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

February 4, 2002
StID#3700/RO0000003

Mr. Victor Lewkowitz
201 2nd St.
Oakland, CA 94607

RE: 201 2nd St., Oakland CA 94607

Dear Mr. Lewkowitz:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. This document confirms the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

Please be advised that the following conditions exist at the site:

- 1700 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) and 2.1, 7.1, 11, 25 ppm benzene, toluene, ethyl benzene and xylenes (BTEX), respectively remain in the soil at the site.
- 440 parts per billion (ppb) TPHg, and 4, 2.8, 6 ppb, TEX, respectively remain in groundwater at the site.

Please contact me at (510) 567-6765 with any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

cc: B. Chan, files (letter only)
Mr. H. Gomez, City of Oakland OES, 1605 MLK Jr. Way, Oakland, CA 94612

TrLt201 2ndSt

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February 4, 2002
StID #3700/RO0000003

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Victor Lewkowitz
201 2nd St.
Oakland, CA 94607

RE: 201 2nd St., Oakland CA 94607

Dear Mr. Lewkowitz:

This letter confirms the completion of site investigation and remedial action for the one (1) 500 gallon and the one (1) 550 gallon gasoline tanks located at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground tank is greatly appreciated.

Based on information in the above-referenced file and with provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of this Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) as the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Chuck Headlee, RWQCB
Mr. Allan Patton, SWRCB Cleanup Fund
Mr. H. Gomez, City of Oakland Fire Services, 1605 MLK Jr. Dr., Oakland CA 94612

RACC201 2ndSt

JAN 3 0 2002

RB # 01-2395

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:** ~~11/6/01~~ 1/7/02

Agency name: Alameda County-Env Health Address: 1131 Harbor Bay Parkway Rm 250, Alameda CA 94502

City/State/Zip: Alameda Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Miller Packing

Site facility address: 201 2nd St., Oakland CA 94607

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: StID 3700/ RO0000003

ULR filing date: 11/20/90, 8/6/96 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Victor Lewkowitz	201 2nd St. Oakland CA 94607	510-451-7200 x221

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	550	gasoline	removed	11/22/89
2	500	gasoline	removed	8/6/96

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? yes

Date approved by oversight agency:

Monitoring Wells installed? No Number: NA

Proper screened interval? NA

Highest GW depth: Lowest depth:
GW encountered @ 5-6'bgs in 6/15/01 boring investigation

Flow direction: assumed southerly based upon gradient found at 208 Jackson St. located across the street, see Figure 2.

Leaking Underground Fuel Storage Program

Most sensitive current use: commercial/residential

Are drinking water wells affected? No Aquifer name: NA

Is surface water affected? no

Nearest affected SW name: none

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes** Where is report(s)?

Alameda County	and	City of Oakland OES
1131 Harbor Bay Parkway,		1605 MLK Jr. Way
Room 250, Alameda CA 94502-6577		Oakland CA 94612

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks	1-550 gallon	disposed @ Erickson, Richmond	11/22/89
	1-500 gallon	disposed @ H&H, China Basin,SF	8/6/96
Groundwater	2980 gallons total	recycled @ B C Stocking Dist	8&9/96
From 201&206	2nd St., Oakland	Dixon, CA	
Soil	3 cy	disposed @ BFI landfill,Half Moon Bay	4/20/91
	15 cy	disposed @ Remco, Mecca, CA	8/26/96

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before[1] a	Before[1] b	After[2] b	After[2] c	Water (ppb) Before[3] a	Before[3] b	After[4] a	After[4] b
TPH (Gas)	180	1700	390	1700	NT	34000	ND	440
Benzene	1	0.54	ND	2.1		71	ND	ND
Toluene	4	1.4	0.89	7.1		73	ND	4
Ethylbenzene	2	5.5	1.5	11		140	ND	2.8
Xylenes	14	4.7	2.5	25		84	6	6
MTBE			ND	ND		ND	ND	ND
Lead		ND						

Comments (Depth of Remediation, etc.):

[1]a,b before original soil sidewall samples from (a)550 & (b)500 gallon tank removals in 1989 and 1996,respectively

[2]b,c after soil samples taken after over-excavation of 500 gallon UST on 8-23-96 (b) & recent sampling (c) on 6/15/01

[3]b before grab groundwater sample, PW-2 from 550 gallon UST, (a) (NT), no sample taken for 550 gallon UST

[4]a,b after grab groundwater samples from geoprobes,IB-3/ IB-5,respectively

Leaking Underground Fuel Storage Tank Program

IV. **CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: site should be included into the City of Oakland Permit Tracking System, enclosed RMP must be observed.

