



California Regional Water Quality Control Board San Francisco Bay Region



Winston H. Hickox
Secretary for
Environmental
Protection

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Gray Davis
Governor

Alameda County

R095

MAY 07 2003

Environmental Health

May 1, 2003
File No. 01S0422 (BG)

Mr. Thomas E. Roberts
Commercial Development Company, Inc.
1650 Des Peres Road, Suite 303
St. Louis, MO 63131

Mr. Daniel T. Engle, Esq.
Thompson Coburn L.L.P.
One Mercantile Center
St. Louis, MO 63101

Mr. Samuel Friedman
Millennium Holdings
200 International Circle, Suite 5000
Hunt Valley, MD 21030

SUBJECT: Approval of Request for Closure of Monitoring Wells at Coliseum Way Properties at 750 50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Sir:

This letter responds to a request from Clayton Group Services (your consultant) to close 18 existing monitoring wells at the Coliseum Way Properties. These wells were not included in the Self Monitoring Program of Board Order 01-032 and many of these wells are located in high traffic areas where they are difficult to maintain. I approve this request for well closure.

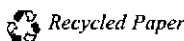
The wells proposed for closure, in accordance with Alameda County Public Works Agency requirements, are: LF-1, 3, 7, 8, 9, 10, 14, 15, 16; LF-F1; LFMW-1, 2, 3, 4; MW-6, 7, 8; and CW-3. A well abandonment report should be filed with this office within 30 days of well abandonment..

If you have any questions, please contact Betty Graham of my staff at (510) 622-2358 [e-mail bg@rb2.swrcb.ca.gov].

Sincerely,

for
Loretta K. Barsamian
Executive Officer

California Environmental Protection Agency





California Regional Water Quality Control Board San Francisco Bay Region



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REC 95

May 1, 2003
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Environmental Health

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Hunt Valley, MD 21030

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If you have any questions, please contact Betty Graham of my staff at (510) 622-2358 [e-mail bg@rb2.swrcb.ca.gov].

Sincerely,

Loretta K. Barsamian
Executive Officer

cc: Mailing List

Donald Ashton
Clayton Group Services
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

Barney Chan
Hazardous Materials Program
ACDEH
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Mark Gomez
City of Oakland
Public Works Agency, Environmental Services Division
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, CA 94612

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Gray Davis
Governor

APR 04 2001

Date: **MAR 29 2001**
SLIC No. 01S0422 (BG)

Certified Mail Nos. 70993220000146709344/9337/9320
Mr. Samuel Friedman
Millennium Holdings, Inc.
200 International Circle, Suite 5000
Hunt Valley, MD 21030
5050 Coliseum, LLC
c/o Thomas Roberts
Commercial Development Company, Inc
1650 Des Peres Road, Suite 303
St. Louis, MO 63131

Oakland 5051, LLC
c/o Daniel T. Engle, Esq.
Thompson Coburn L.L.P.
One Mercantile Center
St. Louis, MO 63101

Subject: Adoption of Final Site Cleanup Requirements for Properties at 750-50th Avenue
and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Messrs. Friedman, Engle, and Roberts:

Enclosed is a copy of Board Order No. 01-032 adopting final site cleanup requirements for the
subject properties. The Order was adopted by the Board at its meeting of March 21, 2001.

If you have any questions, please contact Betty Graham. She may be contacted at (510) 622-
2358 or by e-mail at bg@rb2.swrcb.ca.gov.

Sincerely,

Loretta K. Barasmian
Loretta K. Barasmian
Executive Officer

Enclosure: Board Order 01-032

cc with enclosure: Mailing List

Mailing List
File No. 01S0422 (BG)
Volvo GM (Coliseum Way) site
750 50th Avenue & 5050, 5051, 5200 Coliseum Way, Oakland

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~~Barney Chan~~
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California Department of Fish and Game
Region III
P.O. Box 47
Yountville, CA 94599
ATTN: Mike Rugg

U.S. Fish and Wildlife Service
Habitat Conservation Division
3310 El Camino Avenue, Suite 130
Sacramento, CA 95821

United Anglers of California
425 California Street, Suite 2025
San Francisco, CA 94104
ATTN: Mr. Beaven

San Francisco BayKeeper
Presidio, Bldg. 1004
P.O. Box 29921
San Francisco, CA 94129-0921
ATTN: Jonathan Kaplan

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

ORDER NO. 01-032

ADOPTION OF FINAL SITE CLEANUP REQUIREMENTS AND RESCISSION OF
ORDER NO. 99-014 FOR:

**MILLENNIUM HOLDINGS, INC.,
5050 COLISEUM, LLC, and
OAKLAND 5051, LLC**

for the property located at

**750 50th AVENUE AND 5050, 5051, AND 5200 COLISEUM WAY
OAKLAND
ALAMEDA COUNTY**

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter Board), finds that:

1. **Site Location:** The subject properties (the "site") are located at 750 50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County. They are in an industrial area of Oakland, approximately one half mile east of San Leandro Bay. The site is approximately 15 acres in size and bounded by a Southern Pacific Railroad to the northeast, the 54th Avenue Creek (an open drainage ditch) to the south, an open stormwater drainage channel to the west, and the Courtland Creek Culvert and the Second Line G Culvert underneath 50th Avenue to the northwest. (see Figure 1. Site Location Map, attached)

2. **Site History:**

This site has been under investigation since 1990. It consists of 4 properties, 750 50th Avenue, 5050, 5051, and 5200 Coliseum Way. Three properties are fully developed and entirely covered with impervious surfaces. The fourth property, 5051 Coliseum Way, is vacant and unimproved except for two high voltage electrical transmission towers. The 750 50th Ave. and 5050 Coliseum Way parcels are considered as a single property and are occupied by a truck maintenance facility which is leased to the City of Oakland. The 5200 Coliseum Way property is developed with self storage units.

The site has a long history of industrial use. From about 1879 to 1903, the site was used for lead smelting from sulfide ores. From 1903 to 1917, it was used for sulfuric

and nitric acid production including the retorting of pyrite ores and sodium nitrate. The smelting and ore reduction reportedly resulted in the deposition of about 15,000 cubic yards of process waste residuals on the 5050 and 5200 Coliseum Way properties. From 1917 to 1926, it was used by various chemical manufacturing companies.

In 1926, a lithopone (paint pigment) manufacturing facility was developed on the site and operated by the Glidden Paint Company. Lithopone consists of a chemically co-precipitated pigment of barium sulfate and zinc sulfide. Processing residuals from lithopone production included various forms of insoluble sulfate residuals including barium sulfate, zinc sulfate, and black ash. These residuals were deposited as both dry filter cake and slurry deposits on the 5050, 5051, and 5200 Coliseum Way properties. These deposits were buried by a cover of 3 to 7 feet of imported soil and other fill materials which remain in place today. In addition to the lithopone operations there was a history of storage and distribution of coal tar (used in roofing applications) in above ground storage tanks and drums located on the 5050 and 5200 Coliseum Way properties.

The lithopone facility operated until 1963. Above ground structures were demolished and removed from the site in 1964. In 1974, a heavy-truck maintenance facility was developed by Volvo/General Motors Truck Division (Volvo GM) on a portion of the site (the 5050 Coliseum Way and 750 50th Ave. properties). The property at 5200 Coliseum Way was developed into a self storage facility in 1977. The northerly part of the 5051 Coliseum Way property has been used for the storage of construction materials and the southerly part of the property has been used for weekend parking.

In 1997 and 1998 Millennium Holdings (Millennium), corporate successor to Glidden Paint Company, purchased the 750 50th Ave. and 5050 Coliseum Way property from Volvo GM, and the 5051 Coliseum Way property from Pacific Gas and Electric Company (PG&E). Millennium also accepted responsibility for environmental issues on the 5200 Coliseum Way property that were associated with the former lithopone manufacturing use.

Millennium's ownership interest in the subject properties was conveyed to LeMean Property Holdings (LeMean) in March 1999. In January 2000, LeMean's ownership interest in the 750 50th Avenue and the 5050 Coliseum Way parcels was conveyed to 5050 Coliseum, LLC and its interest in the 5051 Coliseum Way parcel was conveyed to Oakland 5051, LLC. In addition, Oakland 5051 has agreed to act as Millennium's agent to address environmental issues on the 5200 Coliseum Way parcel.

3. **Named Dischargers:** Millennium Holding, Inc. is named the discharger due to Millennium's successor corporate interest in the Glidden Paint Company, its prior ownership of the 750 50th Avenue, and 5050 and 5051 Coliseum Way properties,

Millennium's acceptance of responsibility for remediation of the 750 50th Avenue, 5050, 5051, and 5200 Coliseum Way and because Millennium was the named Discharger in Order No. 99-014.

5050 Coliseum, LLC, is named as discharger due to its ownership interest in the 750 50th Avenue, and the 5050 Coliseum Way properties. Oakland 5051, LLC, is named as discharger due to its ownership interest in the 5051 Coliseum Way property.

Volvo GM (former owner of 750 50th Avenue and 5050 Coliseum Way) and PG&E (former owner of 5051 Coliseum Way) are not named as dischargers in this order for the following reasons: Millennium has adequate financial resources to comply with this order; Millennium has complied with prior Board requests; and Millennium has requested that Volvo GM and PG&E not be named in this order. However, Volvo GM and PG&E may be named in the future if these circumstances change.

Coliseum Storage Associates (CSA), current owner of the 5200 Coliseum Way property, is not a named discharger in this order because Millennium has adequate financial resources to comply with this order; Millennium has complied with prior Board requests; and Millennium and Oakland 5051, LLC, have accepted responsibility for investigation and cleanup of the site. However, CSA may be named in the future if these circumstances change.

If additional information is submitted indicating that other parties caused or permitted any waste to be discharged on the site where it entered or could have entered waters of the state, the Board will consider adding those parties' names to this order.

4. **Regulatory Status:** This site was subject to the following Board order: Site Cleanup Requirements (Order No. 99-014) adopted April 8, 1999.
5. **Site Hydrogeology:** The Site is located in the East Bay Plain Basin. Soils immediately underlying the site consist of clayey to silty sand with gravel fill material extending to approximately 3 to 7 feet below ground surface (bgs). Below the fill material is a layer of waste material. Bay Mud consisting of silty clay, clayey sand, silt, and thinly bedded sands underlies the waste materials to a depth of 60 feet bgs, the total depth investigated.

Groundwater is first encountered at approximately 7 feet bgs. It generally flows west towards San Leandro Bay at a gradient of 0.015 feet per foot. Shallow aquifers of limited extent located throughout the East Bay Plain are often perched, discontinuous, and unconfined.

The site is bordered on three sides by tidally influenced storm drainage channels. An open and unlined channel (54th Avenue Creek) borders the southerly property boundary. Two underground stormwater conduits (Courtland Creek and the Second Line G Culvert) border the northerly property boundary and join with the Peralta Creek drainage channel prior to discharging to San Leandro Bay.

6. **Remedial Investigation:**

The following documents which describe the soil and groundwater investigations, risk analysis, and remedial/risk management plans have been submitted to the Board:

Sept. 19, 1994, *Remedial Investigation Report 5050 Coliseum Way and 750 50th Avenue Oakland, California*, prepared by Levine-Fricke for Volvo GM

Nov. 23, 1994, *Preliminary Remedial Alternatives Evaluation Report 5050 Coliseum Way and 750 50th Avenue Oakland, California*, prepared by Levine-Fricke for Volvo GM

Nov. 5, 1998, *Additional Remedial Investigation and Third Quarter 1998 Monitoring Report at Coliseum Way Properties 750 50th Avenue and 5050, 5051 and 5200 Coliseum Way, Oakland, California*, prepared by Clayton Environmental for Millennium

May 25, 1999, *Additional Remedial Investigation 1999 at 5050, 5051, and 5200 Coliseum Way and 750 50th Avenue, Oakland, California*, prepared by Clayton Environmental for Millennium

Nov. 30, 1999, *Remediation and Risk Management Plan, LeMean Property Holdings Located at 750 50th Avenue, 5050, 5051, and 5200 Coliseum Way, Oakland, California*, prepared by Clayton Environmental for LeMean Property Holdings

April 14, 2000, *Remediation and Risk Management Plan, at 5050, 5051, and 5200 Coliseum Way and 750 50th Avenue, Oakland, California*, prepared by Clayton Environmental for 5050 Coliseum Way LLC and Oakland 5051 LLC and as amended by letters dated January 26, 2001, and January 31, 2001.

June 1996, *Site Characterization Report 5051 Coliseum Way Oakland, California*, prepared by Geomatrix for PG&E

Oct. 2, 1997, *Monitoring Well Sampling and Analysis at 5051 Coliseum Way Oakland, California*, prepared by Clayton Environmental for Millennium

March 22, 1995, *Limited Soil and Groundwater Investigation, 5200 Coliseum Way, Oakland, California*, prepared by Subsurface Consultants for Coliseum Storage Associates

Oct. 2, 1997, *Limited Soil and Groundwater Investigation Coliseum Storage 5200 Coliseum Way, Oakland, California*, prepared by Clayton Environmental for Millennium

The above documents provide the information summarized below.

A layer of waste materials (waste ore and slag materials, lithopone process waste residuals, and petroleum hydrocarbons) underlies portions of the 5050, 5051, and 5200 Coliseum Way properties. The general areas and depths of the waste materials are shown in Figure 2, attached.

The historical maximum and mean soil concentrations of the primary pollutants for each of the four properties are shown in Table 1 below.

Table 1. Maximum and Mean Soil Concentration (mg/kg), by property.

Constituent	750 50 th Ave. 5050 Coliseum Way		5051 Coliseum Way		5200 Coliseum Way	
	Max.	Mean	Max.	Mean	Max.	Mean
Arsenic	18,000	254	1,500	88	890	161
Barium	92,000	3,317	100,000	2,105	190,000	29,304
Cadmium	1,400	34	2,100	35	230	48
Chromium	80	29	210	35	49	21
Copper	3,600	319	16,570	451	5,500	921
Lead	24,000	1,254	42,000	2,337	23,000	2,004
Zinc	60,000	3,854	54,000	5,674	84,000	13,791

The groundwater plumes of dissolved metals and hydrocarbons have been defined. Sampling in the adjacent stormwater channels and dye tracer studies indicate that contaminants are not migrating off-site except for small releases of zinc laden groundwater through the weep holes in the concrete sidewall of the stormwater channel.

On the 5050 Coliseum Way property, the presence of sulfide rich waste materials has contributed to a localized area of low pH shallow groundwater which has solubilized a suite of metals, primarily zinc, barium, and cadmium. The maximum reported concentration of zinc, barium, and cadmium in groundwater are 47,000, 70, and 140 mg/l respectively. Sampling of wells along the northwestern property boundary

indicates that these metals are not migrating off-site in measurable quantities. However, metals concentrations in some wells within 50 feet of the property boundary currently exceed certain surface water quality objectives.

The highest concentrations of barium and arsenic (1,400 and 27 mg/l respectively) occur on the 5200 Coliseum Way property due to the preferential deposition of black filter cake on that property. Although concentrations of barium and arsenic in groundwater currently exceed surface water quality objectives, testing in the 54th Avenue Creek indicates that neither barium nor arsenic are being released off-site in measurable quantities.

The zinc plume in groundwater underlying the 5050 Coliseum Way property extends to the 5051 Coliseum Way property where maximum reported concentration is 1,800 mg/l. Sampling of the weep holes in the concrete lined storm drainage channel indicates that an estimated 7.6 pounds of zinc per year are released from the 5051 property.

A surface water study of the stormwater drainage channels and culverts adjacent to the site has yielded concentrations of heavy metals at or near the water quality objectives set forth in a revised Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) adopted by the Board on June 21, 1995. Each of these stormwater channels drains a large industrial area in the city of Oakland. Samples have been collected from upstream locations and from the weep holes near MW-4 on 5051 Coliseum Way. These sampling results indicate that mass loadings of metals from existing stormwater flows are several orders of magnitude higher than metals loadings from the site and that a supplemental environmental project to reduce metals loadings in stormwater flows could be a cost effective measure to mitigate the effects of contaminants at this site.

A limited plume of petroleum hydrocarbons underlies portions of the 5050, 5051, and 5200 Coliseum Way properties. This contamination is attributed to the former tar storage, distillation facility, and associated piping located on the 5200 Coliseum Way property. Recent sampling indicates that this plume has stabilized.

Total dissolved solids (TDS) in groundwater was measured at several locations throughout the Site. The TDS levels ranged from a low of 620 ppm to a high of 170,000 ppm. The areas with high TDS border upon the stormwater drainage channels which are tidally influenced. An area-weighted TDS average of 6417 mg/l was calculated for the site. Due to this high level of TDS, shallow groundwater is not a potential supply of drinking water.

7. **Adjacent Sites:**

There are no adjacent sites with contamination affecting the Coliseum Way properties nor is contamination on the Coliseum Way properties affecting other properties.

8. **Interim Remedial Measures:**

Following demolition of the lithopone manufacturing facility, the 750 50th Ave. and 5050 Coliseum Way properties were developed for a heavy-truck maintenance facility and the 5200 Coliseum Way property was developed with self storage units. These uses effectively covered each of these properties with impervious surfaces.

The impervious surfaces have served as an interim remedial measure since they limit direct and indirect human exposure, and isolate contaminants from surface drainage and runoff. No other remediation or risk management of the subsurface contamination has been performed.

~~Additional remediation and risk management is needed to protect the health and safety of future site workers, the public and the environment and to constrain future development of 5051 Coliseum Way property or redevelopment of the 5050 and 5200 Coliseum Way properties.~~

9. **Feasibility Study:**

Past industrial uses on the site have resulted in the deposition of waste ores, waste slag, and other metal bearing solid waste. The storage of petroleum hydrocarbons, including roofing tars, has also impacted shallow groundwater on portions of the site. Remedial investigations have characterized environmental contamination on this site and identified potential pathways for contaminated groundwater to migrate off-site to adjacent stormwater channels thence San Leandro Bay, and for potential exposures of future construction or utility workers to unacceptable human health risks.

A feasibility study has been prepared which evaluates a range of remedial alternatives. These alternatives included the following measures: institutional constraints (a deed restriction on future land use, and a soil and human health risk management plan); a supplemental environmental project; in-situ treatment to raise pH and stabilize metal containing wastes; excavation and removal of waste materials; a groundwater diversion wall; and long term monitoring. The alternatives were compared on the basis of potential effectiveness and reliability, practicality of implementation, and cost effectiveness.

The feasibility study recommends implementation of: institutional constraints that include a deed restriction and a soil and human health risk management plan (Soil

Management Plan), a supplemental environmental project, a groundwater diversion wall on the 5051 Coliseum Way property, and long term monitoring.

The deed restrictions and property specific Soil Management Plans will run with the land. The Soil Management Plans will prescribe the technical, safety and regulatory measures necessary for managing the contaminated soil and waste residuals which remain in the subsurface and for protecting the future health of on-site workers, the public, and the environment. Long term monitoring will assess attenuation of dissolved metals and hydrocarbons in shallow groundwater.

10. **Cleanup Plan:**

The Remediation/Risk Management Plan, submitted in draft form in accordance with Task 3 of Order 99-014, and amended by letters dated January 26, 2001, and January 31, 2001, proposes the following measures:

- filing of a permanent deed restriction on land use and a site specific Soil Management Plan to run with the land;
- implementation of a supplemental environmental project to enhance wetland habitat values in San Leandro Bay and in the form of a one-time contribution of \$30,000 to the Arrowhead Marsh Endowment managed by the East Bay Regional Park District;
- monitoring of shallow groundwater and the weep holes in the stormwater channel; and
- construction of a groundwater diversion wall on the 5051 Coliseum Way property.

The proposed site specific Soil Management Plans prescribe the remedial measures that are planned to protect the future health and safety of on-site workers, the public, and the environment. These measures include, but are not limited to, requirements for a site specific health and safety plan for subsurface activities, provisions to cover and cap all deposited waste materials, cover each of the properties with impervious surfaces (paving, building foundations, etc.) except for minor landscaped areas, and remove from the site any waste materials or soils disturbed by subsurface activities and containing metals in excess of soil cleanup standards.

Following implementation of the cleanup plan, and demonstration that contaminant migration potential is minimal, that contaminant concentrations are stable and that water quality beneficial uses are protected, the responsible parties may petition for a

conditional no further action determination. Although conditional no further action would require continued compliance with institutional and risk management remedial measures described by this finding, further active remedial measures would not be required.

11. **Risk Assessment:**

To determine the potential impacts to public health posed by on-site contaminants, a human health risk assessment was prepared. The risk assessment identified and evaluated two exposure scenarios. The first scenario assumed that the site remains in its current state and that exposures only occur through construction or other soil disturbing activities. The second scenario assumed that the properties remain in industrial use (as currently zoned), that additional buildings are constructed on the site, and exposures occur through indoor air inhalation.

The risk assessment found that calculated non-carcinogenic and carcinogenic risks are within acceptable levels for future on-site commercial or industrial workers but that soil disturbing activities could expose future site workers to unacceptable non-carcinogenic hazards. The exposure pathways which pose potentially hazardous non-carcinogenic risks to future site workers are through inhalation and ingestion of particulate dusts and through direct skin contact.

The calculated baseline non-carcinogenic and carcinogenic risks, as site-wide averages, are listed in the table below:

Exposure Scenario	Non-Carcinogenic Risk	Carcinogenic Risk
Construction Worker	9.8	$1.56 * 10^{-5}$
Indoor Industrial Worker	0.08	$1.21 * 10^{-6}$

For comparison, the Board considers the following risks to be acceptable at remediation sites: hazard index of 1.0 or less for non-carcinogens, and an excess cancer risk of 10^{-4} to 10^{-6} or less for carcinogens.

Due to the risk that will remain at the site pending full remediation, institutional constraints are appropriate to limit on-site exposures to acceptable levels. These constraints include permanent deed restrictions on land use and site specific Soil Management Plans and Soil Management Plans will run with the land and will notify future owners of sub-surface contamination.

Land use at the site should be restricted to industrial or commercial uses. Use of the site for residential purposes for humans, schools for persons under 21 years of age,

~~"day-care" centers for children, or other potentially incompatible purposes would create unacceptable human health risks.~~

Use of shallow groundwater underlying the site is not restricted.

12. **Basis for Cleanup Standards**

- a. **General:** State Board Resolution No. 68-16, "Statement of Policy with Respect to Maintaining High Quality of Waters in California," applies to this discharge and requires attainment of background levels of water quality, or the highest level of water quality which is reasonable if background levels of water quality cannot be restored. Cleanup levels other than background must be consistent with the maximum benefit to the people of the State, not unreasonably affect present and anticipated beneficial uses of such water, and not result in exceedance of applicable water quality objectives. The previously-cited cleanup plan confirms the Board's initial conclusion that background levels of water quality cannot be restored. Remedial investigations have demonstrated that adjacent surface and ground waters are not impacted by low level releases from this site. This order and its requirements are consistent with Resolution No. 68-16.

State Board Resolution No. 92-49, "Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304," applies to this discharge. This order and its requirements are consistent with the provisions of Resolution No. 92-49, as amended.

- b. **Beneficial Uses:** The Board adopted a revised Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) on June 21, 1995. This updated and consolidated plan represents the Board's master water quality control planning document. The revised Basin Plan was approved by the State Water Resources Control Board and the Office of Administrative Law on July 20, 1995, and November 13, 1995, respectively. A summary of regulatory provisions is contained in Title 23, California Code of Regulations, Section 3912. The Basin Plan defines beneficial uses and water quality objectives for waters of the State, including surface waters and ground waters.

Board Resolution No. 89-39, "Sources of Drinking Water," defines potential sources of drinking water to include all groundwater in the region, with limited exceptions for areas of high TDS, low yield, or naturally-high contaminant levels.

Shallow groundwater underlying and adjacent to the site, to a depth of about 60 feet below ground surface, is brackish. There is no known historical, current or planned use of the shallow brackish groundwater as a source of potable drinking water, industrial process or service water, or as an agricultural supply. The estimated rate of freshwater replenishment to surface waters is less than half a gallon per minute.

The Basin Plan designates the following potential beneficial uses of groundwater underlying and adjacent to the site: freshwater replenishment to surface waters.

The existing and potential beneficial uses of Courtland, Second Line G, Peralta and 54th Ave. Creek thence San Leandro Bay include:

- o Estuarine habitat
- o Water contact and non-contact recreation
- o Wildlife habitat
- o Preservation of rare and endangered species

c. **Basis for Groundwater Remedial Action Levels:** The groundwater remedial action levels for portions of the site within 50 feet of surface waters are based on applicable surface water quality objectives for the protection of salt water life. Because the on-site contaminants are largely confined to the waste layer, and are highly immobile, the remedial action levels include a 10:1 attenuation factor. This attenuation factor reflects the chemical-specific characteristics, site-specific hydrogeological conditions, and the absence of benthic habitat due to the concrete channel lining.

d. **Basis for Soil Remedial Action Levels:** The soil remedial action levels for the site will be the lower of human health and ecological action levels for industrial use and for sensitive environments but not less than background soil concentrations. Soil Remedial Action Levels will apply in areas subject to ground disturbing activities where potentially unacceptable human health risks could be present.

13. **Future Changes to Remedial Action Levels:** The goal of this remedial action is to restore the beneficial uses of groundwater underlying and adjacent to the site. Results from other sites suggest that full restoration of beneficial uses to groundwater as a result of active remediation at this site may not be possible. If full restoration of beneficial uses is not technologically nor economically achievable within a reasonable period of time, then the discharger may request modification to the remedial action levels or establishment of a containment zone, a limited groundwater pollution zone where water quality objectives are exceeded. Conversely, if new technical information

indicates that remedial action levels can be surpassed, the Board may decide that further cleanup actions should be taken.

14. **Reuse or Disposal of Extracted Groundwater:** Board Resolution No. 88-160 allows discharges of extracted, treated groundwater from site cleanups to surface waters only if it has been demonstrated that neither reclamation nor discharge to the sanitary sewer is technically and economically feasible.
15. **Basis for 13304 Order:** The discharger has caused or permitted waste to be discharged or deposited where it is or probably will be discharged into waters of the State and creates or threatens to create a condition of pollution or nuisance.
16. **Cost Recovery:** Pursuant to California Water Code Section 13304, the discharger is hereby notified that the Board is entitled to, and may seek reimbursement for, all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this order.
17. **CEQA:** This action is an order to enforce the laws and regulations administered by the Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
18. **Notification:** The Board has notified the discharger and all interested agencies and persons of its intent under California Water Code Section 13304 to prescribe site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.
19. **Public Hearing:** The Board, at a public meeting, heard and considered all comments pertaining to this discharge.

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that the discharger (or its agents, successors, or assigns) shall cleanup and abate the effects described in the above findings as follows:

A. PROHIBITIONS

1. The discharge of wastes or hazardous substances in a manner which will degrade water quality or adversely affect beneficial uses of waters of the State is prohibited.

2. Further significant migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup which will cause significant adverse migration of wastes or hazardous substances are prohibited.

B. CLEANUP PLAN AND CLEANUP STANDARDS

1. **Implement Cleanup Plan:** The discharger shall implement the cleanup plan described in finding 10. The discharger shall continue to monitor groundwater quality and shall conduct additional site investigations, as needed, to verify the stability and attenuation of contaminants which remain in the subsurface. Should monitoring results show evidence of contaminant migration, additional contaminant characterization may be required.
2. **Groundwater Cleanup Standards:** The following remedial action levels apply to all wells located within 50 feet, as a horizontal projection, of any surface water or storm drainage channel. Until such time that these levels are met, the remedial actions defined by paragraph B.1. shall be implemented and shall remain in effect.

