RO504

Wickham, Jerry, Env. Health

From: David M. Gibbs [dgibbs@santaclara.local]
Sent: Thursday, May 31, 2007 10:34 AM
To: Wickham, Jerry, Env. Health
Cc: PDKing0000@aol.com
Subject: Groundwater sampling at 1200 20th in Oakland (RO504)

Jerry,

Monitoring and sampling of the wells at the subject site is scheduled for Wednesday, June 6th. A work plan proposing additional site activities will be submitted upon receipt of the analytical data from the groundwater monitoring and sampling event.

Should you have any questions or comments, please feel free to call us at 510-658-6916.

Best Regards,

P&D Environmental, Inc.

Dave Gibbs, P.G.

RO387
RO504

Wickham, Jerry, Env. Health

To: Wilson, Penny -- EMI

Cc: Charles Steidtmann (steidtmann@aol.com); Virginia Tracy (virginiatracy@hotmail.com)

Subject: RE: Extension Request for 1200 20th Avenue and 2301 East 12th Street, Oakland, CA

Hi Penny,

Based on your request and the discussions during our meeting today (June 28, 2006), the schedule for submittal of a Subsurface Investigation Report for case RO504 - 1200 20th Avenue is extended to October 26, 2006. The schedule for submittal of a Work Plan for case RO387 - 2301 East 12th Street, is extended to August 30, 2006. A schedule for future submittal of groundwater monitoring results for case RO387 will be provided following Alameda County Environmental Health review of the Work Plan.

Regards,
Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

From: Wilson, Penny -- EMI [mailto:Penny.Wilson@ttemi.com]
Sent: Friday, June 23, 2006 4:18 PM
To: Wickham, Jerry, Env. Health
Subject: RE: Extension Request for 1200 20th Avenue and 2301 East 12th Street, Oakland, CA

Hi Jerry,

On the behalf of the client I am requesting an extension in order to complete the following work at 1200 20th Avenue and 2301 East 12th Street in Oakland, CA.

2301 East 12th Street
Work Plan and 1st Quarter Groundwater Monitoring Report – September 28, 2006
2nd Quarterly Groundwater Monitoring Report – December 21, 2006

1200 20th Avenue
Subsurface Investigation Report – October 26, 2006

Please let me know if we need to change any of the dates.

Thanks Penny

Tetra Tech EM Inc.
135 Main Street Ste. Ste 1800
San Francisco, CA 94105
Phone (415) 222-8203
Fax (415) 543-5480

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

7

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

May 31, 2006

J.W. Silveira
C/o Virginia Tracy
J.W. Silveira Realty
499 Embarcadero
Oakland, CA 94606

Subject: Fuel Leak Case No: [redacted]illiam Wurzbach Company, 1200 20th Avenue, Oakland, CA

Dear Mr. Silveira:

In correspondence dated November 1, 2005, Alameda County Environmental Health (ACEH) requested that a soil and groundwater investigation be completed at the above-referenced site and the results presented in a Subsurface Investigation Report by March 31, 2006. To date, we have not received a Work Plan or an additional request for time extension. Additional work is needed at the site due to the elevated concentrations of petroleum hydrocarbons and VOCs that remain in soil and groundwater at the site. We reiterate the request made in our November 1, 2005 correspondence to conduct the additional requested work.

Your soil and water investigation Work Plan is late, and your fuel leak site is not in compliance with ACEH directives. In order for your site to return to compliance, please **submit the previously requested Subsurface Investigation Report by July 6, 2006.** This date is not an extension of your due date, reports for this site are late and your site is out of compliance. ACEH makes this request pursuant to California Health & Safety Code Section 25296.10. 23 CCR sections 2652 through 2654, and 2721 through 2728 outline the duties of a responsible party in response to a reportable unauthorized release from a petroleum UST system, and require your compliance with this request.

If it appears as though significant delays are occurring, or reports are not submitted as requested, we will consider referring your case to the County District Attorney or other appropriate agency, for enforcement. California Health and Safety Code, Section 25299.76 authorizes ACEH enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation. Please note that further delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive cost reimbursement from the State's Underground Storage Tank Cleanup Fund.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Shari Knieriem
SWRCB-USTCF
P.O. Box 944212
Sacramento, CA 94244

Penny Wilson
Tetra Tech EM, Inc.
135 Main Street, Suite 1800
San Francisco, CA 94105

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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

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

November 1, 2005

J.W. Silveira
C/o Virginia Tracy
J.W. Silveira Realty
499 Embarcadero
Oakland, CA 94606

Subject: Fuel Leak Case No. [redacted] William Wurzbach Company, 1200 20th Avenue, Oakland, CA

Dear Mr. Silveira:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the "Work Plan," dated October 11, 2005. The Work Plan proposes an investigation to define the extent of soil and groundwater contamination at the fuel leak site. ACEH concurs with the proposed scope of work provided the technical comments included below are addressed.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to jerry.wickham@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Laboratory Analyses for Soil Samples.** The Work Plan indicates that soil samples collected at approximately 10 feet below ground surface (bgs) and at up to two depth intervals based on PID screening. ACEH concurs with the analysis of a soil sample collected at approximately 10 feet bgs based on previous results. One soil sample collected from the capillary fringe is also to be submitted for laboratory analyses from each soil boring. ACEH also requests that soil samples be submitted for laboratory analyses for all depth intervals where staining, odor, or elevated PID readings are observed. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval. In addition, soil samples collected approximately two feet above and two feet below the interval of observed staining, odor, or elevated PID readings should be submitted for laboratory analysis. Soil samples are to be analyzed for TPHg, TPHd, BTEX, MTBE, 1,2-dichloroethane, ethylene dibromide, and total lead. Please present the results in the Subsurface Investigation Report requested below.

2. **Vertical Delineation.** The proposed scope of work does not address the vertical extent of contamination as requested in ACEH's July 19, 2005 correspondence. Please note that vertical delineation may be required in a future phase of investigation.

3. **Groundwater Sampling.** ACEH requests that groundwater samples be collected from existing monitoring wells MW-1 and MW-3 each time that proposed wells MW-2a and MW-4 are sampled. All groundwater samples are to be analyzed for TPHg, TPHd, BTEX, MTBE, 1,2-dichloroethane, and ethylene dibromide.

4. **Analytical Results below Reporting Limits.** The reporting limit must be specified on all tables and figures in future reports for analytical results that are less than reporting limits. The term ND for not detected without listing the reporting limit does not provide sufficient information and is not to be used in future reports.

TECHNICAL REPORT REQUEST

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

- **March 31, 2006** – Subsurface Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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

letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Penny Wilson
Tetra Tech EM, Inc.
135 Main Street, Suite 1800
San Francisco, CA 94105

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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

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

July 19, 2005

J.W. Silveira
J.W. Silveira Realty
499 Embarcadero
Oakland, CA 94606

Subject: Fuel Leak Case No. [redacted], William Wurzbach Company, 1200 20th Avenue, Oakland, CA

Dear Mr. Silveira:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site and the report entitled, "Site Closure Report," dated December 2003 prepared by Tetra Tech EM Inc. Soil and groundwater contamination are present at the site in the area of the underground storage tank pit and well MW-1. Groundwater monitoring has not been conducted at the site since August 2001. During the August 2001 groundwater monitoring event, total petroleum hydrocarbons as gasoline were detected in well MW-1 at a concentration of 5,400 micrograms per liter (µg/L) and benzene was detected at a concentration of 850 µg/L. The December 2003 report recommended site closure based on the apparent localized extent of contamination and lack of downgradient migration. The site cannot be closed at this time because these conclusions are not sufficiently supported to make these determinations. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

This decision is subject to appeal to the State Water Resources Control Board (SWRCB), pursuant to Section 25299.39(b) of the Health and Safety Code (Thompson-Richter Underground Storage Tank Reform Act - Senate Bill 562). Please contact the SWRCB Underground Storage Tank Program at (916) 341-5851 for information regarding the appeal process.

TECHNICAL COMMENTS

1. **Hydraulic Gradient.** The groundwater elevation measured in well MW-2 is more than 4 feet below mean sea level and is consistently approximately 2 feet lower than the groundwater elevations measured in wells MW-1 and MW-3. As a result, the apparent hydraulic gradient from the former USTs is to the north, which is not consistent with the expected regional groundwater flow direction. Land surface in the surrounding area slopes to the south. Well MW-2 was constructed to a depth of 35 feet below grade (bg), approximately 5 feet deeper than wells MW-1 and MW-3, and terminates in a gravel layer. Hydraulic gradients as high as 0.06 feet/feet have been estimated based on comparison of water levels in the three wells. Based on these large water elevation differences, it appears that well MW-2 may not be hydraulically connected with the former UST area. In addition, the apparent hydraulic gradient to the north may be an artifact of differences in well construction and/or soil conditions. Therefore, the apparent hydraulic gradient to the north may be misleading. Additional investigation is to be conducted to demonstrate the actual hydraulic gradient for the site. Please your plans to achieve this objective in the Work Plan requested below.

2. **Lateral Extent of Soil Contamination.** A leak in former gasoline tank #2 was observed near the southeastern end of tank #2, closest to the building. One soil sample collected from the southeastern sidewall of the excavation contained 8.5 mg/kg of TPH as gasoline and 0.08 mg/kg of benzene. ACEH requests that additional samples be collected to confirm that soil contamination does not extend beneath the building. Please present your plan to define the lateral extent of soil contamination in the Work Plan requested below.

3. **Vertical Extent of Contamination.** The vertical extent of soil and groundwater contamination has not been sufficiently defined for this site. Only two soil samples have been collected below a depth of 12.5 feet below grade (bg). No depth-discrete groundwater samples have been collected. Please provide a plan to characterize the vertical extent of soil and groundwater contamination at the site in the Work Plan requested below.

4. **Well Survey.** We request that you locate all wells (monitoring and production wells: active, inactive, standby, decommissioned, abandoned and dewatering, drainage and cathodic protection wells) within 2,000 ft of the subject site. We recommend that you obtain well information from both Alameda County Public Works Agency and the State of California Department of Water Resources, at a minimum. Submittal of maps showing the location of all wells identified in your study, and the use of tables to report the data collected as part of your survey are required. Please present your results in the Work Plan requested below.

5. **Utilities and Other Preferential Pathways.** The potential for utility lines and trenches (including sewers, storm drains, pipelines, and trench backfill within the vicinity of the site to act as preferential pathways for contaminant movement is to be evaluated. The depth of utilities is to be compared to current and potential future groundwater elevations to assess whether utilities are likely or potential preferential pathways for contaminant movement. The locations and depths for utilities located within proximity to the site are to be plotted on a site map. Any sensitive receptors in the vicinity of the site are to be identified and their locations plotted on a map of the site vicinity. Please present these results in the Work Plan requested below.