Should corrective action be reviewed if land use changes? yes

Monitoring wells Decommisioned: NA

Number Decommisioned: NA Number Retained: NA

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Barney Chan Date: 1/7/02

Reviewed by

Name: Scott Seery Title: Hazardous Materials Specialist

Signature: Date: 1-3-02

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: Date: 11/15/01

VI. RWQCB NOTIFICATION

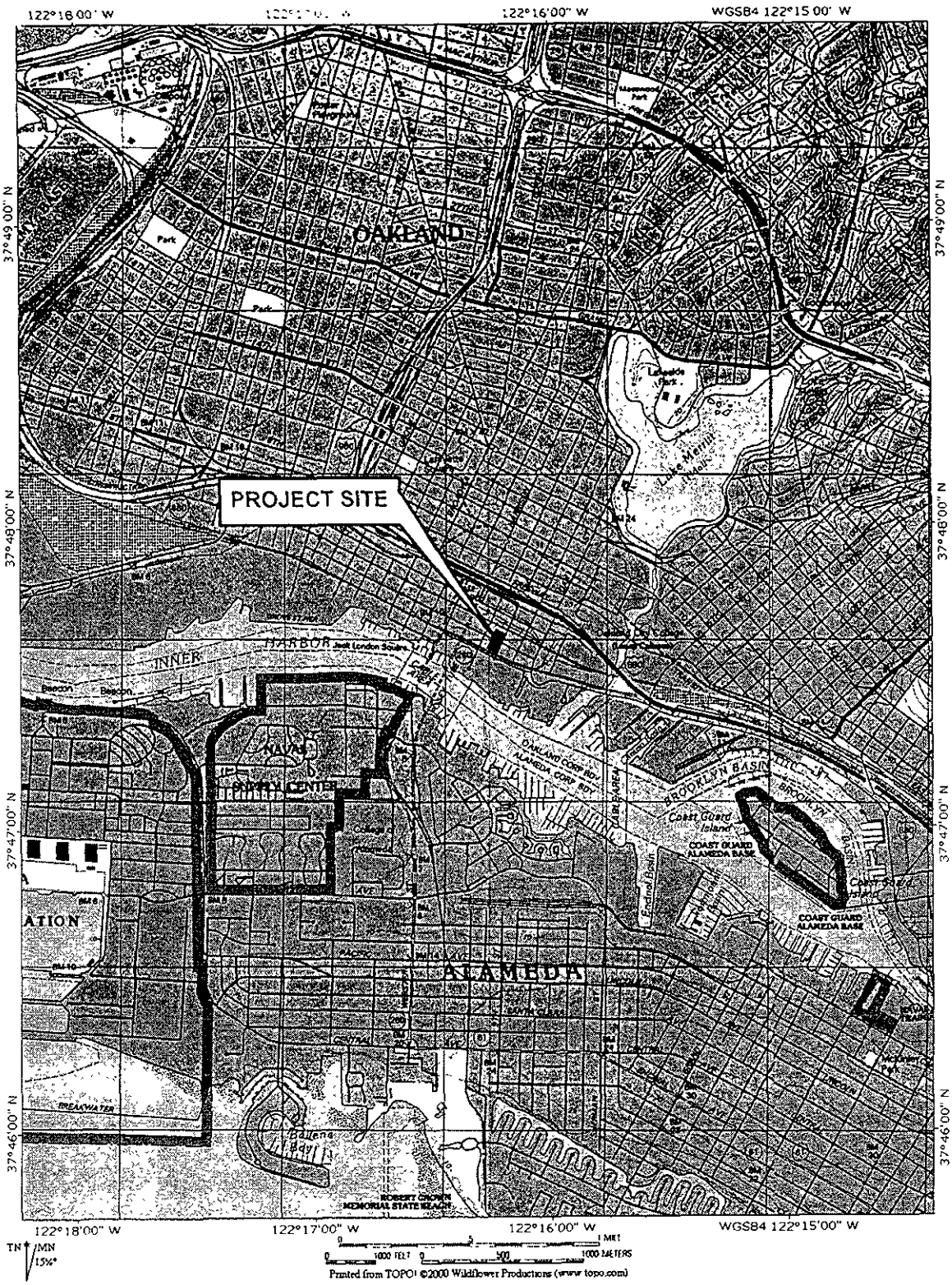
Date Submitted to RB: RB Response: Concur