Constituent	Groundwater Remedial Action Level (ug/l)	Basis
Arsenic	360	Basin Plan, Table 3-3 (Salt)
Barium	10,000	US EPA Gold Book
Cadmium	93	Basin Plan, Table 3-3 (Salt)
Chromium (VI)	500	Basin Plan, Table 3-3 (Salt)
Copper	49	Basin Plan, Table 3-3 (Salt)
Lead	56	Basin Plan, Table 3-3 (Salt)
Mercury	.25	Basin Plan, Table 3-3 (Salt)
Nickel	71	Basin Plan, Table 3-3 (Salt)
Zinc	580	Basin Plan, Table 3-3 (Salt)

Groundwater remedial action levels are based on applicable surface water quality objectives with a 10:1 attenuation factor.

3. **Soil Cleanup Standards:** The following soil remedial action levels shall be met for any soils excavated or exposed at the surface as a result of any construction or other soil disturbing activities.

Constituent	Soil Remedial Action Level (mg/kg)	Constituent	Soil Remedial Action Level (mg/kg)
Antimony	40	Mercury	10
Arsenic	14	Molybdenum	40
Barium	1500	Nickel	150
Beryllium	95	Selenium	10
Cadmium	12	Silver	40
Total Chromium	12	Thallium	29
Cobalt	80	Vanadium	200
Copper	225	Zinc	600
Lead	1000	TPH residuals	1000

C. TASKS

1. **IMPLEMENTATION OF SUPPLEMENTAL ENVIRONMENTAL PROJECT**

COMPLIANCE DATE: May 31, 2001

Submit a technical report, acceptable to the Executive Officer, documenting implementation of the Supplemental Environmental Project described by finding 10.

2. **PROPOSED INSTITUTIONAL CONSTRAINTS**

COMPLIANCE DATE: March 1, 2001

Submit a final copy of the Remediation and Risk Management Plan described by finding 10 which incorporates the two letter amendments and documents

proposed measures to protect the future health of on-site workers, the public, and the environment. Such measures shall include a deed restriction to limit future land use to commercial or industrial use and to prohibit development of the properties for residences, hospitals, schools for persons under 21 years of age, and day care centers for children or adults.

3. **IMPLEMENTATION OF INSTITUTIONAL CONSTRAINTS**

COMPLIANCE DATE: 60 days after Executive Officer approval

Submit a technical report acceptable to the Executive Officer documenting that the proposed risk management measures and institutional constraints have been implemented.

4. **IMPLEMENTATION OF REMEDIAL ACTION**

COMPLIANCE DATE: June 1, 2001

Submit a technical report acceptable to the Executive Officer documenting completion of the groundwater diversion barrier described by findings 9 and 10.

5. **NOTIFICATION OF PROJECT SPECIFIC HEALTH AND SAFETY PLAN**

COMPLIANCE DATE: 30 days prior to any ground-disturbing activities

For any future ground disturbing activities that would potentially expose on-site workers to residual waste materials and for which a written Health and Safety Plan is required under the site specific Soil Management Plan, written notification of the proposed activities shall be submitted to the Executive Officer. The notification shall include a description of the proposed activities and a copy of the written Health and Safety Plan prepared for the work to be performed.

6. **THREE-YEAR STATUS REPORT**

COMPLIANCE DATE: March 1, 2004

Submit a technical report acceptable to the Executive Officer evaluating the effectiveness of the approved cleanup plan. The report should include:

- a. Summary of effectiveness in controlling contaminant migration and protecting human health and the environment
- b. Comparison of contaminant concentration trends with time
- c. Comparison of anticipated versus actual costs of cleanup activities
- d. Performance data (e.g. groundwater volume extracted, chemical mass removed, mass removed per million gallons extracted)
- e. Cost effectiveness data (e.g. cost per pound of contaminant removed)
- f. Summary of additional investigations (including results) and significant modifications to remediation systems
- g. Additional remedial actions proposed (if applicable) including time schedule

7. REQUEST FOR CONDITIONAL NO FURTHER ACTION

COMPLIANCE DATE: As appropriate and no earlier than
March 1, 2004

Submit a technical report acceptable to the Executive Officer containing a request for conditional no further action for some or all of the properties. Conditional no further action is expected to mean that no further remedial action will be required at some or all of the properties subject to the condition that the approved institutional constraints and risk management measures would remain in effect. In order to obtain the conditional no further action, the responsible parties must demonstrate that contaminant concentrations are stable, that contaminant migration potential is minimal and that water quality beneficial uses are protected. Further, the request for conditional no further action shall include assurances that the approved institutional constraints and risk management measures would remain in effect. For the 5051 Coliseum Way property, the responsible parties must also demonstrate that the property has been developed or capped. The request for conditional no further action should include a reasonable rationale for decision making and demonstrate that the conditions for conditional no further action are satisfied.

This technical report can be submitted concurrently with the three year status report, if desired.

8. EVALUATION OF NEW HEALTH CRITERIA

COMPLIANCE DATE: 90 days after requested
by Executive Officer

Submit a technical report acceptable to the Executive Officer evaluating the effect on the approved cleanup plan of revising one or more cleanup standards in response to revision of drinking water standards, maximum contaminant levels, or other health-based criteria.

9. EVALUATION OF NEW TECHNICAL INFORMATION

COMPLIANCE DATE: 90 days after requested
by Executive Officer

Submit a technical report acceptable to the Executive Officer evaluating new technical information which bears on the approved cleanup plan and cleanup standards for this site. In the case of a new cleanup technology, the report should evaluate the technology using the same criteria used in the feasibility study. Such technical reports shall not be requested unless the Executive Officer determines that the new information is reasonably likely to warrant a revision in the approved cleanup plan or cleanup standards.

10. **Delayed Compliance:** If the discharger is delayed, interrupted, or prevented from meeting one or more of the completion dates specified for the above tasks, the discharger shall promptly notify the Executive Officer and the Board may consider revision to this Order.

D. PROVISIONS

1. **No Nuisance:** The storage, handling, treatment, or disposal of polluted soil or groundwater shall not create a nuisance as defined in California Water Code Section 13050(m).
2. **Good Operation and Maintenance (O&M):** The discharger shall maintain in good working order and operate as efficiently as possible any facility or control system installed to achieve compliance with the requirements of this Order.
3. **Cost Recovery:** The discharger shall be liable, pursuant to California Water Code Section 13304, to the Board for all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order. If the site addressed by this Order is enrolled in a State Board-managed reimbursement program, reimbursement shall be made pursuant to this Order and according to the procedures established in that program. Any disputes raised by the discharger over reimbursement amounts or methods used

in that program shall be consistent with the dispute resolution procedures for that program.

4. **Access to Site and Records:** In accordance with California Water Code Section 13267(c), the discharger shall permit the Board or its authorized representative:
 - a. Entry upon premises in which any pollution source exists, or may potentially exist, or in which any required records are kept, which are relevant to this Order.
 - b. Access to copy any records required to be kept under the requirements of this Order.
 - c. Inspection of any monitoring or remediation facilities installed in response to this Order.
 - d. Sampling of any groundwater or soil which is accessible, or may become accessible, as part of any investigation or remedial action program undertaken by the discharger.
5. **Self-Monitoring Program:** The discharger shall comply with the Self-Monitoring Program as attached to this Order and as may be amended by the Executive Officer.
6. **Contractor / Consultant Qualifications:** All technical documents shall be signed by and stamped with the seal of a California registered geologist, a California certified engineering geologist, or a California registered civil engineer.
7. **Lab Qualifications:** All samples shall be analyzed by State-certified laboratories or laboratories accepted by the Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control (QA/QC) records for Board review. This provision does not apply to analyses that can only reasonably be performed on-site (e.g. temperature).
8. **Document Distribution:** Copies of all correspondence, technical reports, and other documents pertaining to compliance with this Order shall be provided to the following agencies:
 - a. City of Oakland, Department of Public Works
 - b. County of Alameda, Department of Environmental Health

c. California State Department of Toxic Substances Control

The Executive Officer may modify this distribution list as needed.


9. **Reporting of Changed Owner or Operator:** The discharger shall file a technical report on any changes in site occupancy or ownership associated with the property described in this Order.
10. **Reporting of Hazardous Substance Release:** If any hazardous substance is discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, the discharger shall report such discharge to the Board by calling (510) 622-2300 during regular office hours (Monday through Friday, 8:00 to 5:00).

A written report shall be filed with the Board within five working days. The report shall describe: the nature of the hazardous substance, estimated quantity involved, duration of incident, cause of release, estimated size of affected area, nature of effect, corrective actions taken or planned, schedule of corrective actions planned, and persons/agencies notified.

This reporting is in addition to reporting to the Office of Emergency Services required pursuant to the Health and Safety Code.

11. **Rescission of Existing Order:** This Order supercedes and rescinds Order No. 99-014.
12. **Periodic SCR Review:** The Board will review this Order periodically and may revise it when necessary.

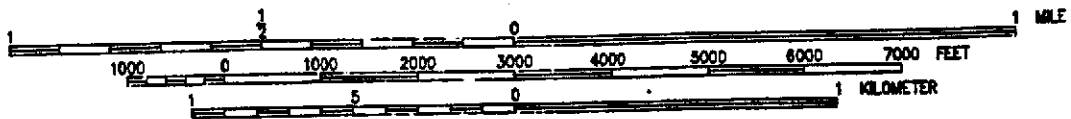
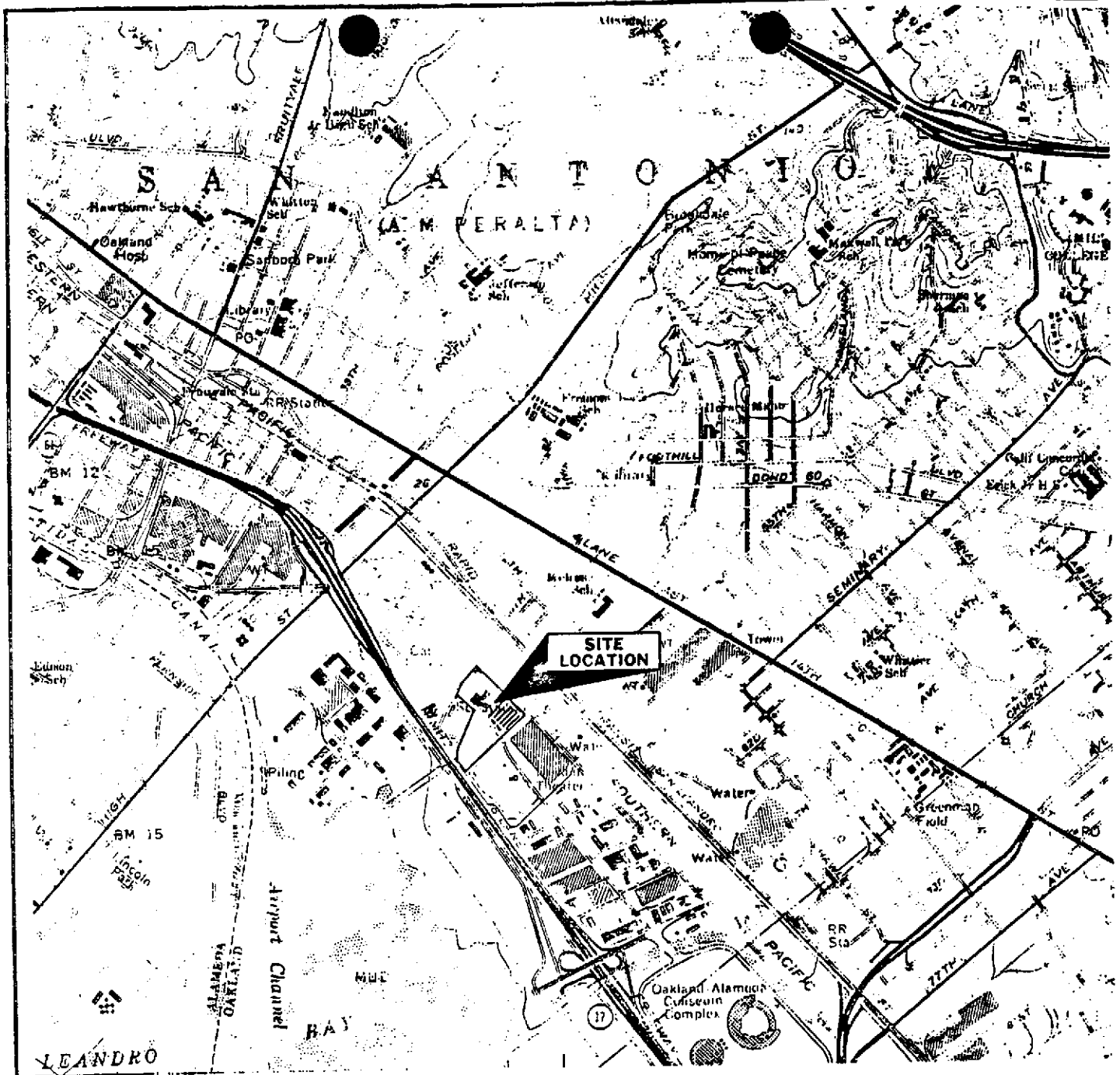
I, Loretta K. Barsamian, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on March 21, 2001.


Loretta K. Barsamian
Executive Officer

FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY

=====

- Attachments:** Site Location Map
Approximate Locations of Residual Waste Materials
Self-Monitoring Program

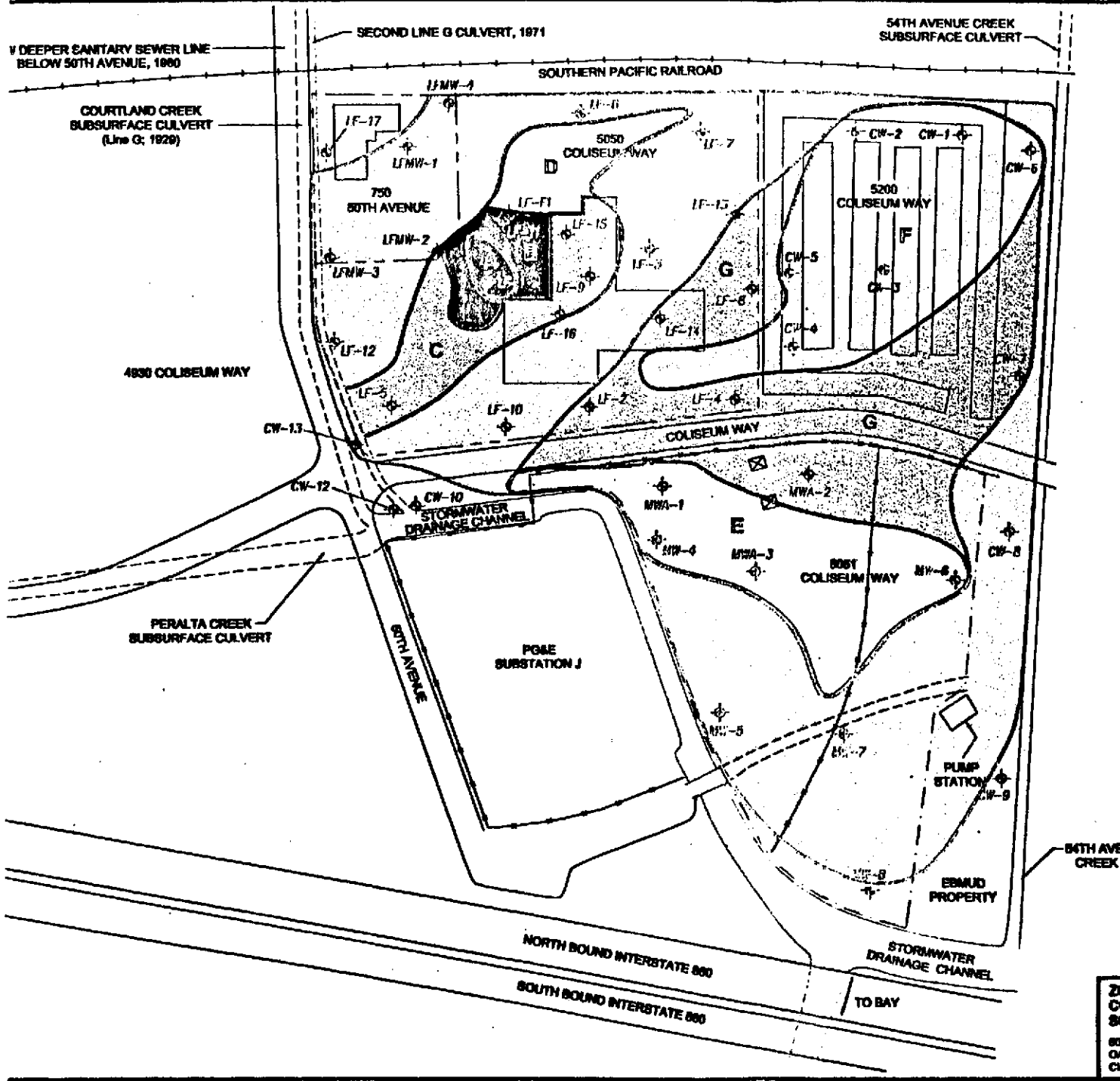


Portion of 7.5-Minute Oakland East, California Quadrangle Map
 United States Department of the Interior
 Geological Survey
 1959
 Photorevised 1980



<p>SITE LOCATION MAP Coliseum Way Properties Oakland, California</p> <p>Client: Lempres & Vulfberg Clayton Project No. 70-97203.00.300</p>	<p>Figure 1</p>	<p>Clayton ENVIRONMENT, CONSULTANT</p>
--	-----------------------------	---

97203-0-1A



LEGEND:

◆ Monitoring Well Location

Subsurface Waste Areas

North Area

- A 25'
- B 15'
- C 15'
- D 7.5'

South Area

- E 13'
- F 13'
- G 7.5'

● Maximum Time of Buried Waste

▭ Buffer Zone
Potentially contaminated groundwater and soil - wt layers not identified

<p>ZONES OF POTENTIALLY CONTAMINATED GROUNDWATER AND SOIL, AND SUBSURFACE WASTES</p>	<p>Figure</p>
<p>5050, 5051, AND 5200 COLISEUM WAY OAKLAND, CALIFORNIA Clayton Project No. 70-00808.BS.100</p>	<p>2</p> <p>042800</p> <p>COLIEM408.DWG</p>

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

SELF-MONITORING PROGRAM FOR:

Millennium Holdings, Inc.
5050 Coliseum, LLC
Oakland 5051, LLC

for the property located at

750 50th Avenue and 5050, 5051, & 5200 Coliseum Way
Oakland
Alameda County

1. **Authority and Purpose:** The Board requests the technical reports required in this Self-Monitoring Program pursuant to Water Code Sections 13267 and 13304. This Self-Monitoring Program is intended to document compliance with Board Order No.01-032 (site cleanup requirements).

2. **Monitoring:** The discharger shall measure groundwater elevations quarterly in all monitoring wells, and shall collect and analyze representative samples of groundwater according to the following schedule (Table 1). In addition, representative samples of surface water shall be collected from the stormwater drainage channel which abuts the 5051 Coliseum Way property.

Well #	Sampling Frequency	Analyses	Well #	Sampling Frequency	Analyses
LF-2	Q	GW Elev.	MWA-1	Q	TPHg, TPHd/o, CAM-17, TDS, GW Elev.
LF-5	Q	CAM-17, TDS, GW Elev.	MWA-2	Q	GW Elev.

LF-6	Q	GW Elev.	MWA-3	Q	GW Elev.
LF-11	Q	TPHd/o, CAM-17, TDS, GW Elev.	MW-4	Q	TPHg, CAM-17, TDS, GW Elev.
LF-12	Q	CAM-17, TDS, GW Elev.	MW-5	Q	CAM-17, TDS, GW Elev.
LF-13	Q	GW Elev.	CW-8	Q	GW Elev.
LF-17	Q	GW Elev.	CW-9	Q	GW Elev.
CW-13	Q	CAM-17, TDS, GW Elev.	CW-10	Q	GW Elev.
CW-1	Q	CAM-17, TDS, GW Elev.	CW-12	Q	CAM-17, TDS, GW Elev.
CW-2	Q	TPHg, TPHd/o, CAM-17, TDS, GW Elev.	CW6	Q	TPHg,TPH d/o, CAM- 17, TDS, GW Elev.
CW-4	Q	GW. Elev.	CW7	Q	TPHg,TPH d/o, CAM- 17, TDS, GW Elev.

Key: Q = Quarterly

TPHg = Total Petroleum Hydrocarbons as Gasoline/Benzene, Toluene, Ethylbenzene, & Xylene

TPHd/o = Total Petroleum Hydrocarbons as Diesel and Motor Oil

CAM-17 = California Assessment Manual 17 Metals

TDS = Total Dissolved Solids

GW Elev. = Groundwater Elevation

The discharger shall sample any new monitoring or extraction wells quarterly and analyze groundwater samples for the same constituents as shown in the above table.

The discharger may propose changes in the above table; any proposed changes are subject to Executive Officer approval.

3. **Quarterly Monitoring Reports:** The discharger shall submit quarterly monitoring reports to the Board no later than 30 days following the end of the quarter (e.g. report for first quarter of the year due April 30). The first quarterly monitoring report shall be due on January 30, 2001. The reports shall include:
- a. **Transmittal Letter:** The transmittal letter shall discuss any violations during the reporting period and actions taken or planned to correct the problem. The letter shall be signed by the discharger's principal executive officer or his/her duly authorized representative, and shall include a statement by the official, under penalty of perjury, that the report is true and correct to the best of the official's knowledge.
 - b. **Groundwater Elevations:** Groundwater elevation data shall be presented in tabular form, and a groundwater elevation map should be prepared for each monitored water-bearing zone. Historical groundwater elevations shall be included in the fourth quarterly report each year.
 - c. **Groundwater Analyses:** Groundwater sampling data shall be presented in tabular form, and an isoconcentration map should be prepared for one or more key contaminants for each monitored water-bearing zone, as appropriate. The report shall indicate the analytical method used, detection limits obtained for each reported constituent, and a summary of QA/QC data. Historical groundwater sampling results shall be included in the fourth quarterly report each year. The report shall describe any significant increases in contaminant concentrations since the last report, and any measures proposed to address the increases. Supporting data, such as lab data sheets, need not be included (however, see record keeping - below).
 - d. **Groundwater Extraction:** If applicable, the report shall include groundwater extraction results in tabular form, for each extraction well and for the site as a whole, expressed in gallons per minute and total groundwater volume for the quarter. The report shall also include contaminant removal results, from groundwater extraction wells and from other remediation systems (e.g. soil vapor extraction), expressed in units of chemical mass per day and mass for the quarter. Historical mass removal results shall be included in the fourth quarterly report each year.

- e. **Status Report:** The quarterly report shall describe relevant work completed during the reporting period (e.g. site investigation, interim remedial measures) and work planned for the following quarter.
4. **Violation Reports:** If the discharger violates requirements in the Site Cleanup Requirements, then the discharger shall notify the Board office by telephone as soon as practicable once the discharger has knowledge of the violation. Board staff may, depending on violation severity, require the discharger to submit a separate technical report on the violation within five working days of telephone notification.
5. **Other Reports:** The discharger shall notify the Board in writing prior to any site activities, such as construction or underground tank removal, which have the potential to cause further migration of contaminants or which would provide new opportunities for site investigation.
6. **Record Keeping:** The discharger or his/her agent shall retain data generated for the above reports, including lab results and QA/QC data, for a minimum of six years after origination and shall make them available to the Board upon request.
7. **SMP Revisions:** Revisions to the Self-Monitoring Program may be ordered by the Executive Officer, either on his/her own initiative or at the request of the discharger. Prior to making SMP revisions, the Executive Officer will consider the burden, including costs, of associated self-monitoring reports relative to the benefits to be obtained from these reports.

I, Loretta K. Barsamian, Executive Officer, hereby certify that this Self-Monitoring Program was adopted by the Board on March 21, 2001.


Loretta K. Barsamian
Executive Officer

Edit Save Add new Delete Reset Edit Site

SITE ID: 584 SOURCE OF FUNDS: F SUBSTANCE :8006619
SITE NAME: Volvo GMC DATE REPORTED :03/18/1991
SITE ADDRESS: 5050 -0 Coliseum Wy DATE CONFIRMED:03/18/1991

RP #
CONTACT NAME: Ph:
COMPANY NAME:
ADDRESS:
CITY/ST/ZIP:

PgUp for Screen #2; <F7>/<F8> for Next / Previous RP
[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
Form: SITE Table: RPs Field: RPseq# Page: 3

UPDATED ENVISION 3/31/01

UNDERGROUND STORAGE TANK CLEANUP SITE

SITE ID: 584 SOURCE OF FUNDS: F SUBSTANCE :8006619
SITE NAME: Volvo GMC DATE REPORTED :03/18/1991
SITE ADDRESS: 5050 -0 Coliseum Wy DATE CONFIRMED:03/18/1991
CITY: Oakland ZIP CODE: 94601 MULTIPLE RPS : Y

CASE TYPE: 0 CONTRACT STAT: 4 PRIORITY: -0- DATE ER:-0-

RP SEARCH : S DATE END: 08/05/1992
PRELIM ASSESSMENT : C DATE BEGIN: 10/28/1991 DATE END: 11/05/1991
REMEDIAL INVEST : - DATE BEGIN: -0- DATE END: -0-
REMEDIAL ACTION : - DATE BEGIN: -0- DATE END: -0-
POST REMED MONITOR: - DATE BEGIN: -0- DATE END: -0-

ENFORCEMENT TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 08/05/1992
LUFT CATEGORY: 3 CASE CLOSED: - DATE CASE CLOSED: -0-
DT EXC START : 03/18/1991 REMEDIAL ACTIONS TAKEN: ED,FP

PgDn for Screen #2

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

Press [ESC] for the

CITY: Oakland

ZIP CODE: 94601

MULTIPLE RPS : Y

CASE TYPE: 0 CONTRACT STAT: 4 PRIORITY: -0- DATE ER:-0-

RP SEARCH	: S	DATE END:	08/05/1992
PRELIM ASSESSMENT	: C	DATE BEGIN:	10/28/1991
REMEDIAL INVEST	: -	DATE END:	11/05/1991
REMEDIAL ACTION	: -	DATE BEGIN:	-0-
POST REMED MONITOR:	-	DATE END:	-0-
		DATE BEGIN:	-0-
		DATE END:	-0-

ENFORCEMENT TYPE: 1	DATE ENFORCEMENT ACTION TAKEN:	08/05/1992
LUFT CATEGORY: 3	CASE CLOSED: -	DATE CASE CLOSED: -0-
DT EXC START : 03/18/1991	REMEDIAL ACTIONS TAKEN:	ED,FP

PgDn for Screen #2

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

STID: 584

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

RISK ASSESSMENT	: -0-	LOC-CleanUp Fund?	-0-
DATE LAST CORSP	: 03/05/1997	INSPECTOR INIT:	BC

CONTACT/RESPONSIBLE PARTY INFORMATION:

RP #1: CONTACT: Robert G. Whelen	RP COST: \$0.00
RP COMPANY NAME: Volvo GMC	Ph: -0-
ADDRESS: P. O. Box 26115	
CITY/ST/ZIP: Greensboro, N C 27402-6115	

COMMENT: This site is highly contaminated with the metals arsenic, barium, cadmium, copper, lead, and zinc. The petroleum hydrocarbon contamination does not appear to be significant and LOP closes

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

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

RP seq#: 2-9

ADDITIONAL RP'S -SCREEN # 3

RP #2	
CONTACT NAME: Samuel Friedman	Ph: -0-
COMPANY NAME: Millennium Inorganic Chemicals	
ADDRESS: 200 Int'l Circle,ste 5000	
CITY/ST/ZIP: Hunt Valley,maryland 21030	

RP #	
CONTACT NAME:	Ph:
COMPANY NAME:	
ADDRESS:	
CITY/ST/ZIP:	



California Regional Water Quality Control Board

San Francisco Bay Region



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 FAX (510) 622-2460

Gray Davis
Governor
00 MAR 31 AM 9:51

March 24, 2000
File No. 01S0422 (BG)

2005

Mr. Thomas E. Roberts
Commercial Development Company, Inc.
1650 Des Peres Road, Suite 303
St. Louis, MO 63131

SUBJECT: Extension of Deadline for Submittal of Revised Remediation/Risk Management Plan for Properties at 750 50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Mr. Roberts:

This letter responds to a request from Clayton Group Services (your consultant) to delay submittal of a revised Remediation/Risk Management Plan (RRMP) for the Coliseum Way Properties. As explained below, I concur with your request.

