarterly groundwater monitoring activities (ATT 1989). ATT concluded that there was no evidence to suggest that the shallow groundwater beneath the site was degraded due to the former UST. ATT recommended a copy of the report be forwarded to the ACDEH for review and final case resolution.

Please note that both the UST report (ATT 1988) and the monitoring report (ATT 1989) identify the project site as 4250 Horton Street, rather than 1401 - 45th Street. This address discrepancy is an important consideration when reviewing regulatory agency listing of site vicinity environmental cases. Refer to Site Vicinity Environmental Cases Section below.

**CONSULTANTS**

Mr. Joseph Costarella

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June 10, 1992

As part of this update to the existing environmental site reconnaissance and records review, and specifically the UST closure activities, WCC requested monitoring of the shallow groundwater at the existing on-site well. Mr. Costarella contracted the services of BCAL of Emeryville, California to collect samples from the well on May 12, 1992 and test for oil

DATE: 10/1/92  
B986 - 2  
MR. JOSEPH COSTARELLA

**CONSULTANTS**  
**MOODMANSLD-CIAGE**



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1 foot deep. Welded steel angles imbedded in the floor also outline this concrete area. The opening is covered with 2 inch by 6 inch by 4 foot wood planks. The soil inside this area appears to be floor sweepings. There were no visible stains or discoloring on the concrete to indicate that this patched area was used to store hazardous substances. Based on the location of these concrete patched areas near loading docks and the welded steel angles, these areas may have been loading dock scales.

The Horton Street truck loading dock floor has been raised from street level to warehouse floor level. There are 2 inch by 12 inch by 20 feet wood planks over an unknown support structure. The space beneath this loading dock area was inaccessible for inspection.

At the time of this site visit the northeast corner of the warehouse was occupied by a furniture maker. Chemicals for this trade person were stored nearby on shelves.

The fifteen pallets of "Custom-Colored Tile Grout" previously located by WCC in 1988 in the eastern portion of the warehouse adjacent to the south wall were not observed during this site visit.

Numerous oil-type stains were found on the warehouse concrete floor by WCC in 1988. In particular a large stain about 3 feet by 5 feet was previously observed at the southeast area of the warehouse near some electrical equipment. This area of the warehouse has been walled off and reported by Mr. Costarella no longer a part of the Site (1401 - 45th Street).

### Site Vicinity Environmental Cases

Federal and state regulatory listings of fuel and toxic waste sites were consulted to identify site contamination cases reported within four blocks of the Site. Contacts were also made with the Alameda County Department of Environmental Health (ACDEH) to ascertain whether they were pursuing fuel or active toxic waste cases in the immediate area of the Site.



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Potential uncontrolled hazardous waste sites are contained in the EPA CERCLIS data base. The CERCLIS system contains only those potential hazardous waste sites that have been brought to the attention of EPA. The EPA CERCLIS data base was reviewed by WCC in 1988 and EPA's June 1988 list reported the following case site:

- CHROMEX DIV of Charles Lowe Co.  
1400 Park Avenue  
Emeryville, CA

The California Environmental Protection Agency's (Cal-EPA) "Annual Work Plan" (formerly the Department of Health Services' "Expenditure Plan for Hazardous Substances Cleanup Bond Act of 1984") was reviewed by WCC. Two toxic waste sites are listed as priority cleanup sites by Cal-EPA:

- Electro-Coatings  
1421 Park Avenue  
Emeryville, CA 94608
- Pacific Gas and Electric  
Materials Distribution Center  
4525 Hollis Street  
Emeryville, CA 94608

Based on WCC's review of the "Annual Work Plan," Cal-EPA was contacted by letter requesting hazardous waste site database printouts (Refer to attachments). Information received from Cal-EPA reported the following:

Electro Coatings is located south of the Site at 1421 Park Avenue. It has records of industrial waste discharge problems dated from 1965. The RWQCB, lead oversight agency, ordered correction of chromic acid discharge to shallow groundwater wells onsite. Hexavalent chromium was detected in the subsurface soil and groundwater. The site is paved and has





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restricted access. Electro Coatings appears to be cross gradient from the property. The reported direction of groundwater flow is northwest toward the San Francisco Bay. Groundwater is not used for drinking water and therefore the public health threat is minimal according to Cal-EPA.

The Pacific Gas & Electric Materials Distribution Center is located at 4525 Hollis Street. This site has a history of soil contaminated with polychlorinated biphenyls (PCBs) and lead. The groundwater is contaminated with heavy metals that may have originated from this site. There is no known use of groundwater for drinking water supply or industrial uses. The removal of PCB contaminated material was conducted in 1987 by PG&E. Cal-EPA has "certified" and listed the site as remediated in May 1991.

North Bay Toxic Cases in Alameda County were identified in a February 1992 list obtained from the Regional Water Quality Control Board, San Francisco Bay Region. The following toxic cases were listed:

- Electro-Coatings  
1421 Park Avenue  
Emeryville, CA 94608
- Sherwin-Williams  
Sherwin Avenue & Horton Street  
Emeryville, CA 94608
- Del Monte Plant No. 35  
1250 Park Avenue  
Emeryville, CA 94608
- PG&E Materials Distribution Center  
4525 Hollis Street  
Emeryville, CA 94608



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Fuel Leak Cases in Alameda County were identified in a March 1992 list obtained from the Regional Water Quality Control Board, San Francisco Bay Region. The following fuel leak cases were listed:

- City of Emeryville  
1420 - 45th Street  
Emeryville, CA 94608
- Plywood Lumber and Sales  
4050 Horton Street  
Emeryville, CA 94608
- Del Monte Plant 035  
1250 Park Avenue  
Emeryville, CA 94608
- Unknown  
4543 Horton Street  
Emeryville, CA 94608
- AC Transit  
1140 - 45th Street  
Emeryville, CA 94608
- Rifkin Realty Partners  
4549 Horton Street  
Emeryville, CA 94608
- Ransome Co.  
4030 Hollis Street  
Emeryville, CA 94608
- Les Paul  
1199 Park Avenue  
Emeryville, CA 94608



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- Union Bank  
1461 Park Avenue  
Emeryville, CA 94608
- Shell  
4250 Horton Street  
Emeryville, CA 94608  
*(This reported case appears to have an incorrect  
address listed with the RWQCB.)*

The Alameda County Department of Environmental Health (ACDEH), Division of Hazardous Materials was contacted by letter regarding hazardous waste and/or toxic substance activities in the site area, specifically 4250 Horton Street. However, the ACDEH interview has not been conducted to date. WCC's response to the interview will be forwarded, to you, with revised or additional recommendations, if necessary.

**Conclusions and Recommendations**

This section summarizes WCC's recommendations regarding potential environmental impacts relating to the Site. Recommendations regarding additional assessment activities that should be considered to further identify those areas which may have environmental impact are presented. Our recommendations are based on the conditions observed during the site visit, available agency file review and from discussions with persons interviewed that might have information relating to the history of the property.

An UST was removed from the Site. The UST was probably used for boiler fuel storage from about 1927 to 1987. Closure activities by ATT indicate no evidence to suggest the shallow groundwater beneath the site was degraded due to the former UST (ATT 1988, ATT 1989). Based on the May 12, 1992 analytical laboratory results, there is no evidence that groundwater has been degraded due to the former UST. WCC recommends the Site owners



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request in writing from the ACDEH for final case resolution. Upon final case closure from ACDEH, the shallow groundwater monitoring well should be closed properly according to the regulatory guidelines.

There is a low potential of impact on the subsurface soil and groundwater conditions at the Site from reported toxic spills and fuel leaks from nearby UST systems. Groundwater flow direction has been reported at nearby cases to the northwest, toward San Francisco Bay. Of primary concern are the following reported cases:

- Electro-Coatings  
1422 Park Avenue  
Emeryville, CA 94608
- Pacific Gas and Electric  
Materials Distribution Center  
4252 Hollis Street  
Emeryville, CA 94608
- Chromex Division of Charles Lowe Co.  
1400 Park Avenue  
Emeryville, CA 94608
- Shell  
4250 Horton Street  
Emeryville, CA 94608  
*(This reported case appears to have an incorrect  
address listed with the RWQCB.)*

While WCC has either reviewed agency files or interviewed agency staff on these nearby cases, the Costarella/Levine Partnership II should periodically review regulatory files for oversight and/or consider installation of appropriately placed on-site shallow groundwater well(s) to monitor potential migration of contaminated groundwater from off-site sources, such as those listed above.



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Consultants**

Mr. Joseph Costarella

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The office has a suspended acoustical tile ceiling and painted plywood walls. If the walls and ceiling are insulated then the insulation material should be evaluated for friable asbestos. At the time of the site visit the attic space above the office was not accessible.

The Horton Street truck loading dock has been raised from street level to warehouse floor level. The floor was comprised of wood planks over an unknown support structure. The area beneath the loading dock should be inspected for possible storage of hazardous substances. At the time of the site visit, the loading dock area was not accessible.

Limitations

The scope of this investigation is limited to visual observations of surface conditions at the site, interviews with Mr. Joseph Costarella and public agency personnel, and a review of the readily available reports and literature. The site reconnaissance and records review did not include drilling, sampling or chemical analysis of soil by WCC. Evidence of friable asbestos was not investigated in the site building. Groundwater samples for this study were not collected by WCC for chemical analysis.

This study addressed the likelihood of hazardous substance contamination resulting from past and current known uses of the site and adjacent properties. As a result, certain conditions may not be covered: 1) naturally occurring toxics in the subsurface soils, rock, water or the toxicity of the on-site flora; 2) toxicity of substances common in current habitable environments such as, stored household products, building materials, and consumables; 3) biological pathogens; 4) contaminants or contaminant concentrations that do not violate present regulatory standards but may violate future such standards; and 5) unknown site contamination such as, "midnight" dumping and/or accidental spillage which may occur following the site visit by WCC personnel.

