ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

December 29, 2006

Mr. Curtis Eisenberger
1396 Fifth Street Associates
555 Florida St., #100
San Francisco, CA 94110

Dear Mr. Eisenberger:

Subject: Toxics Case RO0002896, 1396 Fifth St., Oakland, CA 94607

Alameda County Environmental Health (ACEH) staff has received and reviewed the June 2000 Phase I Environmental Site Assessment by Environmental Resources Management, Inc. (ERM) and the December 15, 2006 UST Soil and Groundwater Confirmation Sample Results report by Treadwell & Rollo for the subject site. We are aware that the proposed plans are to construct residential units consisting of four stories of residential units above podium garages that will occupy the entire site. In general, we concur with the proposed development, however, prior to our approval we request that the following technical comments be addressed satisfactorily and that the requested technical reports be submitted as requested below.

TECHNICAL COMMENTS

1. Areas of Concern-

   New Oil and Waste Paint and Used Storage Areas- Please indicate the locations of these former storage areas and indicate if these areas were inspected or sampled.

   Above Ground Storage Tanks- Numerous above-ground storage tanks (ASTs) were noted to have been present at the site, including ammonia and fuel oil. Please clarify their locations and note the sampling performed and their results, which verify no significant releases have occurred during their existence at the site. The June 2000 Phase I report states that a 16,000 gallon AST was removed prior to 1978. The Building Location Map in the Phase I report indicates that a 1600 gallon fuel oil tank was located in the southeast corner of the site. Please clarify if these tanks are different tanks and if so, where the 16,000 gallon AST was formerly located.

   Closed-in-place UST- The 3000 gallon fuel oil UST was abandoned in-place in 1989 and ACHCSA apparently issued a closure letter for the tank. Please provide a copy of this letter, if available. On September 24, 2006 this tank was removed and 6300 gallons of groundwater was pumped from the excavation pit. No TPHg, TPHd, BTEX, MTBE or lead was detected in the soil sample from the excavation and only 180 ppb of TPHd was detected in the groundwater sample. On November 30, 2006, the City of Oakland Fire Department issued a No Further Action letter. Therefore, no further investigation is required in regards to this UST.

Mercury Spill Area- During a sewer replacement in 1996, mercury was found in the soil around a floor drain in the southeast corner of the vat room. The mercury flowed into a floor drain and through a crack in the sewer pipe. Soil and groundwater was removed during the cleanup. It is presumed that the cleanup was performed under the oversight of Cal EPA. Please provide our office verification of closure of this investigation by an appropriate regulatory agency and indicate the location of this release.

Transformer- The contents of a transformer at the site was reportedly analyzed in 1996 and no PCBs detected. Please indicate the location of the transformer (or former location) and provide a copy of the analytical results for the transformer fluid.

Gas Station Up-gradient (NW) of site- The presence of a gasoline station with an on-going investigation up-gradient of this property, Trucker's Friend @ 1395 7th St., Oakland poses a potential risk of petroleum contamination. Please provide a figure indicating the location of the former tanks and dispensers on this site and an analysis of the soil and groundwater samples taken on-site indicating impact, if any, to the subject site.

Deep Well On-site- A deep industrial groundwater well has been noted in the southwest corner of the site with an estimated depth of approximately 400'. We have been notified that according to James Yoo of Alameda County Public Works this well was destroyed on February 13, 2004, however, he could not provide the DWR report. We will require additional verification of proper well closure, preferably a report signed and stamped by a registered professional. The well was apparently sampled in 1999 and the sample "did not reveal contamination". Please provide a copy of the results of this analysis.

Elevator/hydraulic equipment- An elevator is noted to have existed at the site. Please indicate its former location and describe the removal of the hydraulic lift and provide sampling results if this occurred.

Oil Stained Areas- In the 2000 Phase I report, oil stained areas were noted beneath the hydraulic system, near pumps adjacent to some of the ASTs, in the new oil and paint waste storage shed and on the floor of the boiler room, compressor room and parts storage room. Please provide a figure showing the location of these areas and describe how these areas were investigated and/or remediated.

Lead Impacted Areas- At least one soil sample, SB2, detected elevated lead concentration up to 2700 ppm. We recommend this area be excavated and re-sampled prior to site development.

Asbestos and Lead based paint- These materials have either been identified or are suspected to exist at the site. Appropriate health and safety plans must be observed when removing the buildings containing these materials.

TECHNICAL REPORT REQUEST

Please submit the following technical reports to our office according to the following schedule:

- January 31, 2007- Figures indicating the locations of the identified areas of concern
- January 31, 2007- Analytical results of samples as requested above.
- January 31, 2007- Technical response to Area of Concern items

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a

valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: files, D. Drogos, A. Levi
Messrs. Peter Cusack and Michael Chamberlain, Treadwell & Rollo,
555 Montgomery St., Suite 1300, San Francisco, CA 94111
Mr. Leroy Griffin, OFD HMMP, 250 Frank Ogawa Plaza, Suite 3341, Oakland,
CA 94612
Mr. James Yoo, Alameda County Public Works Agency, 399 Elmhurst St., Hayward,
CA, 94544-1395

12_28_06 1396 5th St

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

22 September 1989

Robert Biwersi
Universal Foods Corporation
Red Star Yeast
1384 5th Street
Oakland, CA 94607

Subject: Closure-in-Place of a 3,000 gallon Underground Storage Tank at 1384 5th Street, Oakland.

Dear Mr. Biwersi:

It is the opinion of the Alameda County Department of Environmental Health, Hazardous Materials Division that the work conducted in regards to the closure-in-place project referred to above met the requirements of Title 23 of the California Code of Regulations. Our records have been amended to show that this underground storage tank has been closed. You should be receiving no further billing from the County of Alameda concerning this tank.

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

Sincerely,

R/C A. SJ

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

cc: Dennis Miller, ERM-West
1777 Botelho Street
Suite 275
Walnut Creek, CA 94596

Original Lab Sheets
2nd Pardee
Left on Swan

ALAMEDA COUNTY HEALTH CARE SERVI
DEPARTMENT OF ENVIRONMENTAL
HAZARDOUS MATERIALS DIVI
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

ACCEPTED 4/23/89 EJB

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

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

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

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws.

Notify this Department at least 48 hours prior to the following required inspections:

_____ Removal of Tank and Piping
_____ Sampling
_____ Final Inspection

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

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name RED STAR YEAST - OAKLAND
   Business Owner UNIVERSAL FOODS CORPORATION
2. Site Address 1384 - 5th St.
   City OAKLAND Zip 94607 Phone 415-272-9033
3. Mailing Address same
   City — Zip — Phone —
4. Land Owner same
   Address — City, State — Zip —
5. EPA I.D. No. _____
6. Contractor Ryan Murphy, Inc
   Address 211 Granite
   City Corona, CA 91719 Phone 714-279-6210
   License Type A ID# 516337
7. Consultant ERM-ENVIROCLEAN - WEST
   Address 1777 Botelho #275
   City Walnut Creek, CA 94596 Phone 415-256-6468

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333.0

8. Contact Person for Investigation

Name Dennis Miller Title Principal Engineer

Phone 415-256-6468

9. Total No. of Tanks at facility 1

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

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

b) Rinsate Transporter

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

c) Tank Transporter

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

d) Tank Disposal Site

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

e) Contaminated Soil Transporter

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

See Attachment "A-1" to Application

Closure-in-Place

12. Sample Collector

Name Dennis Miller

Company ERM- Enviroclean - West

Address 1777 Botelho Drive #275

City Walnut Creek State CA Zip 94596 Phone 415-256-6468

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
3,000 gal	Diesel	Soil/Groundwater	Underneath Tank & Within Tank Backfill

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

If yes, describe. _____

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

If yes, describe. See Attachment A-1

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

16. Laboratories

Name Curtis & Thompkins, LTD.