By letter dated January 28, 2000, you were asked to revise the RRMP to include a discussion of the various options considered to redirect groundwater flow on the 5051 Coliseum Way property, a plain language guide for future construction or utility workers, a drawing to delineate the horizontal and vertical locations of waste materials, and a time schedule for implementation of the RRMP. The revised RRMP was to have been submitted by March 15, 2000.


Due to a change in ownership of the subject properties and the time needed to revise on-going consultant contracts, a one month delay has been requested.

I find this request acceptable. I will not recommend enforcement action, provided that you submit the revised RRMP by April 17, 2000. Please note that this letter does not formally alter the original deadline, and the Board may pursue enforcement action is not submitted by this later date.

If you have any questions, please contact Betty Graham of my staff at (510) [e-mail bg@rb2.swrcb.ca.gov].

Sincerely,

Lawrence P. Kolb
Acting Executive Officer


Stephen A. Hill
Chief, Toxics Cleanup Division

California Environmental Protection Agency

cc:

Dwight Hoenig
Donald Ashton
Clayton Group Services
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

Timothy A. Colvig
Wulfsberg Reese & Sykes
Kaiser Center
300 Lakeside Dr. 24th Floor
Oakland, CA 94612-3524

Daniel T. Engle, Esq.
Thompson Coburn L.L.P.
One Mercantile Center
St. Louis, MO 63101

Barney Chan
Hazardous Materials Program
ACDEH
1131 Harbor Bay parkway, 2nd Floor
Alameda, CA 94502-6577

Mark Gomez
City of Oakland
250 Frank H Ogawa Plaza
Oakland, CA 94612



California Regional Water Quality Control Board

San Francisco Bay Region



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 FAX (510) 622-2460

Gray Davis
Governor

* 584 etc

January 28, 2000
SLIC No. 01S0422 (BG)

Mr. Samuel Friedman
Millenium Holdings
200 Internaltional Circle, Suite 5000
Hunt Valley, MD 21030

SUBJECT: Required Revisions to the Remediation/Risk Management Plan for Properties at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Mr. Friedman:

Board staff have reviewed the Remediation/Risk Management Plan (RRMP) for the Coliseum Way and 750 50th Avenue properties. We find that the RRMP does not fully satisfy the requirements of Task B.3 of Board Order No. 99-0014, issued on April 8, 1999. We request that you revise and resubmit the RRMP by March 15, 2000.

Task B.3 requires that the RRMP contain the following:

- ✓ a. A summary of remedial investigation results (including an historical pollutant trend analysis) and risk assessment findings
- ✓ b. Feasibility study evaluating alternative remedial and risk management actions
- ✓ c. Recommended remedial and risk management actions and cleanup standards.
- ✓ d. A risk management plan with seasonal monitoring
- ① e. Implementation tasks and time schedule.

For Item B.3.b Clayton Environmental (the consultant of record) and Board staff have been discussing various options for redirecting the flow of groundwater beneath the site to prevent a direct discharge into the storm drain. The feasibility study included as appendix C does not describe these various options nor does it evaluate the effectiveness/benefits of the proposed option, a sheet pile diversion wall.

California Environmental Protection Agency

RRMP

The Board requests that the ~~RMPP~~ be revised to include:

- 1) A discussion of the various options considered for redirecting groundwater flow on the 5051 Coliseum Way property.
- 2) A "plain language" discussion of the measures which would likely be required for the protection of construction or utility workers during grading, trenching, excavation and other soil disturbing activities and the major components of a health and safety plan (pursuant to CCR Title 8 section 5192).
- 3) A drawing for each property that delineates the horizontal and vertical distribution of wastes/contaminated soils that could pose a health risk to construction or utility workers.
- 4) A time schedule for implementation of the ~~RMPP~~ ^{RRMP}

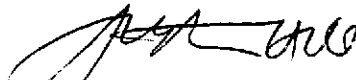
The final site cleanup requirements will address the monitoring schedule and the specific language of the proposed deed restriction. A copy of the Board's model deed restriction is enclosed for your information and use.

I will not recommend enforcement action, provided that you submit the revised RMPP by March 15, 2000. This letter does not formally alter the original deadline, and the Board may pursue enforcement action if the RRMP is not submitted by this later date.

If you have any questions, please contact Betty Graham of my staff at (510) 622-2358. [e-mail bg@rb2.swrcb.ca.gov].

Sincerely,

Lawrence P. Kolb
Assistant Executive Officer



Stephen A. Hill
Chief, Toxics Cleanup Division

Enclosure

ENVIRONMENTAL
PROTECTION
00 FEB --3 PM 3: 19

cc: Mailing List

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Hazardous Materials Program
ACDEH
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

Dwight Hoenig
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Pleasanton, CA 94566

Mark Gomez
City of Oakland
250 Frank H. Ogawa Plaza
Oakland, CA 94612



California Regional Water Quality Control Board

San Francisco Bay Region



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
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Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

September 13, 1999
SLIC No. 01S0422 (DCL)

Samuel Friedman
Millennium Holdings, Inc.
200 International Circle, Suite 5000
Hunt Valley, MD 21030

Subject: Deadline for Submittal of the Remediation/Risk Management Plan for Properties at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Mr. Friedman:

Board staff have received your September 9, 1999, request for additional time to complete the Remediation/Risk Management Plan (RRMP). As explained below, I concur with the request.

Task B.3 of Board Order No. 99-014, issued on April 8, 1999, requires that you submit a RRMP by July 30, 1999, containing:

- a. A summary of remedial investigation results (including an historical pollutant trend analysis) and risk assessment findings
- b. Feasibility study evaluating alternative remedial and risk management actions
- c. Recommended remedial and risk management actions and cleanup standards
- d. A risk management plan with seasonal monitoring
- e. Implementation tasks and time schedule

Clayton, your consultant, and Board staff have been discussing the possibilities of performing an offset project and/or redirecting the flow of groundwater beneath the site to prevent a direct discharge into the storm drain. Due to the complexity in evaluating these alternative options and providing cost estimates, you requested a six-week delay in submittal of the RRMP on July 30, 1999. As a result, you were granted an extension until September 10, 1999.

Since that time, Clayton has investigated the feasibility of several engineering projects, including sealing the weep holes along the flume wall to prevent direct discharge of heavy metals into the surface water. The flume wall evaluation involved working with the Alameda County Public Works Agency and another engineering firm, and thus required extra time for completion.

California Environmental Protection Agency


However, it has now been concluded that plugging the weep holes would adversely affect the lateral stability of the flume wall if the groundwater were to rise 4 feet above the floor of the structure. You are therefore investigating other options such as diverting water flow with a slurry wall. Due to the complexity of the issue, you have requested more time to complete the evaluation.

I find your request acceptable. I will not recommend enforcement action, provided that you submit the RRMP by **November 30, 1999**. This letter does not formally alter the original deadline, and the Board may pursue enforcement action if the RRMP is not submitted by this later date.

Please contact Derek Lee of my staff at (510) 622-2374/email: dcl@rb2.swrcb.ca.gov or Stephen Hill at (510) 622-2361/email: sah@rb2.swrcb.ca.gov if you have any questions.

Sincerely,

Loretta K. Barsamian
Executive Officer


Stephen I. Morse, Chief
Toxics Cleanup Division

ENVIRONMENTAL
PROTECTION

99 SEP 15 PM 4:12

cc. Barney Chan
Hazardous Materials Program
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Alameda, CA 94502-6577

Dwight Hoenig
Clayton Group Services, Inc.
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566



California Regional Water Quality Control Board

San Francisco Bay Region



Winston H. Hickox
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ENVIRONMENTAL
PROTECTION
99 AUG 10 PM 2:05

Gray Davis
Governor

August 9, 1999
SLIC No. 01S0422 (DCL)

Samuel Friedman
Millennium Holdings, Inc.
200 International Circle, Suite 5000
Hunt Valley, MD 21030

Subject: Deadline for Submittal of the Remediation/Risk Management Plan for Properties at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

#584

Dear Mr. Friedman:

Board staff have received your July 30, 1999, request for additional time to complete the Remediation/Risk Management Plan (RRMP). As explained below, I concur with the request.

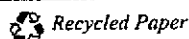
Task B.3 of Board Order No. 99-014, issued on April 8, 1999, requires that you submit a RRMP by July 30, 1999, containing:

- A summary of remedial investigation results (including an historical pollutant trend analysis) and risk assessment findings
- Feasibility study evaluating alternative remedial and risk management actions
- Recommended remedial and risk management actions and cleanup standards
- A risk management plan with seasonal monitoring
- Implementation tasks and time schedule

Clayton, your consultant, and Board staff have been discussing the possibility of performing an offset project. Due to the complexity in evaluating all alternative options, including identifying an appropriate offset project, and providing cost estimates, you are requesting a six-week extension in submittal deadline for the RRMP.

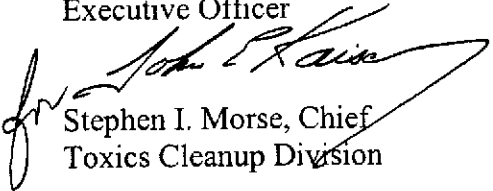
I find your request acceptable. I will not recommend enforcement action, provided that you submit the RRMP by **September 10, 1999**. Please note that this letter does not formally alter the original deadline, and the Board may pursue enforcement action if the RRMP is not submitted by this later date.

California Environmental Protection Agency



Sincerely,

Loretta K. Barsamian
Executive Officer



Stephen I. Morse, Chief
Toxics Cleanup Division

cc. Barney Chan
Hazardous Materials Program
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1131 Harbor Bay Parkway, 2nd Floor
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California Regional Water Quality Control Board

San Francisco Bay Region



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Gray Davis
Governor

July 26, 1999
SLIC No. 01S0422 (DCL)

Samuel Friedman
Millennium Holdings, Inc.
200 International Circle, Suite 5000
Hunt Valley, MD 21030

Subject: Human Health Risk Assessment and Additional Remedial Investigation for the Properties at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Mr. Friedman:

Board staff have reviewed your February 22, 1999, *Health Risk Assessment Report* and May 25, 1999, *Additional Remedial Investigation* for the subject site. As explained below, Board staff find these technical reports acceptable subject to conditions.

Health Risk Assessment Report

This risk assessment considers exposure scenarios for both construction workers (current scenario) and commercial/industrial on-site occupants (future scenario). The exposure pathways considered include inhalation of volatile and particulate emissions from soil, inhalation of volatile emissions from groundwater, and dermal contact with and ingestion of soil. For the construction scenario, average risks are calculated for each of the three properties: 750-50th Avenue and 5050 Coliseum Way (Property 5050/750-50th), 5051 Coliseum Way (Property 5051), and 5200 Coliseum Way (Property 5200). The average risks are based on point-by-point risks across a single property. For the industrial/commercial scenario, the three properties are considered as one single site. The exposure point concentrations for the pollutants are based on the 95% Upper Confidence Limits of their respective data sets in soil and groundwater.

The calculated carcinogenic risks and noncarcinogenic hazards for the construction and commercial/industrial scenarios are shown in the following table:

	CONSTRUCTION SCENARIO			COMMERCIAL/INDUSTRIAL SCENARIO (Future)
	Property 5050/750-50th	Property 5051	Property 5200	Entire Site
Noncarcinogenic Hazards	2.1959	1.9348	25.3635	0.0766
Carcinogenic Risks	2.1E-05	6.8E-06	1.9E-05	1.21E-06

The potential risks for future on-site commercial/industrial occupants are within the acceptable levels. A Hazard Index of greater than 1 is considered an unacceptable exposure to

noncarcinogens, while an Individual Excess Lifetime Cancer Risk greater than $1E-04$ is generally considered an unacceptable risk with carcinogens. However, the anticipated excess exposure to noncarcinogens during construction activities warrants implementation of certain health and safety measures. **You are therefore proposing to submit a soil management plan for Board staff review and incorporation into the anticipated deed restrictions for the subject site.**

Additional Remedial Investigation

On May 25, 1999, you submitted the *Additional Remedial Investigation* report. This report was completed in fulfillment of Task B.2 in the Order.

You conducted a tracer study to investigate the potential hydraulic conductivity between the upgradient wells, LF-12 and CW-13, and downgradient CW-10 and CW-12. Two different dyes were injected into the two upgradient wells. However, neither dye was detected in the downgradient wells. **You conclude that the backfill surrounding the sides and bottoms of the Second Line G and Courtland Creek Culverts is not a preferential pathway for contaminated water.**

Weep water samples from the storm water channel were collected in the area of well MW-4. The highest concentrations detected were 0.08 and 9.4 ppm for cadmium and zinc, respectively.

Metals mass loading from the subject site into the surface waters was estimated. You identified two locations where groundwater migration to surface waters is suspected. They are the Courtland Creek Culvert portion right next to the 5050 Coliseum Way property and the weep holes along the storm water channel on the northwest side of the 5051 Coliseum Way property. The estimated annual loading to the Courtland Creek Culvert is approximately 2.6 pounds of zinc, 0.5 pounds of barium, and 0.3 pounds of arsenic. From the weep holes, the annual loading is estimated to consist of 7.6 pounds of zinc and 0.1 pounds of cadmium.

Four borings were advanced to a maximum depth of 8 feet below ground surface along the southeast bank of the 54th Avenue Creek, southeast of the 5200 Coliseum Way property. This area is outside the subject site. Unfiltered grab groundwater samples were collected from the borings. The maximum zinc concentration found was 8.30 ppm. Lead and barium were also detected at up to 13 and 51 ppm, respectively. The lead found here does not appear to have originated at the subject site because previous investigations of groundwater underneath 5200 Coliseum yielded little or no lead at all. However, the other dissolved metals might have migrated off-site. Nonetheless, surface water samples collected previously from the 54th Avenue Creek (see *Additional Remedial Investigation* – November 5, 1998) indicated that metal concentrations were generally within or very close to the established water quality objectives. Therefore, groundwater pollution in this area is believed to have a limited impact on the 54th Avenue Creek.

Lastly, an area-weighted average total dissolved solids (TDS) concentration was calculated. The result, 6,417.5 mg/L, exceeds the 3,000 mg/L level established for designating a potential source of drinking water.

I find both the risk assessment and additional remedial investigation acceptable. The submitted *Human Health Risk Assessment* satisfies Task B.1 of Order No. 99-014 provided that you do one of the following:

1. Propose an active soil remediation plan, accompanying the *Remediation/Risk Management Plan* (RRMP), as required in Task B.3 of the Order, to reduce the soil pollutant concentrations to within acceptable levels for both the construction and commercial/industrial scenarios, or
2. Submit a soil risk management plan containing appropriate health and safety measures for construction workers together with the RRMP. You should clearly explain how and when the soil risk management plan would be implemented.

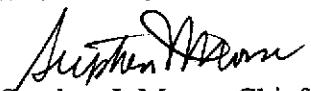
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A combination of soil remediation and risk management could be considered as well.

In addition to the soil issue discussed above, the overall RRMP should also address the issue of dissolved metals in the groundwater and their impacts on the surface water. The RRMP is to be submitted for Board staff review no later than July 30, 1999. Any request for deadline extension should be submitted in writing. Please contact Derek Lee of my staff at (510) 622-2374 or email: dcl@rb2.swrcb.ca.gov if you have any questions.

Sincerely,

Loretta K. Barsamian
Executive Officer


Stephen I. Morse, Chief
Toxics Cleanup Division

ENVIRONMENTAL
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cc. Barney Chan
Hazardous Materials Program
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Cal/EPA

**San Francisco
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Samuel Friedman
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Hunt Valley, MD 21030

CONFIDENTIAL
PROTECTION

99 APR 13 PM 3:06



Gray Davis
Governor

Date: **APR 09 1999**
SLIC No. 01S0422 (DCL)

Subject: Site Cleanup Requirements for Properties at 750-50th Avenue and 5050, 5051,
and 5200 Coliseum Way, Oakland, Alameda County

Dear Mr. Friedman:

Under authority previously delegated to me by the Regional Board, I have administratively issued site cleanup requirements for the subject site because the Board is unable to meet in April 1999 due to lack of a quorum. Enclosed is a copy of the order.

Please contact Derek Lee of my staff at (510) 622-2374 if you have any questions.

Sincerely,

Loretta K. Barsamian
Executive Officer

Enclosure: Site Cleanup Requirements Order No. 99-014
cc. w/ enclosure: Mailing List

MAILING LIST

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Charles W. Reese, Jr. or Tim Colvig
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Hazardous Materials Supervisor
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Pacific Gas and Electric Company
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Oakland, CA 94601

William D. Wick
Crosby, Heafey, Roach & May
1999 Harrison Street
Oakland, CA 94604-2084

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

ORDER NO. 99-014

ADOPTION OF SITE CLEANUP REQUIREMENTS FOR:

MILLENNIUM HOLDINGS, INC.

for the properties located at

**750-50th AVENUE AND 5050, 5051, AND 5200 COLISEUM WAY
OAKLAND
ALAMEDA COUNTY**

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter Board), finds that:

1. **Site Location:** The subject properties (the "Site") are located at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way. They are in an industrial area of Oakland, approximately one half mile east of San Leandro Bay. The Site is approximately 15 acres in size and bounded by a Southern Pacific Railroad to the northeast, the 54th Avenue Creek (an open drainage ditch) to the south, an open stormwater drainage channel to the west, and the Courtland Creek Culvert and the Second Line G Culvert underneath 50th Avenue to the northwest.
2. **Site History:** The Site has a long history of industrial usage. From the mid-1800s to about 1928, 5050 Coliseum Way was used for the retorting of pyrite ores for the production of sulfuric acid. The ore reduction process resulted in the deposition of approximately 15,000 cubic yard of pyrite slag and cinders onto the 5050 and 5200 Coliseum Way properties.

A lithopone (paint pigment) manufacturing facility, operated by the Chemical and Pigment Company, occupied the properties at 750-50th Avenue and 5050 Coliseum Way from approximately 1926 to 1963. Processing residuals from lithopone production included various forms of insoluble sulfate residuals such as barium sulfate and zinc sulfate. These residuals were deposited as both dry filter cake and slurry deposits on portions of the 5051 and 5200 Coliseum Way properties.

5050 Coliseum was referred to as the Volvo-GM site because heavy truck servicing facilities were built on this property in 1974 and operated by Volvo GM Heavy Truck Corporation. Currently, there is a large warehouse-type building which contains office space and large service bays to maintain heavy trucks and other large vehicles for the City of Oakland. The building is surrounded by a concrete apron, and the remainder of this property is covered with asphalt.

Buildings associated with the former Volvo-GM truck maintenance facility are also located at 750-50th Avenue. Volvo-GM sold the 750-50th Avenue and 5050 Coliseum Way properties to Millennium Holdings, Inc. (Millennium) in early 1997.

Previous manufacturing and processing structures located at the 5200 Coliseum Way property included aboveground tar storage tanks, a tar storage building, and tar drum storage. Currently, Coliseum Storage Associates (CSA) owns and operates this property as a mini-storage facility. Millennium has agreed to undertake the responsibility of investigating and remediating the 5200 Coliseum Way property because its subsurface contamination is the result of former operations on 750-50th Avenue and 5050 Coliseum Way.

5051 Coliseum Way is currently divided into a north area and a south area by a cyclone fence. The area north of the fence is unpaved and previously was used by Pacific Gas and Electricity Company (PG&E) for temporary storage of construction materials. The area south of the fence is paved and used for weekend parking. PG&E sold this property to Millennium in 1998.

3. **Named Discharger:** Millennium Holdings, Inc. is named the discharger because it is the owner of the 750-50th Avenue, and 5050 and 5051 Coliseum Way properties. Volvo-GM (former owner of 750-50th Avenue and 5050 Coliseum Way) and PG&E (former owner of 5051 Coliseum Way) are not named as dischargers in this order for the following reasons: Millennium Holdings, Inc. has adequate financial resources to comply with this order; Millennium has complied with prior Board requests; Millennium has requested that Volvo-GM and PG&E not be named in this order. However, Volvo-GM and PG&E may be named in future if these circumstances change.

If additional information is submitted indicating that other parties caused or permitted any waste to be discharged on the Site where it entered or could have entered waters of the state, the Board will consider adding that party's name to this order.

4. **Regulatory Status:** This site is currently not subject to Board Order.
5. **Site Hydrogeology:** The Site is located in the East Bay Plain Basin. Soils immediately underlying pavement on- and off-site consist of clayey to silty sand with gravel fill material extending to approximately 3 to 7 feet below ground surface (bgs). Below the cap fill material is a layer of slag waste material. Bay Mud consisting of silty clay, clayey sand, silt, and thin bedded sands underlies the waste slag materials to a depth of 60.5 feet bgs, the total depth investigated.

Groundwater is first encountered at approximately 7 feet bgs. It generally flows west towards San Leandro Bay at a gradient of 0.015 feet per foot. Shallow

aquifers of limited extent located throughout the East Bay Plain are often perched, discontinuous, and unconfined.

6. **Remedial Investigation:** Significant amount of pollutants exists in the subsurface on-site. The historical maximum soil concentrations of the primary pollutants for each of the four properties are shown in Table I below:

Table I. Maximum Soil Concentration (mg/kg) by Property

Constituent	750-50th Avenue & 5050 Coliseum Way	5051 Coliseum Way	5200 Coliseum Way
Arsenic	18,000	1,500	890
Barium	92,000	100,000	190,000
Cadmium	1,400	2,100	230
Lead	24,000	42,000	23,000
Zinc	60,000	54,000	84,000

The presence of the sulfide rich slag and cinders has given rise to a localized condition of low pH shallow groundwater on the 5050 Coliseum Way property. The acidic groundwater has solubilized a suite of metals, including zinc, cadmium, and barium. The groundwater conditions are as follows:

- An extensive arsenic plume exists in the groundwater with the highest concentration of 24 ppm underneath 5200 Coliseum Way.
- Barium in groundwater is mostly confined to 5200 Coliseum Way, with a maximum concentration of 470 ppm. Because there is a localized groundwater gradient toward the southeast on this property, the barium plume could possibly have extended southeast beyond the 54th Avenue Creek Culvert. Additional groundwater samples southeast of the culvert need to be collected in order to determine the southward extent of this barium plume.
- The cadmium plume underneath 5050 Coliseum Way has a maximum concentration of 43 ppm and extends to the Second Line G Culvert, underneath 50th Avenue.
- The zinc plume has a maximum concentration of 17,000 ppm. This plume has extended all the way to 5051 Coliseum Way. The micro-gradient for groundwater in the area where 50th Avenue intersects Coliseum Way needs to be investigated. The latest sampling showed that zinc concentrations in groundwater declined significantly in this area within a distance of less than 150 feet. Having a better understanding of the local hydrogeologic conductivity would shed light on the fate and transport of this pollutant in this area. This is important because this area is adjacent to the culverts along 50th Avenue.

This has been done.

- A limited plume of TPH-g straddles parts of the 5050, 5051, and 5200 Coliseum Way properties. The current maximum concentrations is measured at 13 ppm. Associated BTEX products follow a similar distribution, with benzene found underneath 5200 Coliseum Way. The maximum concentration is 0.15 ppm. This hydrocarbon contamination is attributed to the former tar storage, distillation facility, and associated piping located on the 5200 Coliseum Way property.

A surface water study of the stormwater drainage channel and the culverts has yielded concentrations of heavy metals at or near the Basin Plan objectives. It should be noted that each of these stormwater sewers drains a large industrial area in the City of Oakland. Additional samples should be taken from upstream so that off-site contributions can be estimated. Moreover, samples need to be collected from the "weep holes" near MW-4 on 5051 Coliseum Way. These weep holes have been observed to visibly drain into the open channel. Samples gathered at these locations, together with others, can be used to calculate mass loading of the heavy metals from the subject site for estimating the degree of adverse impact that the subsurface contamination is exerting on the surface water.

Measurements for total dissolved solids (TDS) in the groundwater were performed at several locations throughout the Site. The TDS levels range from a low of 620 ppm to a high of 170,000 ppm. The areas with high TDS appear to border upon the stormwater drainage channels and are therefore subject to salt water influences. An area-weighted TDS average for the entire Site needs to be calculated in order to determine the appropriate cleanup standards.

7. **Interim Remedial Measures:** In 1963, the entire lithopone manufacturing facility was sold and one year later all buildings were demolished. No remediation or risk management of the subsurface contamination has been performed so far.
8. **Adjacent Sites:** A PG&E site at 4930 Coliseum Way is adjacent to and northwest of the Site. On this property, near-surface soils have been impacted by lead thought to have originated from maintenance over 50 years ago which included sandblasting and painting with lead-based paint on a former above-ground natural gas holder tank. The tank was dismantled in May 1990, which may also have contributed to elevated lead levels in the soil. Groundwater did not appear to be affected by the lead found in the soil. PG&E proposed to cap the soils with asphalt, accompanied by appropriate deed restrictions limiting use of the site. Alameda County Health Care Services approved the PG&E proposal on May 7, 1992.
9. **Basin Plan:** The Board adopted a revised Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) on June 21, 1995. This updated and consolidated plan represents the Board's master water quality control planning document. The revised Basin Plan was approved by the State Water Resources

Control Board and the Office of Administrative Law on July 20, 1995, and November 13, 1995, respectively. A summary of regulatory provisions is contained in 23 CCR 3912. The Basin Plan defines beneficial uses and water quality objectives for waters of the State, including surface waters and groundwaters.

The potential beneficial uses of groundwater underlying and adjacent to the site include:

- a. Municipal and domestic water supply
- b. Industrial process water supply
- c. Industrial service water supply
- d. Agricultural water supply
- e. Freshwater replenishment to surface waters

At present, there is no known use of groundwater underlying the site for the above purposes.

The existing and potential beneficial uses of the San Leandro Bay include:

- a. Industrial process supply or service supply
- b. Water contact and non-contact recreation
- c. Wildlife habitat
- d. Fish migration and spawning
- e. Navigation
- f. Estuarine habitat
- g. Shellfish harvesting
- h. Preservation of rare and endangered species

10. **Other Board Policies:** Board Resolution No. 88-160 allows discharges of extracted, treated groundwater from site cleanups to surface waters only if it has been demonstrated that neither reclamation nor discharge to the sanitary sewer is technically and economically feasible.

Board Resolution No. 89-39, "Sources of Drinking Water," defines potential sources of drinking water to include all groundwater in the region, with limited exceptions for areas of high TDS, low yield, or naturally-high contaminant levels.

11. **State Water Board Policies:** State Water Board Resolution No. 68-16, "Statement of Policy with Respect to Maintaining High Quality of Waters in California," applies to this discharge and requires attainment of background levels of water quality, or the highest level of water quality which is reasonable if background levels of water quality cannot be restored. Cleanup levels other than background must be consistent with the maximum benefit to the people of the State, not unreasonably affect present and anticipated beneficial uses of such water, and not result in exceedance of applicable water quality objectives. Given

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that the discharger (or his agents, successors, or assigns) shall cleanup and abate the effects described in the above findings as follows:

A. PROHIBITIONS

1. The discharge of wastes or hazardous substances in a manner which will degrade water quality or adversely affect beneficial uses of waters of the State is prohibited.
2. Further significant migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup which will cause significant adverse migration of wastes or hazardous substances are prohibited.