RWQCB Staff Name: C. Headlee Title: AEG

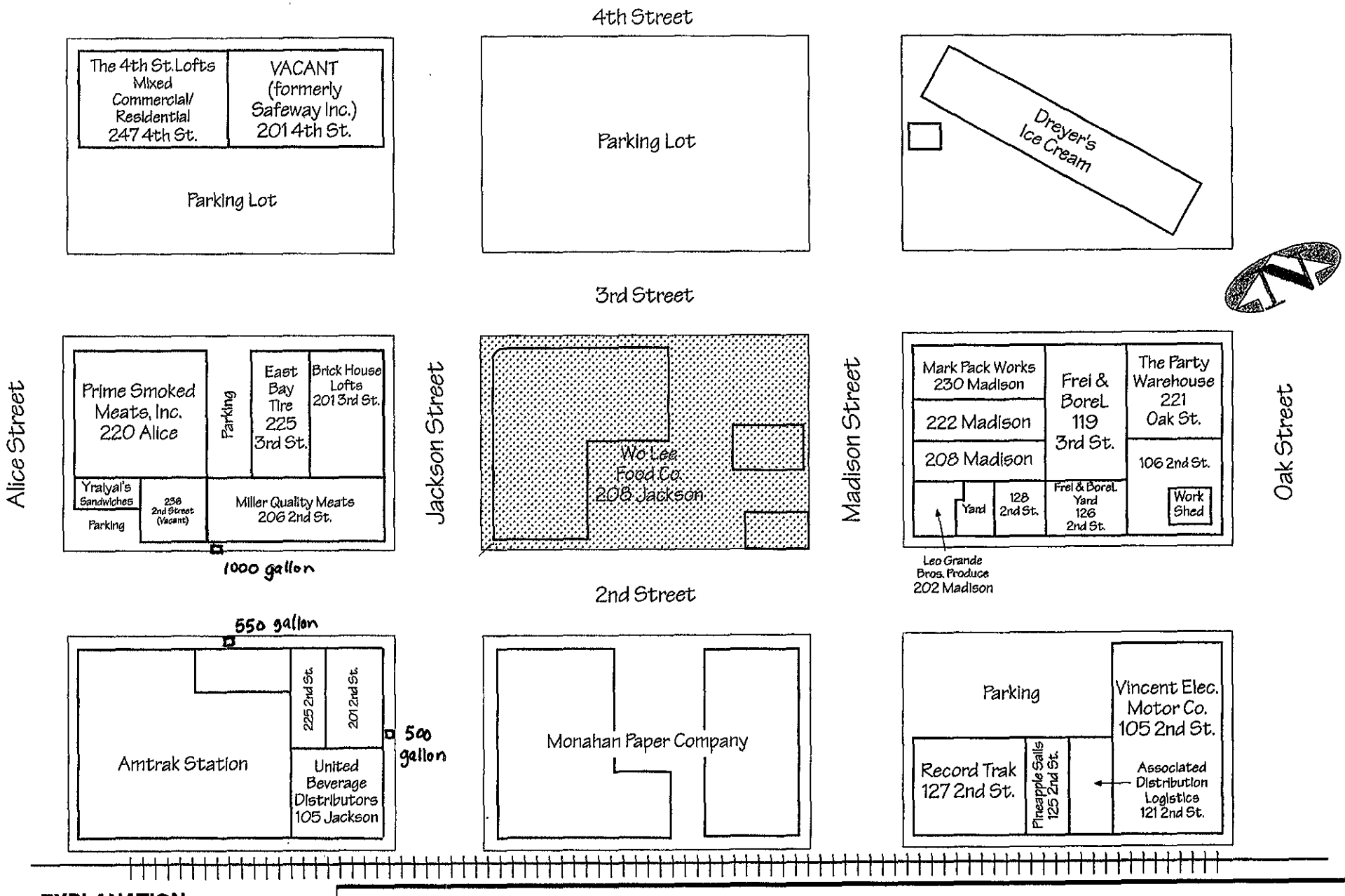
Signature: Chuck Headlee Date: 1/15/02

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary.