Address 2323 Fifth St.

City Berkeley State CA Zip 486-0900

State Certification No. 159

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TOTAL PETROLEUM Hydrocarbon	8015 (Modified)	EXTRACTION METHOD EPA 3550

18. Submit Site Safety Plan

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

Copy of Certificate enclosed? Yes [X] No [ ]

Name of Insurer ACORD (Alexander & Alexander) for Ryan Murphy (TANK CONTRACTOR)

20. Plot Plan submitted? Yes [X] No [ ]

21. Deposit enclosed? Yes [X] No [ ]

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

a) Chain of Custody Sheets

b) Original Signed Laboratory Reports

c) TSD to Generator copies of wastes shipped and received

d) Attachment A summarizing laboratory results

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

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Saftey and Health Administration) requirements concerning personnel and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) DENNIS G. MILLER

Signature Dennis G. Miller

Date 6-16-89

Signature of Site Owner or Operator

Name (please type) Robert Biwersi

Signature Robert Biwersi

Date 6-22-89

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY): 4/17/89

PRODUCER

Alexander & Alexander Inc
P.O. Box 3388
Omaha, NE 68103
402-691-6000

CODE SUB-CODE

INSURED

Ryan Murphy, Inc.
211 Granite Street
Corona
CA 91719

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A	AIG
COMPANY LETTER B	
COMPANY LETTER C	
COMPANY LETTER D	
COMPANY LETTER E	

mph

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
	GENERAL LIABILITY				GENERAL AGGREGATE	$ 1000
A	X COMMERCIAL GENERAL LIABILITY	GL5409993	8/31/88	8/31/89	PRODUCTS-COMP/OPS AGGREGATE	$ 1000
	CLAIMS MADE X OCCUR.				PERSONAL & ADVERTISING INJURY	$ 1000
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE	$ 1000
					FIRE DAMAGE (Any one fire)	$ 50
					MEDICAL EXPENSE (Any one person)	$ 5
	AUTOMOBILE LIABILITY					
A	X ANY AUTO	CA5409994	8/31/88	8/31/89	COMBINED SINGLE LIMIT	$ 1000
	ALL OWNED AUTOS				BODILY INJURY (Per person)	$
	SCHEDULED AUTOS					
	X HIRED AUTOS				BODILY INJURY (Per accident)	$
	X NON-OWNED AUTOS					
	GARAGE LIABILITY				PROPERTY DAMAGE	$
	EXCESS LIABILITY				EACH OCCURRENCE	AGGREGATE
A		5409996	8/31/88	8/31/89	$ 4000	$ 4000
	X OTHER THAN UMBRELLA FORM					
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY	
A		WC5409995	8/31/88	8/31/89	$ 100	(EACH ACCIDENT)
A		WC5409997			$ 500	(DISEASE—POLICY LIMIT)
					$ 100	(DISEASE—EACH EMPLOYEE)
	OTHER					

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

CERTIFICATE HOLDER

Universal Foods
1384 5th Street
Oakland, CA 94607

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

John [signature]

013356000

Attachment A-1

UNIVERSAL FOODS - RED STAR YEAST
OAKLAND, CALIFORNIA

UNDERGROUND DIESEL FUEL TANK
CLOSURE-IN-PLACE ASSESSMENT

The Universal Foods - Red Star Yeast facility, located at 1384 5th Street, Oakland, California has a 3,000 gallon underground steel diesel tank located on the south side of the facility. The tank supplied boilers with diesel fuel. The underground tank has been replaced by an above ground diesel fuel tank; thus Universal Foods is proposing to close the underground tank.

It is proposed to close the tank by abandonment-in-place. The justification and site assessment supporting abandonment-in-place are summarized below. With approval, the closure of the tank will be completed by filling the tank with a concrete slurry.

ABANDONMENT-IN-PLACE

Figures 1 and 2 represent the present location of the underground tank relative to existing structures at the site. As noted, the underground tank is located on the southeast portion of the driveway in the facility's loading dock area.

The main reasons to abandon the tank in place are: 1) the underground tank's location relative to an above ground tank, and 2) the construction of the underground tank's ballast. The diesel tank was installed over 20 years ago. In the mid-1970s, the yeast plant was expanded and an above ground 14,000 gallon liquid ammonia tank was constructed adjacent to and above the underground diesel tank. The ammonia tank presently contains liquid ammonia that is used in the yeast production process. Removing the underground tank will jeopardize the integrity of the above ground tank because of the sandy soil and high ground water at the tank sites.

Additionally, rather than strapping the tank onto a concrete ballast constructed underneath the tank, the underground tank was constructed with the tank ballasting on top of the tank. This construction technique was probably used because of the high ground water in the area. If the underground tank was to be removed from the site, the concrete ballast material would have to be removed from the top of the tank to gain access to the tank. Removing the ballast would undermine the foundation support of the ammonia tank. The high groundwater would cause sloughing of the soil from underneath the ammonia