B. TASKS

1. **HUMAN HEALTH RISK ASSESSMENT**

COMPLIANCE DATE: May 17, 1999

Submit a Final Human Health Risk Assessment acceptable to the Executive Officer incorporating Board staff comments on the February 24, 1999, *Draft Human Health Risk Assessment* for the Site.

2. **COMPLETION OF REMEDIAL INVESTIGATION**

COMPLIANCE DATE: May 17, 1999

Submit a technical report acceptable to the Executive Officer documenting the completion of additional remedial investigation proposed in the January 11, 1999, workplan (Schedule of Proposed Investigation Activities). These activities include:

- a. Conducting a tracer study of the hydrogeologic conductivity between well, CW-13, and the downgradient CW-12 and CW-10.
- b. Collecting water samples from the "weep holes" along the cement lined stormwater channel in the vicinity of MW-4.
- c. Collecting surface water samples along the Second Line G Culvert at locations upstream and next to the Site.
- d. Calculating mass loading rates to surface water for the heavy metals using available data.
- e. Collecting additional groundwater samples southeast of the 54th Avenue Creek that parallels the 5200 Coliseum Way property.

- f. Calculate an area-weighted TDS average in the groundwater for determining cleanup standards.

3. **REMEDIATION / RISK MANAGEMENT PLAN**

COMPLIANCE DATE: July 30, 1999

Submit a technical report acceptable to the Executive Officer containing:

- a. A summary of remedial investigation results (including an historical pollutant trend analysis) and risk assessment findings
- b. Feasibility study evaluating alternative remedial and risk management actions
- c. Recommended remedial and risk management actions and cleanup standards
- d. A risk management plan with seasonal monitoring
- e. Implementation tasks and time schedule

Item b should include projections of cost, effectiveness, benefits, and impact on public health, welfare, and the environment of each alternative action.

Items a through c should be consistent with the guidance provided by Subpart F of the National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR Part 300), CERCLA guidance documents with respect to remedial investigations and feasibility studies, and State Board Resolution No. 92-49 as amended ("Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304").

Item c should consider the preliminary cleanup goals for soil and groundwater identified in finding 12 and should address the attainability of background levels of water quality (see finding 11).

4. **Delayed Compliance:** If the discharger is delayed, interrupted, or prevented from meeting one or more of the completion dates specified for the above tasks, the discharger shall promptly notify the Executive Officer and the Board may consider revision to this Order.

C. PROVISIONS

1. **No Nuisance:** The storage, handling, treatment, or disposal of polluted soil or groundwater shall not create a nuisance as defined in California Water Code Section 13050(m).

2. **Good O&M:** The discharger shall maintain in good working order and operate as efficiently as possible any facility or control system installed to achieve compliance with the requirements of this Order.
3. **Cost Recovery:** The discharger shall be liable, pursuant to California Water Code Section 13304, to the Board for all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order. If the site addressed by this Order is enrolled in a State Board-managed reimbursement program, reimbursement shall be made pursuant to this Order and according to the procedures established in that program. Any disputes raised by the discharger over reimbursement amounts or methods used in that program shall be consistent with the dispute resolution procedures for that program.
4. **Access to Site and Records:** In accordance with California Water Code Section 13267(c), the discharger shall permit the Board or its authorized representative:
 - a. Entry upon premises in which any pollution source exists, or may potentially exist, or in which any required records are kept, which are relevant to this Order.
 - b. Access to copy any records required to be kept under the requirements of this Order.
 - c. Inspection of any monitoring or remediation facilities installed in response to this Order.
 - d. Sampling of any groundwater or soil which is accessible, or may become accessible, as part of any investigation or remedial action program undertaken by the discharger.
5. **Contractor / Consultant Qualifications:** All technical documents shall be signed by and stamped with the seal of a California registered geologist, a California certified engineering geologist, or a California registered civil engineer.
6. **Lab Qualifications:** All samples shall be analyzed by State-certified laboratories or laboratories accepted by the Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control (QA/QC) records for Board review. This provision does not apply to analyses that can only reasonably be performed on-site (e.g. temperature).

7. **Document Distribution:** Copies of all correspondence, technical reports, and other documents pertaining to compliance with this Order shall be provided to the following agency:

a. Alameda County Environmental Health Department

The Executive Officer may modify this distribution list as needed.

8. **Reporting of Changed Owner or Operator:** The discharger shall file a technical report on any changes in site occupancy or ownership associated with the property described in this Order.
9. **Reporting of Hazardous Substance Release:** If any hazardous substance is discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, the discharger shall report such discharge to the Regional Board by calling (510) 286-1255 during regular office hours (Monday through Friday, 8:00 to 5:00).

A written report shall be filed with the Board within five working days. The report shall describe: the nature of the hazardous substance, estimated quantity involved, duration of incident, cause of release, estimated size of affected area, nature of effect, corrective actions taken or planned, schedule of corrective actions planned, and persons/agencies notified.

This reporting is in addition to reporting to the Office of Emergency Services required pursuant to the Health and Safety Code.

10. **Periodic SCR Review:** The Board will review this Order periodically and may revise it when necessary. The discharger may request revisions and upon review the Executive Officer may recommend that the Board revise these requirements.

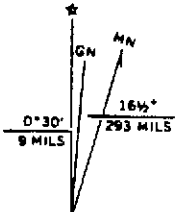
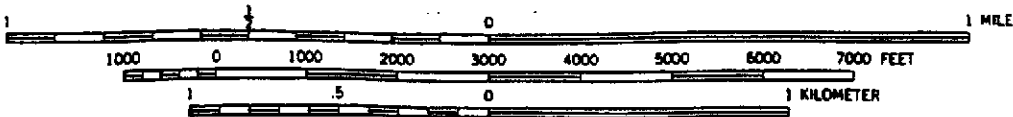
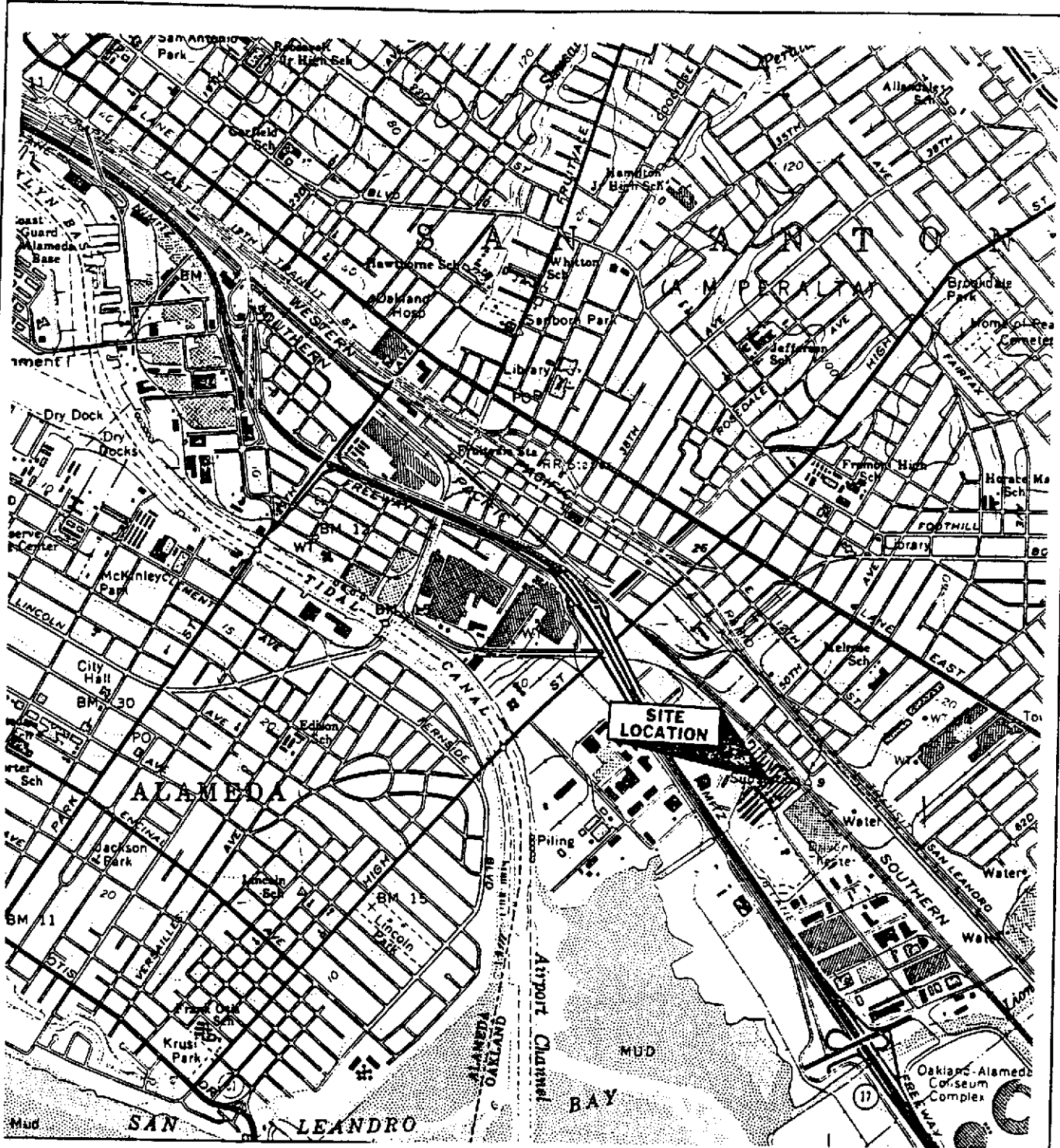


Loretta K. Barsamian
Executive Officer

4/8/99

Date

FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY



SITE LOCATION MAP

6200 COLISEUM WAY
 OAKLAND, CALIFORNIA

Clayton Project No. 70-97203.00.500

Figure
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Clayton
 ENVIRONMENTAL
 CONSULTANTS



Cal/EPA

ENVIRONMENTAL
PROTECTION

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Gray Davis
Governor

**San Francisco
Bay Regional
Water Quality
Control Board**

1515 Clay Street
Suite 1400
Oakland, CA 94612
(510) 622-2300
FAX (510) 622-2460

Date: **MAR 09 1999**
SLIC No. 01S0422 (DCL)

**Samuel Friedman
Millennium Holdings, Inc.
200 International Circle, Suite 5000
Hunt Valley, MD 21030**

Subject: Adoption of Site Cleanup Requirements for Properties at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Mr. Friedman:

Enclosed is a copy of a tentative order of Site Cleanup Requirements for the subject site. This matter will be considered by the Board at its meeting of April 21, 1999, but may be rescheduled to a later date to assure a quorum of Board members. Alternatively, the Executive Officer may administratively issue the order shortly after April 21, 1999, if the Board is unable to meet that month due to lack of a quorum. You will be notified of any change in the meeting date or meeting cancellation.

The meeting starts at 9:30 am, in the Auditorium of the Elihu Harris State Building at 1515 Clay Street, Oakland. Please submit any comments you have no later than 5 p.m. on April 5, 1999.

Please contact Derek Lee of my staff at (510) 622-2374 if you have any questions.

Sincerely,

Loretta K. Barsamian
Executive Officer

Stephen I. Morse, Chief
Toxics Cleanup Division

Enclosure: Tentative Order
cc w/ enc: Mailing List

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

TENTATIVE ORDER

ADOPTION OF SITE CLEANUP REQUIREMENTS FOR:

MILLENNIUM HOLDINGS, INC.

for the properties located at

**750-50th AVENUE AND 5050, 5051, AND 5200 COLISEUM WAY
OAKLAND
ALAMEDA COUNTY**

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter Board), finds that:

1. **Site Location:** The subject properties (the "Site") are located at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way. They are in an industrial area of Oakland, approximately one half mile east of San Leandro Bay. The Site is approximately 15 acres in size and bounded by a Southern Pacific Railroad to the northeast, the 54th Avenue Creek (an open drainage ditch) to the south, an open stormwater drainage channel to the west, and the Courtland Creek Culvert and the Second Line G Culvert underneath 50th Avenue to the northwest.
2. **Site History:** The Site has a long history of industrial usage. From the mid-1800s to about 1928, 5050 Coliseum Way was used for the retorting of pyrite ores for the production of sulfuric acid. The ore reduction process resulted in the deposition of approximately 15, 000 cubic yard of pyrite slag and cinders onto the 5050 and 5200 Coliseum Way properties.

A lithopone (paint pigment) manufacturing facility, operated by the Chemical and Pigment Company, occupied the properties at 750-50th Avenue and 5050 Coliseum Way from approximately 1926 to 1963. Processing residuals from lithopone production included various forms of insoluble sulfate residuals such as barium sulfate and zinc sulfate. These residuals were deposited as both dry filter cake and slurry deposits on portions of the 5051 and 5200 Coliseum Way properties.

5050 Coliseum was referred to as the Volvo-GM site because heavy truck servicing facilities were built on this property in 1974 and operated by Volvo GM Heavy Truck Corporation. Currently, there is a large warehouse-type building which contains office space and large service bays to maintain heavy trucks and other large vehicles for the City of Oakland. The building is surrounded by a concrete apron, and the remainder of this property is covered with asphalt.

Buildings associated with the former Volvo-GM truck maintenance facility are also located at 750-50th Avenue. The 750-50th Avenue and 5050 Coliseum Way properties were sold to Millennium Holdings, Inc. (Millennium) in early 1997.

Previous manufacturing and processing structures located at the 5200 Coliseum Way property included aboveground tar storage tanks, a tar storage building, and tar drum storage. Currently, Coliseum Storage Associates (CSA) owns and operates this property as a mini-storage facility. Millennium has agreed to undertake the responsibility of investigating and remediating the 5200 Coliseum Way property because its subsurface contamination is the result of former operations on 750-50th Avenue and 5050 Coliseum Way.

5051 Coliseum Way is currently divided into a north area and a south area by a cyclone fence. The area north of the fence is unpaved and previously was used by Pacific Gas and Electricity Company (PG&E) for temporary storage of construction materials. The area south of the fence is paved and used for weekend parking. This property was sold to Millennium in 1998 from PG&E.

3. **Named Discharger:** Millennium Holdings, Inc. is named the discharger because it is the owner of the 750-50th Avenue, and 5050 and 5051 Coliseum Way properties. Coliseum Storage Associates, the current property owner of 5200 Coliseum Way, is not named as a discharger in this order for the following reasons: Millennium Holdings, Inc. has adequate financial resources to comply with this order; Millennium has complied with prior Board requests; Millennium has requested that CSA not be named in this order. However, CSA may be named in future if these circumstances change.

If additional information is submitted indicating that other parties caused or permitted any waste to be discharged on the Site where it entered or could have entered waters of the state, the Board will consider adding that party's name to this order.

4. **Regulatory Status:** This site is currently not subject to Board Order.
5. **Site Hydrogeology:** The Site is located in the East Bay Plain Basin. Soils immediately underlying pavement on- and off-site consist of clayey to silty sand with gravel fill material extending to approximately 3 to 7 feet below ground surface (bgs). Below the cap fill material is a layer of slag waste material. Bay Mud consisting of silty clay, clayey sand, silt, and thin bedded sands underlies the waste slag materials to a depth of 60.5 feet bgs, the total depth investigated.

Groundwater is first encountered at approximately 7 feet bgs. It generally flows west towards San Leandro Bay at a gradient of 0.015 feet per foot. Shallow aquifers of limited extent located throughout the East Bay Plain are often perched, discontinuous, and unconfined.

6. **Remedial Investigation:** Significant amount of pollutants exists in the subsurface on-site. The historical maximum soil concentrations of the primary pollutants for each of the four properties are shown in Table I below:

Table I. Maximum Soil Concentration (mg/kg) by Property

Constituent	750-50th Avenue & 5050 Coliseum Way	5051 Coliseum Way	5200 Coliseum Way
Arsenic	18,000	1,500	890
Barium	92,000	100,000	190,000
Cadmium	1,400	2,100	230
Lead	24,000	42,000	23,000
Zinc	60,000	54,000	84,000

The presence of the sulfide rich slag and cinders has given rise to a localized condition of low pH shallow groundwater on the 5050 Coliseum Way property. The acidic groundwater has solubilized a suite of metals, including zinc, cadmium, and barium. The groundwater conditions are as follows:

- An extensive arsenic plume exists in the groundwater with the highest concentration of 24 ppm underneath 5200 Coliseum Way.
- Barium in groundwater is mostly confined to 5200 Coliseum Way, with a maximum concentration of 470 ppm. Because there is a localized groundwater gradient toward the southeast on this property, the barium plume could possibly have extended southeast beyond the 54th Avenue Creek Culvert. Additional groundwater samples southeast of the culvert need to be collected in order to determine the southward extent of this barium plume.
- The cadmium plume underneath 5050 Coliseum Way has a maximum concentration of 43 ppm and extends to the Second Line G Culvert, underneath 50th Avenue.
- The zinc plume has a maximum concentration of 17,000 ppm. This plume has extended all the way to 5051 Coliseum Way. The micro-gradient for groundwater in the area where 50th Avenue intersects Coliseum Way needs to be investigated. The latest sampling showed that zinc concentrations in groundwater declined significantly in this area within a distance of less than 150 feet. Having a better understanding of the local hydrogeologic conductivity would shed light on the fate and transport of this pollutant in this area. This is important because this area is adjacent to the culverts along 50th Avenue.
- A limited plume of TPH-g straddles parts of the 5050, 5051, and 5200 Coliseum Way properties. The current maximum concentrations is measured at 13 ppm. Associated BTEX products follow a similar distribution, with

benzene found underneath 5200 Coliseum Way. The maximum concentration is 0.15 ppm. This hydrocarbon contamination is attributed to the former tar storage, distillation facility, and associated piping located on the 5200 Coliseum Way property.

A surface water study of the stormwater drainage channel and the culverts has yielded concentrations of heavy metals at or near the Basin Plan objectives. It should be noted that each of these stormwater sewers drains a large industrial area in the City of Oakland. Additional samples should be taken from upstream so that off-site contributions can be estimated. Moreover, samples need to be collected from the "weep holes" near MW-4 on 5051 Coliseum Way. These weep holes have been observed to visibly drain into the open channel. Samples gathered at these locations, together with others, can be used to calculate mass loading of the heavy metals from the subject site for estimating the degree of adverse impact that the subsurface contamination is exerting on the surface water.

Measurements for total dissolved solids (TDS) in the groundwater were performed at several locations throughout the Site. The TDS levels range from a low of 620 ppm to a high of 170,000 ppm. The areas with high TDS appear to border upon the stormwater drainage channels and are therefore subject to salt water influences. An area-weighted TDS average for the entire Site needs to be calculated in order to determine the appropriate cleanup standards.

7. **Interim Remedial Measures:** In 1963, the entire lithopone manufacturing facility was sold and one year later all buildings were demolished. No remediation or risk management of the subsurface contamination has been performed so far.
8. **Adjacent Sites:** A PG&E site at 4930 Coliseum Way is adjacent to and northwest of the Site. On this property, near-surface soils have been impacted by lead thought to have originated from maintenance over 50 years ago which included sandblasting and painting with lead-based paint on a former above-ground natural gas holder tank. The tank was dismantled in May 1990, which may also have contributed to elevated lead levels in the soil. Groundwater did not appear to be affected by the lead found in the soil. PG&E proposed to cap the soils with asphalt, accompanied by appropriate deed restrictions limiting use of the site. Alameda County Health Care Services approved the PG&E proposal on May 7, 1992.
9. **Basin Plan:** The Board adopted a revised Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) on June 21, 1995. This updated and consolidated plan represents the Board's master water quality control planning document. The revised Basin Plan was approved by the State Water Resources Control Board and the Office of Administrative Law on July 20, 1995, and November 13, 1995, respectively. A summary of regulatory provisions is contained in 23 CCR 3912. The Basin Plan defines beneficial uses and water

quality objectives for waters of the State, including surface waters and groundwaters.

The potential beneficial uses of groundwater underlying and adjacent to the site include:

- a. Municipal and domestic water supply
- b. Industrial process water supply
- c. Industrial service water supply
- d. Agricultural water supply
- e. Freshwater replenishment to surface waters

At present, there is no known use of groundwater underlying the site for the above purposes.

The existing and potential beneficial uses of the San Leandro Bay include:

- a. Industrial process supply or service supply
- b. Water contact and non-contact recreation
- c. Wildlife habitat
- d. Fish migration and spawning
- e. Navigation
- f. Estuarine habitat
- g. Shellfish harvesting
- h. Preservation of rare and endangered species

10. **Other Board Policies:** Board Resolution No. 88-160 allows discharges of extracted, treated groundwater from site cleanups to surface waters only if it has been demonstrated that neither reclamation nor discharge to the sanitary sewer is technically and economically feasible.

Board Resolution No. 89-39, "Sources of Drinking Water," defines potential sources of drinking water to include all groundwater in the region, with limited exceptions for areas of high TDS, low yield, or naturally-high contaminant levels.

11. **State Water Board Policies:** State Water Board Resolution No. 68-16, "Statement of Policy with Respect to Maintaining High Quality of Waters in California," applies to this discharge and requires attainment of background levels of water quality, or the highest level of water quality which is reasonable if background levels of water quality cannot be restored. Cleanup levels other than background must be consistent with the maximum benefit to the people of the State, not unreasonably affect present and anticipated beneficial uses of such water, and not result in exceedance of applicable water quality objectives. Given the Board's past experience with groundwater pollution cases of this type, it is unlikely that background levels of water quality can be restored. This initial

conclusion will be verified when a cleanup plan is prepared. This order and its requirements are consistent with Resolution No. 68-16.

State Water Board Resolution No. 92-49, "Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304," applies to this discharge. This order and its requirements are consistent with the provisions of Resolution No. 92-49, as amended.

12. **Preliminary Cleanup Goals:** The discharger will need to make assumptions about future cleanup standards for soil and groundwater, in order to determine the necessary extent of remedial investigation, interim remedial actions, and the draft cleanup plan. Pending the establishment of site-specific cleanup standards, the following preliminary cleanup goals should be used for these purposes:
 - a. **Groundwater:** Applicable water quality objectives (e.g. maximum contaminant levels, or MCLs) or, in the absence of a chemical-specific objective, risk-based levels (e.g. drinking water equivalent levels).
 - b. **Soil:** 1 mg/kg total volatile organic compounds (VOCs), 10 mg/kg total semi-volatile organic compounds (SVOCs), and background concentrations of metals.
13. **Basis for 13304 Order:** The discharger has caused or permitted waste to be discharged or deposited where it is or probably will be discharged into waters of the State and creates or threatens to create a condition of pollution or nuisance.
14. **Cost Recovery:** Pursuant to California Water Code Section 13304, the discharger is hereby notified that the Board is entitled to, and may seek reimbursement for, all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this order.
15. **CEQA:** This action is an order to enforce the laws and regulations administered by the Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
16. **Notification:** The Board has notified the discharger and all interested agencies and persons of its intent under California Water Code Section 13304 to prescribe site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.
17. **Public Hearing:** The Board, at a public meeting, heard and considered all comments pertaining to this discharge.

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that the discharger (or his agents, successors, or assigns) shall cleanup and abate the effects described in the above findings as follows:

A. PROHIBITIONS

1. The discharge of wastes or hazardous substances in a manner which will degrade water quality or adversely affect beneficial uses of waters of the State is prohibited.
2. Further significant migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup which will cause significant adverse migration of wastes or hazardous substances are prohibited.

B. TASKS

1. **HUMAN HEALTH RISK ASSESSMENT**

COMPLIANCE DATE: May 17, 1999

Submit a Final Human Health Risk Assessment acceptable to the Executive Officer incorporating Board staff comments on the February 24, 1999, *Draft Human Health Risk Assessment* for the Site.

2. **COMPLETION OF REMEDIAL INVESTIGATION**

COMPLIANCE DATE: May 17, 1999

Submit a technical report acceptable to the Executive Officer documenting the completion of additional remedial investigation proposed in the January 11, 1999, workplan (Schedule of Proposed Investigation Activities). These activities include:

- a. Conducting a tracer study of the hydrogeologic conductivity between well, CW-13, and the downgradient CW-12 and CW-10.
- b. Collecting water samples from the "weep holes" along the cement lined stormwater channel in the vicinity of MW-4.
- c. Collecting surface water samples along the Second Line G Culvert at locations upstream and next to the Site.
- d. Calculating mass loading rates to surface water for the heavy metals using available data.

- e. Collecting additional groundwater samples southeast of the 54th Avenue Creek that parallels the 5200 Coliseum Way property.
- f. Calculate an area-weighted TDS in the groundwater for determining cleanup standards.

3. **REMEDIATION / RISK MANAGEMENT PLAN**

COMPLIANCE DATE: July 30, 1999

Submit a technical report acceptable to the Executive Officer containing:

- a. A summary of remedial investigation results (including an historical pollutant trend analysis) and risk assessment findings
- b. Feasibility study evaluating alternative remedial and risk management actions
- c. Recommended remedial and risk management actions and cleanup standards
- d. A risk management plan with seasonal monitoring
- e. Implementation tasks and time schedule

Item b should include projections of cost, effectiveness, benefits, and impact on public health, welfare, and the environment of each alternative action.

Items a through c should be consistent with the guidance provided by Subpart F of the National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR Part 300), CERCLA guidance documents with respect to remedial investigations and feasibility studies, and State Board Resolution No. 92-49 as amended ("Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304").

Item c should consider the preliminary cleanup goals for soil and groundwater identified in finding 12 and should address the attainability of background levels of water quality (see finding 11).

4. **Delayed Compliance:** If the discharger is delayed, interrupted, or prevented from meeting one or more of the completion dates specified for the above tasks, the discharger shall promptly notify the Executive Officer and the Board may consider revision to this Order.

C. PROVISIONS

1. **No Nuisance:** The storage, handling, treatment, or disposal of polluted soil or groundwater shall not create a nuisance as defined in California Water Code Section 13050(m).

2. **Good O&M:** The discharger shall maintain in good working order and operate as efficiently as possible any facility or control system installed to achieve compliance with the requirements of this Order.
3. **Cost Recovery:** The discharger shall be liable, pursuant to California Water Code Section 13304, to the Board for all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order. If the site addressed by this Order is enrolled in a State Board-managed reimbursement program, reimbursement shall be made pursuant to this Order and according to the procedures established in that program. Any disputes raised by the discharger over reimbursement amounts or methods used in that program shall be consistent with the dispute resolution procedures for that program.
4. **Access to Site and Records:** In accordance with California Water Code Section 13267(c), the discharger shall permit the Board or its authorized representative:
 - a. Entry upon premises in which any pollution source exists, or may potentially exist, or in which any required records are kept, which are relevant to this Order.
 - b. Access to copy any records required to be kept under the requirements of this Order.
 - c. Inspection of any monitoring or remediation facilities installed in response to this Order.
 - d. Sampling of any groundwater or soil which is accessible, or may become accessible, as part of any investigation or remedial action program undertaken by the discharger.
5. **Contractor / Consultant Qualifications:** All technical documents shall be signed by and stamped with the seal of a California registered geologist, a California certified engineering geologist, or a California registered civil engineer.
6. **Lab Qualifications:** All samples shall be analyzed by State-certified laboratories or laboratories accepted by the Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control (QA/QC) records for Board review. This provision does not apply to analyses that can only reasonably be performed on-site (e.g. temperature).

7. **Document Distribution:** Copies of all correspondence, technical reports, and other documents pertaining to compliance with this Order shall be provided to the following agency:

a. Alameda County Environmental Health Department

The Executive Officer may modify this distribution list as needed.

8. **Reporting of Changed Owner or Operator:** The discharger shall file a technical report on any changes in site occupancy or ownership associated with the property described in this Order.

9. **Reporting of Hazardous Substance Release:** If any hazardous substance is discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, the discharger shall report such discharge to the Regional Board by calling (510) 286-1255 during regular office hours (Monday through Friday, 8:00 to 5:00).