   In addition to utility lines and trenches, boring logs for the monitoring wells indicate that zones of sandy soils several feet thick were encountered during well installation. Boring logs for the two additional soil borings south of the former USTs indicate primarily fine-grained soils within the saturated interval. Sufficient groundwater did not enter borings SB-1 or SB-2 to collect a groundwater sample. Please evaluate the potential for groundwater and contaminants to migrate preferentially through the coarser grained zones in the subsurface. Please present your plans for evaluating preferential pathways in the Work Plan requested below.

6. **GeoTracker EDF Submittals.** Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collected groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports is also required in Geotracker (in PDF format). Please upload all analytical data (collected on or after

September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **October 11, 2005 –** Work Plan for Additional Investigation
- **120 days following ACEH approval of Work Plan –** Soil and Groundwater Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham, P.G.
Hazardous Materials Specialist

cc: Penny Wilson
Tetra Tech EM, Inc.
135 Main Street, Suite 1800
San Francisco, CA 94105

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

RO 504

J.W. SILVEIRA CO.

499 Embarcadero
Oakland, CA 94606

Tel: (510) 834-9810 Fax: (510) 763-9996
jw_silveira@hotmail.com

Real Estate

Alameda County
JUL 06 2005
Environmental Health

June 30th, 2005

Attention: Mr. Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Request for Site Closure for 1200 20th Avenue Street Oakland, CA

Dear Mr. Wickham,

As the legally authorized representative for J.W. Silveira Company, I am requesting closure for the following site:

1200 20th Avenue, Oakland, CA (Site Closure Report dated November 26, 2003)

I declare, under penalty of perjury, that the information and/or recommendations contained in the site closure report is true and correct to the best of my knowledge.

Thank you for working to help us close out this UST site. If you have any questions regarding the site, please contact me at (510) 834-9810 or Penny Wilson at Tetra Tech EM Inc. at (415) 222-8203.

Sincerely,

Virginia Tracy

Virginia Tracy
J.W. Silveira Company

cc: File
Shapiro, Buchman, Provine & Patton LLP, Attorneys at Law
Penny Wilson, Tetra Tech EM Inc.

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

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

April 28, 2005

Mr. J. W. Silveira c/o
Ms. Virginia Tracey
499 Embarcadero
Oakland CA 94606

Re: Fuel Leak Case No. RO0000504 Environmental Investigation at 1200 20th St., Oakland, CA 94606

Dear Mr. Silveira:

It has come to our attention that you and/or your consultant have requested the review of the above subject site for closure. Please be advised that the following State Water Board "low risk" criteria must be met prior to your case being considered for closure. If you feel that your site meets the following state requirements for a "low risk" site, then submit a stand-alone document specified below for our office review.

LOW RISK requirements:

1. Leak stopped, on-going source, including free product removed
2. Site adequately characterized
3. Plume not migrating
4. No sensitive receptors impacted
5. No significant risk to human health
6. No significant risk to environment
7. Water quality objectives to be achieved within a reasonable time frame

Please be advised that a **stand-alone document** must include a site conceptual model (SCM), which incorporates the following items:

- Summary Figures
    - Site vicinity map showing the site location and identification of any nearby sensitive receptors.
    - Plot plan showing all historical sampling locations. Differentiation between sample types (i.e. excavation soil samples, soil boring locations, monitoring wells, soil vapor sampling points, etc.) is required. This figure also needs to include any former and existing UST system components, delineation of excavation areas, areas targeted by active remediation, building locations, potential preferential pathways such as utilities, property boundaries and public right-of-way locations.

- Depth-specific contaminant isoconcentration maps for soil and groundwater. If active remediation was performed, separate pre-remediation and post-remediation isoconcentration maps are required.

- Summary Tables

  - Table of all historical soil data. Sample ID, date, depth, and results for all analytes are required. Please refer to the Tri-Regional Guidelines to confirm that chemical analysis was performed for all relevant contaminants of concern (CoCs). Pre- and post-remediation concentrations should be clearly identified or presented in separate tables.

  - Table of all historical groundwater data. Chemical concentrations in monitoring well(s) concentrations along with depth to water should be tabulated.

  - The tables need to compare the detected CoC concentrations with the Regional Board's ESLs or other appropriate cleanup levels and to the water quality objectives identified in the Regional Board's Basin Plan.

- Complete set of all boring logs generated during site investigation.

- Geologic cross-sections showing soil borings, monitoring wells with screened intervals, UST locations, any preferential pathways, excavation boundaries, water table elevations (historical and current) and extent of residual contamination.

The above stand-alone document will help to expedite the review of your case. Please contact Amir K. Gholami at 510-567-6876 or amir.gholami@acgov.org to receive document samples to help you prepare the stand-alone doucment, if you are requesting a closure review.

Sincerely,

Amir K. Gholami

Amir K. Gholami, REHS

Hazardous Materials Specialist

C: D. Drogos, A. Gholami
Mr. H. Dawson, Tetra Tech EM Inc., 135 Main St., Suite 1800, San Francisco CA 94105

RO 504

Tetra Tech EM Inc.

135 Main Street, Suite 1800 ◆ San Francisco, CA 94105 ◆ (415) 543-4880 ◆ FAX (415) 543-5480

November 23, 2004

Alameda County
NOV 24 2004
Environmental Health

Mr. Amir Gholami
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: **Request for Site Closure for 744 East 12th Street (StID#2957) and 1200 20th Avenue (StID#2957) in Oakland, California**

Dear Mr. Gholami:

On behalf of our client, J. W. Silveira Company, we are requesting closure for the following sites:

744 East 12th Street, Oakland, CA, dated November 26, 2003
1200 20th Street, Oakland, CA, dated November 26, 2003

Site closures reports for these sites were submitted in November 2003. Between July 2004 and November 2004, we have contacted you via email and telephone to see if you would like up to set up a meeting to discuss the sites or if you needed any additional information to close-out the sites. As requested, we resubmitted the site summaries (which had not changed from what we had previously sent in March 2003). Since we did not receive any requests for meetings or additional information, we would like a decision regarding our request for closure of these sites.

If you have any questions or comments, please contact me at (415) 222-8283.

Sincerely,

Penny Wilson for Roy Glenn

Roy Glenn
Tetra Tech EM, Inc.

cc: File
Virginia Tracey, J. W. Silveira Company
Shapiro, Buchman, Provine & Patton LLP, Attorneys at Law
Penny Wilson, Tetra Tech EM Inc.

contains recycled fiber and is recyclable

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

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

September 7, 2001
StID 4868/RO0000504

Mr. J. W. Silveira
499 Embarcadero
Oakland CA 94606

Re: Groundwater Investigation at 1200 20th Ave., Oakland CA 94606

Dear Mr. Silveira:

Our office has received and reviewed the 2000 Groundwater Report for the referenced site. This report includes the groundwater monitoring results for all sampling events in 2000 and proposes a number of modifications in the current monitoring schedule. Among the recommendations are discontinuing the analysis for the compound MTBE due to its absence in detection and reducing the frequency of monitoring in wells MW-2 and MW-3 to once every other year until site closure is granted. These recommendations are approved. Oxygen releasing compound (ORC) socks are currently being placed in MW-1 to enhance bio-remediation of the gasoline and BTEX in this well. Current recommendations were to replace the ORC socks in August 2001, then replace the socks sometime in June 2002. This implies that at least one additional monitoring event would be required after this next ORC addition, likely at the end of 2002 or early 2003. This approach is acceptable, however, our office would like to make a recommendation to expedite site closure.

The groundwater concentration in MW-1 currently poses a problem because other sensitive receptors could be impacted by this release. Please perform a sensitive receptor and utilities survey to determine if this is a potential. In addition, the fluctuating petroleum concentration indicates a residual source of contamination. However, if the plume appears to be confined, our office recommends that you evaluate the current groundwater and highest residual gasoline and BTEX concentrations against the City of Oakland ULR Risk Based Screening Levels. If no risk is indicated, you may request that the site be considered for closure.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. H. Dawson, Tetra Tech EMI, 1325 Airmotive Way, Suite 200, Reno NV 89502

Rec1200 20thAve

email #71

December 12, 2000

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Dear Barney:

I was out of the office at the end of last week with the annual flu – still a bit under the weather. Roy Glenn told me that you discussed with him last Thursday the idea of using the Regional Water Quality Control Board Risk-Based Screening Levels (RBSL) dated August 2000 to determine cleanup goals for the J. W. Silveira underground storage tank (UST) site at 2301 East 12th Street. We have obtained the RBSL tables and will be discussing them with David Liu in our office. He just attended a briefing (class) on these RBSLs last Thursday. He was out of the office yesterday, but is back in today so we can discuss the application of these tables with him. We are also looking into trying to prove that the groundwater at the site is unsuitable for potential drinking water purposes, which could be an arduous task.

Upon further review of the hydrogen peroxide injection process, we are becoming concerned that use of this process may not reduce the contaminant levels at the site to a point where the site can be closed. We briefly discussed the site with some of the scientists here at Tetra Tech EMI (TtEMI), and you have now related that the process netted mixed results, at best, at a different site (but similar to 2301 East 12th Street) that you oversee. The clayey and silty soil at 2301 East 12th Street may very well inhibit us from successfully cleaning up the site using this process. However, once we determine what the cleanup criteria will be for the site, we'll then be able to better scrutinize whether the hydrogen peroxide injection process is a viable option. The primary reason we opted to try it out in the first place is that it's the least invasive, and possibly the cheapest method of remediation.

One of the TtEMI biochemists offered up another suggestion, which is not as fast-acting as hydrogen peroxide injection, but could possibly prove effective. He suggested that rather than installing oxygen-releasing compound (ORC) socks in all of the wells at the site (which is one of the possible alternatives we didn't really discuss too much with you), we design a grid-like pattern throughout the plume and install ORC socks in numerous temporary borings (such as Geoprobe borings). This method leaves the wells open for sampling. The ORC sock company stated that one installation of socks lasts approximately 9 months, so the temporary borings would need to be opened for reinsertion of ORC socks about every 9 months. As far as we can tell, the only problem with this method is cost. ORC socks are relatively expensive.

is this feasible in the street? security issue.

On another note, the ORC socks for 1200 20th Avenue have arrived and are ready for installation in monitoring well (MW) number 1 (MW1). It's also time for the next groundwater sampling event at 744 East 12th Street and 1200 20th Avenue. We are scheduled to sample on Monday, December 18th for this event. We'd like to suggest that we skip this quarter of sampling at 1200 20th Avenue (and perhaps a couple of subsequent quarters) and simply install the ORC socks in MW1 since we have numerous years of data from the site that essentially show no net change in contaminant concentrations in MW1. Do you want another round of groundwater samples at 1200 20th Avenue prior to installation of the ORC socks in MW1, or can we just install the socks

need sample now & semi-annually

purge / prior to sampling

in the well at this time? The socks will effectively work for approximately 9 months. We could either conduct quarterly sampling during this 9-month period, or wait the full 9 months and then sample. We'd like to hear your thoughts on this matter.