**Woodward-Clyde  
Consultants**

Mr. Joseph Costarella

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June 10, 1999

Services for this project are performed in accordance with the Agreement between Costarella/Levine Partnership II and WCC. No warranty or guarantee of site conditions is intended. This letter report is solely for the use of Costarella/Levine Partnership II and any reliance on this letter report by third parties shall be at such party's sole risk.

It was a pleasure to be of service to the Costarella/Levine Partnership II. Please call the undersigned if you have questions on our letter report.

Sincerely,

WOODWARD CLYDE CONSULTANTS



Joel R. Kushins, P.E.  
Sr. Project Engineer

ADB/WPDC/SKI/ENR/SX/0444-A.CLIP

Attachment: Correspondence  
Analytical Laboratory Report



# Woodward-Clyde Consultants



Engineering and environmental services applied to the earth & its environment

May 20, 1999  
92C0327A

VIA FEDERAL EXPRESS

Hazardous Materials Division  
Alameda Co Dept of Environmental Health  
Division of Hazardous Materials  
80 Swan Way, Suite 200  
Oakland, CA 94621

Attention: Mr. Brian O'Liva  
Hazardous Materials Specialist

Subject: Request to Review Project Files

This letter is in response to our telephone conversation of this afternoon. I understand that your policy is to schedule an appointment for WCC personnel to review the files at your office. Since you were not available to meet with me on Thursday or Friday of this week, you requested that I call you early next week. In order to prepare for our telephone conversation I have listed the five case files I would like to discuss with you, they are:

- o Public Gas and Electric - Emeryville  
4325 Hollis Street  
Emeryville, CA 94608  
Alameda County
- o Electro-Coatings  
1421 Park Avenue  
Emeryville, CA 94617  
[or 94608]  
Alameda County
- o 401-45th Street  
Emeryville, CA 94608  
Alameda County
- o 1420-45th Street  
Emeryville, CA 94608  
Alameda County
- o 4250 Horton Street  
Emeryville, CA 94608  
Alameda County

I will call you on Tuesday, May 26th. If you need additional information, please contact me at 510-874-3000. Thank you for your cooperation.

Sincerely,

WOODWARD-CLYDE CONSULTANTS

Joel R. Kushin, P.E.

cc Mr. Joseph Costarella

## **Woodward-Clyde Consultants**

Mr. Joseph Costarella

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June 10, 1992

- California Environmental Protection Agency (Cal - EPA),
- Alameda County Department of Environmental Health (ACDEH),
- Alameda County Assessors Office, and
- Oakland City Library.

### Site Ownership

Ownership records were reviewed at the Alameda County Assessors Office. The Site identified as the northern portion of APN 49-1033-2 has a history of ownership by the Watkins family since 1975 (WCC 1988).

According to the Sanborn Insurance Maps Volume 3, 1913 and 1931 (revised), the Site at 4250 Horton Street was occupied by the Western Aluminum Manufacturing Company and The Magnavox Company, respectively. The Sanborn Insurance Maps describe the Aluminum Manufacturing building (1401 - 45th Street) to include a factory constructed of hollow concrete or brick blocks in back of The Magnavox Company brick facility. An aluminum foundry, a separate iron clad frame building with an earth floor, was located at the 4333 Holden Street address. Review of old construction drawings dated June 1927, suggest that The Magnavox Company occupied their factory starting in about 1927-1928. There are no basements in the building.

### Site Reconnaissance

A site visit and site vicinity reconnaissance was conducted by Mr. Joel Kushins on May 15, 1992. Mr. Kushins, escorted by Mr. Joseph Costarella of Costarella/Levine Partnership II, conducted inspection of the building interior and exterior. The Site building includes approximately 25,000 sq. ft. of warehouse and office space.







ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

5589  
January 11, 1993

Timothy Craft  
45th St. Artist Cooperative  
1420 45th Street,  
Emeryville, CA 94608

Subject: 4250 Horton Street, Emeryville, CA

Dear Mr. Craft:

This letter is in response to the conversation that took place on Thursday, January 7, 1993 concerning the aforementioned site.

The deposit/refund account for the Alameda County Division of Hazardous Materials to oversee the remediation of the site has a negative balance at this time. It will be necessary for you to send a check for \$350.00 to this office prior to completion of the "closure" of the site. This deposit is authorized by section 3-141.6 of the Ordinance Code of Alameda and is used to cover the expenses incurred by County personnel in their oversight duties. Records are maintained of the time County employees commit to a project and the deposit is charged at an hourly rate. Upon completion of the project, the balance will be returned to you.

If you have any questions, please do not hesitate to call. I can be reached at (510) 271-4320.

Sincerely,

Brian P. Oliva, REHS, REA  
Hazardous Materials Specialist

cc: Ed Howell/files

**45th Street Artist Cooperative  
1428 45th Street  
Emeryville, CA 94608-2906**

**(510) 655-2880**

Brian Oliva  
ACHCSA  
Hazardous Materials Department  
80 Swan Way, Room 200  
Oakland CA 94621

28 2 13 03 53 76

September 28, 1992

Dear Brian,

This letter will serve as notification to the Alameda County Health Care Service Agency that the 45th Street Artist Cooperative is formally requesting case closure of the the monitoring well located at [REDACTED] [REDACTED] and we will close the well on or after November 2, 1992, unless otherwise notified by the ACHCSA. Furthermore, the Cooperative will assume that the ACHCSA approves the well closure and will require no further testing from the well at the above named property.

Please refer to the report compiled by Aqua Terra Technologies (ATT), dated November 3, 1989 for a summary of the ACHCSA approved quarterly samplings performed by ATT on February 1, 1989; April 25, 1989; September 21, 1989; and October 12, 1989. This report also contains the consultants findings and conclusions related to this site.

Thank you for your cooperation with this request.

Sincerely,



Timothy N. Krafft  
Business Manager

cc: Benjamin Berman, Aqua Terra Technologies  
Board of Directors, 45th Street Artist Cooperative  
Lester Feldman, Water Quality Control Board-San Francisco Bay Region  
Harry Hecht, Emeryville Public Works Department  
Joel Kushions, Woodward-Clyde Consultants  
Karen Tiedmann, Goldfarb & Lipmann  
Joseph Costarella, Costarella/ Levine Partnership

~~Form~~  
This guy wants  
to know

This might have been a case of DENNIS

Tim Kraft  
ESS 2880  
L.O.P.

Brian

Re.  
4250 Horton St.  
Emeryville Ca.

- 1) Wants to know if you can  
deleg the monitoring well at site.  
(Is site closed or is more sampling needed)
- 2) What Agency will oversee the well  
destruction.

DATE: 3/12/92

TO : Local Oversight Program

FROM: RON OWCARE

SUBJ: Transfer of Eligible Oversight Case

Site name: 45th St ARTISTS COOPERATIVE

Address: ~~44th St~~ 4250 Horton St city Emeryville zip 94608

Closure plan attached?  N DepRef remaining \$ ~~0~~

DepRef Project # 323 STID #(if any) 3786

Number of Tanks: 1 removed?  N Date of removal 11/2/88

Leak Report filed?  N Date of Discovery 11/88

Samples received?  N Contamination: Soil + water

Petroleum  N Types: Avgas Jet leaded unleaded Diesel  
fuel oil waste oil kerosene solvents

Monitoring wells on site 1 Monitoring schedule?   but not for 3 yrs.

Briefly describe the following:

Preliminary Assessment NA

Remedial Action soil excavation + removal?

Post Remedial Action Monitoring quarterly report of MWs

Enforcement Action continue reinstitute MW review

Comments: Last results of MW indicated 27 ppb B after 4 consecutive NDs  
 Dep/ref account is drained and they owe \$5450

7/28/89

**15th Street Artists Cooperative**

---

Brad Bennett  
Aqua Terra Technologies  
2950 Buskirk Avenue, Suite 120  
Walnut Creek, California 94596

24 July 1989

Dear Brad,

This is to confirm the results of the various phone conversations last week between you and me and Dennis Byrne, Alameda County Hazardous Materials Specialist, regarding the samples to be taken for the current and final tests from the monitoring well at the property 4250 Horton Street.

- The current quarterly testing underway is for BTXE (benzene; aromatic constituents of gasoline) only. This substitutes for the former "total oil & grease" tests, which had negative results.
- The final quarterly sampling will be for BTXE and TPH (diesel). You indicated this sampling will be in October or November and, because of the additional test, will add approximately \$200-300 to the otherwise final cost of \$6,500 (already paid in full).

Yours truly,



A. Robin Orden  
Executive Director

copy: Dennis Byrne, Department of Environmental Health, Hazardous Materials Program  
SAC Board of Directors

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



3 July 1989

A. Robin Orden  
45th Street Artists' Cooperative  
1420 45th Street  
Emeryville, CA 94608

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

271-4320

Subject: Quarterly Groundwater Monitoring at 4250 45th St.  
Emeryville.

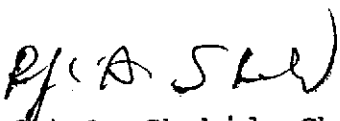
Dear Ms. Orden:

Thank you for submitting the results of the most recent quarterly groundwater monitoring conducted at your facility. We are pleased that no evidence of adverse groundwater impact has been detected. However, to ensure that a final review of this project will not be subject to timely deliberation as to the sufficiency of the analysis conducted, we ask that the following analytical protocols be included into your monitoring program.

- 1) Total Petroleum Hydrocarbons - Diesel, EPA Method GCFID 3510.
- 2) Benzene, Toluene, Xylene and Ethylbenzene, EPA Method 602 or 624.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

  
Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:DB

cc: Scott Huegenberger, SFBRWQCB  
Brad Bennett, Aqua Terra Technologies  
2950 Buskirk Ave, Suite 120  
Walnut Creek, CA 94596

ALAMEDA COUNTY  
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY  
~~XXXXXXXXXX~~, Agency Director



Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

Telephone Number:(415) 271-4320

26 January, 1989

Aqua Terra Technologies  
2950 Buskirk Avenue  
Suite 120  
Walnut Creek, Ca. 94596  
ATTN: Bradley Bennett

Subject: Report of the Ground Water Monitoring Well at 4250 Horton  
St. Emeryville.