A written report shall be filed with the Board within five working days. The report shall describe: the nature of the hazardous substance, estimated quantity involved, duration of incident, cause of release, estimated size of affected area, nature of effect, corrective actions taken or planned, schedule of corrective actions planned, and persons/agencies notified.

This reporting is in addition to reporting to the Office of Emergency Services required pursuant to the Health and Safety Code.

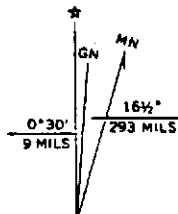
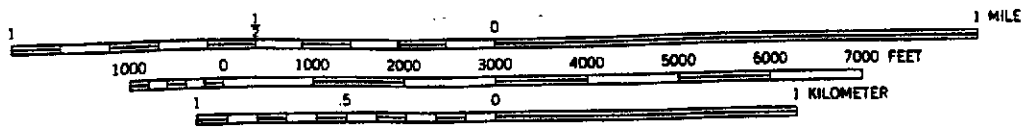
10. **Periodic SCR Review:** The Board will review this Order periodically and may revise it when necessary. The discharger may request revisions and upon review the Executive Officer may recommend that the Board revise these requirements.

I, Loretta K. Barsamian, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on _____.

Loretta K. Barsamian
Executive Officer

FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY
SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED
TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER
CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY
GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY

Attachments: Site Map



SITE LOCATION MAP

5200 COLISEUM WAY
 OAKLAND, CALIFORNIA
 Clayton Project No. 70-97203.00.500

Figure

1

08/06/97
 97203slm.cdr

Clayton
 ENVIRONMENTAL
 CONSULTANTS

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(925) 426-2600
Fax (925) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

99 JAN 12 AM 10:17
ENVIRONMENTAL
CONSULTANTS

January 11, 1999

Ms. Loretta K. Barsamian
Executive Officer
San Francisco Regional Water Quality Control Board
1515 Clay Street, Suite 400
Oakland, California 94612

Clayton Project No.70-97203.00

Subject: Schedule of proposed investigation activities for properties located at 750
50th Street, and 5050, 5051, and 5200 Coliseum Way, Oakland, California

Dear Ms. Barsamian:

This letter is written on behalf of Millennium Holdings to apprise you of Clayton Environmental Consultant's proposed schedule of investigation activities that were agreed to during the December 21, 1998 meeting with your staff. Clayton is proposing to undertake the following activities:

- Clayton will evaluate the feasibility of installing an additional monitoring well up gradient of existing well MW-13. Monitoring well MW-13 was installed between the Second Line-G Sewer Culvert and the Courtland Creek Sewer Culvert; however, these culverts converge and become adjacent structures about 150 feet up gradient of MW-13. In addition, there is also an abundance of subsurface electrical utilities in the area that may prohibit the installation of a well between the culverts in this area. As an alternative, Clayton will evaluate placement of an additional well midway between wells MW-13 and LF-12, to be placed in the backfill material immediately adjacent to the east wall of the Second Line G Culvert.
- The soil data which was generated during the latest remedial investigation (Clayton Project No. 70-97203.00.201, dated November 5, 1998) has been forwarded to Ratech Resources for inclusion in the data base. That database will be forwarded to Derrick Lee on or before January 15, 1999. We anticipate submitting the draft HRA to your office by February 12, 1999.

Ms. Loretta K. Barsamian

Page 2

San Francisco Regional Water Quality Control Board

Clayton Project No. 70-97203.00

January 11, 1999

- To implement the staff's suggestion to do a tracer study of the hydrogeologic conductivity between well MW-13 and the downgradient wells MW-12 and MW-10, we are proposing to inject a **100-gallon slug of ammoniacal nitrogen (10 percent solution) as a tracer (or other tracer deemed appropriate by the RWQCB) into monitoring well MW-13**. These wells are horizontally separated by a distance of approximately 100 feet along the common sewer channel. To verify the hydrologic connection of these wells, Clayton will first measure the background nitrogen concentrations of these wells. Following placement of the tracer, the wells will be monitored with field monitoring kits at least weekly for a period of up to three months or until the nitrogen plume is detected in down gradient wells MW-10 or MW-12. We will begin preparation for this test as soon as we receive concurrence of Board staff.) Not a good choice for tracer
- Clayton proposes to monitor the stormwater channels adjacent to the Coliseum Way Properties for zinc concentrations from outlets and upgradient locations to determine zinc loading to the bay from these channels. Clayton will also sample water exiting the "weep holes" along the cement lined stormwater channel in the vicinity of well MW-4 for zinc and pH to determine zinc loading from the subject property. Weep water samples will be collected during low tide cycles during the week of January 11, 1999. Sample results will be available within two weeks of sampling. Stormwater samples from the enclosed storm sewers along 50th Street will be delayed until a storm event provides sufficient stormwater to collect up and down stream samples.
- Utilizing the above data, Clayton will calculate and report the approximate mass loading rate for heavy metal migration into the storm sewer system.
- Clayton proposes to collect additional groundwater samples southeast of the 5200 Coliseum Way property along the Alameda County flood control property. Grab-groundwater samples will be collected from each of four Geoprobe soil borings placed southeast and immediately adjacent to the stormwater creek that parallels the property. (Because this sampling effort will require appropriate access agreements, and possibly the filing of a financial bond, we are not able to provide a date certain for scheduling this task. We will keep the Board staff apprised of our progress in obtaining this access agreement.)
- Clayton will submit a proposal for a seasonal monitoring program for this site after the Board has had the opportunity to review and comment on the data gathered in the above tasks. As a part of that seasonal monitoring program we will select a specific group of monitoring wells which will become part of a longer term monitoring program. With the concurrence of the Board staff, we will properly abandon those wells that are no longer needed to monitor the site.

Ms. Loretta K. Barsamian
San Francisco Regional Water Quality Control Board
January 11, 1999

Page 3

Clayton Project No. 70-97203.00

- Clayton will prepare an historical trend analysis for data from existing wells at the Coliseum Way Properties. Key data sets, selected for geographic and historical relevance, will be selected from the extensive network of existing wells.

Following consultation with the Board staff, Clayton will incorporate the data gathered during this investigation with the previous studies completed for these sites and prepare an alternatives assessment and feasibility study which will provide a foundation for adopting a final Remedial Action Plan for these properties.

Clayton will provide interim reports to the Board staff in accordance with the dates prescribed in the above tasks. However, as previously stated, sampling of adjacent properties will require additional access agreements and sampling of the storm sewers will be dependant on a precipitation event since there is no significant base flow in the subject sewers. Clayton will work diligently to complete these tasks in a timely manner. Assuming that we have the reasonable cooperation of off-site property owners, and the weather, we plan to submit a summary report and an alternatives assessment by May 17, 1999.

We trust that the completion of the proposed activities, in accordance with the proposed schedule, will meet the current requirements of the Board for this site. If this proposal and schedule is not acceptable, or if your staff have further technical questions regarding this proposal, please contact me at (925) 426-2686.

We appreciate the continued cooperation of the Board and look forward to achieving an appropriate closure for these sites.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Dwight R. Hoenig
Vice President, Western Regional Director
Environmental Risk Management and Remediation
San Francisco Regional Office

DRH/drh

C: Barney Chan
Tim Colvig
Samuel Friedman
Linda Pressler



Cal/EPA

Date: DEC 15 1998
File No. 2223.09 (DCL)

Pete Wilson
Governor

San Francisco Bay
Regional Water
Quality Control
Board

1515 Clay Street
Suite 1400
Oakland, CA 94612
(510) 622-2300
FAX (510) 622-2460

Millennium Holdings, Inc.
c/o Tim Colvig, Esq.
Wulfsberg, Reese, Ferris & Sykee
300 Lakeside Drive, 24th Floor
Oakland, CA 94612

SUBJECT: Notice of Violation - Failure to Submit Technical Reports, Properties at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way, Oakland, Alameda County

Dear Mr. Colvig:

The Millennium Holdings, Inc. has failed to submit one technical report and only partially completed another for the subject site and is therefore in violation of a Section 13267 request dated February 18, 1998. As explained below, the Board may pursue enforcement action for this violation. I urge you to come into compliance as soon as possible to avoid Board enforcement.

Task B of the February 18, 1998, Section 13267 request required you to submit a technical report by September 30, 1998, documenting the completion of additional remedial investigation (RI) and risk assessment (RA). The additional RI and RA were needed because preliminary soil and groundwater samples from the subject site showed elevated concentrations of petroleum hydrocarbons and metals such as barium, zinc, lead, and copper, and low pH. More investigation was required to evaluate potential impacts on the nearby storm channel and to define vertical and horizontal extent of the pollution.

You submitted an *Additional Remedial Investigation and Third Quarter 1998 Monitoring Report* on November 5, 1998, after having been granted extension in submittal deadline by Board staff. However, this report is not complete because the RA portion has not been included. Moreover, you were also requested to submit a remediation/risk management plan (Task C) by October 31, 1998. This report was to evaluate remedial action alternatives and recommend one or more alternatives for implementation. A risk management plan was to address any potential risks associated with allowing contaminants at levels above established cleanup objectives to remain on-site. So far, this report has not been submitted and no request for extension has been received or granted by Board staff.

The Millennium Holdings, Inc. is in violation of my Section 13267 request dated February 18, 1998. Water Code Section 13268 allows the Board to impose administrative civil liability of up to \$1,000 per violation day for such violations. I urge you to come into compliance as soon as possible.

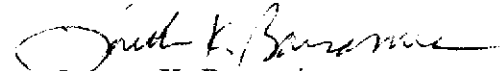


Recycled Paper

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

If you have any questions, please contact Derek Lee of my staff at (510) 622-2374.

Sincerely,


Loretta K. Barsamian
Executive Officer

cc: Dwight R. Hoenig
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

ENVIRONMENTAL
PROTECTION
98 DEC 16 PM 4:12

Barney Chan
ACDEH
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577



Ca/EPA

**San Francisco
Bay Regional
Water Quality
Control Board**

2101 Webster St. #500
Oakland, CA 94612
(510) 286-1255
FAX (510) 286-1380



Pete Wilson
Governor

June 12, 1998
File No. 2223.09 (DCL)

Samuel Friedman
Millenium Holdings, Inc.
200 International Circle, Suite 5000
Hunt Valley, MD 21030

5510 584
575

Subject: Properties at 750-50th Avenue and 5050, 5051 and 5200 Coliseum Way, Oakland, Alameda County - Addendum to Workplan for Remedial Investigation and Risk Assessment

Dear Mr. Friedman:

This letter approves your May 29, 1998 addendum to the March 27, 1998 report titled, "Workplan to Perform Additional Remedial Investigation and Prepare a Risk Assessment for the Coliseum Way Properties, Oakland, California".

The addendum addresses the concerns raised in my April 14, 1998 letter regarding the workplan. Specifically, in order to define the vertical extent of groundwater pollution, you are proposing to advance two borings to approximately 60 feet below ground surface. One of the two borings will be located on the 5050 Coliseum Way property, while the other on the 5051 coliseum Way property. Soil samples will be collected at 5-foot intervals and analyzed for metals and pH. In addition, one grab-groundwater sample will be collected from each boring.

Clayton is currently researching possible modeling approaches to be used in predicting future pollutant migration pathways. A potential candidate is the MINTEQ model. Column studies simulating actual on-site and off-site conditions will also be performed to estimate the dilution and attenuation factors for the known pollutants on-site. It should be understood, however, that any model used should be adequately justified and methods of verification should also be proposed.

In regard to the proposed new wells, Clayton has agreed to limit their screen length to less than or equal to 10 feet.

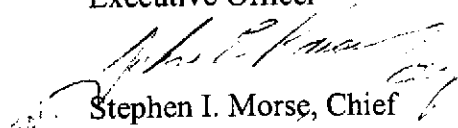
Lastly, the risk assessment to be performed will consider, besides the maintenance personnel, construction workers and commercial building occupants as potential receptors. If groundwater in the deeper zones is shown to be a potential source of drinking water while impacted by the existing pollution, then the potential risks to future users of this groundwater will be evaluated during the risk assessment as well.

I concur with the scope of work proposed and that it is satisfactory in response to the remedial investigation requirements for the subject site determined by Board staff at this time.

Please contact Derek Lee of my staff at (510) 286-1041 if you have any questions. As of August 3, 1998, this office will be relocated to 1515 Clay Street, Suite 1400, Oakland, CA 94612. Derek Lee's new phone number will then be (510) 622-2374.

Sincerely,

Loretta K. Barsamian
Executive Officer



Stephen I. Morse, Chief
Toxics Cleanup Division

cc. Dwight R. Hoenig
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Charles W. Reese, Jr.
Lempres & Wulfsberg
Kaiser Center
300 Lakeside Drive, 24th Floor
Oakland, CA 94612

~~Barney Chan~~
ACDEH
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577



Cal/EPA

**San Francisco Bay
Regional Water
Quality Control
Board**

2101 Webster Street
Suite 500
Oakland, CA 94612
(510) 286-1255
FAX (510) 286-1380

Samuel Friedman
Millenium Holdings, Inc.
200 International Circle, Suite 5000
Hunt Valley, MD 21030



*Pete Wilson
Governor*

February 18, 1998
File No: 2223.09 (DCL)

SUBJECT: Properties at 750-50th Avenue and 5050, 5051, and 5200 Coliseum Way,
Oakland, Alameda County - Request for Technical Reports

Dear Mr. Friedman:

This letter requests that you submit technical reports for the subject properties (the Site). As explained below, these reports will assist Board staff with its investigation of soil and groundwater pollution in the vicinity and facilitate cleanup and/or risk management of the pollution.

A lithopone manufacturing facility, owned and operated by Glidden and others, occupied the properties at 750-50th Avenue and 5050 Coliseum Way from 1926 to 1963. Glidden was later acquired by Millenium Holdings, Inc.. Lithopone consists of a chemically co-precipitated pigment of barium sulfate and zinc sulfide used in the production of paint pigment. Various metals such as cadmium, selenium, and titanium were added to the lithopone to give it pigment. Wastes generated in this process were disposed on-site and on the adjacent 5051 and 5200 Coliseum Way properties.

Soil and groundwater samples at the Site show elevated concentrations of petroleum hydrocarbons and metals such as barium, zinc, lead, and copper, and low pH. More investigation is required to evaluate potential impacts on the nearby storm channel and to define vertical and horizontal extent of the pollution. Potential risks posed by the contaminants to on-site workers/occupants also need to be understood.

Pursuant to a separate agreement, Millenium Holdings, Inc. has undertaken responsibility for the Site's pollution investigation and cleanup. The Board understands that Millenium Holdings, Inc. is in the process of acquiring the 5051 Coliseum Way property from Pacific Gas and Electricity Company (PG&E). We reserve the right to request PG&E to comply with this request if the real estate transaction is significantly delayed.

Please submit the following technical reports acceptable to the Executive Officer by the respective due dates:

g 1'

ior

Yvonne J. Meeks
Environmental Services
Pacific Gas and Electric Company
Mail Code B24A
P.O. Box 770000
San Francisco, CA 94177

LAW OFFICES

LEMPRES & WULFSBERG

PROFESSIONAL CORPORATION

KAISER CENTER

300 LAKESIDE DRIVE, 24TH FLOOR

OAKLAND, CALIFORNIA 94612-3524

TELEPHONE (510) 835-9100

TELECOPIER

(510) 451-2170

(510) 451-2575

DANIEL N. LEMPRES
(1931-1987)

OF COUNSEL
ROBERT L. HUGHES
BARBARA SUZANNE FARLEY
DIANNE K. BARRY

SAN FRANCISCO OFFICE
ONE MARITIME PLAZA
SUITE 1600
SAN FRANCISCO, CALIFORNIA 94111
(415) 772-1934
0700-009

H. JAMES WULFSBERG
CHARLES W. REESE
PETER H. FERRIS
JEFFREY A. SYKES
TIMOTHY A. COLVIG
ERIC J. FIRSTMAN
GREGORY R. AKER
MATTHEW D. LEMPRES
MARK A. STUMP
MOLLY J. BAIER
DAVID A. ROSENTHAL
DAVID W. GINN
CHARLES A. COBB
MARK W. KELLEY
TERRI ANN KIM
PAULETTE G. ANDREWS
STEPHEN L. CALI
WILLIAM L. DARBY
GILLIAN G. SMALL
NATASHA K. ZASLOVE
EDWARD M. CALLAGHAN

July 25, 1997

FILE NUMBER _____

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

Attn: Juliet Shin
Senior Hazardous Materials Specialist

Re: **5050 Coliseum Way and Related Sites, Oakland,
California**

Dear Ms. Shin:

As you requested, this provides you with information to organize your data base as respects the County oversight cost contact person and related information for Millennium Holdings Inc.

Millennium Holdings Inc. is a Delaware corporation, with executive offices located in Iselin, New Jersey. Its employer identification number is 22-2324699. We are legal counsel to Millennium Holdings Inc. in connection with the Coliseum Way sites.

On June 30, 1997, the County received our payment of \$5,000 for deposit for oversight fees associated with 5200 Coliseum Way, Oakland.

Until otherwise advised, the contact person for Millennium Holdings with respect to oversight costs of the County and related matters should be as follows:

Lempres & Wulfsberg Professional Corporation
300 Lakeside Drive, 24th Floor
Oakland, CA 94612
Attn: Matthew D. Lempres, Esq.

tel: (510) 835-9100
fax: (510) 451-2170

0700-009\163248.1

Alameda County Health Care Services,
July 25, 1997
Page 2

Please note that Lempres & Wulfsberg will be acting as the contact person and legal counsel for Millennium, but will not, itself accept financial responsibility for payment for such oversight costs or for any remedial responsibility or liability at the sites.

If for some reasons you need to contact a contact person at Millennium Holdings, your communications should be addressed to the following person:

Millennium Holdings Inc.
c/o Millennium Inorganic Chemicals Inc.
200 International Circle, Suite 5000
Hunt Valley, Maryland 21030
Attn: Samuel Friedman, Esq
Vice President, General Counsel and
Secretary

tel: (410) 229-4415
fax: (410) 229-4445

On the technical side, the project consultant continues to be Clayton Environmental Consultants. They may be reached as follows:

Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Attn: Dwight Hoenig
Vice President


tel: (510) 426-2600
fax: (510) 426-0106

Alameda County Health Care Services,
July 25, 1997
Page 3

If you should have any further questions or require additional information, please feel free to call.

Very truly yours,

LEMPRES & WULFSBERG
PROFESSIONAL CORPORATION



MATTHEW D. LEMPRES

MDL:wpo
cc: Samuel Friedman, Esq.

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

MICHAEL ZIMMERMAN, P.E.
Senior Engineer

July 11, 1997

San Francisco Regional Office

Ms. Juliet Shin
Department of Environmental Health
Alameda County Health Agency
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2679
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

Clayton Project No. 97203

Subject: Coordinated Groundwater Monitoring at Coliseum Way Properties in
Oakland

Dear Juliet:

We are submitting this letter to provide a status for the groundwater monitoring for the three properties on Coliseum Way in Oakland. We have been working to complete a coordinated groundwater event for the three properties but have been unsuccessful to date.

We currently have access to the sites at 750 50th Avenue/5050 Coliseum Way and 5200 Coliseum Way. We requested access from PG&E to enter the third site, 5051 Coliseum Way, but they have requested that no intermediate activity be completed until Millennium Holdings completes the purchase of the site. PG&E mentioned that they did not consider the quarterly monitoring an essential activity and would prefer we hold off on the work. The sale of 5051 Coliseum Way should be completed by September 1997 when we will have access to the site.

Clayton will therefore not be able to complete a coordinated groundwater monitoring event for the three properties until September. During July, we will complete a coordinated groundwater event for two of the three sites and begin the coordinated monitoring for all three sites in September. Unless the agency objects, we will assume that this course of action is acceptable. You can contact me at (510) 426-2679 if you have any questions.

Sincerely,



Michael J. Zimmerman, P.E.
Senior Engineer

MJZ/

cc: Tim Colvig, Lempres & Wulfsberg
Dwight Hoenig, Clayton Environmental Consultants, Inc.

97 JUL 15 AM 9:05
ENVIRONMENTAL
PROTECTION

97203L17.WPD

LAW OFFICES
BEVERIDGE & DIAMOND
A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

SUITE 3400
ONE SANSOME STREET
SAN FRANCISCO, CA 94104-4438

(415) 397-0100

TELECOPIER (415) 397-4238

BEVERIDGE & DIAMOND, P. C.
SUITE 700
1350 I STREET, N. W.
WASHINGTON, D. C. 20005-3311
(202) 789-6000

40TH FLOOR
437 MADISON AVENUE
NEW YORK, N. Y. 10022-7360
(212) 702-5400

BEVERIDGE & DIAMOND
ONE BRIDGE PLAZA
FORT LEE, N. J. 07024-7502
(201) 585-8162

LAWRENCE S. BAZEL
DIRECT DIAL NUMBER
(415) 983-7703

29 April 1997

Juliet Shin
Hazmat Inspector
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

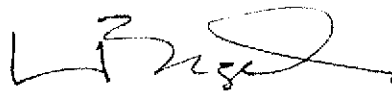
Subject: 5050 Coliseum Way and 750 50th Avenue, Oakland, California

Dear Ms. Shin:

On behalf of Volvo GM Heavy Truck Corporation ("Volvo GM"), I am writing to inform you that Volvo GM has sold the properties at 5050 Coliseum Way and 750 50th Avenue, Oakland, California (the "Properties") to Millennium Holdings, Inc. ("Millennium"), which has agreed to be responsible for all actions necessary with respect to all environmental conditions in, at, under, or emanating from the Properties. As a result, Volvo GM will no longer be conducting investigation, monitoring, or other response actions at the Properties. We understand that representatives of Millennium have already contacted you, and that you are working with them on environmental issues at the Properties.

Thank you very much for your consideration.

Sincerely,



Lawrence S. Bazel

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 5, 1997

Mr. Dwight R. Hoenig
Clayton Environmental Consultants
P.O. Box 9019
Pleasanton, CA 94566

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

STID 6072

Re: A request for an additional deposit for oversight costs associated with 5200 Coliseum Way, Oakland, CA 94601

Dear Mr. Hoenig,

Per my conversation with you on February 27, 1997, the above site has accumulated a negative balance of ~1,282.00 for the County's oversight costs (please refer to attached summary of oversight work and costs). Based on this overdue amount, the County's current fee rate of \$94.00 per hour, and the anticipated oversight work for this site, this office is requesting that an additional deposit of \$5,000.00 be submitted for the above site. This deposit request is pursuant to Alameda County ordinance code section 6.92.170. Please submit this deposit amount within 45 days of the date of this letter (i.e., by April 16, 1997).

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Acting Chief

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 10/21/96

SITE INFORMATION

Coliseum Storage
5200 Coliseum Way
Oakland 94601
Site Contact:
Site Phone :

StID: 6072 Site#: 4890
PROJECT#: 4890A
PROJECT TYPE: *** M ***
INSP: Dale Klettke
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Lempres & Wulfsberg
300 Lakeside Dr 24th Floor
Oakland CA 94612 #992
Payor Contact:
Payor Phone : 835-2170

Date	Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
		In	Out				
10/17/96	Rcpt# 779190 Deposit of \$1,200.00 @ \$94/hour			+12.76	+12.76	1,200.00	1,200.00
10/17/96	Admin. Charge: 1 hour			1.00	11.76	94.00	1,106.00
9/20/96	CALLS FROM DWIGHT HOENIG / REVIEW 5200 Files			1.2		112.80	993.20
9/10/96	CALLS FROM DWIGHT HOENIG			0.9		28.80	965.00
9/11/96	CALL FROM DWIGHT HOENIG			0.1		9.40	955.60
9/12/96	MEETING AT RWQRB W/ DWIGHT HOENIG & PATRICK SULLIVAN (24 MILES)			2.1		197.40	758.20
9/13/96	REVIEW WORK PLAN/DRAFT DEP/REF LETTER			0.7		65.80	692.40
9/23/96	ON SITE (MESSAGE FROM D. HOENIG STARTING DRILLING WAS TODAY) (14 MILES)			0.8		75.20	617.20
9/23/96	CALLS FROM/TO D. HOENIG			0.2		18.80	598.40
9/26/96	ON SITE FOR INSTALLATION OF SMW'S (14 MILES)			2.3		216.20	382.20
10/15/96	CALLS FROM/FROM/TO D. HOENIG			0.2		18.80	363.40

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 10/22/96

SITE INFORMATION

Coliseum Storage
5200 Coliseum Way
Oakland 94601
Site Contact:
Site Phone :

StID: 6072 Site#: 4890
PROJECT#: 4890A
PROJECT TYPE: *** M ***
INSP: Dale Klettke
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Lempres & Wulfsberg
300 Lakeside Dr 24th Floor
Oakland CA 94612 #992
Payor Contact:
Payor Phone : 835-2170

Date	Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
		In	Out				
	Rcpt# 779190 Balance from Prev. Page	.....	.....	.....		.....	363.40
9/24/96	DRAFT APPROVAL LETTER SENT			1.5		141 ⁰⁰	222.40
10/1/96	DRAFT CW MONITORING COORDINATION ^{EVENT}			0.4		37 ⁶⁰	184.80
10/10/96	FINAL DRAFT OF CW COORDINATION EVENT			0.3		28 ⁰⁰	156.00
10/10/96	FAX ALL ORDINANCE 31049 (LAMPSPUR) CALL FROM JILL SMALL (WOLFSBERG)			0.5		47 ⁰⁰	109.00
10/17/96	MEETING w/ DWIGHT HOENIG AT RWQCB			2.5		235 ⁰⁰	-126.00
10/18/96	REVIEWED ANALYTICAL DATA FROM ^{10/17/96} MEETING			1.4		131 ⁶⁰	-257.60
10/22/96	REVIEW FILE, UPDATE DEP/REF ACCOUNT			0.4		37 ⁶⁰	-295.20
11/19/96	CALL FROM DWIGHT HOENIG			0.2		18 ⁸⁰	-314.00
11/27/96	CALLS FROM/TO DWIGHT HOENIG			0.2		18 ⁰⁰	-332.80
12/17/96	MEETING w/ DWIGHT HOENIG AT RWQCB			2.0		188 ⁰⁰	-520.80
1/22/97	CALL FROM DWIGHT HOENIG			0.1		94 ⁰⁰	-530.20

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 03/05/97

SITE INFORMATION

Coliseum Storage
5200 Coliseum Way
Oakland 94601
Site Contact:
Site Phone :

StID: 6072 Site#: 4890
PROJECT#: 4890A
PROJECT TYPE: *** M ***
INSP: Dale Klettke
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Lempres & Wulfsberg
300 Lakeside Dr 24th Floor
Oakland CA 94612 # 992
Payor Contact:
Payor Phone : 835-2170

Date	Action Taken	Time		Hours Spent/ Depstd	Hour Balnce	Money	
		In	Out			Spent/ Depositd	Money Balance
	Rcpt# 779190						
	Balance from Prev. Page						-530.20
1/29/97	Did cursory review of files prior to mtg w/ Multitask & RW@CB Copies newly transferred to Juliet Shiu			3		282.00	-812.20
2/27/97	Completed detailed review of files, made comparison w/500 Coliseum Way, typed up notes, prepared Site summary.			5		\$470.00	-1,282.20

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 5, 1997

Mr. Robert Whelan
Volvo GM Heavy Truck Corp.
P.O. Box 26115
Greensboro, NC 27402

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

Re: Request for an additional deposit for oversight costs for the site located at 5050 Coliseum Way, Oakland, CA 94601

Dear Mr. Whelan,

Per our conversation on February 25, 1997, Volvo GM will be covering the County's oversight costs for the above site until ~April 1997. Since the last deposit was submitted in November 1993, for \$1,500.00, a great deal of oversight work has been conducted by the County (as outlined in the attached work summary sheet). Therefore, Volvo GM currently owes the County a balance of ~\$2,200.00. Per our conversation, this office is requesting that Volvo GM submit an additional deposit for \$2,500.00 to cover the overdue oversight costs and anticipated oversight costs for March 1997.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Dwight R. Hoenig
Clayton Environmental Consultants
P.O. Box 9019
Pleasanton, CA 94566

Acting Chief

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

SITE INFORMATION

Volvo G M C
5050 Coliseum Way
Oakland 94601
Site Contact:
Site Phone :

StID: 584 Site#: 4034
PROJECT#: 4034B
PROJECT TYPE: M
INSP: PAUL SMITH
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

CONTRACTOR INFORMATION

Volvo G M Heavy Truck Cor
P O Box 26115
Greensboro NC 27402 #517
Contr. Contact:
Contr. Phone : 919-279-2000

Date	Action Taken	Time In	Time Out	Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
	Balance from Prev. Page	.....	.....	.....	.....	.....	.....
11/16/93	Rcpt# 704572						
16/93	Deposit of \$1,500.00 @ \$75/hour			+20.			
7/22/93	tel con Kathleen Inarason			0.25		18.75	1481.25
7/26/93	tel con KI			0.5		37.50	1443.75
8/3/93	review reports			2.5		187.50	1256.25
8/5/93	case review			1.0		75.-	1181.25
8/10/93	tel con K. I.			0.25		18.75	1162.50
8/16/93	tel con Kathleen Inarason			0.25		18.75	1143.75
8/23/93	write letter			1.0		75.00	1068.75
8/25/93	more work on letter			1.5		112.50	956.25
9/28/93	prepare for 1 meeting ^{Larry + Kathleen} Bob Whelan			2.5		187.50	768.75
10/27/93	site visit met Bob Whelan, Kathleen ^{Larry}			2.0		150.-	618.75
11-19-93	2 billing adjustment ^{Review}			5.0		375.	