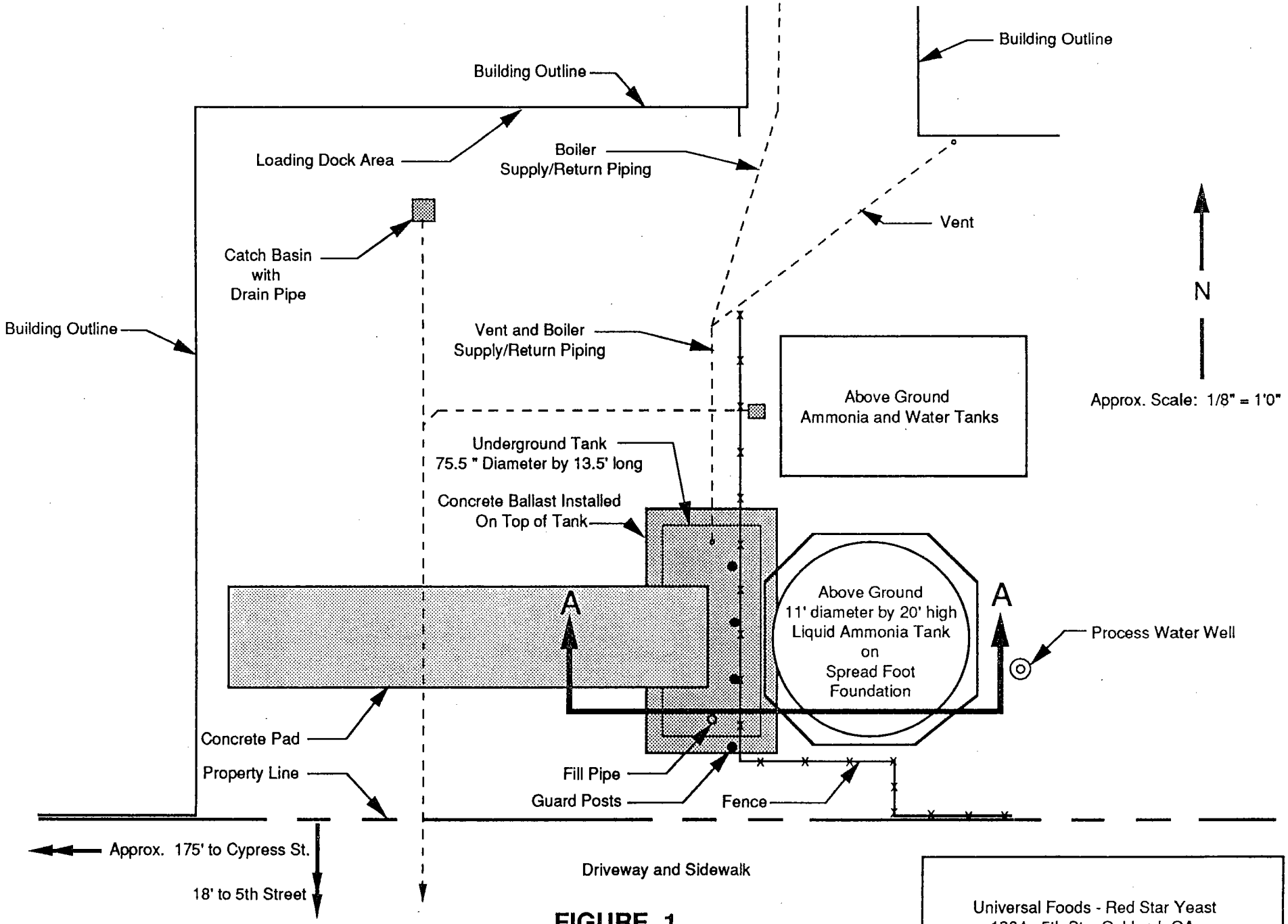


FIGURE 1

PLAN - UNDERGROUND TANK SITE

Universal Foods - Red Star Yeast
1384 - 5th St., Oakland, CA.

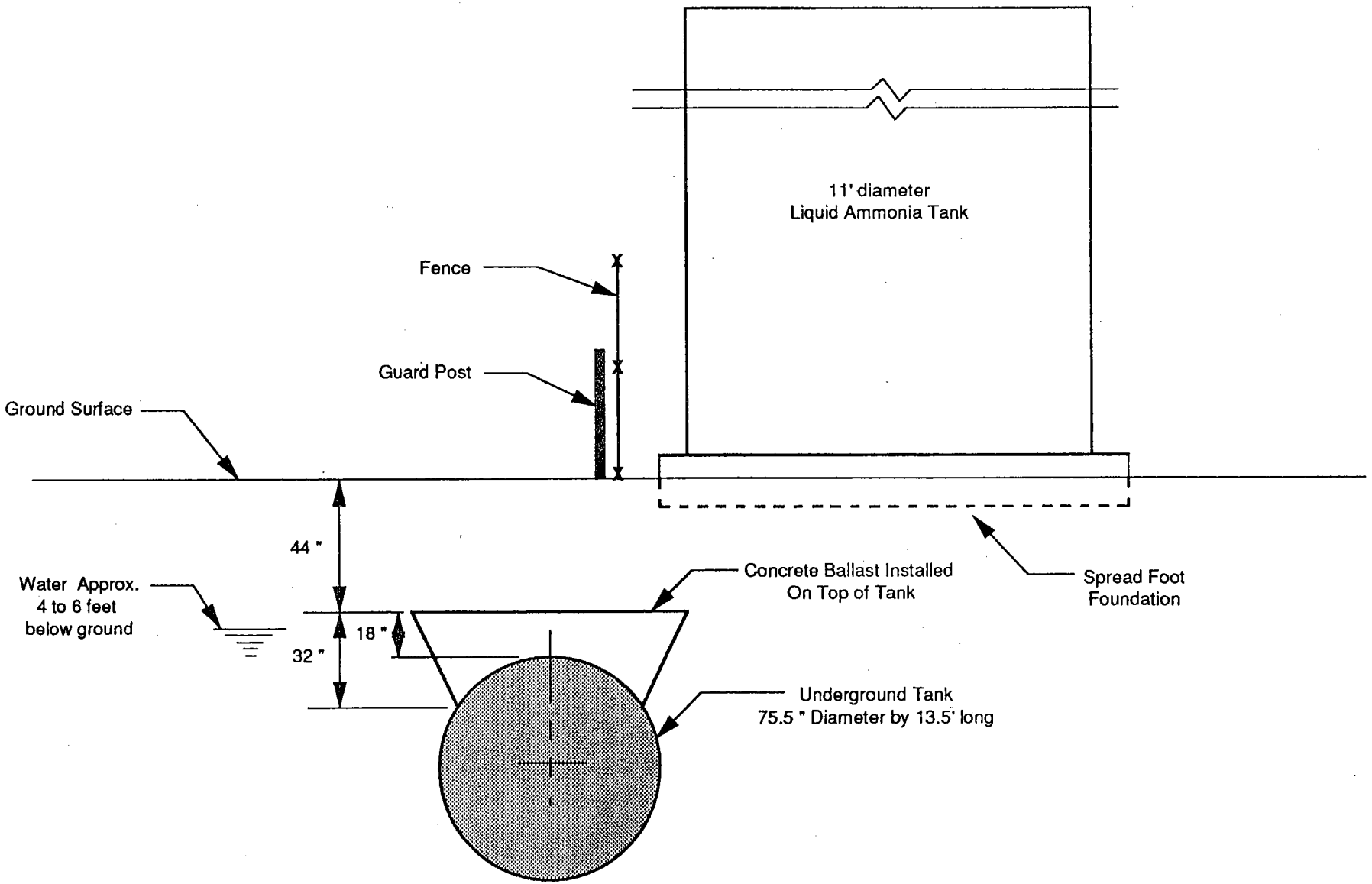


FIGURE 2

SECTION A -A

Approx. Scale: 1/4" = 1'0"

Universal Foods - Red Star Yeast
1384 - 5th St., Oakland, CA.

tank. Dewatering of the underground tank excavation, although helping to reduce the sloughing potential, may cause future differential settlement problems to the tankage and structures adjacent to the underground tank excavation. For these reasons we propose to abandon the underground tank in place.

TANK AND SITE ASSESSMENT

To support the abandonment-in-place proposal, a site assessment of the area adjacent to the tank was performed by ERM Enviroclean-West. The assessment was to determine the condition of the soils and groundwater relative to potential for diesel fuel contamination.

The assessment was performed by placing soil borings adjacent to the tank and retrieving soil samples for total petroleum hydrocarbon (TPH) analysis. Additionally, a temporary monitoring well was installed in one of the borings and a water sample retrieved and forwarded to a certified laboratory for TPH analysis.

The location of the borings is shown in Figure 3. Table A1-1 recaps the information gained from the assessment. Detail boring logs are included in Attachment A-1A. Laboratory data sheets and chain of custody form are included in Attachment A-1B. The Alameda County Flood Control and Water Conservation District permit (Groundwater Protection Ordinance Permit Application) to perform the drilling work is provided in Attachment A-1C. Photos of the site are contained in Attachment A-1D.