Dear Mr. Bennett:

Thank you for the analytical data and monitoring well installation report submitted to our office concerning the underground storage tank removal project conducted at 4250 Horton Street in Emeryville. Your suggested quarterly monitoring schedule is in accordance with guidelines established by the San Francisco Bay Regional Water Quality Control Board and is acceptable to our department.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415)271-4320.

Sincerely,

Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:DB

cc: Lisa McCann, SFBRWQCB





December 28, 1988

Ms. Jean Driscoll  
Community Program Loan Officer  
First Nationwide Bank  
700 Market Street, 8th Floor  
San Francisco, CA 94102

Subject: 45th Street Artists Cooperative Property  
Located at Horton and Holden Streets  
Emeryville, CA


Dear Ms. Driscoll:

The purpose of this letter is to inform you that the work performed by Aqua Terra Technologies, Inc. (ATT) and Balch Petroleum as defined in ATT's proposal of September 8, 1988 for the subject property has been completed. Balch Petroleum was authorized by ATT to perform services including removal of the 1,000 gallon underground tank, pump-out of tank contents, backfilling the pit, and restoration of the sidewalk. ATT performed engineering services associated with the tank removal, and assessment of the 55 gallon drums on the property.

ATT has prepared two reports, dated November 9, 1988 and December 19, 1988, which present the conclusions of the investigation. A final invoice for the work done as defined in ATT's September 8, 1988 proposal has been transmitted to the 45th Street Artists Cooperative.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.

  
Julie S. Menack, M.S., R.G.  
Project Manager

cc: A. Robin Orden  
45th Street  
Artists Cooperative

Aqua Terra Technologies  
Consulting Engineers  
& Scientists

2950 Buskirk Avenue  
Suite 120  
Walnut Creek, CA  
94596  
415 934-4884

ATT

December 22, 1988

DEC 27 1988

Mr. Dennis Byrne  
Alameda County Health Care Services Agency  
Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621

Subject: 45th Street Artists Cooperative Property,  
Emeryville, CA

Dear Mr. Byrne:

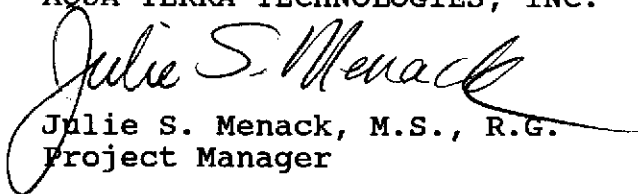
Aqua Terra Technologies  
Consulting Engineers  
& Scientists

Enclosed herewith is an Underground Storage Tank  
Unauthorized Release Report and the Closure Report for  
the subject property. I am sending this information per  
your written request of November 29, 1988, with the  
approval of Robin Orden of the 45th Street Artists  
Cooperative.

2950 Buskirk Avenue  
Suite 120  
Walnut Creek, CA  
94596  
415 934-4884

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.

  
Julie S. Menack, M.S., R.G.  
Project Manager

JSM/dh  
Attachments

cc: Robin Orden

FILE FILE

# 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 AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
REPORT DATE 1 m 2 m 0 d 8 d 8 y 8 y	CASE #	SIGNED _____ DATE _____

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Julie S. Menack	PHONE (415) 934-2884	SIGNATURE
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Aqua Terra Technologies, Inc.	
	ADDRESS 2950 Buskirk Ave., Ste. 120, Walnut Creek, CA 94596		

RESPONSIBLE PARTY	NAME 45th Street Artist Cooperative <input type="checkbox"/> UNKNOWN	CONTACT PERSON A. Robin Orden	PHONE (415) 655-2880
	ADDRESS 1420 45th Street, Emeryville CA 94608		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) same	OPERATOR	PHONE ( )
	ADDRESS same		
	CROSS STREET Horton	TYPE OF AREA <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input checked="" type="checkbox"/> OTHER

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Dept.	CONTACT PERSON Dennis Bryne	PHONE (415) 271-4320
	REGIONAL BOARD San Francisco Bay Region		PHONE ( )

SUBSTANCES INVOLVED	(1) NAME Oil and Grease	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 1 m 1 m 0 d 0 d 8 y 8 y	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE M M D D Y Y	

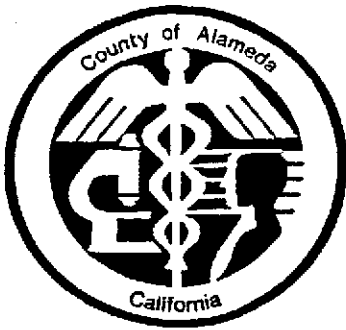
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY: CAPACITY 500 GAL. AGE 30+ YRS. <input type="checkbox"/> UNKNOWN	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
--------------	---	---	--	---

CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" 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"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input checked="" type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)
-----------------	---

COMMENTS	
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ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
80 SWAN WAY, ROOM 200  
OAKLAND, CA 94621  
(415) 271-4320

- HAZARDOUS MATERIALS RELEASE AND NOTIFICATION REPORT (H&SC 25180.7)  
 EMERGENCY RESPONSE

1. INFORMATION RECEIVED BY: Dennis Byrne  
DATE: 1/6/89 TIME: 0900
2. INCIDENT LOCATION: 1420 45th St  
CITY: Emeryville ZIP CODE: 94608
3. DATE OF INCIDENT: 11/02/88 TIME OF INCIDENT: 1200
4. REPORTED BY: Dennis Byrne AGENCY: Alameda County Dept Envi. Health. Haz Mat Div  
ADDRESS: 80 Swan Way Room 200 CITY, ZIP: Oakland 94621  
TELEPHONE: (415) 271-4320 CONTACT: Julie Menack  
PHONE: (415) 934-4884
5. TYPE OF DISCHARGE:  
 Discharge from vehicle License Plate No. \_\_\_\_\_  
 Manifest/Shipping Information: \_\_\_\_\_  
 Abandoned Material  Fixed Facility  
Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Other (specify) underground storage tank
6. ESTIMATED QUANTITY DISCHARGED: Unknown  
QUANTITY THREATENED TO BE RELEASED: None
7. NATURE OF MATERIAL:  
 Solid  Liquid  Gas  Powder  Granular  
 Radioactive  Other  
Chemical Name: \_\_\_\_\_ Common Name: Diesel
8. HAZARDOUS PROPERTIES:  Corrosive  Ignitable  Toxic  
 Reactive  Other
9. HAZARDOUS MATERIAL WAS RELEASED TO:  
 Air  Storm Drain  San Francisco Bay  Sanitary Sewer  
 Other Natural Waterway (creek, lake, reservoir)  Groundwater  
 Groundsurface (soil, road, etc.)  Other (specify) \_\_\_\_\_
10. WEATHER CONDITIONS: clear + sunny
11. NUMBER OF INJURED PERSONS REQUIRING HOSPITALIZATION: None  
NAMES AND ADDRESSES OF HOSPITALS UTILIZED: \_\_\_\_\_

12. PERSONS PRESENT AT SCENE: PHONE NO.  
NAME: \_\_\_\_\_ AFFILIATION \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. RESPONSIBLE PARTY:  
NAME: A. Robin Orden PHONE NO. (415) 655-2880  
ADDRESS: 1420 45th St Emeryville Ca. 94608

14. EVIDENCE COLLECTED (SAMPLES, PHOTOGRAPHS, ETC.)  
soil + water samples collected for analysis

15. CLEAN-UP ACTIONS: Tank and contaminated soil removed

NAMES AND ADDRESSES OF PERSONS DOING CLEAN-UP:  
Aqua Terra Technologies, Inc.  
2950 Buskirk Ave, Suite 120, Walnut Creek Ca. 94596

DESCRIPTION OF CLEAN-UP ACTIONS:  
Ground water monitoring well installed, samples to be collected quarterly for analysis.

16. TIME INCIDENT CLOSED: \_\_\_\_\_

17. ELAPSED TIME: \_\_\_\_\_

18. [ ] DISCHARGE NOT TO BE NOTIFIED:  
\_\_\_\_ Unlikely to Cause Substantial Injury to Public Health & Safety  
\_\_\_\_ Public knowledge \_\_\_\_ Ongoing criminal investigations  
\_\_\_\_ Permitted Discharge \_\_\_\_ Other

19. [✓] DISCHARGE TO BE NOTIFIED:  
FACTORS DETERMINING THAT THIS HAZARDOUS WASTE DISCHARGE OR  
POTENTIAL DISCHARGE IS LIKELY TO CAUSE SUBSTANTIAL INJURY TO THE  
PUBLIC HEALTH OR SAFETY:  
Total quantity of diesel discharged is uncertain

20. NOTIFICATION:  
✓ Board of Supervisors  
✓ Health Officer  
✓ Alameda County Press Room  
✓ California Department of Health Services  
✓ Reporting Agency or Individual

By copy of this report to the above listed agencies and officials, we are hereby submitting this information on behalf of all designated employees of the Department of Environmental Health, according to Section 25180.7, Health & Safety Code. The information submitted in this report is based upon the best available information at the time the report was completed.

Inspector's Name: Dennis Byrne Date: 1/6/88  
Inspector's Signature: Dennis J Byrne EH/mam/88

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

29 November, 1988

~~DEPARTMENT OF ENVIRONMENTAL HEALTH~~  
~~HAZARDOUS MATERIALS PROGRAM~~  
~~80 SWAN WAY, RM. 200~~  
~~OAKLAND, CA 94621~~  
(415) 271-4320

Julie Menack  
Aqua Terra Technologies, Inc.  
2950 Buskirk Ave.  
Suite 120  
Walnut Creek, Ca. 94596

Dear Ms. Menack:

Thank you for the analytical data communicated by telephone to our office concerning the underground storage tank removal project conducted at 4250 Horton Street in Emeryville. Please submit a copy of this data in writing so that we may include it in our files.