If you have any questions, please feel free to contact me at (415) 222-8316. We will call you to discuss ideas posed in this letter. Thank you for your help, Barney.

Sincerely,

Hal Dawson
Project Manager

cc: J. W. Silveira Company
Shapiro, Buchman, Provine, and Patton, LLP
File

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

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

October 25, 2000
StID # 4868

Mr. J. W. Silveira c/o
Ms. Virginia Tracey
499 Embarcadero
Oakland CA 94606

Re: Environmental Investigation at 1200 20th Ave., Oakland CA 94601

Dear Mr. Silveira:

Our office has received and reviewed the October 16, 2000 Second Quarter 2000 Monitoring Report for the above referenced site as prepared by Tetra Tech EM Inc. The gasoline and BTEX concentrations in monitoring well MW-1 rebounded to high levels similar to the 1998 and 1999 levels and do not confirm a decreasing trend as might be expected due to natural bio-attenuation. Your consultant, therefore, recommends the introduction of oxygen-releasing socks (ORC) into this well. Our office has no objections to this action and you may proceed with this, however, in an attempt to obtain enough information to determine if closure is warranted, you are requested to provide the following additional information:

- Please provide copies of all of the analytical results for soil borings SB-1 and SB-2. These results were mixed with results from your other site on E. 12th St. and their identification and chain of custody documents were not clear.
- Please provide the groundwater sampling data sheets from the aforementioned monitoring report. This information should include groundwater purge volume, pH, electrical conductivity, dissolved oxygen et al. Note this information should be included in all reports for your sites.
- Please include the correct groundwater gradient map for the Second Quarter 2000 monitoring event. The gradient map included in this report was for your 744 E. 12th St. site.
- Please perform a sensitive receptor and preferential pathway survey. Any conduits, such as utilities, culverts, channels etc., should be identified and their depths indicated.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. H. Dawson, Tetra Tech EM Inc., 135 Main St., Suite 1800, San Francisco CA 94105
Addinf 1200 20th

Chan, Barney, Public Health, EH
From: Chan, Barney, Public Health, EH
Sent: Thursday, November 18, 1999 11:42 AM
To: 'DawsonH@ttemi.com'
Subject: JW Silveira sites

Dear Mr. Dawson:

I have reviewed the three draft reports you provided me last week. I have the following observations and comments. Please give me a call to discuss the sites when you have a chance to review this letter. Sincerely, Barney Chan, (510) 567-6765

744 E. 12th St., Oakland 94606 Former Harley Davidson site, #2957

My concerns were stated in my November 2, 1999 letter to Ms. Tracey. I copied Roy Glenn of your office. Let me know if you need a copy of this letter. Basically, I'm recommending continuing groundwater monitoring and a closer evaluation of the fate of the MTBE. This evaluation can wait until you get the additional quarterly monitoring results.

1200 E. 20th Ave., Oakland 94606 , site # 4868

An additional figure should be provided indicating the benzene soil concentrations.
The chain of custody documents as well as the analytical reports should be in an easier to read format. The lab number, Tetra Tech's corresponding identification numbers and the sample description should be provided in an easier to follow format. I also noticed that the chain of custody and analytical reports included data from the other Silveira site (2301 E. 12th St.) site 1.
I agree that an additional data point is necessary within the existing building. Both soil and groundwater samples should be taken for chemical analysis. I would further recommend remediation of groundwater from MW-1. ORC socks may be appropriate since there appears to be localized contamination. Before closure, there must be an indication that natural bio-remediation is occurring and hydrocarbon concentrations have equilibrated. Therefore, remediation should be done as soon as possible. Please submit the report under the signature of your registered professional.

2301 E. 12th St., Oakland 94601, site # 71

The analytical data has the same "problems" as the other site. The data is hard to follow without an easy correlation from lab #, to TetraTech #, and to the sample description.
It appears that the report is missing a table for the results of the grab groundwater samples from SB1-6.
Should also have a figure illustrating the concentration profile for benzene.
Table 1 (VOC and TPH in GW) , I believe has errors in the results for SB-6 and the TPH value under SB-6 doesn't exist. It's SB-5 results duplicated.
The chlorinated solvents must also be addressed. These can be evaluated against Oakland RBCA numbers assuming that groundwater is not potable and MCLs are not appropriate.
Free product (noted in MW-2) must be removed.
Appears that no off-site sources have been identified. The next step is the evaluation of remediation options. Groundwater and soil vapor extraction tests would be reasonable. The proposed groundwater extraction test from EW-1 has never been done.
Groundwater monitoring must continue. If you would like to change the frequency of monitoring, please provide a proposal. Until the source has been reduced, risk assessment should not be done. Please include these items in your recommendation section and send under the signature of your registered professional.

8/9/99
Mtg w/ R. Glenn of Petratech

- Will advance boring SW of UST tomorrow
- will look into drilling inside the building adjacent to UST either this or a SV sample is necessary.

ENVISION UPDATED

Press [ESC] for the menu

UNDERGROUND STORAGE TANK CLEANUP SITE

—LOP:A—TRemov:-—SLIC:-

SITE ID: 4868 SOURCE OF FUNDS: F SUBSTANCE :8006619
SITE NAME: William Wurzbach Co. DATE REPORTED :01/19/1994
SITE ADDRESS: 1200 -0 20th Ave DATE CONFIRMED:01/19/1994
CITY: Oakland ZIP CODE: 94606 MULTIPLE RPs : N

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

RP SEARCH : S DATE END: 01/21/1994
PRELIM ASSESSMENT : - DATE BEGIN: -0- DATE END: -0-
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: 01/21/1994
LUFT CATEGORY: 2 CASE CLOSED: - DATE CASE CLOSED: -0-
DT EXC START : 01/19/1994 REMEDIAL ACTIONS TAKEN: ED

PgDn for Screen #2

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

STID: 4868

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

RISK ASSESSMENT :-0- LOC-CleanUp Fund? -0-
DATE LAST CORSP :07/06/1999 INSPECTOR INIT: BC

CONTACT/RESPONSIBLE PARTY INFORMATION:

RP #1: CONTACT: Mr. J. W. Silveira RP COST: $0.00
RP COMPANY NAME: J.W. Silveira Realty Ph: -0-
ADDRESS: 499 Embarcadero
CITY/ST/ZIP: Oakland C A 94606

COMMENT: MTBE= 120ppb in MW1, within 10' of the former USTs., ND furthe
r downgradient.

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

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

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

July 6, 1999
StID # 4868

Ms. Virginia Tracey c/o
Silveira Property
499 Embarcadero
Oakland CA 94606

Re: Subsurface Investigation at 1200 20th Ave., Oakland CA 94606

Dear Ms. Tracey:

As you may be aware, Tetra Tech EMI attempted to advance two borings at the above site in accordance with their previously approved work plan, a work plan nearly identical to that proposed by Mr. Alt of Epigene. The borings were intended to determine the extent of soil and groundwater contamination from the former gasoline underground tanks at the site. Prior groundwater results indicated relatively high gasoline and BTEX (benzene, toluene, ethyl benzene and xylenes) in monitoring well MW-1, the well closest to the former tanks. Although wells MW-2 and MW-3 had not detected much contamination, the extent of contamination to the south of the underground tanks was unknown. The natural slope of this area would have predicted a southerly groundwater gradient, not northerly as has been measured at the site. Therefore, the two borings to the south and southwest of the former tanks were proposed. Soil and groundwater samples were to be taken for analysis. Unfortunately, the first boring (S1), to the south of the tanks did not encounter any groundwater even at a depth of 34' below ground surface (bgs). Because of these results, the other boring, SB-2, was not attempted.

Tetra Tech, therefore, has proposed the following modifications to their original work plan:

- Boring SB-2 will be advanced approximately 20' southwest of MW-1, as opposed to its original location. A soil sample will be collected from the zone in which contamination is observed qualitatively and if there is no indication of contamination, a soil sample will be collected within 5' below the top of the vadose zone.
- A grab groundwater sample will be collected from SB-2 if possible. An additional boring will be considered further southwest of MW-1 if contamination is detected in SB-2.

I have spoke with Mr. Hal Dawson of Tetra Tech and we have concurred with the following additional requirements:

- The location of SB-2 is accepted. Please also add one additional boring as close as possible to the east side of the former underground tank. This is necessary to estimate concentrations of petroleum which workers within the adjacent building might be exposed. It is important that both soil and groundwater samples be collected. Soil samples should be collected in zones of contamination detected during field screening or at depths near the bottom of the tank. The depth of the boring should extend to at least the depth of the former monitoring wells before they are terminated.

In addition, please submit a copy of the monitoring well results for the recent April 1999 sampling event. Please make sure that all detected analytes in this monitoring event are tested for in the soil and groundwater samples from the proposed borings. It is also advisable that you look at the results from the borings and compare them against Tier 1 RBCA values.

Please inform me prior to the field work. I may be reached at (510) 567-6765 if you have any comments or questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. Hal Dawson, Tetra Tech EM Inc., 135 Main St., Suite 1800, San Francisco, CA 94105
Supwpap1200

Tetra Tech EM Inc.

135 Main Street, Suite 1800 ◆ San Francisco, CA 94105 ◆ (415) 543-4880 ◆ FAX (415) 543-5480

June 25, 1999

Mr. Barney M. Chan
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

4868

Subject: **Site ID #~~2957~~ - Hydropunch Borings at 1200 20th Avenue, Oakland, California**

Dear Mr. Chan:

This letter is to inform you of the single hydropunch boring (SB-1) that was completed at 1200 20th Avenue in Oakland, California, and to discuss with you modifications to the previously approved Work Plan for additional site characterization at the site.

On June 7, 1999 one hydropunch boring (SB-1) was completed in the alley (Solano Way) at the site. SB-1 is located approximately 25 feet south of monitoring well MW-1. The boring was advanced to 34 feet below ground surface (bgs). The surface elevation of the boring is approximately 1 foot lower than the surface elevation of MW-1. The soil encountered in the boring consisted mostly of tight clay. No evidence of soil contamination from hydrocarbons was evident in the soil cores. The hydropunch was a Geoprobe Macro-Core sampler which is a 4-foot long by 2-inch diameter sampler that collects a continuous core. The soil is collected inside a clear acetate liner which allows visual inspection of the soil.

Sloughing of the boring was not a problem, but at depth we could only collect 2 feet (or less) of soil each time we drove the 4-foot sampler. This was because the cutting shoe of the sampler would shave the sidewalls of the boring each time it was lowered into the boring. This caused the sampler to collect soil from the upper depths of the boring before reaching the next drive interval. The additional soil in the sampler prevented completion of the next 4-foot drive interval. The boring was stopped at 34 feet bgs after the sampler could only be pushed approximately 1 foot at a time.

The other boring (SB-2) was not attempted. No water was present in boring SB-1 and no visible zone in which groundwater was present could be found in the soil cores. Groundwater from monitoring well MW-1 is approximately 18 feet bgs, and the well log for the well shows that it is screened from 15 to 30 feet bgs. The boring (SB-1) was covered at the ground surface but left open to determine if groundwater would enter into the open borehole.