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY: 40 275 45 375

ATTACH: State Forms A, B & C
 Billing Adjustment*

DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____

TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 1/93

* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 12/07/94

SITE INFORMATION

Volvo G M C
551 Coliseum Way
Oakland 94601
Site Contact:
Site Phone :

StID: 584 Site#: 4034
PROJECT#: 4034B
PROJECT TYPE: M
INSP: Madhulla Logan
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Volvo G M Heavy Truck Cor
P O Box 26115
Greensboro NC 27402 #776
Payor Contact:
Payor Phone : 919-279-2000

Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money	
	In	Out			Spent/Depositd	Money Balance
Balance from Prev. Page	618.75
Rept# 704572						
Deposit of \$1,500.00 @ \$90/hour			+16.66			
Review of Sep 19, 1994			5 hrs		325	243.75
<i>Billing</i>						
Review of Meeting @ 9400/1 hour			3 hrs		270 ⁰⁰	-26.25
Reviewed files			0.5		47 ⁰⁰	-73.25
Reviewed files & prepared for meeting			1		94 ⁰⁰	-167.25
Updated site summary & draft letter for BC's review			1.5		141 ⁰⁰	-308.25
Mtg. of reps of Volvo-GMC, PG&E, Seamanix, Levine Fricke & attorneys			2.3		216 ⁰⁰	-524.45
Call to/from K. Graves, Update Site Summary			0.3		28 ⁰⁰	-552.65
Call from Kathleen Isaacson of L/F.			0.1		9 ⁰⁰	-562.05
Mtg w/ reps of Volvo-GMC, PG&E, Coliseum Storage & their attorneys			2		188 ⁰⁰	-750.05

UPON COMPLETION OF PROJECT

PROG COMPLETED BY : _____ ATTACH: State Forms A, B & C Billing Adjustment*

DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____

TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 1/93

State Forms A, B & C needed when site is in our UST program.

DEPOSIT / REFUND ACCOUNT SHEET

printed03/03/97

SITE INFORMATION

Volvo G M C
 5050 Coliseum Way
 Oakland 94601
 Site Contact:
 Site Phone :

StID: 584 Site#: 4034
 PROJECT#: 4034B
 PROJECT TYPE:*** M ***
 INSP: Dale Klettke
 ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
 Owner Phone :

PAYOR INFORMATION

Volvo G M Heavy Truck Cor
 P O Box 26115
 Greensboro NC 27402 # 776
 Payor Contact:
 Payor Phone : 919-279-2000

Date	Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
		In	Out				
	Rcpt# 704572 @ 94 ⁰⁰ /hour						
	Balance from Prev. Page						-750.05
9/23/96	Call from Kathleen Isaacson of L/F.			0.1		94 ⁰⁰	-759.45
10/10/96	Final draft of g.w. coordination event			0.3		28 ⁰⁰	-787.65
11/15/96	Review L-F Recon "work plan to Evaluate Possible G.W. Mig. Pathways"			0.7		65 ⁰⁰	-853.45
11/26/96	Call from/to Sum Arizala of the RW@CB			0.3		28 ⁰⁰	-881.65
1/14/97	Review file			0.2		18 ⁰⁰	-900.45
1/27/97	Review L-F Recon w/p addendum dated 12/13/96. Final draft of w/p approved. It sent after B.C.'s review			0.8		75 ⁰⁰	-975.65
1/30/97	Reviewed files since transferred to new case worker, Juliet Shin.			0.5		47 ⁰⁰	-1,022.65
1/30/97	Reviewed files in prep. for meeting			1		94 ⁰⁰	-1,116.65
1/31/97	Updated in detail the Rpts Summary			1.5		141 ⁰⁰	-1,257.65
2/24/97	Conducted a detailed review of all files to determine what addit. steps needed.			5		470 ⁰⁰	-1,727.65
2/25/97	Completed organization of files + detailed review			5		470 ⁰⁰	-2,197.65

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C Billing Adjustment*

DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____

TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program. REPORT: WrkShtC (Continued balance)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



STID 584

January 27, 1997

Mr. Robert Whelen
Environmental Services
Volvo GM Heavy Truck
7900 National Service Road
P. O. Box 26115
Greensboro, NC 27402-6115

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

RE: 5050 COLISEUM WAY AND 750 - 50TH AVENUE, OAKLAND, CA 94601

Dear Mr. Whelen:

This office is in receipt of and has completed review of the case file for this site including the Levine-Fricke Recon "Addendum to the November 12, 1996 Work Plan to Evaluate Possible Groundwater Migration Pathways Downgradient from 5050 Coliseum Way and 750-50th Avenue", dated December 13, 1996.

This work plan is approved. It is my understanding that field work will commence sometime in February 1997, contingent on receipt of encroachment permits.

Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Dale Klettke--files
Kathleen Isaacson, Levine-Fricke, 1900 Powell St., 12th Floor, Emeryville, CA
94608-1811
Lawrence S. Bazel, c/o Beveridge & Diamond, Suite 3400, One Sansome Street, San
Francisco, CA 94104-4438
Sum Arigala, RWQCB

0584wpok.pez

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



STID 584

October 10, 1996

Mr. Robert Whelen
Environmental Services
Volvo GM Heavy Truck
7900 National Service Road
P. O. Box 26115
Greensboro, NC 27402-6115

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

RE: 5050 COLISEUM WAY AND 750 50TH AVENUE, OAKLAND, CA 94601

Dear Mr. Whelen:

This letter is a follow-up to the July 31, 1996 and September 10, 1996 meetings which were held at the Alameda County Department of Environmental Health at 1331 Harbor Bay Parkway in Alameda, CA.

It was mutually agreed upon at the September 10, 1996 meeting, that the work plan documenting additional investigations required to perform a CA-Modified ASTM Risk-Based Corrective Action (RBCA), Tier 2 risk assessment is due within 60 days of our meeting, or no later than November 10, 1996.

In addition, due to the nature of the site assessments being performed at the 5050, 5051 and 5200 Coliseum Way properties, coordinated groundwater monitoring for the four adjoining properties is being requested by this office. You are being requested to coordinate groundwater elevation measurements (used to calculate groundwater gradients) to include all groundwater monitoring wells which are located at the 4930, 5050, 5051 and 5200 Coliseum Way properties. **This office requests that the coordination of groundwater monitoring efforts results in depth-to-groundwater measurements for all wells on the four adjoining properties to occur within a one-hour time period.**

Finally, groundwater level measurements are to be collected during the new moon at the corresponding low and high tides. The next new moon will occur at the end of October (see enclosed tide summaries for October, November and December 1996). Also, enclosed is a tidal differences chart used to correct tides calculated for the Golden Gate Bridge. Please use the location "Bay Farm Island, San Leandro Bay" for tidal corrections. **The requested groundwater monitoring is to be completed within the calendar year 1996, including a report submitted to this office within 90 days of the date of this letter, or no later than January 10, 1997.**

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

Mr. Robert Whelen
RE: 5050 Coliseum Way and 750 50th Avenue, Oakland, CA
October 10, 1996
Page 2 of 2

If you have any questions, you may reach me directly at (510) 567-6880.

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke". The signature is written in black ink and has a long horizontal flourish extending to the right.

Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Thomas Peacock, LOP manager--files
Kathleen Isaacson, Levine-Fricke, 1900 Powell St., 12th Floor, Emeryville, CA
94608-1811
Lawrence S. Bazel, c/o Beveridge & Diamond, Suite 3400, One Sansome Street, San
Francisco, CA 94104-4438
Sum Arigala, RWQCB

0584moon.new

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 10, 1996

PG&E

77 Beale Street, Room 2439C-B24A
San Francisco, CA 94105
Attn: Nancy Hendrickson

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

RE: 5051 COLISEUM WAY, OAKLAND, CA 94601

Dear Ms. Hendrickson,

This office recently completed a review of the case file for the above referenced Oakland site up to and including the Geomatrix "Site Characterization Report" dated June 28, 1996.

At this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be Title 22 metals, ph and total dissolved solids (TDS).

In addition, due to the nature of the site assessments being performed at the 5050, 5051 and 5200 Coliseum Way properties, coordinated groundwater monitoring for the four adjoining properties is being requested by this office.

You are being requested to coordinate groundwater elevation measurements (used to calculate groundwater gradients) to include all groundwater monitoring wells which are located at the 4930, 5050, 5051 and 5200 Coliseum Way properties. **This offices requests that the coordination of groundwater monitoring efforts results in depth-to-groundwater measurements for all wells on the four adjoining properties to occur within a one-hour time period.**

Finally, groundwater level measurements are to be collected during the new moon at the corresponding low and high tides. The next new moon will occur at the end of October (see enclosed tide summaries for October, November and December 1996). Also, enclosed is a tidal differences chart used to correct tides calculated for the Golden Gate Bridge. Please use the location "Bay Farm Island, San Leandro Bay" for tidal corrections. **The requested groundwater monitoring is to be completed within the calendar year 1996, including a report submitted to this office within 90 days of the date of this letter, or no later than January 10, 1997.**

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

Nancy Hendrickson
RE: 5051 Coliseum Way, Oakland
October 10, 1996
Page 2 of 2

If you have any questions, you may reach me directly at (510) 567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist
enclosure

c: Thomas Peacock, LOP Manager--files
Sum Arigala, RWQCB
Earl L. Hagstrom, c/o Sedgwick, Detert, Moran & Arnold, One Embarcadero Center,
16th Floor, San Francisco, CA 94111-3765
Sally E. Goodin, R.G. c/o Geomatrix, 100 Pine Street, 10th Floor, San Francisco, CA
94111

5051moon.new

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

STID 67

October 10, 1996

PG & E
One California Street, Room F235
San Francisco, CA 94111
Attn: Mr. Wally Pierce

RE: Groundwater monitoring requirements for 4930 Coliseum Way, Oakland, CA 94601

Dear Mr. Pierce:

This office recently completed a review of the case file for the above referenced Oakland site. Due to the nature of the site assessments being performed at the 5050, 5051 and 5200 Coliseum Way properties, coordinated groundwater monitoring for the four adjoining properties is being requested by this office.

You are being requested to coordinate groundwater elevation measurements (used to calculate groundwater gradients) to include all groundwater monitoring wells which are located at the 4930, 5050, 5051 and 5200 Coliseum Way properties. **This offices requests that the coordination of groundwater monitoring efforts results in depth-to-groundwater measurements for all wells on the four adjoining properties to occur within a one-hour time period.**

In addition, groundwater level measurements are to be collected during the new moon at the corresponding low and high tides. The next new moon will occur at the end of October (see enclosed tide summaries for October, November and December 1996). Also, enclosed is a tidal differences chart used to correct tides calculated for the Golden Gate Bridge. Please use the location "Bay Farm Island, San Leandro Bay" for tidal corrections. **The requested groundwater monitoring is to be completed within the calendar year 1996, including a report submitted to this office within 90 days of the date of this letter, or no later than January 10, 1997.**

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

For your information I have recently taken over management of this site from Barney Chan of this office. If you have any questions, you may reach me directly at (510) 567-6880.

Mr. Wally Pierce
RE: 4930 Coliseum Way
October 10, 1996
Page 2 of 2

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke". The signature is written in black ink and is followed by a horizontal line that extends to the right.

Dale Klettke, CHMM
Hazardous Materials Specialist
enclosure

c: Ms. Melissa Cooney, The Earth Technology Corporation, 2030 Addison Street,
Suite 500, Berkeley, CA 94704
Nancy Hendrickson, c/o PG&E, 77 Beale Street, Room 2439C-B24A, San Francisco, CA
94111-3765
Thomas Peacock, LOP Manger--files
Sum Arigala, RWQCB

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OCTOBER

TIDES AT GOLDEN GATE, SAN FRANCISCO 1996

Heights in feet *Pacific Daylight Saving Time Ends October 27 at 0200 Hrs.

Moon	Day	HIGH		LOW		HIGH		LOW	
		Time	Ht.	Time	Ht.	Time	Ht.	Time	Ht.
N	1 Tue	0346	4.8	0844	2.4	1503	5.7	2133	0.4
	2 Wed	0453	4.6	0942	2.8	1551	5.5	2231	0.7
	3 Thu	0606	4.5	1054	3.1	1646	5.2	2335	0.9
	4 Fri	0718	4.5	1213	3.1	1748	5.0		
A	5 Sat	0040	1.0	0817	4.7	1323	2.9	1855	4.9
	6 Sun	0139	1.0	0903	4.8	1419	2.6	2000	4.9
	7 Mon	0229	0.9	0939	5.0	1506	2.2	2058	4.9
	8 Tue	0312	0.9	1010	5.1	1547	1.7	2149	5.0
E	9 Wed	0350	0.9	1038	5.2	1623	1.3	2236	5.0
	10 Thu	0425	1.0	1105	5.4	1657	0.9	2321	5.0
	11 Fri	0458	1.1	1132	5.6	1731	0.6		
	12 Sat	0005	5.0	0530	1.4	1201	5.7	1805	0.3
S	13 Sun	0049	4.9	0603	1.7	1231	5.8	1841	0.1
	14 Mon	0134	4.9	0638	2.0	1304	5.9	1921	-0.1
	15 Tue	0224	4.8	0716	2.3	1341	5.9	2005	-0.1
	16 Wed	0319	4.7	0800	2.7	1423	5.9	2055	-0.1
P	17 Thu	0420	4.6	0855	3.0	1513	5.8	2152	0.0
	18 Fri	0528	4.7	1005	3.1	1613	5.6	2255	0.1
	19 Sat	0635	4.8	1128	3.0	1724	5.4		
	20 Sun	0003	0.2	0735	5.1	1249	2.7	1841	5.3
E	21 Mon	0107	0.3	0827	5.4	1357	2.1	1957	5.2
	22 Tue	0206	0.3	0912	5.7	1455	1.4	2108	5.3
	23 Wed	0259	0.5	0954	6.0	1547	0.7	2212	5.3
	24 Thu	0348	0.7	1033	6.2	1634	0.1	2311	5.4
O	25 Fri	0433	1.0	1112	6.4	1719	-0.3		
	26 Sat	0006	5.3	0517	1.3	1149	6.4	1803	-0.6
	27 Sun	0059	5.2	0500	1.7	1126	6.3	1745	-0.6
	28 Mon	0051	5.1	0544	2.1	1202	6.2	1828	-0.5
N	29 Tue	0143	5.0	0629	2.5	1240	5.9	1911	-0.2
	30 Wed	0238	4.8	0718	2.9	1319	5.6	1957	0.1
	31 Thu	0335	4.7	0816	3.2	1403	5.3	2047	0.4

LUNAR DATA

- = NEW MOON
- = FIRST QUARTER
- ◐ = FULL MOON
- ◑ = LAST QUARTER
- A = IN APOGEE
- P = IN PERIGEE
- N = FARTHEST NORTH OF EQUATOR
- E = ON EQUATOR
- S = FARTHEST SOUTH OF EQUATOR

NOVEMBER

TIDES AT GOLDEN GATE, SAN FRANCISCO 1996

Heights in feet Pacific Standard Time

Moon	Day	HIGH		LOW		HIGH		LOW	
		Time	Ht.	Time	Ht.	Time	Ht.	Time	Ht.
A	1 Fri	0435	4.7	0925	3.3	1454	5.0	2141	0.7
	2 Sat	0533	4.7	1043	3.2	1554	4.7	2239	0.9
	3 Sun	0624	4.8	1154	2.9	1703	4.4	2337	1.1
	4 Mon	0706	5.0	1252	2.5	1816	4.3		
E	5 Tue	0030	1.2	0741	5.1	1340	2.0	1925	4.3
	6 Wed	0118	1.3	0813	5.3	1421	1.4	2027	4.4
	7 Thu	0200	1.4	0844	5.6	1458	0.9	2121	4.5
	8 Fri	0240	1.6	0914	5.8	1533	0.4	2211	4.6
S	9 Sat	0318	1.8	0946	6.0	1608	0.0	2259	4.7
	10 Sun	0355	2.0	1019	6.2	1644	-0.4	2346	4.8
	11 Mon	0433	2.2	1054	6.3	1723	-0.7		
	12 Tue	0034	4.9	0513	2.5	1132	6.4	1804	-0.8
P	13 Wed	0123	4.9	0557	2.7	1213	6.3	1849	-0.8
	14 Thu	0215	5.0	0647	2.9	1259	6.2	1937	-0.7
	15 Fri	0310	5.0	0747	3.0	1352	5.9	2031	-0.4
	16 Sat	0407	5.1	0859	3.0	1455	5.5	2129	-0.1
O	17 Sun	0504	5.3	1021	2.8	1607	5.1	2231	0.2
	18 Mon	0559	5.5	1141	2.3	1728	4.8	2333	0.6
	19 Tue	0649	5.8	1249	1.6	1850	4.7		
	20 Wed	0033	0.9	0736	6.1	1348	0.9	2007	4.7
E	21 Thu	0128	1.2	0820	6.3	1440	0.2	2115	4.8
	22 Fri	0220	1.5	0901	6.5	1526	-0.3	2215	4.9
	23 Sat	0308	1.8	0941	6.6	1610	-0.6	2309	5.0
	24 Sun	0354	2.1	1019	6.6	1650	-0.7		
N	25 Mon	0000	5.0	0439	2.4	1056	6.4	1730	-0.7
	26 Tue	0048	5.0	0523	2.7	1132	6.2	1808	-0.6
	27 Wed	0135	5.0	0607	2.9	1208	6.0	1847	-0.4
	28 Thu	0220	4.9	0654	3.1	1244	5.7	1926	-0.1
A	29 Fri	0306	4.9	0746	3.2	1324	5.3	2008	0.2
	30 Sat	0351	4.8	0846	3.3	1409	4.9	2052	0.5

LUNAR DATA

- = NEW MOON
- = FIRST QUARTER
- ◐ = FULL MOON
- ◑ = LAST QUARTER
- A = IN APOGEE
- P = IN PERIGEE
- N = FARTHEST NORTH OF EQUATOR
- E = ON EQUATOR
- S = FARTHEST SOUTH OF EQUATOR

DECEMBER

TIDES AT GOLDEN GATE, SAN FRANCISCO 1996

Heights in feet Pacific Standard Time

Moon	Day	HIGH		LOW		HIGH		LOW	
		Time	Ht.	Time	Ht.	Time	Ht.	Time	Ht.
A	1 Sun	0435	4.9	0955	3.2	1502	4.5	2140	0.8
	2 Mon	0518	5.0	1107	2.9	1607	4.2	2232	1.2
	3 Tue	0559	5.1	1210	2.4	1725	3.9	2325	1.5
	4 Wed	0637	5.3	1303	1.9	1847	3.8		
E	5 Thu	0018	1.7	0715	5.6	1349	1.3	2003	3.9
	6 Fri	0108	2.0	0752	5.9	1429	0.7	2107	4.2
	7 Sat	0155	2.2	0829	6.1	1508	0.1	2202	4.4
	8 Sun	0240	2.4	0907	6.4	1546	-0.4	2252	4.7
S	9 Mon	0324	2.5	0946	6.6	1625	-0.8	2339	4.9
	10 Tue	0409	2.6	1027	6.7	1706	-1.1		
	11 Wed	0025	5.0	0454	2.7	1110	6.8	1749	-1.3
	12 Thu	0111	5.2	0543	2.7	1156	6.7	1834	-1.2
P	13 Fri	0158	5.3	0637	2.7	1246	6.4	1921	-1.0
	14 Sat	0246	5.4	0737	2.7	1340	6.0	2010	-0.6
	15 Sun	0336	5.5	0847	2.6	1442	5.4	2103	-0.1
	16 Mon	0427	5.7	1004	2.3	1554	4.9	2200	0.5
O	17 Tue	0518	5.9	1122	1.8	1717	4.5	2300	1.0
	18 Wed	0610	6.2	1234	1.2	1846	4.3		
	19 Thu	0001	1.5	0700	6.4	1336	0.6	2008	4.3
	20 Fri	0101	1.9	0748	6.5	1430	0.1	2118	4.5
E	21 Sat	0157	2.2	0833	6.6	1517	-0.3	2217	4.7
	22 Sun	0250	2.5	0916	6.6	1559	-0.5	2308	4.9
	23 Mon	0338	2.6	0956	6.6	1638	-0.6	2354	5.0
	24 Tue	0424	2.8	1034	6.4	1714	-0.6		
N	25 Wed	0035	5.0	0506	2.9	1110	6.2	1749	-0.5
	26 Thu	0114	5.0	0548	2.9	1145	6.0	1824	-0.4
	27 Fri	0151	5.0	0630	3.0	1220	5.7	1858	-0.2
	28 Sat	0225	5.0	0714	3.0	1257	5.3	1933	0.1
A	29 Sun	0259	5.0	0803	3.0	1337	4.9	2010	0.5
	30 Mon	0334	5.0	0859	2.9	1424	4.5	2049	0.9
	31 Tue	0411	5.1	1004	2.7	1522	4.1	2132	1.3

Solstice = December 21

LUNAR DATA

- = NEW MOON
- = FIRST QUARTER
- ◐ = FULL MOON
- ◑ = LAST QUARTER
- A = IN APOGEE
- P = IN PERIGEE
- N = FARTHEST NORTH OF EQUATOR
- E = ON EQUATOR
- S = FARTHEST SOUTH OF EQUATOR

DIFFERENCES FROM THE GOLDEN GATE

HIGH WATER		LOCATION	LOW WATER	
TIME	HEIGHT		TIME	HEIGHT
OUTER COAST				
-1.08	-0.5	Monterey, Monterey Bay	-0.47	0.0
-1.08	-0.6	General Fish Company Pier	-0.46	-0.1
-1.10	-0.7	Moss Landing, Ocean Pier	-0.48	-0.1
-1.06	-0.7	Elkhorn Slough, Highway 1 Bridge	-0.49	-0.1
-0.54	-0.5	Pacific Mariculture Dock	-0.40	0.0
-0.43	-0.4	Kirby Park, Elkhorn Slough	-0.39	-0.1
-0.36	-0.4	Elkhorn Slough Railroad Bridge	-0.39	-0.1
-1.15	-0.6	Santa Cruz, Monterey Bay	-0.58	0.0
-1.06	-0.3	Princeton, Halfmoon Bay	-0.50	0.0
-0.49	+0.1	Ocean Beach, Outer Coast	-0.35	0.0
-0.11	-1.6	Bolinas Lagoon	+0.37	0.0
-0.50	-0.1	Point Reyes	-0.26	-0.4
-0.12	*0.87	Tomaes Bay Entrance	+0.20	*0.91
+0.32	-0.7	Blakes Landing, Tomaes Bay	+1.15	-0.2
+0.38	-0.6	Marshall, Tomaes Bay	+1.16	-0.1
+0.40	-0.6	Inverness, Tomaes Bay	+1.24	-0.2
-0.38	-0.2	Bodega Harbor Entrance	-0.16	+0.1
-0.51	-0.2	Fort Ross	-0.30	0.0
-0.40	0.0	Arena Cove	-0.17	0.0
-0.42	-0.1	Point Arena	-0.21	0.0
-0.31	-0.1	Albion	-0.19	0.0
-0.31	-0.1	Little River Harbor	-0.19	0.0
-0.38	-0.1	Mendocino, Mendocino Bay	-0.21	0.0
-0.30	0.0	Fort Bragg Landing	-0.20	0.0
-0.31	+0.1	Noyo River	-0.12	+0.1
-0.31	-0.1	Westport	-0.22	0.0
-0.39	+0.2	Shelter Cove	-0.17	+0.1
-0.28	-0.1	Cape Mendocino	+0.01	0.0
SAN FRANCISCO BAY (Central)				
-0.17	-0.3	Point Bonita, Cove	-0.10	0.0
+0.14	0.0	Alcatraz Island	+0.18	0.0
+0.13	+0.2	San Francisco, North Point, Pier #41	+0.11	0.0
+0.23	+0.4	Rincon Point, Pier #22½	+0.25	0.0
+0.32	+0.3	Yerba Buena Island	+0.40	0.0
+0.28	+0.3	Oakland, Matson Wharf	+0.36	0.0
+0.33	+0.2	Oakland Pier	+0.48	0.0
+0.37	+0.5	Oakland Inner Harbor	+0.41	0.0
+0.32	+0.6	Alameda	+0.41	0.0
+0.33	+0.4	Oakland Harbor, Grove Street	+0.42	0.0
+0.38	+0.6	Oakland Harbor, Park Street Bridge	+0.44	0.0
+0.49	+0.8	Bay Farm Island, San Leandro Bay	+0.59	0.0
+0.47	+0.8	Oakland Airport	+0.52	0.0
+0.33	+0.5	Potrero Point	+0.46	0.0
+0.25	+0.9	Hunters Point	+0.39	0.0

NOTE: When an asterisk (*) precedes a difference, that difference given is a ratio, and the height of high or low water at the Golden Gate is multiplied by the ratio to determine the height at the station.