An Underground Storage Tank Unauthorized Release Report must be submitted whenever soil contamination in reference to the operation of an underground storage tank is discovered. By law, this report must be submitted within five working days from the date on which a suspected release is discovered. For the purpose of a tank removal project, a soil analysis measuring up to 100 parts per million of soil contamination constitutes evidence of an unauthorized release. Please complete this document and submit it to our office as soon as possible.

In addition to the Unauthorized Release Report, some follow-up action will be required to determine the extent of soil contamination at this site. Guidelines established by the San Francisco Bay Regional Water Quality Control Board stipulate that a monitoring well must be sunk within ten feet of the underground tank location to a depth of fifteen feet below initial ground water. This well is to be located in a downgradient direction relative to ground water flow. Guidelines specify that three wells must be used to determine ground water flow direction. During the well drilling, soil samples must be collected for analysis at five foot depth intervals. This operation must be supervised by a registered engineer/geologist and the boring logs and analytical data must be submitted to this office for review.

Julie Menack  
Aqua Terra Technologies, Inc.  
2950 Buskirk Ave  
Suite 120  
Walnut Creek, Ca. 94596  
29 November, 1988  
Page 2 of 2

If you have any questions or require further clarification concerning the soil mitigation measures necessary to address this underground storage tank removal project, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rafat A. Shahid".

Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:DB

cc: Lisa McCann, RWQCB

*Julie  
file copy  
883*

November 9, 1988

**ATT**

Ms. A. Robin Orden  
45th Street Artists Cooperative  
1420 45th Street  
Emeryville, CA 94608

Subject: Closure Report for Underground Storage Tank  
at 45th Street Artists Cooperative Property

Dear Ms. Orden:

This letter presents a discussion of activities conducted by Aqua Terra Technologies, Inc. (ATT) which consist of construction inspection and soil sampling services for the excavation of one existing underground fuel tank. These tasks were defined in our letter dated September 8, 1988.

Aqua Terra Technologies  
Consulting Engineers  
& Scientists

2950 Buskirk Avenue  
Suite 120  
Walnut Creek, CA  
94596  
415 934-4884

On November 2, 1988, ATT's staff engineer oversaw the removal of the underground storage tank and collected one soil sample from the excavated pit. Balch Petroleum performed the services of excavation and removal of the tank. The Alameda County Health Department (ACHD) and Emeryville Fire Department were also onsite to inspect and approve the removal of the tank. The sample from the excavation was collected from the native underlying soils below the tank. The sample was collected using a hand-driven sampler.

The sample was retained in a two-by-six inch brass liner. The brass liner was thoroughly cleaned before use. The sample was appropriately labeled, sealed, and immediately iced for transportation to the analytical laboratory. The sample was analyzed for gasoline, diesel, and total oil and grease according to standard EPA protocol.

In order to comply with guidelines established by the Regional Water Quality Control Board (RWQCB) for closure of underground fuel tanks, underlying materials must contain less than 100 mg/Kg of petroleum products. Analytical results (Attachment A) indicated that although gasoline and diesel are not present, the level of total oil and grease exceeds this criteria.

Because the soil sample contained oil and grease above 100 ppm, RWQCB guidelines state that a soil and/or groundwater investigation is required. The following actions are required by the RWQCB and ACHD in order to comply with "RWQCB Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, June 1988."



Ms. A. Robin Orden  
45th Street Artists Cooperative  
November 9, 1988  
Page 2

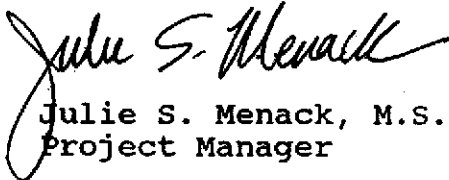
- o Identify the groundwater gradient from published or unpublished reports
- o Install one groundwater monitoring well on the downgradient side of the former underground tank, within 10 feet of the tank
- o Collect and analyze soil samples at five foot intervals from the well borehole and analyze for oil and grease
- o Collect groundwater samples from the well and analyze for total oil and grease on a quarterly basis and submit analytical results to the ACHD and RWQCB

The purpose of installing the monitoring well is to determine whether or not residual soil contamination observed in the tank excavation has impacted shallow groundwater. The site will be placed on the RWQCB list of confirmed petroleum releases. If oil and grease are not detected during the quarterly sampling, the site may then be removed from the RWQCB list.

If there are any questions regarding the closure and removal of the underground storage tank at the 45th Street Artists Cooperative, please do not hesitate to contact me.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.



Julie S. Menack, M.S., R.G.  
Project Manager

JSM/dbh  
Attachments



# SEQUOIA ANALYTICAL

680 Chesapeake Drive · Redwood City, CA 94063  
(415) 364-9222 · FAX (415) 364-9233

Aqua Terra Technologies  
2950 Buskirk Ave., Suite 120  
Walnut Creek, CA 94596  
Attn: Julie Menack

Date Sampled: 11/02/88  
Date Received: 11/03/88  
Date Extracted: 11/04/88  
Date Reported: 11/04/88  
Project: 1420 45th St.,  
Emeryville

## TOTAL RECOVERABLE PETROLEUM HYDROCARBONS

<u>Sample Number</u>	<u>Sample Description</u> Soil	<u>Detection Limit</u> mg/kg	<u>Petroleum Oil</u> mg/kg
8110360	SS-1	1.0	470 T06

Method of Analysis: EPA 418.1

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

SEQUOIA ANALYTICAL LABORATORY

Arthur G. Burton  
Laboratory Director



# SEQUOIA ANALYTICAL

680 Chesapeake Drive · Redwood City, CA 94063  
(415) 364-9222 · FAX (415) 364-9233

Aqua Terra Technologies  
2950 Buskirk Ave., Suite 120  
Walnut Creek, CA 94596  
Attn: Julie Menack

Date Sampled: 11/02/88  
Date Received: 11/03/88  
Date Analyzed: 11/03/88  
Date Reported: 11/04/88

Project: 1420 45th St.,  
Emeryville

TOTAL PETROLEUM FUEL  
HYDROCARBONS WITH BTEX DISTINCTION

Sample Number

8110360

Sample Description

Soil, SS-1

	<u>Detection</u> <u>Limit</u> ppm	<u>Sample</u> <u>Results</u> ppm
Low to Medium Boiling Point Hydrocarbons	1.0	N.D.
Benzene	0.05	N.D.
Toluene	0.1	N.D.
Ethyl Benzene	0.1	N.D.
Xylenes	0.1	N.D.

Method of Analysis: EPA 5030 or 3810/8015/8020

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

SEQUOIA ANALYTICAL LABORATORY

Arthur G. Burton  
Laboratory Director



# SEQUOIA ANALYTICAL

680 Chesapeake Drive · Redwood City, CA 94063  
(415) 364-9222 · FAX (415) 364-9233

Aqua Terra Technologies  
2950 Buskirk Ave., Suite 120  
Walnut Creek, CA 94596  
Attn: Julie Menack

Date Sampled: 11/02/88  
Date Received: 11/03/88  
Date Analyzed: 11/04/88  
Date Reported: 11/04/88

Project: 1420 45th St.,  
Emeryville

## TOTAL PETROLEUM HYDROCARBONS

<u>Sample Number</u>	<u>Sample Description</u> Soil	<u>Detection Limit</u> ppm	<u>High Boiling Point Hydrocarbons</u> ppm
8110360	SS-1	1.0	N.D.

Method of Analysis: EPA 3550/8015

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

SEQUOIA ANALYTICAL LABORATORY

Arthur G. Burton  
Laboratory Director



November 9, 1988

Ms. A. Robin Orden  
45th Street Artists Cooperative  
1420 45th Street  
Emeryville, CA 94608

Subject: Budget Augmentation for Underground Tank  
Closure at 45th Street Artists Cooperative  
Property

Der Ms. Orden:

This letter provides a budget estimate for additional activities to be conducted by Aqua Terra Technologies, Inc. (ATT) in relation to the excavation of one underground fuel tank.

Aqua Terra Technologies  
Consulting Engineers  
& Scientists

2950 Buskirk Avenue  
Suite 120  
Walnut Creek, CA  
94596  
415 934-4884

	Estimated Budget
<b>Initial Services</b>	
Outside Services	
Driller	\$2,500
Laboratory	400
ATT Labor & Equipment	<u>2,000</u>
Subtotal	\$4,900
<b>One Year Monitoring</b>	
Outside Services	
Laboratory	\$1,400
ATT Labor & Equipment	<u>1,200</u>
Subtotal	\$2,600
Total Estimated Budget	\$6,500

Total budget requirement for the work described in the November 9, 1988 report is \$6,500. ATT will provide the above services in accordance with the terms and conditions of our proposal dated September 8, 1988.

Please sign where indicated below and return a copy to our office as your authorization for the proposed budget.

ATT

Ms. A. Robin Orden  
45th Street Artists Cooperative  
November 9, 1988  
Page 2

If you have any comments or questions, please call.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.