On June 14, 1999 (one week later) the boring was open to 32.5 feet bgs and groundwater in the boring was at 31.0 feet bgs. One June 21, 1999 (two weeks later) the boring was open to 29.5 feet bgs and no water was present in the boring. The boring was then backfilled.

contains recycled fiber and is recyclable

The approved Work Plan called for 2 hydropunch borings to extend at least 5 feet into the saturated zone. One soil sample and a grab groundwater sample from each of the borings would be collected from the vadose zone and sent to the laboratory for chemical analysis.

Based on the results of the work completed for SB-1, it appears that collection of the groundwater, and possibly the soil samples may not conform with the Work Plan. A soil sample can be collected from the SB-1 location, but collection from the vadose zone may not be possible because the depth to the top of the vadose zone is not readily apparent. Also, a grab groundwater sample from this location will very likely not accurately represent the groundwater at the site. The boring would need to be left open for a minimum of several days such that enough water would enter into the borehole for collection of the sample. Any volatile compounds in the groundwater would likely be reduced prior to collection of the water sample.

Groundwater sample results from April 1, 1999 show that total petroleum hydrocarbons as gasoline (TPH-g), benzene, ethylbenzene, toluene, xylenes (BTEX), and methyl tertiary-butyl ether (MTBE) were not detectable in the groundwater from monitoring wells MW-2 and MW-3 at the site.

The following are recommended changes to the Work Plan for additional site characterization at 1200 20th Avenue:

1. No further borings be completed in the alley (Solano Way) south of monitoring well MW-1. No evidence of soil contamination of hydrocarbons was present in SB-1. A soil boring between SB-1 and MW-1 is not necessary for determining the extent of hydrocarbon contamination south of MW-1.
2. Boring SB-2 be advanced closer to monitoring well MW-1 than the originally proposed 50 feet plus. Boring SB-2 would be located approximately 20 feet southwest of MW-1 on 20th Avenue.
3. If there is evidence of soil contamination in SB-2, then a sample will be collected from the zone in which it is detected.
4. If there is no evidence of soil contamination then, if possible, a soil sample will be collected within 5 feet below the top of the vadose zone. If the vadose zone is not evident, then a soil sample will be collected from the soil zone which shows the most evidence of moisture.
5. A grab groundwater sample will be collected from SB-2, if possible.
6. If boring SB-2 appears to be contaminated, then another boring (SB-3) will be advanced approximately 25 feet southwest of SB-2 on 20th Avenue.
7. Sampling procedures for SB-3 (if the boring is necessary) will be the same as for SB-2.

Soil sampling of the borings will require the use of a dual-tube sampler or a closed-point sampler to achieve a greater sampling recovery. The use of a hollow-stem auger will not be attempted at this time due to the higher drilling and soil disposal costs.

If you have any questions or wish to discuss this further, please feel free to contact me at (415) 222-8316 or Roy Glenn at (415) 222-8283. Roy Glenn will be on-site conducting sampling at 2301 East 12th Street on Monday June 28, 1999 (work should be in progress by 9:00 a.m.). Please drop by see the work in progress and to discuss this matter further with him if you have the opportunity.

Sincerely,

Hal Dawson

Hal Dawson
Project Manager

Enclosures

cc: Virginia Tracey, J.W. Silveira
Roy Glenn, TtEMI
file

Chan, Barney, Public Health, EH
To: dawsonh@ttemi.com 71 2957 4868
Subject: Review of work plans for 2301 E. 12th St., 744 E. 12th St. and 1200 20th Ave. Oakland , Mr. Silveira properties

March 11, 1999

Dear Mr. Dawson,

I have received and reviewed the work plans submitted along with your March 10, 1999 cover letter. I have the following comments:

- The work plan for 1200 20th Ave. is acceptable. Please be aware that the high TPHg and BTEX concentrations in MW-1 (Mar and July 1998) will need to be addressed in a risk evaluation regardless of the results of the hydropunches. Groundwater monitoring should also continue.
- The work plan for 2301 E. 12th St. is acceptable. Note that the parameters; dissolved oxygen, pH and oxidation-reduction potential should be done in the field, not in the laboratory.
- The work plan for 744 E. 12th St. is acceptable.
- Please inform our office at least 72 working hours prior to your field work so I may arrange to be present during some part of the work.
- Please make a formal written request c/o file review clerk to review the files for each of these sites. You may fax this to us at (510) 337-9335. Your future groundwater monitoring reports should include a cumulative table of all prior results. I assume you will not be able to get a copy of the prior Epigene reports.
- A statement regarding their oversight of this work plan and all future reports must be attached along with the signature and stamp of the overseeing registered professional.

Please contact me at (510) 567-6765 if you have any questions or email me at bchan@co.alameda.ca.us

Sincerely,

Barney Chan,
Alameda County Environmental Health

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

October 27, 1998
StID # 4868

Mr. J. W. Silveira c/o
Ms. Virginia Tracey
499 Embarcadero
Oakland CA 94606

Re: Work Plan Approval for Site Characterization at 1200 20th Ave., Oakland CA 94606

Dear Mr. Silveira:

Thank you for the submission of the October 16, 1998 work plan for the above site as prepared by Mr. John Alt of Epigene International. We received the fax copy of the work plan on October 26, 1998. The work plan responds to the County's concern of potential residual soil and groundwater contamination topographically down-gradient to the former underground storage tanks at this site. Two hydropunch soil borings will be advanced near the former underground tank, one on Solano Ave. and one on 20th Ave. Beginning at ten feet depth, soil samples will be screened every five feet with an organic vapor meter. Using the highest field measurement, at least one soil sample will be analyzed for TPH as gasoline, BTEX and MTBE. A grab groundwater sample will also be collected for the same analyses. This work plan is approved by our office.

The results of this investigation will be presented in the form of a report. In addition, an additional groundwater monitoring event will be performed at the end of October 1998. Upon receipt and evaluation of these reports, our office will discuss the site with Mr. Alt to determine the next step. As stated in the work plan, this field work should be completed in November 1998 and the reports submitted to our office by the end of December 1998. In addition, please submit the monitoring report for the prior monitoring event performed in July 1998. Only the results of this monitoring was provided during the October 14, 1998 meeting with Ms. Tracey, Mr. Alt and Mr. Shapiro.

Please inform me **at least 72 working hours prior to this field work**. I may be reached at (510) 567-6765 if you have any comments or questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. J. Alt, Epigene International , 37161 Niles Blvd., Suite B, Fremont CA 94536
Mr. R. Shapiro, Esq., Shapiro, Buchman LLP, 1331 North California Blvd., Suite 320
Walnut Creek, CA 94596

Wpap1200

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

February 18, 1997
StID # 4868

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

Mr. J.W. Silveira
J.W.Silveira Company
499 Embarcadero
Oakland CA 94606

Re: Work Plan for Additional Site Characterization at 1200 20th Ave., Oakland CA 94606

Dear Mr. Silveira:

Our office recently met with Mr. John Alt of Epigene International on February 3, 1997 and we discussed several of your properties where underground tanks have been removed. For the above referenced site, our office received and has reviewed the **July 16, 1996, October 18, 1996 and January 30, 1997 Quarterly Monitoring Reports and the December 10, 1996 Workplan for Additional Site Characterization.** The monitoring reports continue to indicate a northerly groundwater gradient with only well MW-1 detecting significant TPHg and BTEX.

In an attempt to determine if this site qualifies as a "low risk groundwater case" as described by the Regional Water Quality Control Board (RWQCB), your consultant has proposed additional site characterization. The December 10, 1996 work plan proposes to advance two additional hydropunch borings south and southwest of the former tank pit. This serves two purposes; to delineate both soil and groundwater contamination and to determine if potential for human health risk exists within nearby buildings. After receiving the results of this investigation a human health risk assessment (HHRA) should be made to evaluate risk based on potential exposure pathways. Our office approves of the work plan. Please expedite this work so it may be accomplished prior to the next quarterly monitoring event in April 1997. Should the results confirm no health risk, you may suspend groundwater monitoring and site closure will be recommended.

Please contact me at least **72 working hours prior to field work.** I may reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. J. Alt, Epigene International, 38750 Paseo Padre Parkway, Suite A-11, Fremont, CA 94536
B. Chan, files wpap1200

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

RAFAT A. SHAHID, Assistant Agency Director

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

April 24, 1995
StID # 4876 and 4868

Mr. J. W. Silveira
499 Embarcadero
Oakland CA 94606

Re: Comment on the Monitoring Well Installation Reports for 1832 E. 12th St. and 1200 20th Ave., Oakland 94606

Dear Mr. Silveira:

Our office has received the monitoring well installation reports for the above sites as prepared by your consultant, Epigene International. This letter serves to comment on these reports and the recommendation of your consultant.

In regards to the 1832 E. 12th St. site, our office concurrs that no further work will be required at this time. This site will be reviewed for closure.

In regards to 1200 20th Ave., as recommended by Epigene, quarterly groundwater monitoring should continue at this site until further notice. It appears that the most reasonable approach it to rely on the natural biodegradation of the residual soil and groundwater contamination at this site. After four quarters of monitoring, you should review this site for either closure, modification of the monitoring schedule or propose some type of additional remediation. It was noted that the actual location of monitoring wells at this site differed from the March 21, 1994 work plan, however, no addition assessment is necessary at this time.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. J. Alt, Epigene, 38750 Paseo Padre, Suite B-4, Fremont, CA 94536
Mr. J. Brinker, Bernabe & Brinker, 1281 30th Ave., Oakland 94608
Mr. R. Shapiro, King, Shapiro, Mittelman & Buchman, 3650 Mt. Diablo Blvd., Suite 130, Lafayette 94549
B. Raynolds, files
E12&20thstat

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) CONTAMINATION SITE REPORT

EMERGENCY ☐ YES ☒ NO

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

FOR LOCAL AGENCY USE ONLY
I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.
SIGNED Barney Chan DATE 3/23/95

REPORT DATE 07/08/94 CASE #

REPORTED BY
NAME OF INDIVIDUAL FILING REPORT: John N. Alt
PHONE: (510) 791-1986
SIGNATURE: John N Alt
REPRESENTING ☒ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ LOCAL AGENCY ☐ OTHER
COMPANY OR AGENCY NAME: Epigene International
ADDRESS (STREET): 38750 Paseo Padre Pkwy. Suite B-4 CITY: Fremont STATE: CA ZIP: 94536

RESPONSIBLE PARTY
NAME: J.W. Silvera Co. ☐ UNKNOWN
CONTACT PERSON: Mr. Silvera
PHONE: (510) 834-9810
ADDRESS (STREET): 499 Embarcadero CITY: Oakland STATE: CA ZIP: 94606