DESIGNED BY.	CHECKED BY	**SITE VICINITY MAP**	DATE: 07/11/01	FIGURE: 1
DRAWN BY: JG	SCALE:	MILLER QUALITY MEATS 201 & 206 2ND STREET OAKLAND, CALIFORNIA	GRIBI Associates	
PROJECT NO: 105-06-01				



EXPLANATION

Subject Property

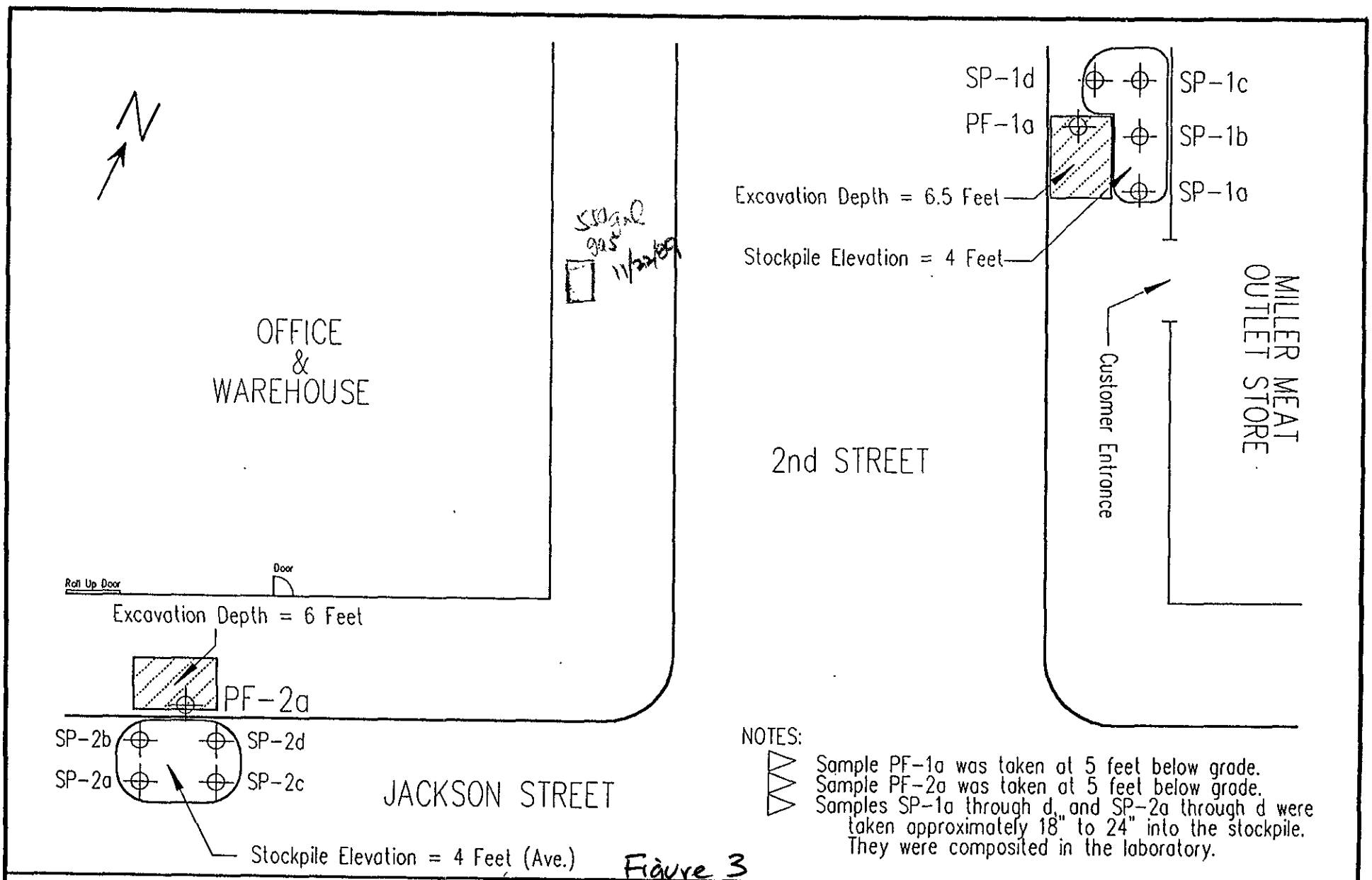
0 80

SCALE IN FEET (Approx.)

ADJOINING PROPERTIES

208 Jackson Street, Oakland, California

FIG 2	**The San Joaquin Company Inc.**	Project Number: 9401.114
		Drawn by: GNM | Date: 11/15/99



NOTES:

1. Sample PF-1a was taken at 5 feet below grade.
2. Sample PF-2a was taken at 5 feet below grade.
3. Samples SP-1a through d, and SP-2a through d were taken approximately 18" to 24" into the stockpile. They were composited in the laboratory.