*Julie S. Menack*  
Julie S. Menack, M.S., R.G.  
Project Manager

*R. W. Schuster*  
R. Wane Schuster, Ph.D., P.E.  
Vice President

JSM/RWS:dh  
Attachments

AGREEMENT:

45th Street Artists Cooperative

By:

*A. Robin Orden*

Title:

*Executive Director*

Date:

*15 November 1988*

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 Artist's coop Today's Date 11/2/88

**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 1401 45th St

City Emeryville Zip 94608 Phone \_\_\_\_\_

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

**Inspection Categories:**

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

**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. OnSite Conseq. Assess. 25524(c)
- \_\_\_ 15. Probable Risk Assessment 25534(d)
- \_\_\_ 16. Persons Responsible 25534(g)
- \_\_\_ 17. Certification 25534(f)
- \_\_\_ 18. Exemption Request? (Y/N) 25536(b)
- \_\_\_ 19. Trade Secret Requested? 25538

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

**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<br>Semi-annual groundwater<br>One time soils                               |
|  | 3) Daily Vadose<br>One time soils<br>Annual tank test                                      |
|  | 4) Monthly Groundwater<br>One time soils   |
|  | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/groundwater mon. |
|  | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                            |
|  | 7) Weekly Tank Gauge<br>Annual tank testing  |
|  | 8) Annual Tank Testing<br>Daily inventory  |
|  | 9) Other _____   |
| New Tanks                                | ___ 7. Precis Tank Test 2643<br>Date: _____  |
|  | ___ 8. Inventory Rec. 2644   |
|  | ___ 9. Soil Testing 2646   |
|  | ___ 10. Ground Water. 2647   |
| ___ 11. Monitor Plan 2632                |  |
| ___ 12. Access. Secure 2634              |  |
| ___ 13. Plans Submit 2711<br>Date: _____ |  |
| ___ 14. As Built 2635<br>Date: _____     |  |

**Comments:**

Observed removal of one 1,000 gal fuel storage tank.

No obvious evidence of leakage.  
 No ground water in excavation  
 one soil sample taken at native soil - backfill interface.

Analysis requested  
 High Boiler TPH  
 8020 or 8240  
 3550

24 hour turnaround on sample

Rev 6/88

II, III

Contact: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Inspector: D Byrne  
 Signature: Denis Byrne

APPLICATION FOR PERMIT TO OPERATE, MAINTAIN OR STORE

Make check payable to: CITY OF EMERYVILLE
Mail to: Emeryville Fire Department
Fire Prevention Bureau
6303 Hollis Street
Emeryville, CA 94608
PHONE: 658-7678

F.P.B. Permit No. 1256

Due Date: 10/31/88

Original X

Renewal

To: ~~maintain~~ Remove: Underground tank Specify use if Public Assembly

Pursuant to Section 4.101 of uniform Fire Code 1985

Application made by: Aqua Terra Technologies

Location: 1401 45th Street

Signed [Signature] Applicant Phone # (415) 934-4884

Date: 10/31/88

Fee: \$40.00

Cash Ck. No. 11709

Receipt No.

Received by: J.E

DO NOT WRITE BELOW THIS LINE

Plans submitted? Checked by: (GROUP-TYPE AND AREA)

Occupancy Group? Other Occupancies in Building?

Floor to be Used? Area to be Used? sq. ft. Previous Occupancy?

BUILDING: Height Stories ft. Type of Construction? Is there a basement?

Location-Exterior Wall Openings? Type of Protection

Is there 20 sq. ft. of Opening in every 50' on one exterior wall in—Cellar? Basement? Story?

Distance from Property Line on North? South? East? West?

EXITS: Number? Total Width? How far Apart? Do Exits Lead to Street?

Number of Exits from Hazardous Area (over 200 sq. ft.)? Panic Bars?

Do Doors Swing Out? Exit Signs? Illuminated?

Number of Stairways? Width? Open or Enclosed?

Exterior Stairway or Fire Escape? Where Located? Distance from Street?

FIRE PROTECTION: Standpipes: Wet? Dry? Sprinklers? (WHICH)

Number and Type of Extinguishers?

Other Fire Protection?

Is Flameproofing Required? Is it Satisfactory?

DATE OF INSPECTION:

REMARKS:

Signed FIRE INSPECTOR No.



EMERYVILLE FIRE DEPARTMENT  
FIRE PREVENTION BUREAU  
6303 HOLLIS STREET  
EMERYVILLE, CA 94608  
655-7678

CITY OF EMERYVILLE

FIRE CODE PERMIT

No 1256

PERMISSION IS HEREBY GRANTED Aqua Terra Technologies

~~OPERATE~~  
TO ~~MAINTAIN~~ Remove: Underground fuel tank  
~~STORE~~

ON PREMISES LOCATED AT 1401 45th Street

PERIODIC INSPECTIONS ARE A CONDITION OF THIS PERMIT WHICH IS ISSUED IN ACCORDANCE  
WITH UNIFORM FIRE CODE, AS SPECIFIED IN SECTION 4,101 OF SAID CODE.

ADDITION REQUIREMENTS Notify fire dept. 24 hours before  
removal.

ENG. CO. DISTRICT # \_\_\_\_\_ EXPIRATION DATE: NA

THIS PERMIT MUST BE  
POSTED WITH BUSINESS  
LICENSE

PERMIT APPROVED BY



10/31/88

PG+E John Guldress  
437-2122



October 11, 1988

Mr. Dennis Burns  
Alameda County Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

Subject: Tank Removal at 1401 45th Street,  
Emeryville, California

Dear Mr. Burns:

Enclosed are the following items; 1) a completed permit application for the removal of one underground tank at 1401 45th Street, Emeryville, 2) the permit fee check in the amount of \$300, 3) a copy of the plot plan, 4) a copy of the Site Safety Plan, 5) a copy of Aqua Terra Technologies (ATT) letter, dated October 5, 1988 to PG&E requesting guidance concerning the underground gas line found at the site, and 6) a copy of PG&E's letter to ATT, dated October 6, 1988, indicating that the gas line is inactive and no longer in use.

Aqua Terra Technologies  
Consulting Engineers  
& Scientists

2950 Buskirk Avenue  
Suite 120  
Walnut Creek, CA  
94596  
415 934-4884

We would appreciate notification, upon approval of the permit, at your earliest convenience. The following is our FAX number: (415) 934-0418. Our telephone number is (415) 934-4884.

Thank you for your anticipated cooperation.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.

Bruce Berman  
Staff Scientist

Julie S. Menack, M.S., R.G.  
Project Manager

BB/JSM:dh  
Attachment

RECEIVED  
OCT 12 1988  
HAZARDOUS MATERIALS  
WASTE UNIT

ATT

October 5, 1988

Mr. Gus Quiroz  
PACIFIC GAS & ELECTRIC COMPANY  
Division Engineer  
Gas Department  
4801 Oakport Street  
Oakland, CA 94601

Subject: Tank Removal at 1401 45th Street, Emeryville,  
California.

Dear Mr. Quiroz:

I am sending you this letter as per my telephone  
conversation on October 4, 1988 with Mr. James Hopkins  
of Pacific Gas & Electric Company, (PG & E).

Aqua Terra Technologies  
Consulting Engineers  
& Scientists

2950 Buskirk Avenue  
Suite 120  
Walnut Creek, CA  
94596  
415 934-4884

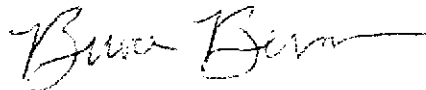
Aqua Terra Technologies, Inc. (ATT) has been retained by  
A. Robin Orden, of the Emeryville/45th Street Artists  
Cooperative, to remove an underground fuel tank at 1401  
45th Street in Emeryville, California (USA Request  
No.75724). PG & E field personnel have marked an  
underground gas line which runs within two feet of the  
tank fill. ATT requests guidance from PG & E regarding  
whether or not the line can be removed or shut down  
during the excavation.

I would appreciate a written response to this letter at  
your earliest convenience. The following is our FAX -  
number 415-934-0418.

Thank you for your anticipated cooperation.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.



Bruce L. Berman  
Environmental Technician

BLB/kmr

cc: A. Robin Orden

437 - 2289

AQUA TERRA TECHNOLOGIES SITE SAFETY PLAN

A. GENERAL INFORMATION

Site: 1401 45th Street, Emeryville, California

Location: between building & street, near corner of Horton St.

Plan Prepared By: Bruce Berman

Date: 10-11-88

Plan Approved By:

Date:

Objectives: removal of one, 4000 gallon fuel oil tank and off-haul of contaminated soil (if any), removal and proper disposal of residue any remaining fuel oil.

Proposed Date Of Investigation: 10-19-88

Background Review:

Complete:

Preliminary: X

Documentation/Summary:

Overall Hazard:

Serious:

Moderate:

Low: X

Unknown:

B. SITE/WASTE CHARACTERISTICS

Waste Type(s): Liquid: X Solid: Sludge: Gas:

Any residue fuel oil remaining in abandoned tank, rinseate from tank cleaning procedures, and any contaminated soil, if encountered.

Characteristic(s): Corrosive: Ignitable: Radioactive:  
Volatile: Toxic: Reactive: Unknown: X Other(name):

Facility Description:

sidewalk area in front of warehouse, southeast corner of 45th St. and Horton St.

Principal Disposal Method (type and location):

The tank will be cleaned to agency standards and then hauled as scrap metal. All contaminated soil will be contained in approved 55 gal. steel drums and transported, under proper manifest, to a class one disposal site. All liquid product and rinseate will be hauled by a licensed transporter and it will be properly disposed of at an approved facility.

AQUA TERRA TECHNOLOGIES SITE SAFETY PLAN (continued)

Unusual Features (power lines, terrain, utilities, etc.):

Electrical lines run directly over the site (30 to 35' high). An underground gas line runs within two feet of the tank fill (gas line is inactive - no longer in use)

Status: Active: Inactive: X Unknown:

History: (agency action, complaints, injuries, etc.)

Age of tank is unknown

C. HAZARD EVALUATION

Parameter:	TLV (ppm)	IDLH (ppm)	LEL (%)	HEALTH skin/eyes/inge/inha
			>25	

Special Precautions and Comments:

Total volatile hydrocarbons will be monitored with an LEL meter. Level of protection for workers will change if LEL readings require implementation of a higher degree of protection.

D. SITE SAFETY WORK PLAN

Perimeter Establishment: Map/Sketch Attached: X  
Site Secured:

Perimeter Identified:

Zone(s) of Contamination Identified:

Personal Protection:

Level of Protection: A B C D X

Modifications:

Level D protection will be worn; respirators, gloves, and disposable coveralls will be worn if field conditions indicate.