SITE LOCATION
FACILITY NAME (IF APPLICABLE):
OPERATOR:
PHONE: ( )
ADDRESS (STREET): 1200 20th Ave. CITY: Oakland COUNTY: Alameda ZIP: 94606
CROSS STREET: Solano Way

IMPLEMENTING AGENCIES
LOCAL AGENCY / AGENCY NAME: Alameda Co., Dept. of Environmental Health
CONTACT PERSON: Mr. Barney Chan
PHONE: (510) 271-4530
REGIONAL BOARD
PHONE: ( )

SUBSTANCES INVOLVED
(1) NAME: Leaded Gasoline — QUANTITY LOST (GALLONS): ☒ UNKNOWN
(2) NAME: ☐ UNKNOWN

DISCOVERY/ABATEMENT
DATE DISCOVERED: 01/19/94
HOW DISCOVERED: ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK TEST ☒ TANK REMOVAL ☐ OTHER
DATE DISCHARGE BEGAN: ☒ UNKNOWN
HAS DISCHARGE BEEN STOPPED? ☒ YES ☐ NO IF YES, DATE 01/19/94
METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)
☒ REMOVE CONTENTS ☒ CLOSE TANK & REMOVE ☐ REPAIR PIPING ☐ REPAIR TANK ☐ CLOSE TANK & FILL IN PLACE ☐ CHANGE PROCEDURE ☐ REPLACE TANK ☐ OTHER

SOURCE/CAUSE
SOURCE OF DISCHARGE: ☒ TANK LEAK ☐ UNKNOWN ☐ PIPING LEAK ☐ OTHER
CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☐ SPILL ☒ CORROSION ☐ UNKNOWN ☐ OTHER

CASE TYPE
CHECK ONE ONLY
☒ UNDETERMINED ☐ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS
CHECK ONE ONLY
☐ NO ACTION TAKEN ☐ LEAK BEING CONFIRMED ☐ REMEDIATION PLAN ☐ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED ☐ PRELIMINARY SITE ASSESSMENT UNDERWAY ☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) ☒ POLLUTION CHARACTERIZATION ☐ POST CLEANUP MONITORING IN PROGRESS ☐ CLEANUP UNDERWAY

REMEDIAL ACTION
CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)
☐ CAP SITE (CD) ☐ CONTAINMENT BARRIER (CB) ☐ VACUUM EXTRACT (VE) ☐ EXCAVATE & DISPOSE (ED) ☐ EXCAVATE & TREAT (ET) ☐ NO ACTION REQUIRED (NA) ☒ OTHER (OT) See below ☐ REMOVE FREE PRODUCT (FP) ☐ PUMP & TREAT GROUNDWATER (GT) ☐ TREATMENT AT HOOKUP (HU) ☐ ENHANCED BIO DEGRADATION (IT) ☐ REPLACE SUPPLY (RS) ☐ VENT SOIL (VS)

COMMENTS
Any remedial action will depend on results of proposed site characterization investigation.

HSO 05 (8/90)

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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

June 20, 1994
StID # 4868

Mr. J. W. Silveira
499 Embarcadero
Oakland CA 94606

Re : Comment on March 21, 1994 Proposed Workplan for Subsurface Investigation at 1200 20th Ave., Oakland CA 94606

Dear Mr. Silveira:

Our office has recently received and reviewed the above work plan as provided by your consultant, Epigene International. I have discussed its contents with Mr. John Alt. This work plan calls for the installation of three monitoring wells to investigate any soil and/or groundwater contamination. The work plan is acceptable and the installation of these wells may proceed immediately with the following conditions:

1. Please provide as soon as available documentation for the disposition of the stockpiled soils generated from this site. I understand that disposal to an appropriate landfill is being considered.

2. Our office has not yet received an Unauthorized Release (Leak) Report as previously requested in my March 15, 1994 letter. Please submit a completed ULR within 15 days or by July 5, 1994.

3. Please clarify the number of soil samples which will be analyzed from the monitoring well installations. The work plan states that the estimated costs are based on a total of six soil samples. If a soil sample is not going to be analyzed in the laboratory, you should screen this sample with a field instrument.

4. Please survey all wells to mean sea level. This will allow this data to be comparable to neighboring data if this information ever is necessary.

Please contact me **48 working hours** in advance of any field work so I may arrange to witness this activity if possible.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
J. Brinker, Bernabe and Brinker, 1281 30th Ave., Oakland 94607
J. Alt, Epigene International, 38750 Paseo Parkway, Suite B-4, Fremont, CA 94536
E. Howell, files

wpap1200

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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

April 28, 1994
StID # 4868

Mr. J. W. Silveira
J. W. Silveira Realty
499 Embarcadero
Oakland CA 94606

NOTICE OF VIOLATION

Re: Request for Work Plan for Subsurface Investigation at 1200 20th Ave., Oakland CA 94606

Dear Mr. Silveira:

Our last correspondence with you occurred in my March 15, 1994 letter. In this letter I requested the following documents:

1. A completed Unauthorized Leak Report be submitted by April 4, 1994;

2. A work plan for subsurface investigation be submitted by April 18, 1994 and provide assurance for the proper closure of the former underground tanks at the above site. Having spoken recently to Mr. John Alt of Epigene, I am aware that he is prepared to provide you with the appropriate reports. To this date, our office has not received the requested information. Please submit the requested technical documents **within 30 days or by May 30, 1994.**

This is a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested report may subject you to civil liabilities and the referral of this case to the District Attorney Office or the Water Board for enforcement.

In addition, be aware that Section 2652 (c) (11d) of Chapter 16, Title 23 California Code of Regulations requires that until the investigation and cleanup are complete, the owner or operator shall submit reports to the local agency or regional board every three months or at more frequent intervals as specified by the implementing agency.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
J. Alt, Epigene , 38750 Paseo Parkway, Suite B-4, Fremont, CA 94536
J. Brinker, Bernabe & Brinker, 1281 30th St., Oakland 94608
E. Howell, files
NOV1200-20

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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 15, 1994
StID # 4868

Mr. J. W. Silveira
J. W. Silveira Realty
499 Embarcadero
Oakland CA 94606

Re: Request for Work Plan for Subsurface Investigation at 1200 20th Ave., Oakland CA 94606

Dear Mr. Silveira:

Our office has received and reviewed the February 14, 1994 underground tank closure report as prepared and submitted by your consultant, Epigene International. Recall, you were present when two gasoline tanks were removed at this site on January 19, 1994. There was soil contamination apparent during the tank removal much of which was removed during that day. As stated in this report, residual gasoline contamination in the amount of 2300 ppm remains in the west end of tank #2, the tank closest to Solano Way.

Because of these observations and results, this site is considered to have experienced an Unauthorized Release of petroleum hydrocarbons, the extent of which must be determined and remediated. Enclosed, please find an Unauthorized Leak Report, ULR, to be completed by your consultant or your designee and returned to our office **within 15 days or by April 4, 1994.**

You are also requested to submit a work plan for additional subsurface investigation which will determine the full extent of soil and groundwater contamination. I know you are familiar with this requirement based on the other sites I oversee which you own. The Epigene report recommends the installation of monitoring wells and through conversation with Mr. John Alt, I am aware that one is in the midst of preparation. Please submit your work plan to our office **within 30 days or by April 18, 1994.** You are also requested to verify the proper closure of the piping associated with these tanks, provide copies of the manifests for the tanks and describe the final disposition of all stockpiled soils.

You are reminded that this is a formal request for technical reports pursuant to the California Water Code, Section 13267(b). Failure to submit the requested reports may subject you to civil liability.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. J. Alt, 38750 Paseo Parkway, Suite B-4, Fremont CA 94536
Mr. J. Brinker, Bernabe and Brinker, Inc., 1281 30th St.
Oakland CA 94608
E. Howell, files

wp-1200-20

Preparer: J. W. Silveira Realty
499 Embarcadero
Oak 94606

DATE: 1/20/94

TO : Local Oversight Program

FROM: Be

SUBJ: Transfer of Elligible Oversight Case

Site name: W. Wurzbach

Address: 1200 20th Ave City Oak Zip 94606

Closure plan attached? (Y) N DepRef remaining $_____

DepRef Project # 2394 STID #(if any) 4868

Number of Tanks: 2 removed? (Y) N Date of removal 1/19/94

Leak Report filed? Y (N) Date of Discovery 1/19/94

Samples received? Y (N) Contamination: Gasoline - 8006619

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

Monitoring wells on site 0 Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment _____

Remedial Action Over excavation to approx 15', to the limits the bldg + streets.

Post Remedial Action Monitoring _____

Enforcement Action _____

Observed soil contamination noticed at time of tank removal.

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 William Werbach Today's Date 1/19/94

Site Address 1200 20th Ave

City Oak Zip 94606 Phone ____

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

Inspection Categories:

___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
___ II. Business Plans, Acute Hazardous Materials
X III. Underground Tanks Removal (1)

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

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MAT'LS

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

III. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
___	2. Pipeline Leak Detection	25292 (H&S)
___	3. Records Maintenance	2712
___	4. Release Report	2651
___	5. Closure Plans	2670

Monitoring for Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tsting
8) Annual Tank Testing
Daily Inventory
9) Other ____

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

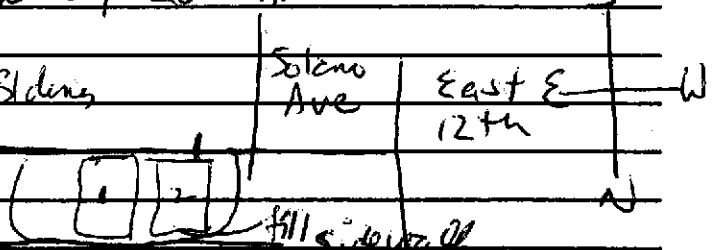
New Tanks

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

Rev 6/88

Comments:

Witness removal of 2-1k gas tanks
On sidewalk of 20th Ave



Mgr. Test # 9221886
H+H Hauler, # 428046 Exp 1/95
Tank 1 11% LEL, 10% O2, Small leaks of Co2 + water from both ends
Tank 2 5% O2, 10% LEL,
Contractor - Bernard + Brunker
OFD - Inspector James
Tanks are Single walled Steel tanks + rusty
Tanks ~ 8' x 3'6"
Piping goes into building
Tanks previously
Tank 2 - 1 small hole on top of north end
Leaks apparent on north fill end - some liquid escapes; bottom corroded w/ holes
II, III

Contact: ____

Title: ____ Inspector: BCHAN

Signature: [signature] Signature: [signature]

white -env.health yellow -facility pink -files	

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II,III

Site ID # ____ Site Name William Wurbach Today's Date 9/1/1994

Site Address 1200 20th Ave

City Oak Zip 94606 Phone ______

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MAT'LS

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

III. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
___	2. Pipeline Leak Detection	25292 (H&S)
___	3. Records Maintenance	2712
___	4. Release Report	2651
___	5. Closure Plans	2670

Monitoring for Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other ______

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

New Tanks

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

Rev 6/88

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

Inspection Categories:

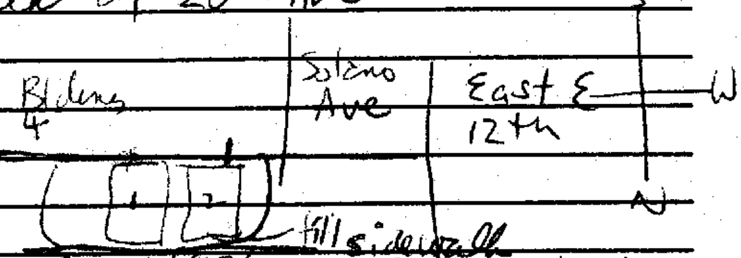
___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
___ II. Business Plans, Acute Hazardous Materials
X III. Underground Tanks Removal

(1)

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

Comments:

Witness removal of 2-1k gas tanks
On sidewalk of 20th Ave



Manifest # 92218886 ← 20th Ave
H+H hauler, # 428046 Exp 1/95
Tank 1 11% LEL, 10% O_2, small leaks of cont water from both ends
Tank 2 5% O_2, 10% LEL,
Contractor Bernabe + Bunker
OFD - Inspector James
Tanks are single walled steel tanks, rusty
Tanks ≈ 8 x 3'6"
Piping goes into building
Tanks previously
Tank 2 - 1 small hole on top of north end
Leaks apparent on north fill end - some liquid escaping, bottom corroded w/ holes

II, III

Contact: ______

Title: ______

Signature: [signature]

Inspector: B CHAN

Signature: [signature]

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II,III

Site ID # ____ Site Name W. Wurbach Today's Date 1 / , 19 94

Site Address 1200 20th Ave

City ____________ Zip 94 606 Phone ____________

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

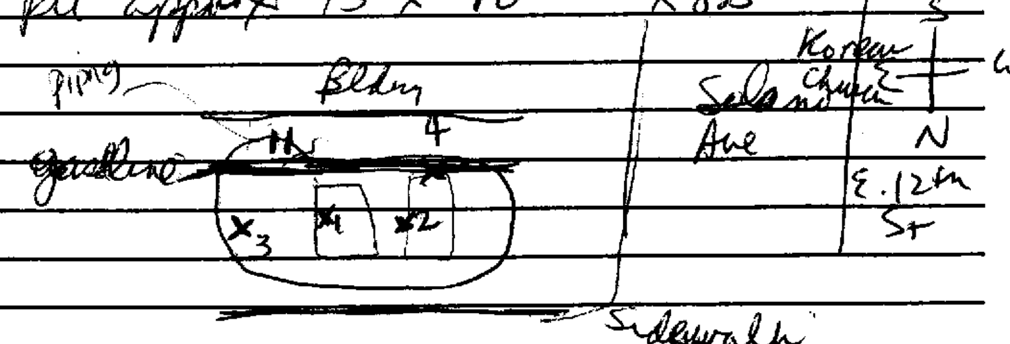
Inspection Categories: (2)

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

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

Comments:

Allan Att of Epigene Spler
Hole in North end ~ 3/4" plus seam is split see photo of south end
Significant gas odors from tank pit
pit approx 15' x 10' x 8.5'



Significant bluish stained clayey soil removed in west area of tank #2
Pit overexcavated to the extent of backhoe
Site is obviously contaminated + will require a GW investigation
1-sple taken @ SW end @ 15' vertical extent of
2-sple " @ east @ 15' no odor hole
3-sple from east wall ~8' no odor

II, III

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MAT'LS

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

III. UNDERGROUND TANKS (Title 23)

General
___ 1. Permit Application 25284 (H&S)
___ 2. Pipeline Leak Detection 25292 (H&S)
___ 3. Records Maintenance 2712
___ 4. Release Report 2651
___ 5. Closure Plans 2670

Monitoring for Existing Tanks
___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other ____________

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

New Tanks
___ 11. Monitor Plan 2632
___ 12. Access. Secure 2634
___ 13. Plans Submit 2711
Date: ________
___ 14. As Built 2635
Date: ________

Rev 6/88

Contact: ____________________
Title: ____________________
Signature: X J.E. Brink (signature)

Inspector: B Chan
Signature: (signature)

4 - sple from SW wall ~ 9' - aged fuel odor

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 W. Winbark Today's Date 7/1/1994

Site Address 1200 20th Ave

City Oak Zip 94606 Phone ____

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

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

(3)

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

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MAT'LS

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

III. UNDERGROUND TANKS (Title 23)

General

__	1. Permit Application	25284 (H&S)
__	2. Pipeline Leak Detection	25292 (H&S)
__	3. Records Maintenance	2712
__	4. Release Report	2651
__	5. Closure Plans	2670

Monitoring for Existing Tanks

__ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tsting
8) Annual Tank Testing
Daily Inventory
9) Other ____

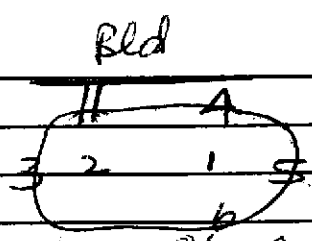
__	7. Precis Tank Test Date: ____	2643
__	8. Inventory Rec.	2644
__	9. Soil Testing.	2646
__	10. Ground Water.	2647

New Tanks

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

Rev 8/88

Comments: Bld Sidewalk



1-15', 2-15', 3-8', 4-9'
5-9' considerable odor, caged fuel
6- NW wall ~ 8' considerable odor

Pit should be squared off down to 15' prior to backfilling
All spls run for TPHg + BTEX
& run spls 5 & 6 for total Pb.
Pit will be backfilled immediately to avoid caving of sidewalk
Please cap fill lines
Stockpile at this site is ~25 cyds
Other spoils on E 12th between 19th + 18th Ave
appx. 100 cyds
Composite spls to be composited into 2 will be taken of that pile

II, III

Contact: ____

Title: ____

Signature: J. E. Burke

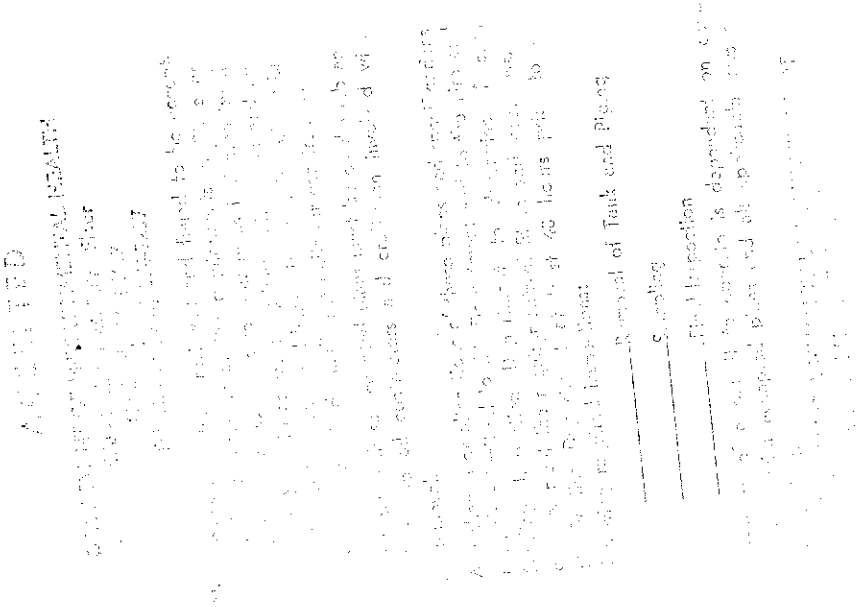
Inspector: BCHAN

Signature: BChan

BARNEY CHAN

12/27/93
OK, with the noted corrections in red
Blan

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 510/271-4320



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

1. Business Name William Wurxbach, Co.

   Business Owner William Wurzbach

2. Site Address 1200-20th Avenue

   City Oakland Zip 94606 Phone 510-763-9916

3. Mailing Address 499 Embarcadero Street

   City Oakland Zip 94606 Phone 510763-9916

4. Land Owner J.W.silveira Realty

   Address 499 Embarcadero City, State Oakland,CA Zip 94606

5. Generator name under which tank will be manifested

   J.W.Silveira Realty

   EPA I.D. No. under which tank will be manifested CAC-000714384

6. Contractor Bernabe and Brinker, Inc.

Address 1281-30th Street

City Oakland, CA. 94608 Phone 510-451-3482

License Type* A- Hazardous ID# 610617

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant Bernabe and Brinker, Inc.

Address 1281-30th Street

City Oakland, CA. 94608 Phone 510-451-3482

8. Contact Person for Investigation

Name J.W.Silveira Title Co Owner

Phone 510-736-9910

9. Number of tanks being closed under this plan 2

Length of piping being removed under this plan 10 feet

Total number of tanks at facility 2

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

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

a) Product/Residual Sludge/Rinsate Transporter

Name H and H EPA I.D. No. CAD004771168

Hauler License No. 334 License Exp. Date 1/94

Address 220 China Basin

City San Francisco State CA Zip 94107

b) Product/Residual Sludge/Rinsate Disposal Site

Name H and H EPA I.D. No. CAD004771168

Address 220 China Basin

City San Francisco State CA Zip 94107

c) Tank and Piping Transporter

Name Dexanna Inc. EPA I.D. No. CAD982438566

Hauler License No. 2883 License Exp. Date April 94

Address 3104 Athene Court

City Concord State CA Zip 94519

d) Tank and Piping Disposal Site

Name ~~Dexanna Inc.~~ H+H EPA I.D. No. ~~CAD982438566~~

Address 3104 ~~Athene~~ Court

City ~~Concord~~ SF State CA Zip ~~94519~~

11. Experienced Sample Collector

Name Jim Parker

Company Parker Environmental Services

Address 4185 Rialto Ct.

City Pittsburgh State CA Zip 94565 Phone 510-439-1024

12. Laboratory

Name McCampbell Analytical Inc.

Address 110-2nd Avenue South #D7

City Pacheco State CA Zip 94533

State Certification No. 1644

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

If yes, describe.