TABLE A1-1

Universal Foods - Red Star Yeast
Diesel Tank Assessment

Boring No.	Type	Sample	Depth, ft (2)	TPH (1)
Test 1	Exploratory	None	NA	NA
Test 2	Exploratory	None	NA	NA
3	Angle	Soil	15.0-15.5	ND (10 mg/kg)
3	Angle	Water	NA	ND (0.5 mg/l)
4	Vertical	Soil	14.5-15.0	ND (10 mg/kg)

(1) TPH = Total Petroleum Hydrocarbons - See Lab Data Sheets
ND = Non Detected, Limit of Detection in Parentheses
(2) N.A. = Not Applicable

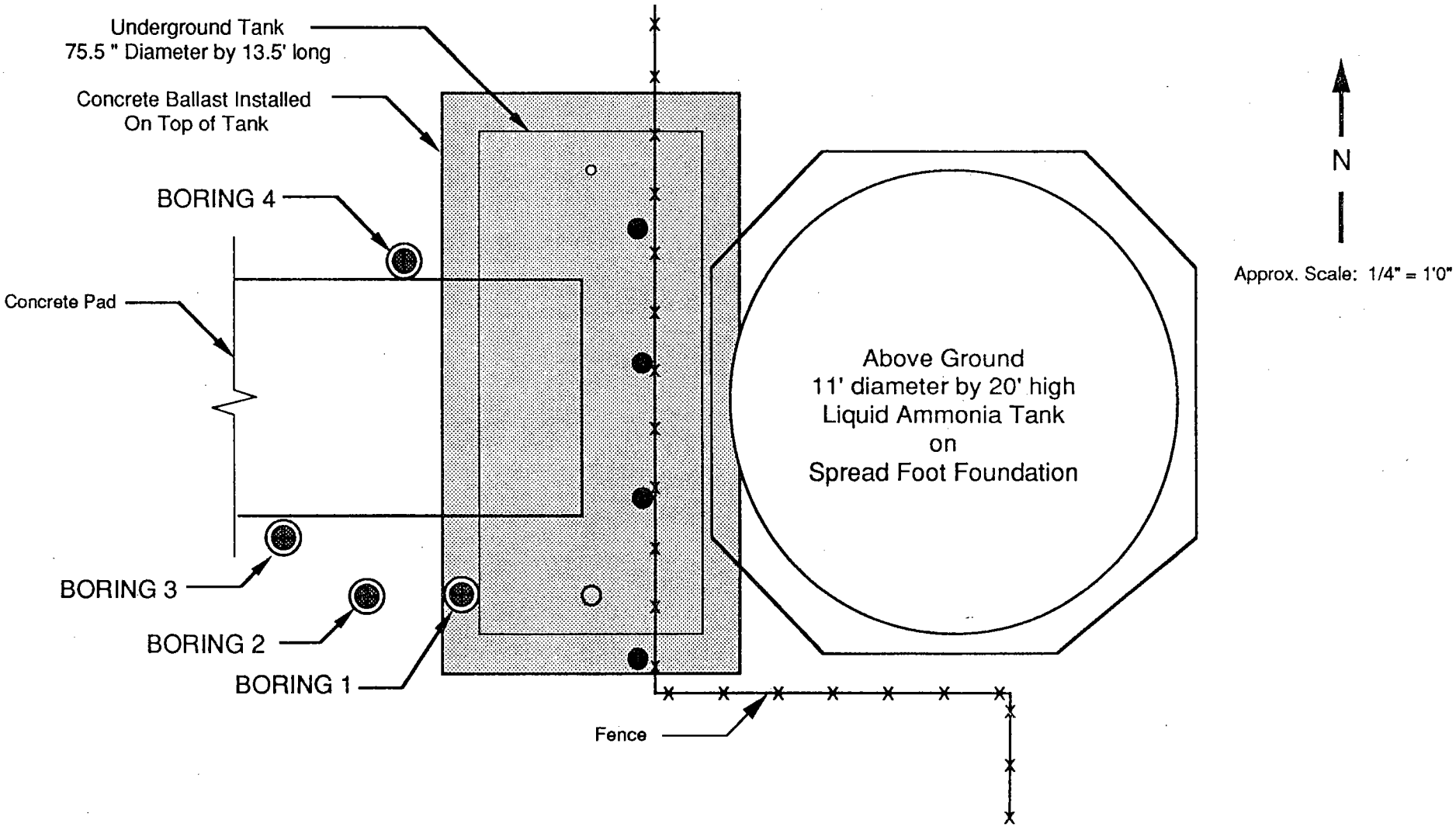


FIGURE 3

UNDERGROUND TANK - BORING LOCATIONS

Universal Foods - Red Star Yeast
1384 - 5th St., Oakland, CA.

Borings

Borings 1 and 2 were test holes to determine if the concrete ballast shown on the construction drawings was constructed as designed. The borings concluded that the ballast was placed on top of the tank and that the width of the ballast was approximately as designed. Concrete was encountered in Boring 1 at approximately three feet of depth. At Boring 2, no concrete was encountered and the drilling was stopped at 5.5 feet below grade. Observations of the soil cuttings and groundwater did not indicate the presence of hydrocarbons. The soils had no odor or stains.

Boring 3 was designed and installed as an angle boring. The purpose of this boring was to assess the soils and water adjacent to and underneath the diesel tank. The angle of boring was 15 degrees from vertical and the horizontal offset from the underground tank was designed such that a soil sample could be retrieved at a depth directly underneath the tank and in an area of the fill pipe where the potential for overfilling the tank was more probable. One soil sample was retrieved from this boring for laboratory analysis.

Additionally, because of Boring 3's location, a temporary monitoring well was installed within the boring and a groundwater sample taken from the well. The details of the temporary well are noted in the log for Boring 3. After installation of the well screen and sand, the well was developed by bailing approximately 30 gallons of water from the well. This volume is equivalent to approximately 19 well volumes. The water was placed in a 55 gallon drum and temporarily stored until the lab results were received from the laboratory.

Boring 4 was constructed to assess the soil and water on the north side of the tank near the tank area where the vent and boiler supply and return piping connect to the tank. Instead of angling the boring, we elected to place a vertical boring in a location appropriate for an underground tank vadose or groundwater monitoring well. This method was chosen such that the boring was placed within the tank backfill and the soils and groundwater could be observed for odor or staining. One soil sample was retrieved from this boring for laboratory analysis.

At the conclusion of the drilling work, the bore holes were grouted and sealed with a cement-sand-bentonite slurry. Drill cuttings and bailed water were drummed and stored on-site until laboratory data reported that the material was not contaminated and could be disposed as non-hazardous materials.

Sample Results

Soil and water samples were hand delivered to Curtis and Thompkins, Ltd., Berkeley, California under chain of custody documentation. It was requested to have the samples analyzed for total petroleum hydrocarbons using EPA Method 8015 (modified).

As indicated in Table A1-1 and confirmed by laboratory data sheets in Attachment A-1B, no hydrocarbons were reported above the analysis limit of detection using EPA method 8015 modified. These results confirm the observations noted in the field - all samples, both soil and water, appeared to be clean with no detectable odor or staining noted in the drill cuttings or in the samples submitted for laboratory analysis.