AQUA TERRA TECHNOLOGIES SITE SAFETY PLAN (continued)

Surveillance Equipment & Materials:

Instrument: LEL Meter Action Level: >25 percent

Site Entry Procedures:

Unauthorized personnel and the public will be kept away from tank removal and excavating operations.

Decontamination Procedures:

Personal: Normal washing of hands and face after completion of work and prior to meals; disposal of coveralls if required.

Equipment: Steam cleaning of equipment as necessary.

First Aid: (type of equipment available):

Appropriate first aid kits in work vehicles on job site.

Work Limitations (time of day, weather, heat/cold stress):

Working period will be limited to daylight hours (between dawn and dusk); work will stop during a heavy/steady rainfall.

Investigation-Derived Material Disposal:

See "Principal Disposal Method" in section B.

AQUA TERRA TECHNOLOGIES SITE SAFETY PLAN (continued)

Team Composition:

<u>Team Member</u>	<u>Responsibility</u>
Julie Menack or other ATT Personnel	General site safety

E. EMERGENCY INFORMATION

Local Resources:

Ambulance: 911  
Hospital Emergency Room:  
Poison Control Center:  
Police: 911  
Fire Department: 911  
Explosives Unit: 911  
Agency Contact: National Response Center (NAC)  
Toxic Chemical and Oil Spills:  
(1-800-424-8802)

Site Resources:

Water Supply: located on-site

Telephone: (415) 655-2880  
Radio: N/A  
Other:

Emergency Contacts:

Name: Merritt Hospital Phone: (415) 655-4000

Emergency Routes:

Hospital:

See Map.

Other:

Site Sketch: work zones, command post, etc.)  
Attached.





**STATE  
COMPENSATION  
INSURANCE  
FUND**

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

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

OCTOBER 24, 1988

POLICY NUMBER: 1018400 - 88  
CERTIFICATE EXPIRES: 7-1-89

CO OF ALAMEDA - HAZARDOUS MATERIALS DEPT  
ATTN DENNIS BYRNE  
80 SWAN WAY RM 200  
OAKLAND  
CA 94619

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 <sup>30</sup>~~ten~~ days' advance written notice to the employer.

We will also give you <sup>30</sup>~~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

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE 07/01/88 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

BALCH PETROLEUM CONTRACTORS & BUILDERS  
PO BOX 361230  
MILPITAS  
CA 95035

RECEIVED  
OCT 20 1988  
STATE COMPENSATION INSURANCE FUND

**AQUA TERRA TECHNOLOGIES**

PH. 415-934-4084  
2950 BUSKIRK AVE., SUITE 120  
WALNUT CREEK, CA 94596


MERIDIAN NATIONAL BANK  
OAKLAND, CA 94621  
90-3760-1211

11598

**PAY** THREE HUNDRED DOLLARS AND 00/100's  
**TO THE**  
**ORDER OF** ALAMEDA COUNTY

**DATE**  
10/7/88

**AMOUNT**  
\$300.00



⑈011598⑈ ⑆121137603⑆ 03200744⑈

**AQUA TERRA TECHNOLOGIES**

JC883  
Permit Fee

11598

curb

Horton Street

curb

property line

N

existing building

dirt area  
concrete sidewalk

gas valve  
concrete driveway

30' tank  
bill

concrete sidewalk  
dirt area

approximate location of tank

property line

curb

45th Street

curb

Site Address: 1401 45th Street, Emoryville, CA.  
Job Name: 45th St. Artists Coop, Job No. 883

Scale: 1" = 30'

Key: - - - - = underground gas line  
\_\_\_\_\_ = overhead electrical wires, 30 to 55' high

Pacific Gas and Electric Company

Central Division  
1975 Webster Street  
Oakland, CA 94612  
Tel. 424-2277

James M. Lane  
Manager

October 6, 1988



Mr. Bruce L. Berman  
Environmental Technician  
Aqua Terra Technologies  
Consulting Engineers and Scientists  
2950 Buskirk Avenue, Suite 120  
Walnut Creek, CA 94596

Dear Mr. Berman:

Tank Removal at 1401 45th Street, Emeryville, CA - Job No. 883

In response to your request concerning the above subject, all available records indicate the gas line marked in close proximity to the underground fuel tank is inactive (dead) and abandoned. This line can be removed by you during your excavation of the fuel tank.

However, we ask that when you start your excavating work and uncover the abandoned pipe, please call the Construction Supervisor for this area -- Mr. Phil Wilson, (415) 437-2230 -- to have a gas crew stop by to identify and ascertain that the abandoned line is indeed inactive (dead).

Sincerely,

A handwritten signature in cursive script, appearing to read 'Gus Quiroz'.

Mr. Gus A. Quiroz  
Division Engineer

ALAMEDA COUNTY  
DEPARTMENT OF ENVIRONMENTAL HEALTH

ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
80 SWAN WAY, ROOM 200  
OAKLAND, CA 94621 438-4530

AGENCY  
H

PERMIT NO. 415/874-7237

271 - 1320

Project # U528723

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH  
470 - 27th Street, Third Floor  
Oakland, CA 94612  
Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is your responsibility for assurance of any required building permits for construction. One copy of these accepted plans must be on the job and available to all contractors and confusion involved with the removal.

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

- Removal of Tank and Piping
- Sampling
- Final Inspection

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

THIS IS A FINANCIAL LIABILITY FOR NOT OBTAINING THESE INSPECTIONS.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

- Business Name 45th Street Artists Cooperative  
Business Owner 45th Street Artists Cooperative
- Site Address (In Front of) 1401 45th Street, (Legal Add.) 4250 Horton St.  
City Emeryville, CA Zip 94608 Phone (415) 655-2111
- Mailing Address 1420 45th Street  
City Emeryville, CA Zip 94608 Phone (415) 655-2111
- Land Owner 45th Street Artists Cooperative  
Address 1420 45th Street City, State Emeryville, CA Zip 94608
- EPA I.D. No. CAC 00118253
- Contractor Balch Petroleum  
Address 930 Ames Avenue, P.O. Box 1253  
City Milpitas, CA 95035 Phone (408) 942-8816  
License Type A ID# 396575
- Other (Specify) Consultant - Aqua Terra Technologies, Inc.  
Address 1950 Buskirk Avenue, Suite 12  
City Walnut Creek, CA 94596 Phone (415) 934-4884

8. Contact Person for Investigation

Name Julie S. Menack Title Registered Geologist  
Phone (415) 934-4884

9. Total No. of Tanks at facility one

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 Service, Inc. EPA I.D. No. CAD 083166728  
Address 13331 N. Highway 33, P.O. Box 1171  
City Patterson, State CA Zip 95363

b) Rinsate Transporter

Name Refineries Service, Inc. EPA I.D. No. CAD 083166728  
Address 13331 N. Highway 33, P.O. Box 1171  
City Patterson State CA Zip 95363

c) Tank Transporter

Name H & H Shipping EPA I.D. No. CAD 004771168  
Address 220 China Basin  
City San Francisco State CA Zip \_\_\_\_\_

d) Contaminated Soil Transporter

Name N. G. Chemical EPA I.D. No. CAD 980675896  
Address 4210 Brookside Place  
City Santa Maria State CA Zip 93455

12. Sample Collector

Name Julie S. Menack  
Company Acqua Terra Technologies, Inc.  
Address 2950 Baskirk Avenue, Ste. 120  
City Walnut Creek State CA Zip 94596 Phone (415) 934-4884

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity 1,000 gal.	Historic Contents (past 5 years) Tank not used for 20 years; formerly used to store boiler fuel	--	--

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

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

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

If yes, describe. 25 lbs. of dry ice per 1,000 gallons:  
50% pellet and 50% sliced  
 \_\_\_\_\_  
 \_\_\_\_\_

16. Laboratories

Name Sequencia Analytical Laboratories, Inc.  
 Address 2549 Middlefield Road  
 City Redwood City State CA zip 94063  
 State Certification No. 145

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
Diesel	EPA Method 3500	EPA Modified 8015
Oil & Grease	EPA Method 3500	EPA Method 418.1 <i>high boiler TPH</i> <i>8020 or 8240</i> <del>503 DFE</del> 3 SSU

18. Site Safety Plan submitted? Yes [  ] No [  ]

19. Workman's Compensation: Yes [  ] No [  ]

Copy of Certificate enclosed? Yes [  ] No [  ] on file with Alameda County  
 (ATT) (Balch)

Name of Insurer \_\_\_\_\_

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 will notify the Department of Environmental Health at least two (2) working days (48 hours) 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) Julie S. Menack

Signature Julie S. Menack

Date 10/7/88

Signature of Site Owner or Operator

Name (please type) A. Robin Orden

Signature A. Robin Orden

Date 4 October 1988

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. A copy of your approved plan must be sent to the landowner.

5. 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.

6. 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.