14. Describe methods to be used for rendering tank inert

CO2 Dry Ice 10-20 # / 1000 gallon capacity

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)		
500 Gallon	leaded Gasoline	TPHGasoline BTXE,Total Lead	2 feet below bottom of tank
500 Gallon	leaded gasoline	TPHGasoline BTXE,Total Lead	2 feet below bottom of tank

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) 60 cu.yds	Sampling Plan TPHGasoline,BTXE,Total Lead Composite 4 toget a representative sample 1/20 cy if reuse is denied

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	
TPHGasoline BTXE Total Lead	GCFID(5030) 8015 8020 or 8240 AA or ICP		1 ppm 5 ppb .5 ppm	soil soil soil

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

With application

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Workmens Compensation

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) Ernesto F. Bernabe Jr

Signature Ernesto Bernabe Jr

Date 12-9-93

Signature of Site Owner or Operator

Name (please type) J.W. Silveira

X Signature

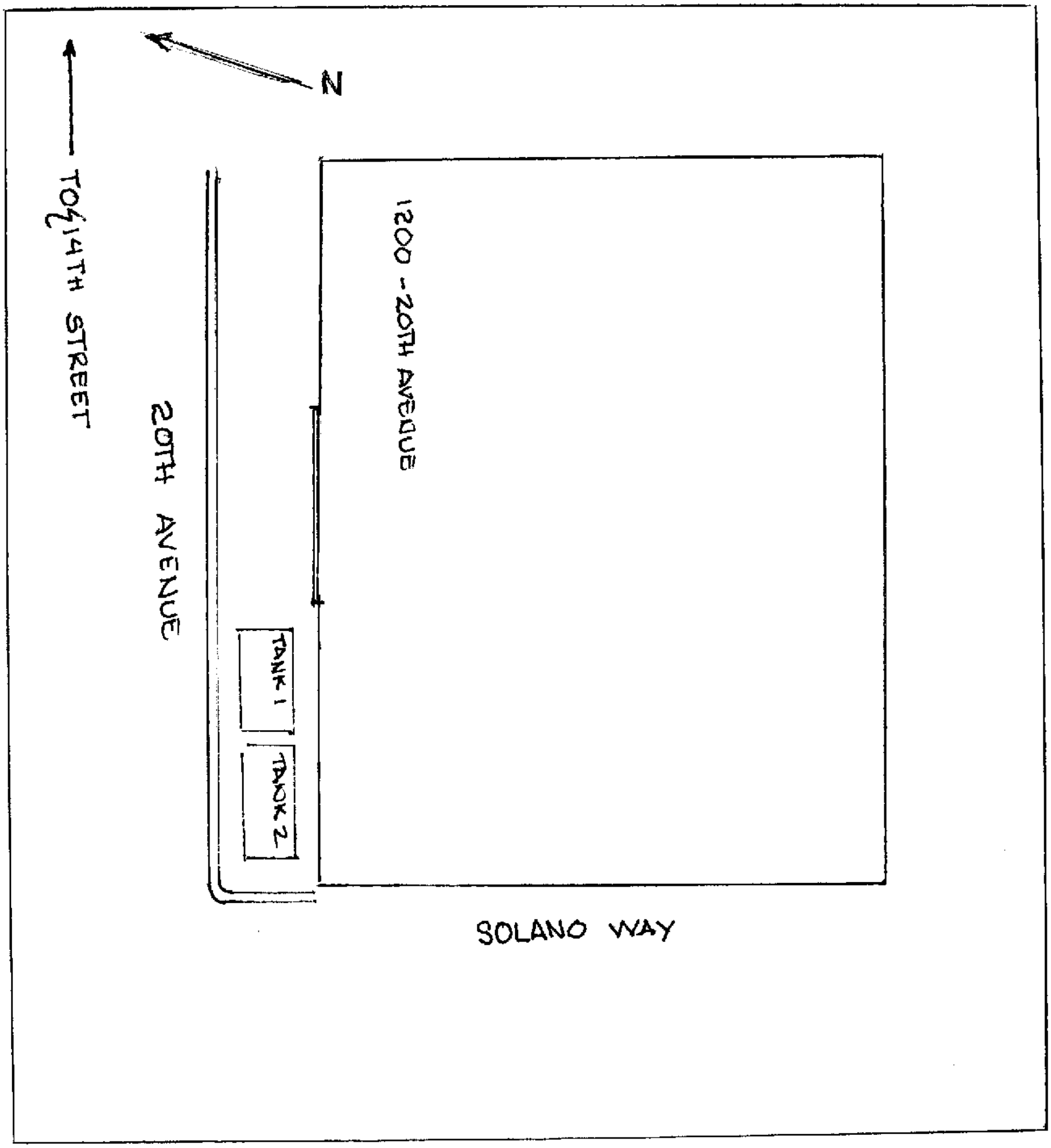
Date 12/9/93

BERNABE AND BRINKER INC.

General Engineering Contractor • Hazardous Substances Removal • License #610617

1281 - 30th Street
Oakland, California 94608

TEL: 510 • 451 • 3482
FAX: 510 • 836 • 2635



Piping run?
Scale?

General Instructions

* Three (3) copies of this plan plus attachments and deposit must be submitted to this Department.

* Any cutting into tanks requires local fire department approval.

* One complete copy of your approved plan must be at the construction site at all times; a copy of your approved plan must also be sent to the landowner.

* State of California Permit Application Forms A and B are to be submitted to this office. One Form A per site, one Form B for each removed tank.

Item Specific Instructions

2. SITE ADDRESS
   Address at which closure is taking place.

5. EPA I.D. NO. under which the tanks will be manifested
   EPA I.D. numbers may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR
   Prime contractor for the project.

10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES

    a) All residual liquids and sludges are to be removed from tanks before tanks are inerted.

    c) Tanks must be hauled as hazardous waste.

    d) This is the place where tanks will be taken for cleaning.

15. TANK HISTORY AND SAMPLING INFORMATION
    Use History - This information is essential and must be accurate. Include tank installation date, products stored in the tank, and the date when the tank was last used.

    Material to be sampled - e.g. water, oil, sludge, soil, etc.

    Location and depth of samples - e.g. beneath the tank a maximum of two feet below the native soil/backfill interface, side wall at the high water mark, etc.

16. CHEMICAL METHODS AND ASSOCIATED DETECTION LIMITS
See attached Table 2.

17. SITE HEALTH AND SAFETY PLAN
A site specific Health and Safety plan must be submitted. We advocate the site health and safety plan include the following items, at a minimum:

a) The name and responsibilities of the site health and safety officer;

b) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;

c) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;

d) For each hazard, identify the action levels (contaminant concentrations in air) or physical conditions which will trigger changes in work habits to ensure workers are not exposed to unsafe chemical levels or physical conditions;

e) Description of the work habit changes triggered by the above action levels or physical conditions;

f) Frequency and types of air and personnel monitoring - along with the environmental sampling techniques and instrumentation - to be used to detect the above action levels. Include instrumentation maintenance and calibration methods and frequencies;

g) Confined space entry procedures (if applicable);

h) Decontamination procedures;

i) Measures to be taken to secure the site, excavation and stockpiled soil during and after work hours (e.g. barricades, caution tape, fencing, trench plates, plastic sheeting, security guards, etc.);

j) Spill containment/emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital nearest the site;

k) Documentation that all site workers have received the appropriate OSHA approved trainings and participate in appropriate medical surveillance per 29 CFR 1910.120; and

l) Page for employees to sign indicating they have read and will comply with the site health and safety plan.

The safety plan must be distributed to all employees and contractors working in hazardous waste operations on site. **A complete copy of the site health and safety plan along with any standard operating procedures shall be on site and accessible at all times.**

NOTE: These requirements are excerpts from 29 CFR Part 1910.120(b)(4), Hazardous Waste Operations and Emergency Response; Final Rule, March 6, 1989. Safety plans of certain underground tank sites may need to meet the complete requirements of this Rule.

19. PLOT PLAN
The plan should consist of a scaled view of the facility at which the tank(s) are located and should include the following information:

a) Scale;

b) North Arrow;

c) Property Lines;

d) Location of all Structures;

e) Location of all relevant existing equipment including tanks and piping to be removed and dispensers;

f) Streets;

g) Underground conduits, sewers, water lines, utilities;

h) Existing wells (drinking, monitoring, etc.);

i) Depth to ground water; and

j) All existing tanks and piping in addition to the ones being pulled.

20. DEPOSIT
A deposit, payable to Alameda County for the amount indicated on the Alameda County Underground Storage Tank Fee Schedule, must accompany the plans.

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from our office and from the San Francisco Bay Regional Water Quality Control Board (415/464-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

22. TANK CLOSURE REPORT
The tank closure report should contain the following information:

a) General description of the closure activities;

b) Description of tank, fittings and piping conditions. Indicate tank size and former contents; note any corrosion, pitting, holes, etc.;

c) Description of the excavation itself. Include the tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential contaminant pathways, the depth to any observed ground water, descriptions and locations of stained or odor-bearing soil, and descriptions of any observed free product or sheen;

d) Description of sampling methods;

e) Description of any remedial measures conducted at the time of tank removal;

f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;

g) Chain of custody records;

h) Copies of signed laboratory reports;

i) Copies of "TSDF to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and

j) Tabulation of the volume and final destination of all non-manifested contaminated soil hauled offsite.

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

1. OTHER METHODOLOGIES are continually being developed and as methods are accepted by EPA or DHS, they also can be used.

2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.

3. APPROPRIATE STANDARDS for the materials stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.

4. To AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.

5. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by GCFID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydro- carbons, or extracted by sonication using 3550 methodology for extractable hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.

6. TETRAETHYL LEAD (TEL) analysis may be required if total lead is detected unless the determination is made that the total lead concentration is geogenic (naturally occurring).

7. CHLORINATED HYDROCARBONS (CL HC) AND BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020 respectively, (or 8240) and in water, 601 and 602, respectively (or 624).

8. OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used. **Standard Methods" 17th Edition, 1989, has changed the 503 series to 5520.**

9. **PRACTICAL QUANTITATION REPORTING LIMITS are influenced by matrix problems and laboratory QA/QC procedures. Following are the Practical Quantitation Reporting Limits:**

	SOIL PPM	WATER PPB
TPH G	1.0	50.0
TPH D	1.0	50.0
BTX&E	0.005	0.5
O & G	50.0	5,000.0

TABLE #2
RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR UNDERGROUND TANK LEAKS

HYDROCARBON LEAK	SOIL ANALYSIS	WATER ANALYSIS
Unknown Fuel	TPH G GCFID(5030) TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH G GCFID(5030) TPH D GCFID(3510) BTX&E 602, 624 or 8260
Leaded Gas	TPH G GCFID(5030) BTX&E 8020 OR 8240 TPH AND BTX&E 8260 TOTAL LEAD AA ------Optional------- TEL DHS-LUFT EDB DHS-AB1803	TPH G GCFID(5030) BTX&E 602 or 624 TOTAL LEAD AA TEL DHS-LUFT EDB DHS-AB1803
Unleaded Gas	TPH G GCFID(5030) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH G GCFID(5030) BTX&E 602, 624 or 8260
Diesel, Jet Fuel and Kerosene	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602, 624 or 8260
Fuel/Heating Oil	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602, 624 or 8260
Chlorinated Solvents	CL HC 8010 or 8240 BTX&E 8020 or 8240 CL HC AND BTX&E 8260	CL HC 601 or 624 BTX&E 602 or 624 CL HC AND BTX&E 8260
Non-chlorinated Solvents	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602 or 624 TPH and BTX&E 8260
Waste and Used Oil or Unknown (All analyses must be completed and submitted)	TPH G GCFID(5030) TPH D GCFID(3550) TPH AND BTX&E 8260 O & G 5520 D & F BTX&E 8020 or 8240 CL HC 8010 or 8240	TPH G GCFID(5030) TPH D GCFID(3510 O & G 5520 C & F BTX&E 602, 624 or 8260 CL HC 601 or 624
	ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn, Ni METHOD 8270 FOR SOIL OR WATER TO DETECT: PCB* PCP* PNA CREOSOTE	 PCB PCP PNA CREOSOTE

* If found, analyze for dibenzofurans (PCBs) or dioxins (PCP)

Reference: Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, 10 August 1990

Based upon a Regional Board survey of Department of Health Services Certified Laboratories, the Practical Quantitation Reporting Limits are attainable by a majority of laboratories with the exception of diesel fuel in soils. The Diesel Practical Quantitation Reporting Limits, shown by the survey, are:

ROUTINE	MODIFIED PROTOCOL
≤ 10 ppm (42%)	≤ 10 ppm (10%)
≤ 5 ppm (19%)	≤ 5 ppm (21%)
≤ 1 ppm (35%)	≤ 1 ppm (60%)

When the Practical Quantitation Reporting Limits are not achievable, an explanation of the problem is to be submitted on the laboratory data sheets.