CONCLUSIONS AND RECOMMENDATIONS

Based on the borings, soil and groundwater samples retrieved during the site assessment, and the reported laboratory results that no Total Petroleum Hydrocarbons were detected above 10.0 mg/kg and 0.5 mg/l for soil and water, respectively, we conclude that the integrity of the tank is good and that no hydrocarbons are present in the immediate area adjacent to the underground tank. If there was leakage from the tank, we would have expected to detect product within the soil and the water samples retrieved from the assessment work. This opinion is based on the observed high groundwater, the sandy-type of backfill encountered at the site, and the ease in which diesel fuel would migrate within the sandy soil and water.

Based on the underground tank removal constraints sited within this report and the results of the tank sampling work, we recommend that the underground tank be abandoned-in-place.

ATTACHMENT A-1A

BORING LOGS

Environmental Resources Management

Drilling Log

Project: UNIVERSAL FOODS / RED STAR EAST Owner: SAME

Location: OAKLAND, CA Job W.O. Number: 744.00

Well Number: BORING # 1 TEST BORING Total Depth: 3.0' Diameter: 5"

Surface Elevation: — Water Level: Initial 1.80 (AFTER 15 MINUTES) 24-hrs. —

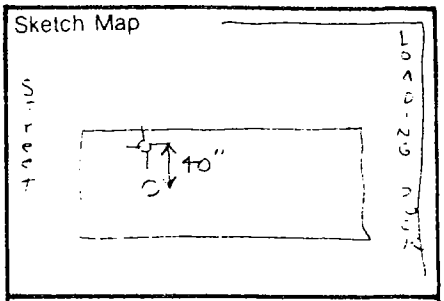
Screen: Dia. — Length — Slot Size —

Casing: Dia. — Length — Type —

Drilling Company: ENEXCO Drilling Method: SOLID STEM

Driller: BILL MARQUIS Log By: JLR Date Drilled: 5/10/89

Sketch Map



Notes: TEST BORING VERTICAL

Depth (Feet)	Graphic Log	Well Construction	Sample Number	Description/Soil Classification (Color, Texture, Structures)
		N/A	N/A	ASPHALT - TOP .5 GRAVEL SUB-BASE (APPROX 1-2')
1.0				SAND BACKFILL med-FINE, LOOSE, SOFT, MOIST,
2.0			▼	GRAY-GREEN, NO APPARENT ODOR, NO STAINING (SAME FROM 6"-3')
3.0				(WATER @ ABOUT 3' DEPTH WHEN AUGERS PULLED)
				CONCRETE - TANK COUNTER WEIGHT
				(BOH - 3.0' refusal)
				WATER APPEARED "CLEAN"
				(Grouted hole to surface)

Environmental Resources Management

Drilling Log

Project: UNIVERSAL FOODS (RED STAR YEAST) Owner: SAME

Location: OAKLAND, CA JOB/W.O. Number: 744 00

Boring/Well Number: # 2 Total Depth: 55' Diameter: 5"

Surface Elevation: — Water Level: Initial: NONE 24-hrs: —

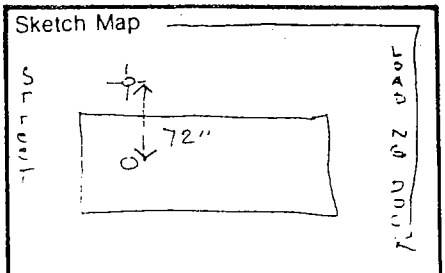
Screen: Dia.: — Length: — Slot Size: —

Casing: Dia.: — Length: — Type: —

Drilling Company: ENEXCO Drilling Method: SOLID STEM (5" DIA)

Driller: BILL MARQUIS Log By: JLR Date Drilled: 5/3/89

Sketch Map



Notes: TEST BORING (VERTICAL)

Depth (Feet)	Graphic Log	Well Construction	Sample Number	Description/Soil Classification (Color, Texture, Structures)
		N/A	N/A	ASPHALT TOP 3" SUB-BASE - GRAVEL (1-2")
1.0				SAND, BACKFILL, DARK GRAYISH-BLACK, VERY MOIST, SOFT, LOOSE IND ODOR, NO STAINING (6" → 4.5')
2.0				(SAME TO ABOUT 4.5'-5.0')
3.0				
4.0				
5.0				SANDY CLAY AND/ CLAYEY SAND, ORANGE-BROWN, STICKY, MOIST, SOFT, NO ODOR, NO STAINING
6.0				BOH 5.5' (NO STANDING WATER IN HOLE)
				(GROUTED HOLE TO SURFACE)

Environmental Resources Management

Drilling Log

Project UNIVERSAL FOODS (RED STAR YEAST) Owner SAME

Location OAKLAND, CA JOB Number 7444.00

Boring/Well Number #3 Total Depth 16.0' (30 mins after drilling) Diameter 7 1/4"

Surface Elevation — Water Level: Initial 4.20 24-hrs. —

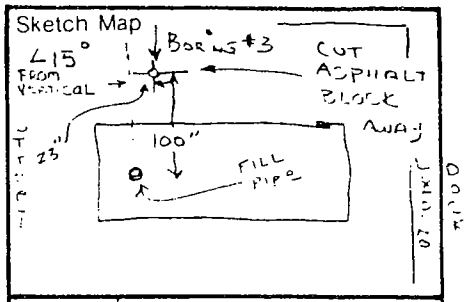
Temp. Screen: Dia. 2" Length 10.0' Slot Size 0.02"

Temp. Casing: Dia. 2" Length 4.5' (1.0' stick-up) Type —

Drilling Company ENEXCO Drilling Method Hollow stem (7 1/4")

Driller BILL MARQUIS Log By JLR Date Drilled 5/10/89

Sketch Map



Notes (15°) ANGLE 30 RING (DEPTH SHOWN IS AUGER DEPTH)

Depth (Feet)	Graphic Log	Well Construction	Sample Number	Description/Soil Classification (Color, Texture, Structures)
0		SOLID		ASPHALT (APPROX 3")
				SUB-BASE (GRAVEL) APPROX 1-2"
				PUSHED 3" SLEEVE TUBE FROM 6" → 3' TO FORM GUIDE HOLE
1.0				6" - 1' - CLAY, GRAY, MOIST, STICKY, SOFT, NO ODOR, NO STAINING
				1.0' → 2.0' SANDY CLAY, DARK GRAY, MOIST, STICKY, NO
2.0				STAINING, ORGANIC ODOR
				(2.0'-3.0') SAND, DARK GRAY, SOFT, MOIST, NOT WET, NO ODOR, NO STAINING; APPEARS TO BE "BACKFILL" (CLEAN POORLY GRADED SAND)
3.0				(SAME TO ABOUT 4.5')
			4.20' ▼ 30 MINS AFTER DRILLING	
4.0				GRADING TOWARD SILTY-SAND (ORANGE-BROWN)
5.0		SCREEN		SILTY SAND, ORANGE-BROWN, VERY MOIST, SOFT, LOOSE NO ODOR, NO STAINING (4.5 → 6.0')
6.0				CLAYEY-SAND, ORANGE-BROWN, STICKY, MOIST, SOFT, NO ODOR, NO STAINING (6.0-7.5')
7.0				
				SILTY SAND, ORANGE-BROWN, VERY MOIST, STICKY, SOFT, NO ODOR, NO STAINING (7.5' → 12.5')
8.0				OCCASSIONAL PODS OF ORGANIC MATERIAL
				SAME TO ABOUT 12.5'
9.0				
10.0				WATER @ ≈ 11.0' along slant
11.0				
12.0				CAP
13.0				(SAME AS ABOVE)