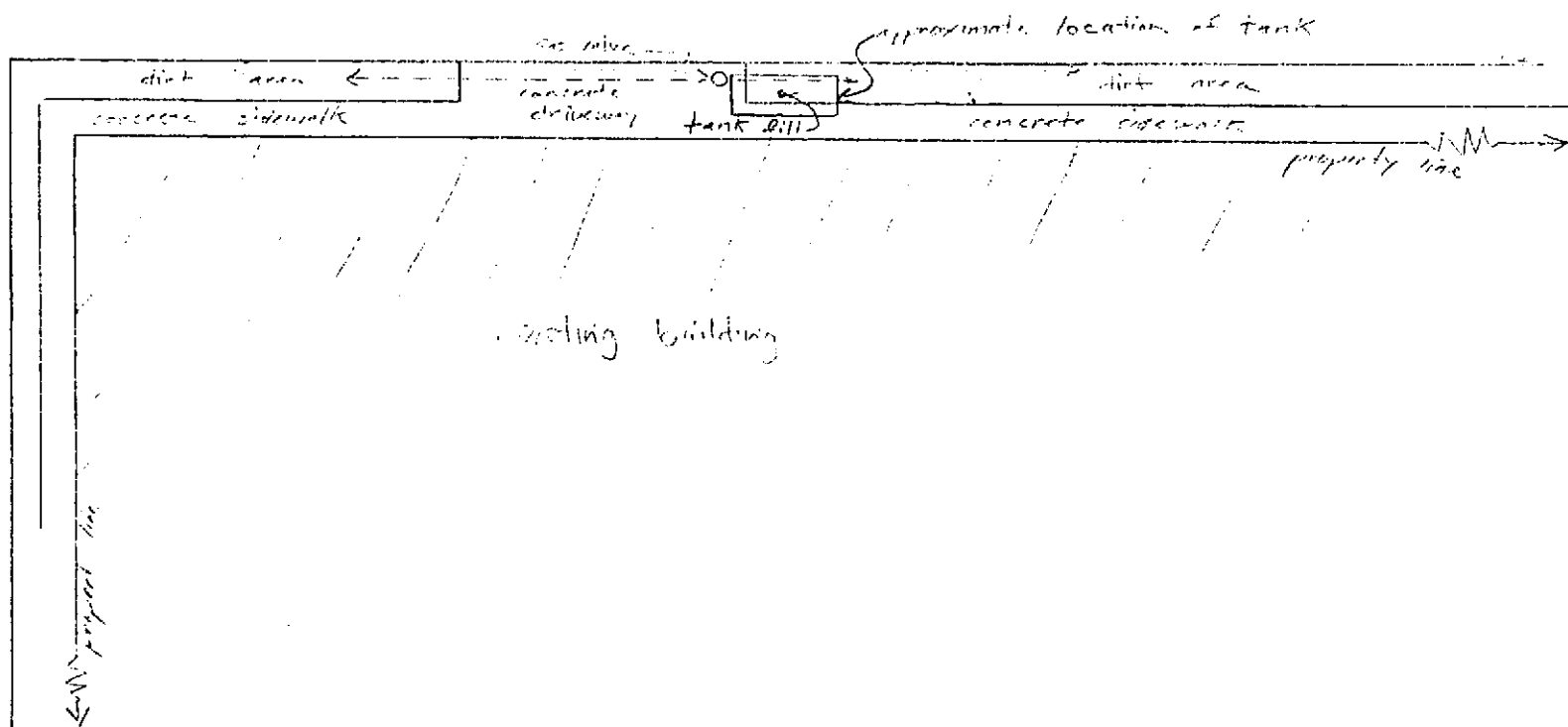
19. ATTACH COPY OF WORKMAN'S COMPENSATION

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

45th Street



Horton Street

Site Address: 1401 45th Street, Emeryville, CA

Job Name: 45th St. Artists Coop, Job No. 883

Scale: 1" = 30'

Key: = underground gas line  
= overhead electrical wires, 20' tall high

N

ATT

October 5, 1988

Mr. Gus Quiroz  
PACIFIC GAS & ELECTRIC COMPANY  
Division Engineer  
Gas Department  
4801 Oakport Street  
Oakland, CA 94601

Subject: Tank Removal at 1401 45th Street, Emeryville,  
California.

Dear Mr. Quiroz:

I am sending you this letter as per my telephone conversation on October 4, 1988 with Mr. James Hopkins of Pacific Gas & Electric Company, (PG & E).

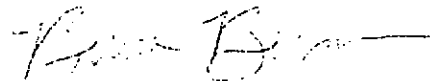
Aqua Terra Technologies, Inc. (ATT) has been retained by A. Robin Orden, of the Emeryville/45th Street Artists Cooperative, to remove an underground fuel tank at 1401 45th Street in Emeryville, California (USA Request No.75724). PG & E field personnel have marked an underground gas line which runs within two feet of the tank fill. ATT requests guidance from PG & E regarding whether or not the line can be removed or shut down during the excavation.

I would appreciate a written response to this letter at your earliest convenience. The following is our FAX number 415-934-0418.

Thank you for your anticipated cooperation.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.



Bruce L. Berman  
Environmental Technician

BLB/kmr

cc: A. Robin Orden

Aqua Terra Technologies  
Consulting Engineers  
& Scientists

2950 Black Avenue  
Suite 12,  
Walnut Creek, CA  
94598  
415 934-4384

437 - 2289

Pacific Gas and Electric Company

Central Valley  
1915 Walnut Creek  
Walnut Creek, CA 94596  
Tel. (415) 937-1000

October 6, 1988



Mr. Bruce L. Berman  
Environmental Technician  
Aqua Terra Technologies  
Consulting Engineers and Scientists  
2950 Buskirk Avenue, Suite 120  
Walnut Creek, CA 94596

Dear Mr. Berman:

Tank Removal at 1401 48th Street, Emeryville, CA - Job No. 893

In response to your request concerning the above subject, all available records indicate the gas line marked in close proximity to the underground fuel tank is inactive (dead) and abandoned. This line can be removed by you during your excavation of the fuel tank.

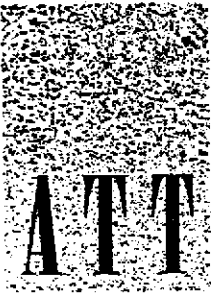
However, we ask that when you start your excavating work and uncover the abandoned pipe, please call the Construction Supervisor for this area -- Mr. Phil Wilson, (415) 437-2230 -- to have a gas crew stop by to identify and ascertain that the abandoned line is indeed inactive (dead).

Sincerely,

A handwritten signature in cursive script, appearing to read 'Gus Quiroz'.

Mr. Gus A. Quiroz  
Division Engineer





September 8, 1988

Ms. A. Robin Orden  
45th Street Artists Cooperative  
1420 45th Street  
Emeryville, CA 94608

Subject: Proposal for Environmental Consulting Services

Dear Ms. Orden:

Aqua Terra Technologies, Inc. (ATT) is pleased to submit this scope of work for environmental consulting services to the 45th Street Artists Cooperative for work at property located at Horton and Holden Streets, Emeryville, CA. The scope of work will include closure of an underground storage tank, assessment of the contents of two 55 gallon drums containing liquid, and evaluation of the status of one empty 55 gallon drum.

Aqua Terra Technologies  
Consulting Engineers  
& Scientists

2950 Buskirk Avenue  
Suite 120  
Walnut Creek, CA  
94596  
415 934-4884

This proposal has considered the recommendations of Woodward-Clyde Consultants in their report dated August 31, 1988 summarizing the results of their final site assessment. The site assessment report indicated that 1) the contents of two 55 gallon drums containing liquid should be evaluated so that the liquid can be properly disposed of, 2) soil in the area of an empty 55 gallon drum should be analyzed to determine whether or not chemical contamination exists in the soil, and 3) an underground storage tank located under the sidewalk at 1401 45th Street should be brought into compliance with State of California Under Storage Tank Regulations.

#### PROPOSED SCOPE OF WORK

A scope of work was discussed in telephone conversations between ATT personnel and Kevin Knudtson of Community Economics Inc. during the week of August 29, 1988. Based upon these discussions, ATT has developed the following scope of work:

- o Task 1 - Assess Contents of Two 55 Gallon Drums
- o Task 2 - Evaluate Status of Empty 55-Gallon Drum
- o Task 3 - Close 1,000 gallon Underground Storage Tank

Subtask 1 - Prepare Closure Plan  
Subtask 2 - Inspect Closure Construction  
and Prepare Closure Report

Ms. A. Robin Orden  
45th Street Artists Cooperative  
September 8, 1988  
Page 2

**Task 1 - Assess Contents of two 55 Gallon Drums**

The contents of two 55-gallon drums located behind the railroad spur track loading dock at the northeast side of the 1401 45th Street warehouse will be characterized to determine proper protocol for disposal. The liquid in each drum will be sampled by ATT field personnel and will be composited by the laboratory into one sample. This sample will be analyzed on a normal priority basis by a California Department of Health Services (DHS) certified analytical laboratory for volatile organic compounds by gas chromatography/mass spectroscopy according to EPA Method 624, for semivolatile organic compounds by gas chromatography/mass spectroscopy according to EPA Method 625, for priority pollutant metals according to the California Code of Regulations (CCR), Title 22, Section 66699, and for pH. The samples will be collected according to protocol described in Attachment A for groundwater.

Upon receipt of the analytical results, ATT will evaluate the data and provide a written evaluation of the proper protocol for disposal of the liquid in these drums.

**Task 2 - Evaluate Status of Empty 55-Gallon Drum**

The soil surrounding the empty 55-gallon drum behind the railroad spur track loading dock at the northeast side of the 1401 45th Street warehouse will be visually examined. ATT will ascertain whether the soil in this vicinity should be sampled due to historical storage of hazardous materials on this soil.

**Task 3 - Close 1,000 gallon Underground Storage Tank**

One 1,000 gallon tank reportedly used for storing diesel-type boiler fuel will be removed from the sidewalk area at the 1401 45th Street entrance of the warehouse. This work will comply with the requirements of the City of Emeryville Fire Department and the Alameda County Hazardous Materials Ordinance.

**Subtask 1 - Prepare Closure Plan**

A closure plan will be prepared to comply with the Alameda County Health Department (ACHD) guidelines.

Ms. A. Robin Orden  
45th Street Artists Cooperative  
September 8, 1988  
Page 3

Included in the closure plan will be a site plan indicating the location of the tank, soil testing methods, a site safety plan, and the names and addresses of all contractors that will be involved in closure activities. Budget for submittal of the plan, any revisions required by ACHD, and a permit fee not to exceed \$400 is provided.