10. LABORATORY DATA SHEETS are to be signed and submitted and include the laboratory's assessment of the condition of the samples on receipt including temperature, suitable container type, air bubbles present/absent in VOA bottles, proper preservation, etc. The sheets are to include the dates sampled, submitted, prepared for analysis, and analyzed.

11. IF PEAKS ARE FOUND, when running samples, that do not conform to the standard, laboratories are to report the peaks, including any unknown complex mixtures that elute at times varying from the standards. Recognizing that these mixtures may be contrary to the standard, they may not be readily identified; however, they are to be reported. At the discretion of the LIA or Regional Board the following information is to be contained in the laboratory report:

    The relative retention time for the unknown peak(s) relative to the reference peak in the standard, copies of the chroma- togram(s), the type of column used, initial temperature, temperature program is C/minute, and the final temperature.

12. REPORTING LIMITS FOR TPH are: gasoline standard ≤ 20 carbon atoms, diesel and jet fuel (kerosene) standard ≤ 50 carbon atoms. It is not necessary to continue the chromatography beyond the limit, standard, or EPA/DHS method protocol (whichever time is greater).

EPILOGUE

ADDITIVES: Major oil companies are being encouraged or required by the federal government to reformulate gasoline as cleaner burning fuels to reduce air emissions. MTBE (Methyl-tertiary butyl ether), ETHANOL (ethyl alcohol), and other chemicals may be added to reformulate gasolines to increase the oxygen content in the fuel and thereby decrease undesirable emissions (about four percent with MTBE). MTBE and ethanol are, for practical purposes, soluble in water. The removal from the water column will be difficult. Other compounds are being added by the oil companies for various purposes. The refinements for detection and analysis for all of these additives are still being worked out. If you have any questions about the methodology, please call your Regional Board representative.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Acknowledgement of Refund Recipient for Site Account
DEPOSITOR FILLS OUT PER SITE
-- REQUIRED --

The depositor will use this form to acknowledge that the property owner or his or her designee will receive any refund due at the completion of all deposit/refund projects at the site listed below.

SITE NUMBER/ADDRESS:

Site Number

Willim Wurzbach
Company Name

1200-20th Avenue
Street Address

Oakland 94606
City Zip Code

REFUND RECIPIENT-PROPERTY OWNER

J.W. Silveira Realty
Owner's Name

499 Embarcadero Way
Owner's Address

Oakland CA. 94606
Owner's City State Zip

I have read the description of the project Deposit/Refund Procedure, and have had an opportunity to ask questions about it. I understand that regardless of who deposits money into the site account, any deposit money remaining at the completion of all projects being conducted at this site will be refunded solely to the property owner or his or her designee.

Signature of Depositor

12/8/93
Date

J.W. Silveira Realty
Depositor Name

J.W. Silveira Realty
Company Name

499 Embarcadero Way
Street Address

Oakland, CA. 94606
City / Zip

RETURN FORM TO: Alameda County, Hazardous Materials Div.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Declaration of Site Account Refund Recipient

SITE OWNER FILLS OUT PER SITE
-- OPTIONAL --

The property owner will use this form to designate someone other than him- or her- self to receive any refund due at the completion of all deposit/refund projects at the site listed below. In the absence of this form, the property owner will receive any refund. Only one person at any one time may be designated to receive any refund.

SITE NUMBER/ADDRESS:

Site Number

Company Name

Street Address

City Zip Code

PROPERTY OWNER

Owner's Name

Owner's Address

Owner's City State Zip

I designate the following person to receive any refund due at the completion of all deposit/refund projects:

Name

Street Address

City / Zip

Property Owner Signature Date

Property Owner Name

RETURN FORM TO: Alameda County, Hazardous Materials Div.
80 Swan Way, [redacted]200
Oakland, CA [redacted]21-1439
Phone: (510) 271-4320

DR-DECL; mfk; 8/14/91

BERNABE & BRINKER, INC.

SITE SAFETY PLAN

Site 1200-20th Avenue Project#_____

Original Site Safety Plan:Yes(X)No( ) Revision#_____

Plan Prepared by Ernesto F. Bernabe Jr Date 12-01-93

Plan Approved by J.E. Brinker Date 12-01-93

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, health and safety responsibilities, i.e., project manager - Joe Smith - responsible for supervision of all site activities.)

Project Manager Ernesto F. Bernabe Jr.

Site Safety Manager Ernesto F. Bernabe Jr.

Alternate Site Safety Manager James E. Brinker

Field Team Members Jim Cox Jr.

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

B&B SITE SAFETY PLAN

2. JOB HAZARD ANALYSIS:

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

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

Known or suspected hazardous materials present on site:

(1) TPHG (2) BTXE (3) Lead

Characteristics of hazardous materials included above:

(Complete for each chemical present:)

MATERIAL #1: Corrosive( ) Ignitable(X) Toxic(X)
Reactive( ) Volatile(X) Radioactive( )
Biological Agent( )

Exposure Routes: Inhalation(X) Ingestion(X) Contact(X)

MATERIAL #2: Corrosive( ) Ignitable(X) Toxic(X)
Reactive( ) Volatile(X) Radioactive( )
Biological Agent( )

Exposure Routes: Inhalation(X) Ingestion(X) Contact(X)

MATERIAL #3: Corrosive( ) Ignitable( ) Toxic(X)
Reactive( ) Volatile( ) Radioactive( )
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion(X) Contact(X)

MATERIAL #4: Corrosive( ) Ignitable( ) Toxic( )
Reactive( ) Volatile( ) Radioactive( )
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )

2.2 JOB-SPECIFIC HAZARDS
For each labor category, specify the possible hazards based 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.

Jack Hammer and Air Compressor Noise

(Use Earplugs)

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)
	NA

(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):

NA Either a CGMeter, OVA or HNu Must be used to monitor ambient air if conc >300ppm.. APR must be used a work talked until conc <300ppm

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

We are not going into the tank, we are just removing and disposing the tank.

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

NA

3.3 Sampling Monitoring

(a) Techniques used for sampling NA

(b) Equipments used for sampling_____

_____

_____

_____

(c) Maintenance and calibration of equipments_____

_____

_____

_____

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.).

Rubber gloves, Earplugs, Rubber Boots, Safety Glasses,

Protective Clothing, Hard Hats.

_____

5. **SITE CONTROL AND SECURITY MEASURES**
The following general work zone security guidelines should be implemented:

-Work zone shall be barricaded and caution tape be 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.

6. **DECONTAMINATION PROCEDURE**
List the procedures and specific steps to be taken to decontaminate equipment and PPE.

All equipments has to be wash, soap and rinse.

protective clothing that had been contaminated

has to be dispose of properly.

7. **TRAINING REQUIREMENTS**
Prior to mobilization at the job site, employees will be attend a safety briefing. The briefing will include the nature of the wastes and the site, donning personal protection clothes and 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, it will be immediately be followed through, and appropriate action will be taken.

9. **STANDARD OPERATION PROCEDURES**
Bernabe & Brinker, Inc. is responsible for all Bernabe & Brinker, Inc. employees on the 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.

*Wash facilities will be utilized by workers in the work areas before eating, drinking, or use of toiled 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 are:

Person	Title	Phone Number
Ernesto Bernabe Jr.	Project Manager	415- 451-3482
Oakland	Fire	911 or 444-1616
Oakland	Police	911 or 273-3211
Acme	Ambulance	911 or 653-6622
	Poison Control Center	(800) 523-2222
261-0217	Site Phone	510-549-5222
	Nearest Off-Site Number	
	Medical Advisor	
J.W. Silveira	Client Contact	510-763-9916

B&B SITE SAFETY PLAN

U.S. EPA - ERT	(201) 321-6660
Chemtrec	(800) 424-9300
Centers for Disease Control	Day: (404) 329-3311 Night: (404) 329-2888
National Response Center	(800) 424-8802
Superfund/RCRA Hotline	(800) 424-8802
TSCA Hotline	(800) 424-9065
National Pesticide Information Services	(800) 845-7633
Bureau of Alcohol, Tobacco, and Firearms	(800) 424-9555

HEALTH AND SAFETY COMPLIANCE STATEMENT

I, ERNESTO F. BERNABE JR., have received and read a copy of the project Health and Safety Plan.

I understand that I am required to have read the aforementioned document and received proper training under the occupational Safety and Health Act (29 CFR, Part 1910.120) prior to conducting site activities at the site.

Signature _____ Date 12-09-93

NEAREST HOSPITAL Highland TEL. NO. ?
1431 E 31st St

Next time include a map highlighting the direction to the nearest hospital.

STATE COMPENSATION INSURANCE FUND

P.O. BOX 420807, SAN FRANCISCO, CA 94142-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

DECEMBER 15, 1993

POLICY NUMBER: 1305TTB - 95
CERTIFICATE EXPIRES: 5-1-94

COUNTY OF ALAMEDA
HAZARDOUS WASTE DEPT.
80 SWAN WAY
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.

John A. Doolittle

PRESIDENT

EMPLOYER

BERNABE & BRINKER, INC.
1281 30TH ST.
OAKLAND CA 94608

COPY FOR INSURED'S FILE

STATE OF CALIFORNIA
STATE AND CONSUMER SERVICES AGENCY CONTRACTORS STATE LICENSE BOARD

DEPARTMENT OF Consumer Affairs

Building Quality

HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.

Qualifier: ERNESTO FRANCISCO BERNABE JR.

License No.: 610617

Namestyle: BERNABE AND BRINKER, INC.

DEPARTMENT OF CONSUMER AFFAIRS REGISTRAR OF CONTRACTORS STATE OF CALIFORNIA

WITNESS *my hand and official seal this*
25TH *day of* JANUARY, 1991

Registrar of Contractors

13L-36 (7/88)

This certification is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason.

A3725