Figure 3

MILLER MEAT COMPANY (SCOTT CO.)
201 2nd STREET
OAKLAND, CALIFORNIA

Sample Log#: 15272
DATE: 08/06/1996
SCALE 1:240

Western Environmental Science & Technology
45133 County Road 32B, Davis, CA 95616-9426
Phone: (916) 753-9500
Drawn by: Sid Paderna

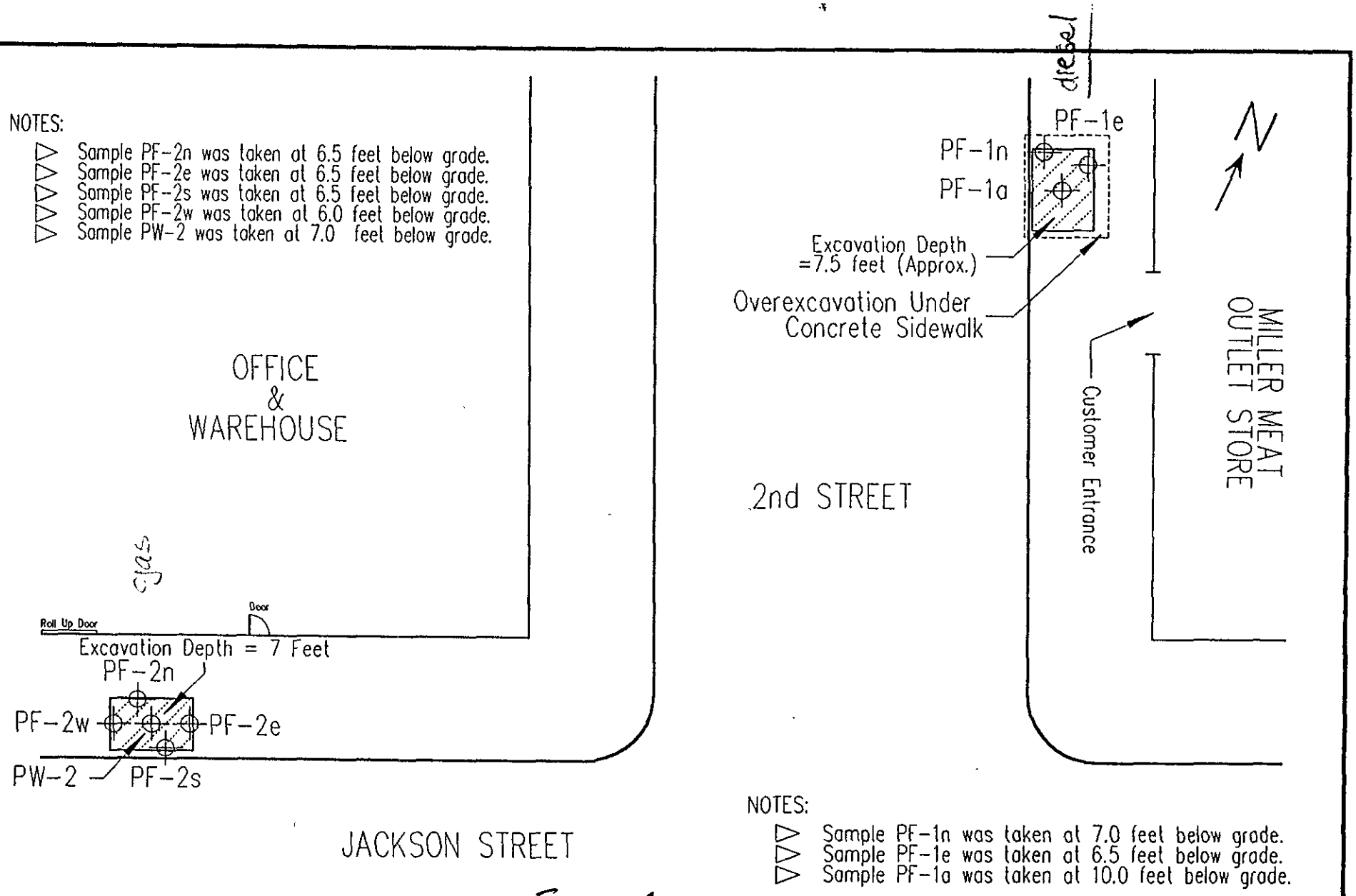


Figure 4

MILLER MEAT COMPANY (SCOTT CO.)
201 2nd STREET
OAKLAND, CALIFORNIA