Subtask 2 - Inspect Closure Construction and Prepare Closure Report

ATT will provide construction inspection services during closure of the underground tank. Our engineer will observe closure construction activities to confirm that Emeryville fire department and ACHD guidelines are satisfied. ATT staff will collect two soil samples from the excavation created by the removal of the fuel oil storage tank. The samples will be collected in precleaned brass tubes using a drive sampler. Once samples are recovered, the brass tubes will be sealed and placed on ice for shipment to an analytical laboratory certified by the California Department of Health Services. The soil samples will be analyzed on a priority basis for total petroleum hydrocarbons as diesel and total oil and grease. The results of the sample analysis will be verbally transmitted to the construction contractor to expedite excavation backfill. A brief letter report will be prepared which transmits the analytical data to the 45th Street Artists Cooperative and Community Economics.

In the event that contaminated soil is encountered, excavation of contaminated soil will be directed by ATT based on visual observations and the use of a photo-ionizing gas detector on site. The Emeryville Artists Cooperative will be responsible for signing hazardous waste manifests, as required, for transport and disposal of tank cleaning rinsate, tanks, and any contaminated soil removed. Backfill material will be inspected prior to emplacement, and compaction testing will be performed.

**Discussion**

It should be noted that the nature of tank excavation projects often changes dramatically upon the discovery of contaminated soil and/or groundwater. Excavation of

Ms. A. Robin Orden  
 45th Street Artists Cooperative  
 September 8, 1988  
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contaminated soil may go through several iterations of sampling and analysis until regulatory officials are satisfied that the contamination has been completely removed. The transport and disposal of contaminated soil costs up to \$350 per cubic yard, due to the distance to hazardous waste disposal facilities, the high cost of disposal, and heavy taxation by the counties in which hazardous waste facilities are located and by the State.

Should groundwater contamination be discovered, regulatory requirements may entail the installation of several groundwater monitoring wells with periodic sampling and analysis. Monitoring wells may cost from \$3000 to \$5000 for a 20 foot well, depending upon the nature of subsurface materials. Analytical data from groundwater monitoring wells may lead to California Regional Water Quality Control Board and County requirements for groundwater remediation involving groundwater extraction and treatment systems.

This proposal is submitted with the assumption that no significant contamination exists on the property. Should contamination requiring the above described measures be encountered, ATT will require a change order for additional budget prior to proceeding with remedial investigations.

#### ESTIMATED BUDGET

Based on the services outlined herein, we propose an estimated budget of \$5,800 for anticipated services required. This budget is itemized as follows:

Task 1		
ATT Services		500
Laboratory Services	\$	<u>1,000</u>
SUBTOTAL		1,500
Task 2		
ATT Services		<u>500</u>
SUBTOTAL		500

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Task 3	
ATT Services	2,550
Laboratory Services	750
Permits	<u>500</u>
SUBTOTAL	<u>3,800</u>
TOTAL	\$ 5,800

Compensation for consulting services performed by ATT shall be on a time and expense reimbursable basis. Personnel time shall be reimbursed according to the attached Schedule of Charges (Attachment B) and direct job related costs shall be reimbursed at cost plus 15 percent. The Schedule of Charges includes all overhead costs. Expenses include travel by public and commercial transportation, materials other than normal office supplies, reproduction, printing, services of subconsultants and subcontractors, and other definable job expenses. The use of ATT vehicles for travel shall be paid at the rate of \$0.25 per mile.

To assure a clear understanding of all matters related to our mutual responsibilities, the attached Standard Conditions (Attachment B) are made a part of our agreement. These terms are appropriate for use with agreement of the provision of consulting services and, accordingly, should any conflict exist between the attached terms and the form of any purchase order or confirmation issued, the terms of this proposal and the attached Standard Conditions shall prevail. Our written agreement precedes and supercedes any verbal agreement.

We look forward to working with you on this project, and are prepared to commence work immediately. If this proposal and the budget for consulting services meets with your agreement, please sign below and return a copy of this proposal ~~and a check for \$2,900 (50 percent of anticipated fee)~~ to our office to act as our formal authorization to proceed.

Construction activities will be performed by Balch Petroleum, under separate contract with the 45th Street Artists Cooperative. A proposal which can serve as a contract with Balch Petroleum is provided in Attachment C. If the proposal and budget for construction services

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September 8, 1988  
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meets with your agreement, please sign it and return a copy to Balch Petroleum to act as their formal authorization to proceed.

If you have any questions regarding either the consulting or construction proposals or wish to discuss these details in greater detail, please do not hesitate to call.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.

*Julie S. Menack*

Julie S. Menack, M.S.  
Registered Geologist No. 4440  
(Exp. 6/30/90)

*R. Wane Schneider*

R. Wane Schneider, Ph.D., P.E.  
Vice President

JSM/RWS  
Attachments

AGREEMENT

45th Street Artists Cooperative

By: *Jeff Margolis*

Title: PRESIDENT, BOARD OF DIRECTORS, 45<sup>TH</sup> STREET ARTISTS' COOPERATIVE

Date: 9/11/88

*A. Robin Orden*  
Executive Director  
9.23.88

# Proposal

## BALCH PETROLEUM CONTRACTORS & BUILDERS, INC.

PROPOSAL #: 5271

P.O. Box 361253  
MILPITAS, CALIFORNIA 95035  
(408) 942-8686  
Lic.# 396575-B

PROPOSAL SUBMITTED TO <u>45th Street</u> <u>EMERYVILLE ARTISTS CO-OP</u>		PHONE 415/934-4884	DATE 08/31/88
STREET <u>Location/Bldg:</u> 4250 HORTON STREET / <u>Mailing Address:</u> <u>1420 45th Street</u>		JOB NAME TANK REMOVAL	
CITY, STATE AND ZIP CODE EMERYVILLE, CA 94608		JOB LOCATION 4250 HORTON STREET	
ARCHITECT JULIE MINNACK	DATE OF PLANS	JOB PHONE 415/655-2880	

We hereby submit specifications and estimates for:

BALCH PETROLEUM WILL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO REMOVE ONE 1,000 GALLON TANK. TANK TO BE EMPTY OF ALL WATER, WASTE OIL, AND SLUDGE.

### INCLUDED:

ALL NECESSARY PERMITS, WITH FEES UP TO \$1,000.00.  
REMOVAL AND DISPOSAL OF TANK TO A LICENSED FACILITY.  
BACKFILLED WITH ENGINEERED FILL.  
SIDEWALK RESTORED TO MATCH EXISTING WITH 6 SACK MIX.

### NOT INCLUDED:

SOILS SAMPLING (TO BE HANDLED BY AQUA TERRA).  
CONTAMINATED SOIL REMOVAL, IF ENCOUNTERED. THIS COULD BE HANDLED ON A "TIME AND MATERIAL" BASIS ABOVE THIS CONTRACT.  
PUMPING OUT OF TANK.  
IF TRIPLE RINSING IS REQUIRED, AN ADDITIONAL COST OF \$2500.00.  
IF PUMP OUT ONLY IS REQUIRED, AN ADDITIONAL COST OF \$1500.00  
\*\*PERMIT FEES ARE BASED ON NOT TO EXCEED \$1000.00 INCLUDING A MARK UP OF 15%. IF THEY EXCEED THE \$1000.00 ALLOWED, THERE WILL BE AN ADDITIONAL FEE CHARGED.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

SIX THOUSAND FIVE HUNDRED AND 00/100 ----- dollars (\$ 6500.00 )

Payment to be made as follows:

TOTAL DUE UPON COMPLETION OF JOB.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature [Signature]  
Note: This proposal may be withdrawn by us if not accepted within 30 DAYS days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 9/12/88

Signature [Signature]  
Signature [Signature]  
Executive Director

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 20, 1999

Mr. Richard Elliott  
45<sup>th</sup> Street Artist's Cooperative, Inc.  
1420 -45<sup>th</sup> Street  
Emeryville, California 94608

RE: Case Closure Regarding the Underground Storage Tank Removal at  
4250 Horton Street, Emeryville, California 94608 (STID # 5589)

Dear Mr. Elliott:

This office has reviewed the case file regarding the removal of a 1,000 - gallon underground storage tank (UST) at the above referenced site.

The former tank was removed from the subject site (underneath the sidewalk along 45<sup>th</sup> Street) on November 2, 1988. The tank appeared to have been used for fuel boiler storage. Soil sample collected following the removal of the tank showed no detectable level of Total Petroleum Hydrocarbon (TPH) as gasoline, TPH as diesel, benzene, toluene, ethyl benzene and xylene. However, TPH as oil and grease was found at very low concentration (470 parts per million). On November 30, 1988, one shallow groundwater monitoring well was installed downgradient of the former tank area. Six groundwater monitoring events were conducted from 12/5/88 to 5/25/91. TPH was detected in groundwater during two sampling events, TPH as oil and grease at 88,000 ppb (February 1, 1989) and TPH as gasoline at 400 ppb and benzene at 27 ppb (October 12, 1989). However, the last sampling event conducted on May 25, 1991 showed non detect for TPH oil and grease, TPH diesel, TPH gasoline, benzene, toluene, ethyl benzene and xylene.

The shallow groundwater monitoring well was decommissioned on December 10, 1992 under permit from Alameda County Flood Control and Water Conservation, Zone 7.

With regards to the presence of methyl tertiary butyl ether in groundwater (MTBE), a monitoring well (LF-13) located on 45<sup>th</sup> Street, approximately less than 50 feet downgradient of the former tank area has not detected MTBE (during the sampling conducted on 2/25/98 up to 1/11/99).

Based on the information provided to this office and with the provision that the information provided for the subject site is accurate and representative of site conditions, no further action related to the underground storage tank removed at the subject site is required.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo, Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay Regional Water Quality Control Board  
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St., 12<sup>th</sup> Fl., Emeryville, CA 94608  
George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608  
SH / files



45TH STREET ARTIST COOPERATIVE  
1420 45TH STREET  
EMERYVILLE, CA. 94608-2906



Alameda County Health Care Service Agency  
Brian Oliva  
Hazardous Waste Department  
80 Swan Way, Room 200  
Oakland CA 94621