Environmental Resources Management **Drilling Log**

Project UNIVERSAL FOODS (RED STAR YEAST) Owner SAME

Location OAKLAND CA Job/WO. Number 744 00

Boring Well Number #3 Total Depth 16.0' Diameter 7¼"

30 MINS after DRILLING

Surface Elevation — Water Level: Initial 4.20' 24-hrs —

Temp Screen: Dia. 2" Length 10' Slot Size 0.02"

Temp Casing: Dia. 2" Length 4.5' (1.0' STICK-UP) Type —

Drilling Company ENCXCO Drilling Method HOLLOW STEM (7¼")

Driller BILL MARQUIS Log By JLR Date Drilled 5/10/89

Sketch Map

see page (1)

Notes (ANGLE 15° BORING)

Depth (Feet)	Graphic Log	Well Construction	Sample Number	Description/Soil Classification (Color, Texture, Structures)
14.0				PUSHED SHELBY 13.5' → 15.0' (FULL 33" recovery)
15.0				SAND, CLEAN, POORLY GRADED, ORANGE-BROWN, SOFT, LOOSE, WET (SATURATED) SAMPLE S3 15.0'-15.5' (10:25AM) NO ODOR, NO STAINING
16.0				BOH 16.0'
				SAMPLE

TEMP WELL CASING:
4.5' SOLID
10.0' SCREEN
1 BAG #20 MESH MONTEREY SAND
0-6' AIR (ANNULUS)
6'-13.5' SAND

WATER IN THE HOLE - ORANGE SEDIMENT NO APPEARANCE OF ANYTHING ELSE

30 MINS AFTER DRILLING WATER IN HOLE @ 4.20' below ground.

Pulled casing after sampling water and grouted hole to surface.

Environmental Resources Management **Drilling Log**

Project UNIVERSAL FOODS (RED STAR YEAST) Owner SAME

Location OAKLAND, CA. W.O. Number 744 00 (JOB)

Well Number BORING # 4 Total Depth 16.0 Diameter 7 1/4"

Surface Elevation — Water Level: Initial 6.50 (10 MINS AFTER DRILLING) 24-hrs. —

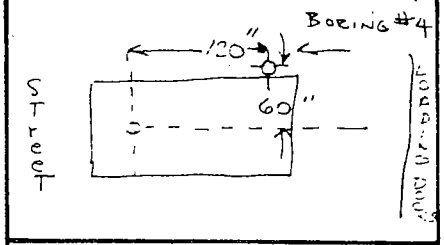
Screen: Dia. — Length — Slot Size —

Casing: Dia. — Length — Type —

Drilling Company ENEXCO Drilling Method HOLLOW STEM AUGER (7 1/4")

Driller BILL MARQUIS Log By JLR Date Drilled 5/10/89

Sketch Map



Notes VERTICAL BORING JUST OFF CONCRETE COUNTER

Depth (Feet)	Graphic Log	Well Construction	Sample Number	Description/Soil Classification (Color, Texture, Structures)
0		N/A	(0-13.5')	ASPHALT 0-3" SUB-BASE (GRAVEL-APPROX 2')
1.0			13.5' to 16.0 DEPTH	SANDY CLAY, LIGHT GRAY, MOIST, SOFT, SLIGHTLY STICKY, NO ODOR, NO STAINING (6"-2.5') ("BACKFILL")
2.0				SAND, DARK GRAY, LOOSE, MOIST, SOFT, NO ODOR, NO STAINING (2.5'-5.0')
3.0				
4.0				
5.0				SILTY SAND, ORANGE-BROWN, SOFT, STICKY, VERY MOIST NO ODOR, NO STAINING (5.0'-6.0')
6.0				GRADING INTO more SILTY CLAYEY SAND, VERY MOIST BROWN-ORANGE, SOFT, STICKY, NO ODOR, NO STAINING (6.0' → 8.0')
7.0				
8.0				SAND, ORANGE, SOFT, MOIST, LOOSE, NO ODOR, NO STAINING (CLEAN, POORLY Graded SAND) (8.0' → 13.5')
9.0				
10.0				Same as Above
11.0				
12.0				
13.0				

WEIGHT OVER TANK

Environmental Resources Management

Drilling Log

Project UNIVERSAL FOODS (RED STAR YEAST) Owner SAME

Location OAKLAND, CA JOB NO. Number 74400

BORING Well Number # 4 Total Depth 16.0' Diameter 7 1/4'

Surface Elevation — Water Level. Initial 6.50' 10 MINS AFTER DRILLING 24-hrs. —

Screen: Dia. — Length — Slot Size —

Casing: Dia. — Length — Type —

Drilling Company ENEXCO Drilling Method HOLLOW STEM AUGER (7 1/4")

Driller BILL MARQUIS Log By JLR Date Drilled 5/10/89

Sketch Map

See p(1)

Notes VERTICAL BORING

Depth (Feet)	Graphic Log	Well Construction	Sample Number	Description/Soil Classification (Color, Texture, Structures)
14				PUSHED SHELBY 13.5'-16.0' (26" RECOVERY)
				SAND, med-fine, SOFT, WET, SATURATED,
15				ORANGE, LOOSE, CLEAN SAND, POORLY GRADED,
				NO ODOR, NO STAINING
16				SAMPLE B4: 14.5'-15.0' (11:20AM)
				BOH 16.0'
			(SAMPLE)	

(GROUTED HOLE TO SURFACE AFTER DRILLING)

WATER IN HOLE 10MINS AFTER DRILLING @ 6.50 below ground surface

ATTACHMENT A-1B

LABORATORY DATA SHEETS
AND
CHAIN-OF-CUSTODY FORM

Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878
2323 Fifth Street, Berkeley, CA 94710, Phone (415) 486-0900

LABORATORY NUMBER: 17373
CLIENT: ERM WEST
JOB #: 744.00

DATE RECEIVED: 05/10/89
DATE ANALYZED: 05/12/89
DATE REPORTED: 05/17/89

Extractable Petroleum Hydrocarbons in Soils & Wastes
EPA 8015 (Modified)
Extraction Method: EPA 3550

LAB ID	CLIENT ID	GASOLINE (mg/Kg)	KEROSINE (mg/Kg)	DIESEL (mg/Kg)	OTHER (mg/Kg)
17373-1	B3	ND(10)	ND(10)	ND(10)	ND(10)
17373-2	B4	ND(10)	ND(10)	ND(10)	

ND = Not Detected; Limit of detection in parentheses.

QA/QC SUMMARY

Duplicate: Relative % Difference	9
Spike: % Recovery	103

LABORATORY DIRECTOR

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 17373
CLIENT: ERM WEST
PROJECT #: 744.00
LOCATION: UNIVERSAL FOODS - REDSTAR YEAST
OAKLAND, CA

DATE RECEIVED: 05/10/89
DATE ANALYZED: 05/13/89
DATE REPORTED: 05/17/89

Extractable Petroleum Hydrocarbons in Aqueous Solutions
EPA 8015 (Modified)
Extraction Method: EPA 3510

LAB ID	CLIENT ID	GASOLINE (mg/L)	KEROSINE (mg/L)	DIESEL (mg/L)	OTHER (mg/L)
17373-3	B3	ND(0.5)	ND(0.5)	ND(0.5)	ND(0.5)

ND = Not Detected; Limit of detection in parentheses.