TIDAL DIFFERENCES FROM THE GOLDEN GATE

HIGH WATER		LOCATION	LOW WATER	
TIME	HEIGHT		TIME	HEIGHT
SAN FRANCISCO BAY (South)				
+1.01	+1.4	San Leandro Channel	+1.29	0.0
+0.22	+1.4	Roberts Landing, 1.3 mi West of	+1.28	+0.1
+0.38	+1.2	South San Francisco	+0.56	0.0
+0.48	+1.1	Oyster Point Marina	+1.07	0.0
+0.38	+1.1	Point San Bruno	+1.10	+0.1
+0.42	+1.4	Seaplane Harbor	+1.03	0.0
+0.42	+1.5	Coyote Point Marina	+1.08	0.0
+0.52	+1.8	San Mateo Bridge, west end	+1.20	+0.1
+0.48	+1.8	San Mateo Bridge, east end	+1.19	0.0
+1.03	+0.3	Alameda Creek	+2.31	-0.8
+1.02	+0.9	Coyote Hills Slough entrance	+2.28	-0.6
+1.06	+2.1	Redwood Creek, entrance (inside)	+1.38	+0.1
+0.53	*1.41	Redwood Creek Marker #8	+1.28	*1.05
+1.02	+2.2	South Bay Wreck	+1.37	+0.1
+1.03	+2.2	Corkscrew Slough	+1.42	+0.1
+0.58	+2.2	Redwood City, Wharf #5	+1.32	+0.1
+1.03	+2.2	West Point Slough	+1.36	+0.1
+1.15	+2.2	Smith Slough	+1.58	0.0
+1.11	+2.6	Newark Slough	+1.58	+0.1
+1.03	+2.2	Granite Rock	+1.38	+0.1
+1.09	+2.5	Palo Alto Yacht Harbor	+2.09	0.0
+1.12	+2.6	Mowry Slough	+2.07	0.0
+1.05	+2.8	Calaveras Point, west of	+1.49	+0.1
+1.19	+1.7	Mud Slough Railroad Bridge	+2.59	-0.1
+1.14	+2.7	Guadalupe Slough	+2.15	0.0
+1.23	+3.4	Upper Guadalupe Slough	+2.21	+0.2
+1.13	+3.1	Coyote Creek, Alviso Slough	+2.08	+0.2
+1.15	+3.4	Gold Street Bridge, Alviso Slough	+2.34	+0.1
+1.21	+2.6	Coyote Creek, Tributary #1	+2.45	-0.3
SAN FRANCISCO BAY (North)				
+0.10	-0.3	Sausalito	+0.14	0.0
+0.11	-0.2	Sausalito, Corps of Engineers Dock	+0.21	0.0
+0.13	-0.2	Angel Island, west side	+0.21	0.0
+0.16	+0.1	Angel Island, East Garrison	+0.20	0.0
+0.21	+0.1	Berkeley	+0.38	0.0
+0.23	+0.1	Point Isabel	+0.33	0.0
+0.25	0.0	Richmond Inner Harbor	+0.36	0.0
+0.29	0.0	Chevron Oil Company Pier	+0.36	0.0
+0.47	0.0	Point Orient	+0.52	0.0
+0.37	-0.1	Corte Madera Creek	+0.52	0.0
SAN PABLO BAY				
+0.59	+0.1	Point San Pedro	+1.01	0.0
+1.12	*1.04	Pinole Point	+1.26	*0.92
+1.25	-0.1	Hercules	+1.49	-0.2
+1.22	+0.1	Petaluma River Entrance	+2.11	-0.1
+1.59	*1.11	Lakeville, Petaluma River	+2.50	*.81
+2.10	*1.16	Upper Drawbridge, Petaluma River	+3.10	*.81
+1.11	+0.1	Gallinas Creek	+1.30	-0.1

*See note, page 6.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

STID 584

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

August 1, 1996

Mr. Robert Whelen
Environmental Services
Volvo GM Heavy Truck
7900 National Service Road
P. O. Box 26115
Greensboro, NC 27402-6115

RE: 5050 COLISEUM WAY AND 750 50TH AVENUE, OAKLAND, CA 94601

Dear Mr. Whelen:

This letter is in response to the July 31, 1996 meeting which was held at the Alameda County Health Care Services Agency (ACHCSA) office located at 1131 Harbor Bay Parkway in Alameda, CA. In attendance at this meeting were representatives from GMC-Volvo (Robert Whelen), PG & E (Nancy Hendrickson and Attorney Juan M. Jayo, Levine-Fricke (Kathleen Isaacson), Beveridge & Diamond (Attorney Lawrence Bazel) and Geomatrix (Sally Goodin).

In a June 20, 1996 ACHCSA requested that a Corrective Action Plan (CAP) be submitted to this office which evaluates a variety of alternative cleanup technologies to effectively address the metal contamination found in both the unsaturated and saturated zones. This Corrective Action Plan was to be submitted to this office by September 19, 1996.

It was mutually agreed upon at the July 31, 1996 meeting that the submittal of the CAP would be postponed until 90 days from the date of our next meeting. This meeting will be held in order for Sum Arigala of the Regional Water Quality Control Board (RWQCB), Madhulla Logan of this office and representatives of Coliseum Storage (5200 Coliseum Way) to be in attendance. **I would like to tentatively schedule the next meeting for the week of Monday, September 9, 1996.**

I would like to thank all the interested parties for their participation in this meeting. Please feel free to contact me directly at (510)567-6880 so that we can schedule this meeting at a date which is convenient for all interested parties.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

Mr. Robert Whelen

RE: 5050 Coliseum Way and 750 50th Avenue, Oakland, CA

August 1, 1996

Page 2 of 2

c: Thomas Peacock, LOP manager--files
Kathleen Isaacson, Levine-Fricke, 1900 Powell St., 12th Floor, Emeryville, CA
94608-1811
Juan M. Jayo/Nancy Hendrickson, c/o PG & E, 77 Beale Street, P.O. Box 7442, San
Francisco, CA 94120
Sally E. Goodin, c/o Geomatrix, 100 Pine Street, 10th Floor, San Francisco, CA 94111
Lawrence S. Bazel, c/o Beveridge & Diamond, Suite 3400, One Sansome Street, San
Francisco, CA 94104-4438
Sum Arigala, RWQCB
Madhulla Logan, ACHCSA

0584cap2.let

Be

WHITEGMC™
VOLVO

ALCO
HAZMAT



93 NOV 15 PM 3: 25

November 11, 1993

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

Reference: Oversight Funds
Remedial Investigation
5050 Coliseum Way and 750 50th Ave.
Oakland, Alameda County, California

Dear Paul:

Please find the enclosed check in the amount of \$1500.00 payable to the Treasurer of Alameda County. Per your letter of August 26, 1993 this establishes a funding mechanism for your agency's oversight of the remedial investigation activities being conducted at the above referenced site. I would greatly appreciate a periodic statement of the charges made against this fund, and of course a written request for additional moneys once these funds have been exhausted.

If you have any questions in this matter, or any other issues pertaining to the site please feel free to contact me directly at (919) 279-2644 or by FAX at (919) 279-2397.

Sincerely,
VOLVO GM HEAVY TRUCK CORPORATION

A handwritten signature in cursive script that reads "Robert G. Whelen".

Robert G. Whelen
Manager, Environmental Services

Volvo GM Heavy Truck Corporation
7900 National Service Road
P.O. Box 26115
Greensboro, NC 27402-6115

919 279-2000

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

September 28, 1993

Mr. Robert Whelen
Environmental Services
Volvo GM Heavy Truck
7900 National Service Road
P.O. Box 26115
Greensboro, NC 27402-6115

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

**Re: Amendment to January 15, 1993 Work Plan Approval of
Remedial Investigation Work Plan, 5050 Coliseum Way
and 750 50th Ave., Oakland, CA 94601**

Dear Mr. Whelen:

This note documents a point of agreement reached during our meeting today with Kathleen Isaacson of Levine Fricke and you.

As discussed, the requirement for a monitoring well within ten feet downgradient of the former waste oil tank, during the next phase of work, can be disregarded. This requirement was set forth in the August 26, 1993 correspondence from my office.

At this time a monitoring well in this location is not required for the following reasons:

- 1) Due to the difficulty in drilling through cement obstacles adjacent to the tank excavation
- 2) The intended collection of monitoring data from existing and proposed wells on the above sites to screen for the presence of each pollutant previously detected in soil associated with the former waste oil tank.

If it becomes apparent that ground water impacts are associated with the former waste oil tank area, further investigative work will then be required.

If you have any questions regarding the content of this letter please feel free to contact me at (510) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Smith".

Paul M. Smith
Senior Hazardous Materials Specialist

c:

Kathleen Isaacson, Levine-Fricke, 1900 Powell St., 12th
Floor, Emeryville, CA 94608
Lawrence Bazel Esq., Beveridge & Diamond, Suite 3400, 1
Sansome St., San Francisco, CA 94104-7703



August 26, 1993

Mr. Robert Whelen
Environmental Services
Volvo GM Heavy Truck
7900 National Service Road
P.O. Box 26115
Greensboro, NC 27402-6115

**Re: Review and Conditional Approval of Remedial
Investigation Work Plan, 5050 Coliseum Way and 750 50th
Ave., Oakland, CA 94601**

Dear Mr. Whelen:

Alameda County has received and reviewed the above noted work plan, dated January 15, 1993, prepared by Levine-Fricke.

Four underground storage tanks; three motor oil and one waste oil were removed on March 18, 1991. During sampling associated with the tank removals it became apparent that, in addition to petroleum contamination, contamination from metals was present from the site. This contamination was thought to be from a source unrelated to the tanks but related to a paint manufacturing facility at the premises before Volvo GM Truck Service occupied the site.

The above work plan is based upon results of a Report of Soil and Ground-Water Investigation White GMC Truck, dated June 25, 1992. In that report 24 soil samples were collected at depths ranging from 2 to 21 feet bgs. The highest concentrations for soil samples indicated the presence of Total Oil and Grease at 2200 ppm, Total Petroleum Hydrocarbons at 1700 ppm, Chlorinated hydrocarbons 1,2-dichlorobenzene at 6 ppm and 2-methylnaphthalene at 0.66 ppm, Arsenic at 270 ppm, Barium at 92,000 ppm, Cadmium at 110 ppm, Total Chromium at 67 ppm, Nickel at 130 ppm.

Seven groundwater monitoring wells were installed at 5050 Coliseum Way property. Four monitoring wells were installed at 750 50th Avenue. Groundwater gradients were determined to be south west and north east respectively. Highest ground water results indicated 0.3 mg/l Total Oil and Grease, 0.59 mg/l Total Petroleum Hydrocarbons as gasoline, 130 mg/l Cd, 1.9 mg/l Cu, 20.0 mg/l Ni, 0.5 mg/l Pb and 40,000 mg/l Zn. Levels of 2,900 mg/l Fe, 350 mg/l and 860 mg/l Mg were attributed to elements contained in sediments which leached under acidic conditions.

The work plan outlines 14 tasks involving: a survey of the neighboring properties, a survey of local deep water wells, a survey of underground lines and obstacles, discrete and grid

Mr. Whelan
August 26, 1993
page 2 of 3

generated shallow and deeper soil borings which will more adequately define on site contamination, install and sample 6 monitoring wells, conduct hydraulic and tidal influence testing, evaluate all reports and recommend remedial options, keep the local community informed of the progress and plans at the site, collect quarterly ground water samples, analyze and prepare reports, conduct additional soil and ground water investigations in the area of the former waste oil tank and clean and inspect sewer lines suspected of contributing to a perched water condition at the site.

The work plan as proposed is acceptable with the following inclusions:

- 1) Provide a revised Site Safety Plan specifying site security measures, site safety officer, personal protective equipment, monitoring equipment and emergency medical facility.
- 2) Provide a field sampling plan outlining QA/QC procedures.
- 3) When delineating contamination from metals you are required to collect and analyze samples at a minimum of one sample per five feet or change in lithology. As specified in the work plan also use field data of previously sampled adjacent strata and any other field observations to determine the location and number of additional samples necessary to allow the delimitation of any previously identified contaminant on site.

It is anticipated that results of the thirty nine borings will determine the lateral and vertical extent of contamination on site. It is assumed that the delineation of off site contamination, if applicable, will be completed in a separate scope of work.

- 4) When performing soil/ground water investigation you are required to locate one monitoring well down gradient of the former waste oil tank location. The work plan mentions a possible perched ground water situation created by leakage from plumbing. Based on this information it is not clear whether the existing well placed 50 feet from the former waste oil tank is down gradient or not. Also, you should be aware that the Tri-Regional Guidelines for Underground Storage Tank Investigations (SFRWQCB; August 10, 1990) require a monitoring well be placed within 10 feet in the verified down gradient direction of a former tank which indicated contamination.
- 5) Have your Consultant contact this office with as much advance notice as is feasible of the scheduling of the next phase of work at the site.

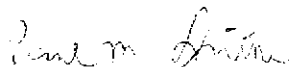
Mr. Whelan
August 25, 2993
page 3 of 3

Finally, the funding mechanism for Departmental regulatory oversight of this project initially began at the time of the tank removals with a deposit refund (\$ 966.00) submitted with the tank closure application. When contamination from petroleum hydrocarbons was discovered this case was transferred to another Division of this Department called Local Oversight Program (LOP) which uses a different funding mechanism for case review. At that time the deposit refund account was closed and the unused balance was refunded to you and an LOP account was initiated. The LOP account is billed by the State of California Water Quality Control Board for work performed post facto at regular intervals. State funds are available to Local Implementing Agencies (LIAs) **only** for the review of underground storage tank cases exclusively. When it became apparent that the contaminants from this project do not appear to be primarily petroleum related the case was transferred back to the deposit refund mechanism.

The reason for the above discussion is to explain the current lack of any funding mechanism for the above project. You are requested to remit a check of \$ 1,500 made payable to Alameda County Treasurer. The deposit refund mechanism is authorized under the Alameda County Ordinance Code section 3-140.5. Regulatory review of this project will be billed upon at the rate of \$ 75.00 per hour. Any unused portion of these funds will be refunded to you at the completion of this project. Please be aware that it is not inconceivable that after submitting a deposit/refund check to my office, due to the lag time in billing for the LOP program, it is possible that you could still be receiving a bill from that program. If so, the bill should specify the date which work was performed.

If you have any questions regarding the content of this letter please feel free to contact me at (510) 271-4320.

Sincerely,



Paul M. Smith
Senior Hazardous Materials Specialist

c:

Kathleen Isaacson, Levine-Fricke, 1900 Powell St., 12th
Floor, Emeryville, CA 94608
Lawrence Bazel Esq., Beveridge & Diamond, Suite 3400, 1
Sansome St., San Francisco, CA 94104-7703



LEVINE•FRICKE

ENGINEERS, HYDROGEOLOGISTS & APPLIED SCIENTISTS

September 23, 1992

LF 2407.02

SEP 23 1992
SUP 584

Mr. Barney Chan
Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
80 Swan Way
Oakland, California 94621

Subject: 5050 Coliseum Way and 750 - 50th Avenue, Oakland,
California

Dear Mr. Chan:

On behalf of Bob Whelen of Volvo GM Heavy Truck Corporation (Volvo GM) and myself, thank you again for the opportunity to meet on September 4, 1992, to discuss Volvo GM's intentions to comply with reasonable requests to address soil and ground water issues at the White/GMC Truck facility at 5050 Coliseum Way and at the adjoining property at 750 - 50th Avenue ("the Site"), also owned by Volvo GM.

Volvo GM has agreed to submit a Work Plan to the Alameda County Department of Environmental Health (ACDEH) to conduct the next phase of the remedial investigation (RI) and continue evaluation of on-site soil and ground-water conditions. The objective of the work will include more detailed definition of the extent of elevated concentrations of metals, in particular lead, zinc and barium, in soil, and of elevated concentrations of a larger suite of metals and low pH conditions in ground water. The investigation will include evaluation of conditions beneath the building on the 5050 Coliseum Way property and better definition of the extent of oil and grease in soil in the vicinity of the former waste-oil tank location. The location of soil borings and additional ground-water monitoring wells will, in part, be based on the results of investigations of material-handling practices by previous site occupants prior to 1964.

Hydraulic testing and other activities will be included in the Work Plan to obtain data for evaluation of remedial options for soil and ground water. Recommendations for remedial options to be considered in a feasibility study will be included in the Work Plan and a more complete list of options will be presented in the technical report for the remedial investigation.

1900 Powell Street, 12th Floor
Emeryville, California 94608
(510) 652-4500
Fax (510) 652-2246

LEVINE·FRICKE

In addition, Levine·Fricke will collect ground-water samples from the eleven wells on the Site and provide the results of that sampling by November 15, 1992. All ground-water samples will be analyzed for CAM Metals. Ground water from well LF-1, located approximately 50 feet from the former location of the waste-oil tank, also will be analyzed for semivolatile hydrocarbons using EPA Method 8270 and oil and grease using EPA Method 5520. Measurements of ground-water pH will be taken in the field during the sampling activities.

The Work Plan will be submitted to the ACDEH and the California Regional Water Quality Control Board by January 4, 1993. The results of ground-water monitoring will be submitted to both agencies. It is our understanding that the ACDEH will provide comments on the Work Plan.

If you have any questions regarding the Site and intended future activities, please call me (510) 652-4500 or Bob Whelen at (919) 279-2644.

Sincerely,



Kathleen A. Isaacson, R.G.
Senior Hydrogeologist

cc: Bob Whelen, Volvo GM
Martha Boyd, Volvo GM

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

August 5, 1992
STID # 584

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

Mr. Denis Delehanty
White GMC Volvo
7900 National Service Rd.
P.O. Box 26115
Greensboro, NC 27402-6115

Re: Comment on Report of Soil and Groundwater Investigation
for White GMC Trucks of Oakland, Inc, 5050 Coliseum Way,
Oakland, CA 94601

Dear Mr. Delehanty:

Please be aware that the oversight of the remediation of the above referenced site has been transferred to the undersigned Hazardous Materials Specialist within our office. All further correspondences and communications should be directed to him. Our office has reviewed the June 25, 1992 report by your consultant, Levine-Fricke, detailing the installation of monitoring wells on this site and the groundwater level measurements and analysis of soil and water samples from these wells in addition to four monitoring wells on the 750-50th Ave site.

The analytical results indicate that the impact on the groundwater samples taken from the wells onsite have had little hydrocarbons impact as evidenced by the Total Petroleum Hydrocarbons, BTEX (benzene, toluene, ethylbenzene, xylenes) and Total Oil and Grease results. You should include the analysis of Method 8270 for well LF-1 since two semi-volatile compounds were found in the soil sample taken from the waste oil excavation.

It appears that the most significant contamination at this site is the high levels of the heavy metals: barium, lead, cadmium and zinc. High levels exceeding the Total Threshold Limit Concentration (TTL) were found in soil borings at this site. In addition, groundwater samples from monitoring well LF-1 and MW-2 and MW-3 from the offsite wells had soluble metals detected exceeding the Soluble Threshold Limit Concentration (STLC). Clearly, the groundwater has been impacted severely in these areas. The results do support the theory that the previous activities associated with paint related materials could have been responsible for such contamination. You are encouraged to identify those individuals so that we may add them to the list of potential responsible parties. Please be aware, however, that

Mr. Denis Delehanty
White GMC Volvo, STID # 584
August 5, 1992
Page 2.

the current property owner, unless otherwise stated, remains the ultimate responsible party. You should continue to monitor the wells on and off-site for the same parameters as mentioned in the report as well as the additional parameter, Method 8270, for well LF-1, previously mentioned.

In regards to the hazardous levels of soil and groundwater existing at this site, you should provide to our office within forty-five (45) days of receipt of this letter, a detailed remediation plan to address such contamination. Particular concern should be given to define, control and remediate the groundwater which has been impacted with hazardous waste levels of dissolved metals ie cadmium and zinc. Note that MCL (maximum contaminant levels) as promulgated by the Cal EPA Department of Toxic Substances Control (DTSC) are the recommended clean-up levels. Should you choose to leave the levels of heavy metals contamination currently existing in the soil on-site without any remediation you may need to contact the following agencies:

1. The DTSC Division of Cal EPA. Since the levels remaining on-site are at hazardous material levels you must seek a variance from the normal treatment of such material from DTSC.
2. The Regional Water Quality Control Board, RWQCB, is concerned with the protection of groundwater and will require active remediation to reduce the soluble metals to the previously mentioned MCL concentrations. Our office will work with the RWQCB to provide guidance in your remediation.

The other County concerns are:

3. It is true that barium sulfate is exempted from hazardous waste classification. Please state how this will be verified in the soil samples which had extremely high total barium concentrations. pH adjustment should be considered as a temporary means of reducing the leaching of heavy metals from the soil. This will require permission by the RWQCB and possibly Cal EPA DTSC.

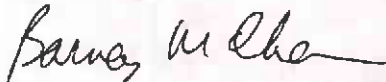
4. There has been data provided which states that a number of wells contain TDS (total dissolved solids) exceeding 3000 parts per million and thus may not be considered a drinking water source. Be aware that the SWQCB has reconfirmed State Board Resolution No. 68-16 which states the policy of maintaining the high quality of the Waters in California. You will need to confer with the RWQCB for any variance to this policy.

Mr. Denis Delehanty
White GMC Volvo, STID # 584
August 5, 1992
Page 3.

You are reminded that this is a formal request for technical reports pursuant to the Californai Water Code Section 13267 (b). All workplans, analytical results or reports should also be sent to the RWQCB to the attention of Mr. Rich Hiatt. Failure to submit the requested document may subject White GMC Volvo to civil liabilities.

You may contact me at (510) 271-4530 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiatt, RWQCB
Ms. K. Isaacson, Levine-Fricke, 1900 Powell St., 12th Floor
Emeryville, CA 94608
H. Hatayama, DOHS
E. Howell III, files

WP-5050Coli



STID 584
94601

June 29, 1992

Ms. Jennifer Eberle
Alameda County Health Care Services
Department of Environmental Health
80 Swan Way
Room 200
Oakland, CA 94621

Reference: Report of Soil and Groundwater Investigation
Underground Storage Tank Removal
White GMC Trucks of Oakland, Inc.
5050 Coliseum Way, Oakland, CA 94601

Dear Ms. Eberle:

Please find the enclosed report of soil and groundwater investigations conducted at the above referenced facility. This report was prepared by Levine-Fricke, Inc. on behalf of Volvo GM Heavy Truck Corporation in response to Alameda County Department of Environmental Health's letter of April 10, 1991 requesting an environmental investigation at this site.

This report describes the results of the investigation of soil and groundwater quality at the former location of an underground waste oil storage tank, as well as the results of additional investigative work tasks completed at other locations on the site.

As the results of this investigation indicate, contaminants are present at the site which are not typical to those which might be detected at a similar operation (heavy truck sales and repair (SIC 5012)), and at levels of some concern to Volvo GM, in particular, high concentrations of zinc.

Historical usage of the site as a production plant for paint related materials containing zinc and other metals indicates that the parties responsible for the contamination may be the former occupants of the property before 1963. Volvo GM Heavy Truck Corporation is in the process of identifying and contacting those parties who may be responsible for contamination of the site. The Department of Environmental Health will be contacted as this information becomes available.

92 JUL 1 1992

Volvo GM Heavy Truck Corporation
7900 National Service Road
P.O. Box 26115
Greensboro, NC 27402-6115

919 279-2000



Volvo GM Heavy Truck Corporation looks forward to working with Alameda County Health Care Services on matters relative to this site. If you have any questions, or require some further information, please feel free to contact my office anytime at (919) 279-2644 direct.

Sincerely,

VOLVO GM HEAVY TRUCK CORPORATION

A handwritten signature in blue ink that reads "Robert G. Whelen".

Robert G. Whelen
Manager, Environmental Services

cc: w/Enclosure
Mr. Lester Feldman
California Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, California 94612

cc: w/o Enclosure
Kathleen A. Isaccson, Levine-Fricke
Thomas M. Johnson, Levine-Fricke

Lawrence S. Bazel, Beveridge and Diamond
James L. Meeder, Beveridge and Diamond

Martha Boyd

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

March 27, 1992

STID # 584

White GMC Volvo
7900 National Service Rd.
PO Box 26115
Greensboro NC 27402-6115
Attn: Denis Delehanty

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

RE: Work Plan submittal
White GMC Volvo Corporation
5050 Coliseum Way
Oakland CA 94601

Dear Mr. Delehanty,

This office is in receipt of your Work Plan for a Proposed Environmental Investigation dated September 3, 1991, for the above referenced address. This case has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Future correspondence should be directed to her attention.

Upon a review of the Work Plan, the following issues were raised:

- o Page 3, paragraph 1: The results of metals analysis have not been submitted.
- o Page 3, paragraph 2: Benzene was detected at 0.0096 ppm, and ethylbenzene was detected at 0.0074 ppm. The detection limit of BTEX was 0.005 ppm, not 0.05 ppm. The statement that "Benzene and ethylbenzene were detected in one soil sample at concentrations of less than 0.001 ppm" does not coincide with the laboratory report which states that the detection limit was 0.005 ppm. Therefore, toluene and total xylenes were not present in concentrations below the detection limit.
- o Page 4, paragraph 3: Groundwater elevations of the monitoring wells on the adjoining property were not given.
- o Page 5, last paragraph: The locations of proposed monitoring wells may change depending on the groundwater gradient. Each proposed monitoring well must be located within 10 feet of the waste oil tank pit. (Figure 3 shows the location of LF-1 at approximately 30 feet from the waste oil tank pit).

LF-1

Denis Delehanty

RE: 5050 Coliseum Way
Oakland CA 94601

March 27, 1992
Page 2 of 2

- o Page 7, paragraph 4: Groundwater must also be sampled for BTEX, chlorinated hydrocarbons, PCBs, PCP, PNA, and creosote.

Once these issues are addressed to the agreement of this office, the work plan may be approved and field activities may begin.

The workplan must adhere to the technical requirements outlined in the Regional Water Quality Control Board (RWQCB) Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks and the SWRCB LUFT manual. A report documenting the results from work performed is due to this office within 45 days of completion of field activities.

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please submit copies of all reports and proposals to Rich Hiatt at the RWQCB.

If you have any questions, please contact Jennifer Eberle, Hazardous Materials Specialist, at 510-271-4320.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Levine-Fricke, Kathleen Isaacson, 1900 Powell St., 12th Floor, Emeryville CA 94608
Rich Hiatt, RWQCB
Mark Thomson, DA's office
File (JE)

je

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

March 27, 1992

STID # 584

White GMC Volvo
7900 National Service Rd.
PO Box 26115
Greensboro NC 27402-6115
Attn: Denis Delehanty

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

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White GMC Volvo Corporation
5050 Coliseum Way
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Denis Delehanty

RE: 5050 Coliseum Way
Oakland CA 94601

March 27, 1992

Page 2 of 2

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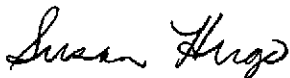
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If you have any questions, please contact Jennifer Eberle, Hazardous Materials Specialist, at 510-271-4320.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Levine-Fricke, Kathleen Isaacson, 1900 Powell St., 12th
Floor, Emeryville CA 94608
Rich Hiett, RWQCB
Mark Thomson, DA's office
File (JE)

je

Property Owner: Volvo GM Heavy
Truck Corp.
5050 Coliseum Way
Oakland (94601)
Contact Person: Dennis L. Delehority
7825 National Service
Ave.
P.O. Box 26115
Greensboro NC 27402-
6115

DATE: 2/25/92
TO : Local Oversight Program
FROM: RON DWARZ
SUBJ: Transfer of Eligible Oversight Case

Site name: VOLVO GMC
Address: 5050 Coliseum Way city Oakland zip 94601
Closure plan attached? N DepRef remaining \$ 19600
DepRef Project # 4034 STID #(if any) 584
Number of Tanks: 4 removed? N Date of removal 3/18/91
Leak Report filed? N Date of Discovery 3/18/91
Samples received? N Contamination: Soil + water
Petroleum N Types: Avgas Jet leaded unleaded Diesel gasoline
fuel oil waste oil kerosene solvents oil
Monitoring wells on site 0 Monitoring schedule? Y

Briefly describe the following:

Preliminary Assessment -
Remedial Action outlined in work plan
Post Remedial Action Monitoring Work plan submitted for MWS
Enforcement Action need to review work plan + they still need to submit HMMAP

Comments:

WHITEGMC™
VOLVO



91 MAY 10 0910:15

May 9, 1991

*Extension of 30 days ok
- send our office a copy of
the original environmental
assessment, and cc us
on the rest of the reports.
- HAMP still has not been
received*

Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, Ca 04621
Attn: Ms. Cynthia Chapmen

Dear Ms. Chapman:

I have received your letter dated April 10, 1991 concerning the actions that must be taken at our Oakland Dealership resulting from the removal of the waste oil storage tank. Prior to the removal of tanks from the site, we had a soil and water analysis conducted on the 1.5 acre parcel in one corner of the site in preparation to sell the Regional Sales Office. The results of our analysis indicated that there are high levels of zinc in the soil and ground water. These results were reported to the California Regional Water Control Board, San Francisco Bay Region, attn: Steven R. Ritchie. We are in the process of selecting a firm to conduct additional testing and remedial action plan development for the full six acre site, and would like to incorporate the clean up of soils at the waste oil tank removal site in the same contract. For this reason we are requesting an extension of thirty days to complete our environmental engineering firm selection and contract placement. I believe we will receive a more professional plan, and better implementation if we include the waste oil clean up in the larger scope of our requirements.