QA/QC SUMMARY

RPD, %	<1
Spike: % Recovery	88

17373

Date 5/10/89 Weather PARTLY CLOUDY, DRY, COOL, WINDY

ERM-West

77 Botelho Drive • Suite 260 • Walnut Creek, CA • 94596 • (415) 946-0455

Chain of Custody Record

ob # 744.00

ob Location UNIVERSAL FOODS – RED STAR YEAST OAKLAND, CA.

ampler (signature) JEFF RUBIN / RICH KNAPP

inted name

b Report Recipient DENNIS MILLER

elephone No (415) 946-0455

eceiving Lab CURTIS & TOMKINS

ddress 2323 5th STREET BERKELEY, CA (415) 486-0900

Sample ID#	Time	W=water S=soil	C=comp G=grab	Volume	Container type	ICED	Preservative	Sampling method	TPH-Extraction (8015 mod) Diesel	BTEX/Total Fuel HCs	601/8010 Halocarbons	602/8020 Aromatics	604/8040 Phenols	608/8080 Pest/PCBs	624-8240 Purgeables	625-8270 BNAs & Pest (SVs)	Dioxins	Metals	Wet Chemistry	Number of Containers	Remarks
33 (15.0'–15.5')	10:25A	S	G	Approx 1 lb	SHELBY 2" DIA	Y	NONE	PUSHED SHELBY	Y											1	2" DIA x 6" TUBE
34 (14.5'–15.0')	11:20A	S	G	Approx 1 lb	SHELBY 2" DIA	Y	NONE	PUSHED SHELBY	X											1	2" DIA x 6" TUBE
B3 WATER (2 REPLICATES PROVIDED)		W	G	1 liter (2 → 500 ml AMBER GLASS)	AMBER GLASS	Y	NONE	BAILER	X											2	2 - 500 ml AMBER GLASS

ANALYZE ONLY ONE OF THE WATER SAMPLE REPLICATES

Conc: ☐ Lo ☑ Med ☐ Hi | Ship Via | Total Number of Containers: 4

Precautions:

Sample Relinquished By	Date	Time	Received By	Date	Time	Reason for Transfer (List Shipping Bill Number)
Rich Knapp — Company ERM-West	5-10-89	12:30P	Dennis Miller — Company Enviroclean-West	5/10/89	12:45PM	
J. Rubin — Company ERM-WEST	5/10/89	12:45P	[signature] — Company CURTIS & TOMPKINS	5/10/89	1320	

LABORATORY— ☐ Samples Intact ☐ Samples at 4°C ☐ Samples not leaking ☐ # of containers matches C-of-C ☐ Container tags match C-of-C ☐ Cooler seals intact

Please Complete — Lab sample custodian — Signature — Date — Time | Sample Disposition ☐ Return to Site ☐ Discard ☐ Hold ___ days

2-21-89 DJL

Dennis Miller ENVIROCLEAN-WEST 5/10/89 1:20PM

72-HR TAT due Mon 5/15

ATTACHMENT A-1C

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION
FROM
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
5997 PARKSIDE DRIVE • PLEASANTON, CALIFORNIA 94566 • (415) 484-2600

15 May 1989

Mr. Rich Knapp
ERM-West
1777 Botelho Drive, Suite 260
Walnut Creek, CA 94596-5022

Dear Mr. Knapp:

Enclosed is Groundwater Protection Ordinance permit 89270 for a contamination investigation at 1384-5th Street in Oakland for Enviroclean West.

Please note that permit condition A-1 requests that an application be submitted five days prior to your proposed start of work.

If you have any questions, please contact Wyman Hong or Craig Mayfield at 484-2600.

Very truly yours,

Mun J. Mar
General Manager

By J. Killingstad
J. Killingstad, Chief
Water Resources Engineering

WH:bkm
Enc.

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE • PLEASANTON, CALIFORNIA 94566 • (415) 484-2600

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

(1) LOCATION OF PROJECT 1384 5th Street Oakland, CA 94607

(2) CLIENT
Name Enviroclean West Attn: Dennis Miller
Address 1777 Botelho, Ste 275 Phone 415-256-6468
City Walnut Creek Zip 94596

(3) APPLICANT
Name ERM-West Attn: Rich Knapp
Address 1777 Botelho, Ste 260 Phone 415-946-0455
City Walnut Creek Zip 94596

(4) DESCRIPTION OF PROJECT
Water Well Construction ___ Geotechnical ✓
Cathodic Protection ___ Well Destruction ___

(5) PROPOSED WATER WELL USE
Domestic ___ Industrial ___ Irrigation ___
Municipal ___ Monitoring ___ Other ___

(6) PROPOSED CONSTRUCTION
Drilling Method:
Mud Rotary ___ Air Rotary ___ Auger ✓
Cable ___ Other ___

WELL PROJECTS
Drill Hole Diameter ___ In. Depth ___ ft.
Casing Diameter ___ In. Number ___
Surface Seal Depth ___ ft.
Driller's License No. ___

GEOTECHNICAL PROJECTS
Number 2
Diameter 8 In. Maximum Depth 15 ft.

(7) ESTIMATED STARTING DATE 5-10-89
ESTIMATED COMPLETION DATE 5-10-89

(8) I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Rich Knapp Date 5-9-89

FOR OFFICE USE

PERMIT NUMBER 89270
LOCATION NUMBER

Approved Wyman Hong Date 8 May 89
Wyman Hong

PERMIT CONDITIONS

Circled Permit Requirements Apply

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. Notify this office (484-2600) at least one day prior to starting work on permitted work and before placing well seals.
3. 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 bore hole logs and location sketch for geotechnical projects. Permitted work is completed when the last surface seal is placed or the last boring is completed.
(4.) 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, or equivalent.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic, irrigation, and monitoring wells unless a lesser depth is specially approved.

(C.) GEOTECHNICAL. Backfill bore hole with ~~compacted cuttings~~ tremied cement grout or heavy bentonite and upper two feet with compacted material.

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

E. WELL DESTRUCTION. See attached.

91986

ATTACHMENT A-1D

PHOTOS

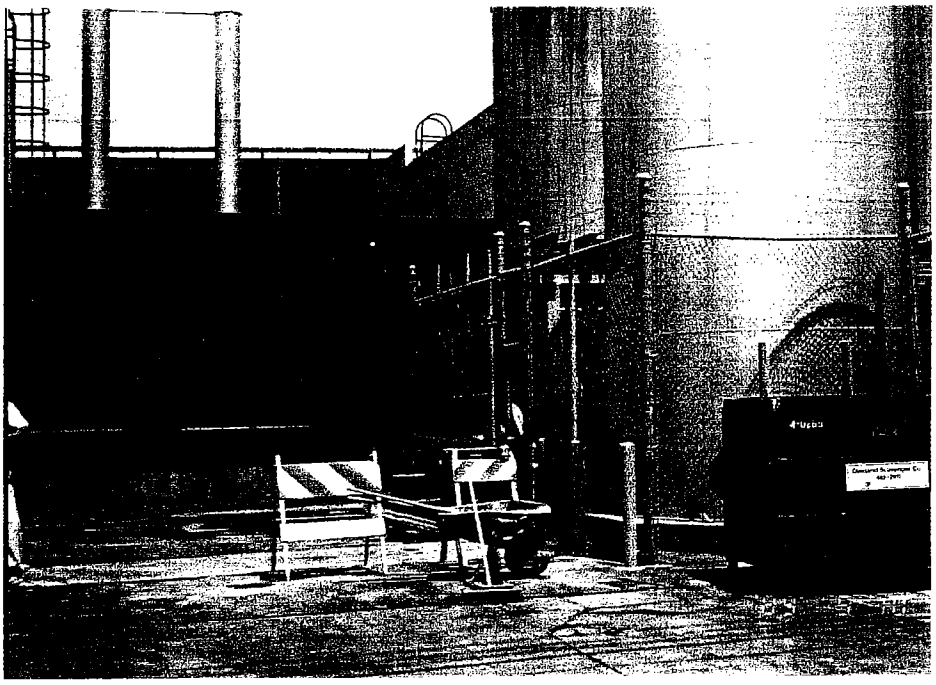


PHOTO 1

LOOKING NORTH
ABOVE GROUND AMMONIA TANK
RIGHT SIDE (INSIDE FENCE)

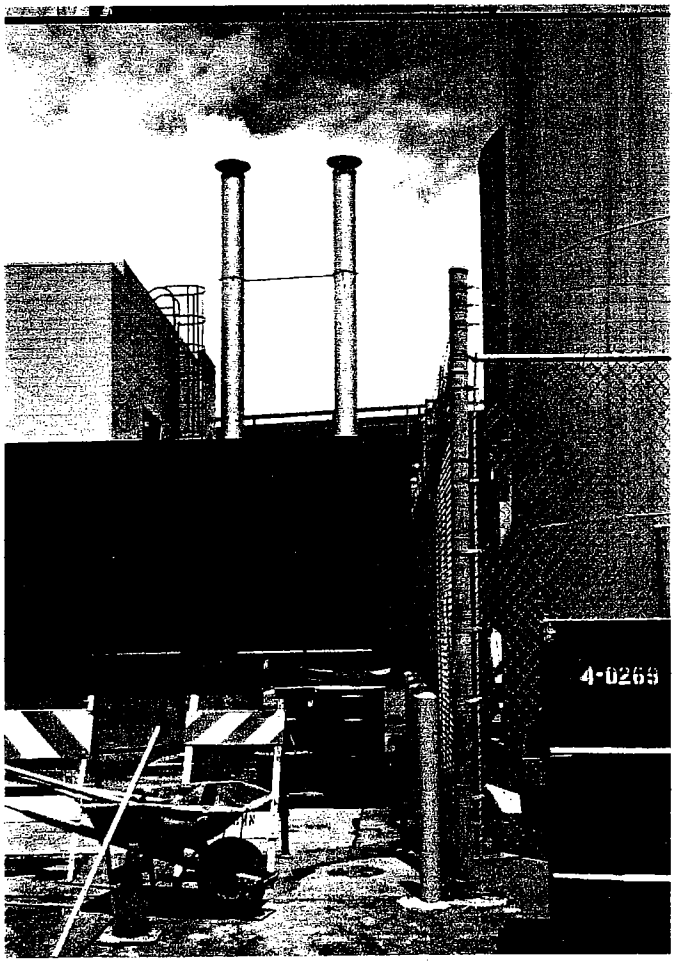


PHOTO 2

LOOKING NORTH
TANK FILL PIPE IN FOREGROUND

PHOTO 3

LOOKING NORTH
TANK FILL PIPE IN FOREGROUND

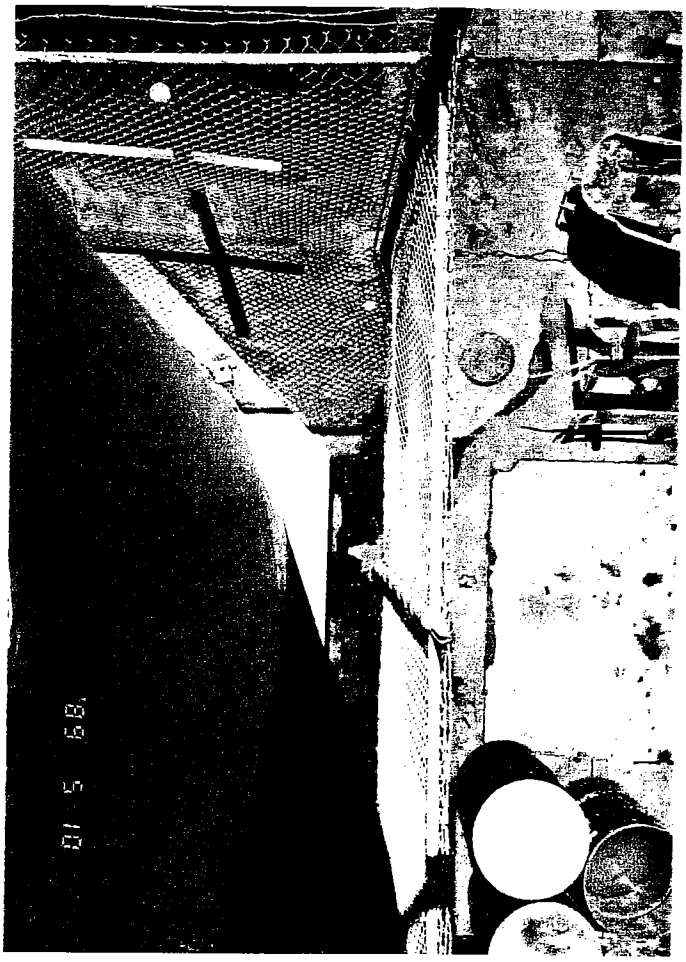


PHOTO 4

LOOKING DOWN FROM AMMONIA TANK
TANK FILL PIPE - MIDDLE OF PHOTO

OAKLAND FIRE DEPARTMENT/OFFICE OF EMERGENCY SERVICES
HAZARDOUS MATERIALS UNIT

1605 Martin Luther King Jr. Way, Oakland, CA 94612 • (510) 238-3938

HAZARDOUS MATERIALS INSPECTION REPORT

Site Number	Facility Name	Facility Address	Zip Code
	~~2601 LINDEN~~ LES LASAFFRE YEAST	1384 5th STREET	07

Inspection Report

[✓] **PERMISSION TO INSPECT GRANTED**

Closure inspection for Aqua Ammonia + Sulfuric Acid AST.

Conducted inspection of facility, check all Aboveground tanks. Tanks were empty and valves were open to atmosphere.

Fermentation tanks were empty and open. Hazardous materials storage area was clear. Only empty drums remain on site. Drums will be removed during the final decommissioning of the facility.

Inspection complete no problems noted.

Facility Contact/Print Name:	Inspected By:	
WILLIAM BAUM	[✓] Griffin	
Facility Contact/Signature:	[ ] Insp. Matthews	238-2396
William W Baum	238-3938 [ ] Insp. Craford	238-7758
	[ ] Insp. Gomez	238-7253
	Date: 7/22/23	