If there is any additional information that you require to process our request for extension, please do not hesitate to call me.

Sincerely,

Denis L. Delehanty
Volvo GM Heavy Truck Corporation
919-279-2811

CC: Ms. Martha Boyd, Corporate Legal Department
Mr. Robert Ware, WhiteGMC of Oakland

Volvo GM Heavy Truck Corporation
7825 National Service Road
P.O. Box 26115
Greensboro, NC 27402-6115

919 279-2000

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)

April 10, 1991

Mr. Denis L. Delehanty, CPM
Volvo GM Heavy Truck
201 N. Murrow Boulevard
PO Box 26115
Greensboro, NC 27401-6115

RE: Tank removal at 5050 Coliseum Way, Oakland

Dear Mr. Delehanty:

Our office has received the sampling analyses results for the tank removal at the above referenced site. On March 18, 1991, four underground tanks were removed from this facility: a 4,000 gallon tank, two 1,000 gallon tanks, and a 500 gallon waste oil tank. The waste oil tank appears to have serviced the clarifier that was located next to this tank. This tank had a large hole in the seam end of it, and there was obvious soil and groundwater contamination. The soil and water analyses confirm this: 320 ppm for TPH gasoline, 470 ppm for TPH diesel, 960 ppm oil & grease, 1,900 ppm lead, 5,300 ppm zinc, and 580 ppm for cadmium. The stockpiled soils from this excavation also had very high values of these metals. The analyses for the product tanks indicate minimal values of TPH.

On March 19, I met with you and Mr. Robert Ware, President of WhiteGMC Trucks of Oakland, to discuss the use of the clarifier that was next to the waste oil tank. You will need to contact East Bay Municipal Utility District for their discharge requirements for oil and grease with regards to constructing a new clarifier. At this meeting, I also informed you that WhiteGMC Volvo would be required to perform a soil and groundwater investigation around the waste oil tank.

The sample analyses do indeed confirm that this is the case. You are required to complete a workplan that provides information on how the subsurface investigation will proceed. **Please submit this workplan to our office within 45 days of the date of this letter.** Our office will be the lead agency overseeing the soil and groundwater investigation at this site. The San Francisco Bay Regional Water Quality Control Board (RWQCB) has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's investigation requirements. **However, you are**

responsible for diligent actions to protect the waters of the State. If at any time free product is encountered, it must be removed. If your investigation indicates that the plume is migrating, interim remedial measures are to be taken to contain it onsite, or to prevent the migration.

A format for the workplan and items to address is outlined below.

I. INTRODUCTION

- A. Statement of Scope of Work
- B. Site location
- C. Background
- D. Site History

Provide a brief description of the historic site use and ownership information, type of business and associated activities that take place at the site, and provide a history of the use of the underground tank, its contents, and include the date of installation.

II. SITE DESCRIPTION

- A. Provide a map which shows streets, site buildings, underground tank locations, subsurface conduits and utilities, on-site and nearby wells, and nearby streams or water bodies.
- B. Provide a description of the hydrogeologic setting of the site and surrounding area. Include a description of any subsurface work previously done at the site.

III. PLAN FOR DETERMINING EXTENT OF SOIL CONTAMINATION ON SITE

- A. Describe how the extent of soil contamination associated with the former underground tank will be determined.
- B. Describe the sampling methods and procedures to be used. If soil samples are to be collected for contamination delineation, consult the RWQCB guidelines for soil sampling protocols. During drilling of all boreholes and monitoring wells, undisturbed soil samples are to be collected at a minimum of every five feet in the

unsaturated zone and at any changes in lithology for logging and analytical purposes. Borings and wells are to be permitted through Alameda County Flood Control and Water Conservation District, Zone 7. Their number is 415/484-2600. Borings and wells are to be logged from undisturbed soil samples. Logs shall include observed soil odors; blow counts shall be expressed in blows per 6 inches of drive. If a soil gas survey is planned, the location of survey points must be identified along with the analytical methods and techniques to be used. A quality assurance plan for field analyses must be submitted.

- C. Soil samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents.

IV. DETERMINATION OF GROUNDWATER QUALITY

- A. A minimum of three monitoring wells must be installed to determine the groundwater gradient. If the verified down-gradient location has been established, then complete gradient data must be submitted and one monitoring well will be required in the down-gradient direction.
- B. Monitoring wells shall be designed and constructed to be consistent with the RWQCB guidelines and to permit entrance of any free product into the wells. Filter pack and slot sizes for all wells should be based on particle analysis from each stratigraphic unit in at least one boring on the site and on the types of groundwater contaminants present. The well screen must be situated to intercept any floating product from both the highest and lowest ground water levels. All wells shall be surveyed to mean sea level to an established benchmark to 0.01 foot.
- C. Monitoring wells must be sampled for dissolved and floating constituents. Any free product is to be measured with an optical probe or by another method shown to have equivalent accuracy.
- D. A groundwater gradient map shall be developed for every water level data set. If the gradient fluctuates, water level measurements must continue to be made monthly until a gradient pattern is established.
- E. Sample monitoring wells monthly for three consecutive

months. Free product thicknesses and water levels shall be measured in all wells for each sampling event before any purging or sampling activities are begun. After three consecutive months of sampling, all monitoring wells must be sampled at least quarterly for one year. Groundwater levels and quality must be monitored quarterly for a minimum of one year, even if no contamination is identified. At this point, the case will be evaluated to determine if additional monitoring is necessary.

- F. Groundwater samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents.

V. INTERPRETATION OF HYDROGEOLOGIC DATA

- A. Water level contour maps showing groundwater gradient direction and free and dissolved product plume definition maps of each contaminant constituent should be prepared routinely and submitted with other sampling results.
- B. The hydrogeologic characteristics of the aquifer must be described. An estimate of vertical transmissivity, based on a laboratory permeability test or a pump test, is required for any unit identified as a clay. Identification of the clay should be verified by particle analysis (ASTM D-422).
- C. The cross sections, groundwater gradients (horizontal and vertical) should be interpreted to explain pollution migration patterns.

VI. DETERMINATION OF THE TYPES OF BENEFICIAL USES OF THE GROUNDWATER

The State has defined all San Francisco Bay Area water as having beneficial uses; however, the types of beneficial uses vary and must be determined in order to establish appropriate cleanup levels. Beneficial uses include drinking water, irrigation, groundwater recharge, wild life habitat, contact and non-contact recreation, fish migration, etc. A drinking-water beneficial use "aquifer" is defined as an aquifer yielding water of less than 3,000 units of total dissolved solids and yielding water at a rate of at least 200 gallons per day.

VII. SITE SAFETY PLAN

653

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 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. <i>Cynthia Chapman 11/17/74</i> SIGNED: _____ DATE: _____		
REPORT DATE 0 M 4 D 0 d 5 d 9 y 1 y		CASE #				
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Marc Bonozoli		PHONE (415) 429-8038	SIGNATURE <i>Marc Bonozoli</i>		
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Tank Protect Engineering of Northern California			
ADDRESS 2821 Whipple Road Union City, CA 94587						
RESPONSIBLE PARTY	NAME White GMC Trucks of Oakland, Inc. <input type="checkbox"/> UNKNOWN		CONTACT PERSON Robert L. Ware		PHONE (415) 532-7100	
	ADDRESS 5050 Coliseum Way Oakland, CA 94601					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) White GMC Trucks of Oakland, Inc.		OPERATOR		PHONE (415) 532-7100	
	ADDRESS 5050 Coliseum Way Oakland, CA 94601					
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Care Services Agency		AGENCY NAME Cynthia Chapman		PHONE (415) 271-4320	
	REGIONAL BOARD San Francisco Bay Region					
SUBSTANCES INVOLVED	(1) NAME Petroleum Hydrocarbons - See below				QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN	
	(2)				<input type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 0 M 3 D 1 d 8 d 9 y 1 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 type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input checked="" type="checkbox"/> OTHER Remove Tanks			
	HAS DISCHARGE BEEN STOPPED? <input 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		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	REMEDIAL ACTION CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (BT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
COMMENTS	Removed 2-1,000 and 1-4,000 gallon motor oil tank, and 1-500 gallon waste oil tank.					

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 Volvo GMC Today's Date 5/19/91

- 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 _____
 City _____ Zip 94 Phone _____

- II.B ACUTELY HAZ. MATLS
- ___ 10. Registration Form Filed 25533(a)
 - ___ 11. Form Complete 25533(b)
 - ___ 12. RMPP Contents 25534(c)
 - ___ 13. Implement Sch. Req'd? (Y/N) _____
 - ___ 14. OffSite Conseq. Assess. 25524(c)
 - ___ 15. Probable Risk Assessment 25534(d)
 - ___ 16. Persons Responsible 25534(g)
 - ___ 17. Certification 25534(f)
 - ___ 18. Exemption Request? (Y/N) 25536(b)
 - ___ 19. Trade Secret Requested? 25538

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?
 Inspection Categories: 55
 ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 ___ II. Business Plans, Acute Hazardous Materials
 ___ III. Underground Tanks

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

Comments: ~~XXXXXXXXXX~~
Further activities

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | ___ 1. Permit Application 25284 (H&S) |
| | ___ 2. Pipeline Leak Detection 25292 (H&S) |
| | ___ 3. Records Maintenance 2712 |
| | ___ 4. Release Report 2651 |
| | ___ 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | ___ 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Gndwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak def
Vadose/gndwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak def |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| New Tanks | ___ 7. Precs Tank Test 2643 |
| | 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 | |
| Date: _____ | |
| ___ 14. As Built 2635 | |
| Date: _____ | |

Will look into clarifier and what the problem
- looking to replace it w/ expanded vault
- Floor drains + steam cleaner
told him to about clean fill
- told him to do soil + groundwater investigation
ask EBMUD about separator requirements
send Denis RWQCB requirements
- do release report
Soil samples taken from waste oil tank



Spig

Rev 8/88

II, III

Contact: _____
 Title: _____ Inspector: _____
 Signature: _____ Signature: _____

Project Specialist (print) Cynthia Chapman

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

Project # 592334
Fee Paid 933.00
Date 2/25/91

ACCEPTED
DEPARTMENT OF ENVIRONMENTAL HEALTH
475 - 27th Street, 3rd Floor
Oakland, CA 94612
Telephone: (415) 271-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Comments to your plans indicated by this Department are to ensure compliance with State and local laws. The project proposer is to now proceed for issuance of any permit or building permits for construction.

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

Any changes or alterations of these plans and modifications must be submitted to the Department and to the Title and Building Inspectors. Approval to continue 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 PRELIMINARY PERMIT
CREATING THESE 415 LEGONS.

2/27/91

UNDERGROUND TANK CLOSURE PLAN
* * * Complete according to attached instructions * * *

1. Business Name Volvo GMC Heavy Truck Corporation
Business Owner Bob Ware
 2. Site Address 5050 Coliseum Way
City Oakland, CA Zip 94601 Phone (415)532-7100
 3. Mailing Address 5050 Coliseum Way
City Oakland, CA Zip 94601 Phone (415)532-7100
 4. Land Owner Volvo GMC Heavy Truck Corporation
Address P.O. Box 26115 Greensboro City, State NC Zip 274026115
 5. Generator name under which tank will be manifested Volvo GMC Heavy Truck Corporation
- EPA I.D. No. under which tank will be manifested CAC000568648

6. Contractor Tank Protect Engineering of Northern California
Address 2821 Whipple Road
City Union City, Ca. 94587 Phone (415)429-8088
License Type A ID# 575837

7. Consultant Tank Protect Engineering of Northern California
Address 2821 Whipple Road
City Union City, Ca. 94587 Phone (415)429-8088

8. Contact Person for Investigation
Name Bob Ware Title _____
Phone _____

9. Number of tanks being closed under this plan 4
Length of piping being removed under this plan All piping to be removed
Total number of tanks at facility _____

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**** Underground tanks are hazardous waste and must be handled **
as hazardous waste**

a) Product/Residual Sludge/Rinsate Transporter *Where's the oil going?*
Name N/A EPA I.D. No. _____
Hauler License No. _____ License Exp. Date _____
Address _____
City _____ State _____ Zip _____

b) Product/Residual Sludge/Rinsate Disposal Site
Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Hauler License No. _____ License Exp. Date _____
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Lyle Travis
Company Tank Protect Engineering
Address 2821 Whipple Road
City Union City, State CA Zip 94587 Phone (415)429-8088

12. Laboratory

Name Sequoia Analytical
Address 680 Chesapeak Drive
City Redwood City State CA Zip 94063
State Certification No. 145

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

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Use 15lb of dry ice per each 1,000 gallon capacity for each tank.

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

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

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
1,000 gal.	Motor oil	Soil	One sample at each end of each tank. Max. of 2ft. below the tank pit.
1,000 gal.	Motor oil	Soil	
1,000 gal.	Motor oil	Soil	
500 gal.	Waste oil	Soil	One sample
	Piping	Soil	One sample every 20 lineal feet.

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil

Stockpiled Soil Volume (Estimated)	Sampling Plan
70 cubic yard	One sample for every 20 cubic yard.

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
I. Waste oil			
TPHD	EPA 3550		1 ppm
TPHG	EPA 5030		1 ppm
BTEX	EPA 8020		.005 ppm
O&G	5520 D&F		50 ppm
CL HC	EPA 8010		
Metals: cd, cr, pb, zn, ni	EPA AA		
II. Motor oil			
TPHD	EPA 3550/8015		1 ppm
Volatile organics by GC/MS	EPA 8240		

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Compensation Insurance Fund

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

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

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Jafar Farhoomand

Signature *Jafar Farhoomand*

Date 2-22-91

Signature of Site Owner or Operator

Name (please type) BOB WARE

Signature *Bob Ware*

Date 2/22/91

TANK PROTECT ENGINEERING OF NORTHERN CALIFORNIA, INC.
SITE SAFETY PLAN

Site 5050 Coliseum Way Oakland, Ca. 94601 Project Number 153

Original Site Safety Plan: Yes () No () Revision Number _____

Plan Prepared by Tank Protect Engineering Date _____

Plan Approved by _____ Date _____

Please respond to each item as completely as possible. Where an item is not applicable, please mark "N/A".

1. KEY PERSONNEL AND RESPONSIBILITIES

(Include name, telephone number and health and safety responsibilities; i.e., project manager - Joe Smith - responsible for supervision of all site activities.)

Project Manager Lyle Travis

Site Safety Manager Lyle Travis

Alternate Site Safety Manager Alan Kafai

Field Team Members Lyle Travis

Alan Kafai

Agency Reps: [Please specify by one of the following symbols:
Federal: (F), State: (S), Local: (L),
Contractor(s): (C)

Oakland Fire Department rep.

Department of Health Services rep.

TPE SITE SAFETY PLAN

2. JOB HAZARD ANALYSIS

2.1 OVERALL HAZARD EVALUATION

Hazard Level: High () Moderate (X) Low () Unknown ()

Hazard Type: Liquid () Solid () Sludge () Vapor/Gas (X)

Known or suspected hazardous materials present on site

See below; gasoline vapors contain benzene, toluene, xylene, ethylbenzene

Characteristics of hazardous materials included above (complete for each chemical presents):

MATERIAL #1 Corrosive () Ignitable (X) Toxic (X)
Reactive () Volatile (X) Radioactive ()
Biological Agent () Gasoline vapor
Exposure Routes: Inhalation (X) Ingestion () Contact (X) Skin & mucous membrane

MATERIAL #2 Corrosive () Ignitable () Toxic ()
Reactive () Volatile () Radioactive ()
Biological Agent ()
Exposure Routes: Inhalation () Ingestion () Contact ()

MATERIAL #3 Corrosive () Ignitable () Toxic ()
Reactive () Volatile () Radioactive ()
Biological Agent ()
Exposure Routes: Inhalation () Ingestion () Contact ()

MATERIAL #4 Corrosive () Ignitable () Toxic ()
Reactive () Volatile () Radioactive ()
Biological Agent ()
Exposure Routes: Inhalation () Ingestion () Contact ()

TPE SITE SAFETY PLAN

2.2 JOB-SPECIFIC HAZARDS

For each labor category specify the possible hazards based on information available (i.e., Task-driller, Hazards-trauma from drill rig accidents, etc.) For each hazard, indicate steps to be taken to minimize the hazard.

Task - tank removal; hazard - gasoline vapor explosion

To minimize - use 15 lb of dry ice per 1,000 gallon

capacity to inert vapor present in tank.

The following additional hazards are expected on site (i.e., snake infested area, extreme heat, etc.):

Measures to minimize the effects of the additional hazards are:

3. MONITORING PLAN

3.1 (a) Air Monitoring Plan

Action levels for implementation of air monitoring. Action levels should be based on published data available on contaminants of concern. Action levels should be set by persons experienced in industrial hygiene.

Level (i.e., .5ppm)	Action Taken (i.e., commence perimeter monitoring)
------------------------	---

N/A

TPE SITE SAFETY PLAN

(b) Air Monitoring Equipment

Outline the specific equipment to be used, calibration method, frequency of monitoring, locations to be monitored, and analysis of samples (if applicable).

N/A

If air monitoring is not to be implemented for this site, explain why:

This case involves only tank removal.

3.2 Personnel Monitoring
(Include hierarchy of responsibilities decision making on the site)

Safety officer advises field manager who delegates responsibilities to individual team workers.

3.3 Sampling Monitoring

(a) Techniques used for sampling

Insert a probe inside the tank to determine LEL and oxygen levels.

TPE SITE SAFETY

(b) Equipments used for sampling Gastech Model 1314

1 - Hydrocarbon super surveyor

2 - Brass sleeve and sampler with hammer

(c) Maintenance and calibration of equipments

Use Hexane for calibration.

Equipment will be calibrated prior to operation.

4. PERSONAL PROTECTIVE EQUIPMENT (PPE)

Equipment used by employees for the site tasks and operations being conducted. Be Specific (i.e., hard hat, impact resistance goggles, other protective glove, etc.).

Hard hat, protective gloves

5. SITE CONTROL AND SECURITY MEASURES

The following general work zone security guidelines should be implemented:

- Work zone shall be barricaded and caution tape used.
- Excavations shall be closed when drilling and sampling activities are not actually taking place.
- No excavations shall be left unattended. Visitors will not enter the work zone unless they have attended a project safety briefing.
- Persons will not leave the work zone without first passing through the decontamination zone.

TPE SITE SAFETY PLAN

6. DECONTAMINATION PROCEDURE

List the procedures and specific steps to be taken to decontaminate equipment and PPE.

N/A

7. TRAINING REQUIREMENTS

Prior to mobilization at the job site, employees will attend a safety briefing. The briefing will include the nature of the wastes and the site, donning personal protection equipment, decontamination procedures and emergency procedures.

8. MEDICAL SURVEILLANCE REQUIREMENTS

If any task requires a very high personnel protection level, personnel shall provide assurances that they have received a physical examination and they are fit to do the task. Also personnel will be instructed to look for any symptom of heat stress, heat stroke, heat exhaustion or any other unusual symptom. If there is any report of that kind it will be immediately followed through, and appropriate action will be taken.

9. STANDARD OPERATION PROCEDURES

Tank Protect Engineering of Northern California Inc. is responsible for the safety of all Tank Protect Engineering of Northern California Inc. employees on site. Each contractor shall provide all the equipment necessary to meet safe operation practices and procedures for their personnel on site and be responsible for the safety of their workers.

A " Three Warning " system is utilized to enforce compliance with Health and Safety procedures practices which will be implemented at the site for worker safety:

- * Eating, drinking, chewing gum or tobacco, and smoking will be allowed only in designated areas.

TPE SITE SAFETY PLAN

- * Wash facilities will be utilized by workers in the work areas before eating, drinking, or use of the toilet facilities.
- * Containers will be labeled identifying them as waste, debris or contaminated clothing.
- * All Excavation/drilling work will comply with regulatory agencies requirement.
- * All site personnel will be required to wear hard hats and advised to take adequate measures for self protection.
- * Any other action which is determined to be unsafe by the site safety officer.

10. CONFINED SPACE ENTRY PROCEDURES

No one is allowed to enter any confined space operation without proper safety measures. Specifically in case of an excavated Tank Pit no one should enter at no time.

11. EMERGENCY RESPONSE PLAN

Fire extinguisher(s) will be on site prior to excavation.
Relevant phone numbers:

Person	Title	Phone No.
<u>Lyle Travis</u>	Project Manager	<u>(415)429-8088</u>
_____	Fire	911 or _____
_____	Police	911 or _____
_____	Ambulance	911 or _____
_____	Poison Control Center	<u>(800)523-2222</u>
_____	Site Phone	_____
_____	Nearest off-site no.	_____
_____	Medical Advisor	_____
_____	Client Contact	_____

**STATE
COMPENSATION
INSURANCE
FUND**

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

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

SEPTEMBER 4, 1990

POLICY NUMBER: 1145921 - 90
CERTIFICATE EXPIRES: 9-1-91

ALAMEDA COUNTY HEALTH AGENCY
HAZARDOUS MATERIAL DEVISION
80 SWAN WAY, ROOM 200
OAKLAND
CA 94621

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

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

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

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


PRESIDENT

EMPLOYER

TANK PROTECT ENGINEERING OF NO CALIF, INC.
2821 WHIPPLE RD.
UNION CITY
CA 94587

COPY FOR INSURED'S FILE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
599 ELMHURST STREET
HAYWARD, CALIFORNIA

RECORDED at REQUEST OF
Western Title Guaranty Co.
At 11:30 A.M.

BA95348

AUG 29 1968

Title Order No. _____ Escrow No. _____

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
JACK G. BLUE
SPACE ABOVE RESERVE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME
ADDRESS
CITY & STATE

TAX PAID
ALAMEDA COUNTY

AFFIX P.R.S. \$ _____ IN THIS SPACE

DOCUMENTARY TRANSFER TAX \$ 129.25

WESTERN TITLE GUARANTY COMPANY
ALAMEDA COUNTY DIVISION

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, DAVID G. ROBBINS and JOSEPHINE D. ROBBINS, his wife

GRANT to ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT,
a body corporate and politic
all that real property situate in the City of Oakland

County of Alameda, State of California, described as follows:

For description see attached

THIS GRANT IS MADE SUBJECT TO THE FOLLOWING COVENANTS:

The Grantors shall have the right to construct, maintain, use, repair, and replace a sign over and across that portion of Parcel 1 of said grant located adjacent to the Hixtitz Freeway, provided, however, that an encroachment permit, approval of overhang, plans and specifications of said structure shall be obtained from the Alameda County Flood Control and Water Conservation District, prior to construction thereof; provided further, that the Grantors shall not use said parcel of land, nor permit the same to be used, for any purpose or in any manner which will be incompatible with the use or intended use described herein for its primary purpose of flood control and water conservation.

Dated August 6, 1968

David G. Robbins
Josephine D. Robbins

STATE OF CALIFORNIA }
County of Alameda }

On August 5, 1968, before me, the undersigned,
a Notary Public, in and for said State, personally appeared
David G. Robbins, Josephine D. Robbins
known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to me that
they executed the same.

David Krinsky
Notary Public

DAVID KRINSKY
Name (Type or Printed)

FOR NOTARY SEAL OR STAMP



03/20/96

OFFICIAL RECEIPT OF RECORDER OF ALAMEDA COUNTY

1225 FALLON ST., OAKLAND, CA 94

(510) 272-6381

NO 600579

PAGE 1 OF 1

BIRTH: 0 . DEATH: 0 MARRIAGE: 0 OFFICIAL-REC: 1 SEARCH: 0 ACR: 0

TOTAL NUMBER OF COPIES: 0001 PLAIN: 1 CERTIFIED: 0

SERIES-NO	# OF PAGES	REEL	IMAGE	CPY/HRS	SRV-CHG	TP
SEE LIST	2	0000	0000	001	\$3.00	0

RECEIVED OF: DALE K
ADDRESS : 1131 HARBOR BAY PKWY
CITY-STATE : ALAMEDA, CA ZIP: 94502

REMITTANCE: CASH AMT \$3.00
TOTAL FEE: \$3.00
CHANGE: \$0.00

PATRICK O'CONNELL, COUNTY RECORDER

SERVICED: IN PERSON
BY(CLERK): JAMES IGUALDO

H-665065

Those Parcels of land in the City of Oakland, County of Alameda, State of California, described as follows:

Portions of those parcels of land described in the deeds from:

- a) The Glidden Company to David G. Robbins, dated February 7, 1955, recorded February 10, 1955, in Book 7564 of Official Records of Alameda County, page 91, (AK/14843);
- b) The Pacific Gas and Electric Company to David G. Robbins, dated May 21, 1957, recorded June 19, 1957, in Book 8393 of Official Records of Alameda County, page 527, (AM/60702);
- c) The Pacific Gas and Electric Company to David G. Robbins, et ux., dated June 16, 1959, recorded June 30, 1959, in Book 9074 of Official Records of Alameda County, page 439, (AQ/77126);
- d) The Chemical and Pigment Company to David G. Robbins, et ux., dated October 22, 1963, recorded October 25, 1963, in Reel 1029 of Official Records of Alameda County, Image 164, (AU/176979); more particularly described as follows:

PARCEL 1:

beginning at the most western corner of that parcel of land described as Parcel 1 in the deed from David G. Robbins and Josephine D. Robbins to Syufy Enterprises, Incorporated, dated October 15, 1963, recorded October 21, 1963, on Reel 1023 of Official Records, Image 725, (AU/173591), Records of Alameda County, California, said corner being also on the northeastern right of way line of State Highway 17, also known as Nimitz Freeway; and running thence along said northeastern right of way line North $33^{\circ} 41' 16''$ West (the bearing of said northeastern line being taken as North $33^{\circ} 41' 16''$ West for the purpose of making this description) 307.90 feet; thence North $10^{\circ} 34' 07''$ East 261.43 feet to the southwestern boundary line of the parcel of land conveyed by David G. Robbins and Josephine D. Robbins to Pacific Gas and Electric Company dated June 29, 1959, recorded June 30, 1959, in Book 9074 of Official Records of Alameda County, page 437, (AQ/77125); thence along the last named line South $65^{\circ} 57' 20''$ East 56.38 feet; thence North $25^{\circ} 18' 17''$ East 45.00 feet; thence South $8^{\circ} 46' 17''$ East 53.53 feet; thence South $79^{\circ} 25' 53''$ East 15.00 feet; thence South $10^{\circ} 34' 07''$ West 200.00 feet; thence South $0^{\circ} 58' 05''$ East 18.00 feet; thence South $33^{\circ} 41' 16''$ East 148.79 feet; thence South $77^{\circ} 18' 16''$ East 21.72 feet; thence North $59^{\circ} 04' 46''$ East 108.72 feet; thence North $46^{\circ} 47' 26''$ East 391.77 feet to a point on the southeastern boundary line of the 1.487 acre parcel of land described in the deed from the Glidden Company to Pacific Gas and Electric Company, dated October 20, 1942, recorded December 15, 1942, in Book 4291 of Official Records of Alameda County, page 422; thence along said southeastern line South $43^{\circ} 13' 02''$ East 70.00 feet; thence South $46^{\circ} 47' 26''$ West 404.77 feet to a point on an arc of a curve to the left, from which

(Continued)

BA95348