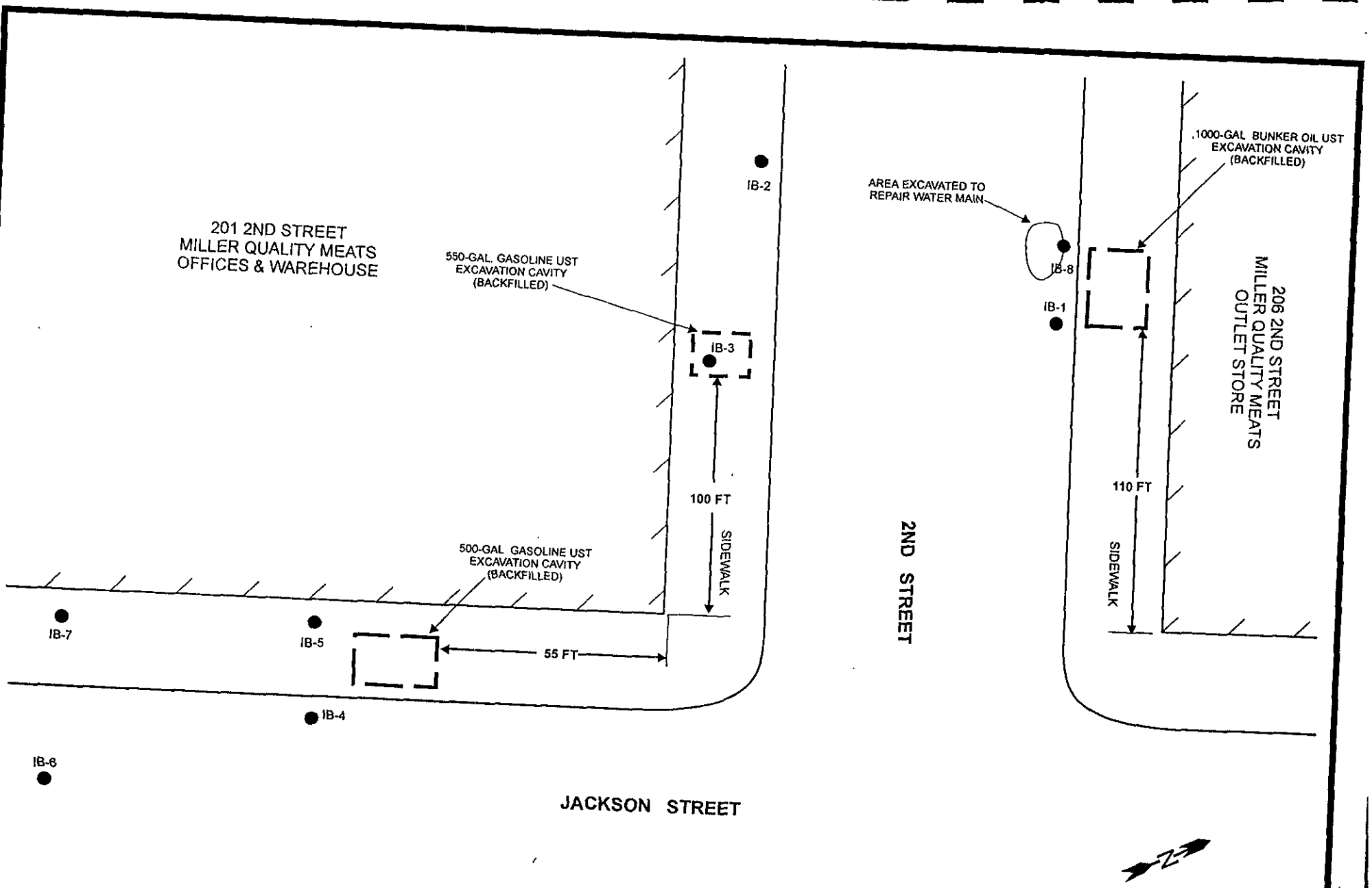
Sample Log#:
DATE: 08/23/1996
SCALE 1:240

Western Environmental
Science & Technology
45133 County Road 32B, Davis, CA 95616-9426
Phone: (916) 753-9500
Drawn by: Sid Paderna

Analytical Results for Samples Taken at 201 2nd St., Oakland 94607

Soil sample	Sample date	TPHg	Benzene	Toluene	Ethyl benzene	Xylenes	MTBE	Lead
		Concentration in mg/kg (ppm)						
1A	11/22/89	<1	<0.5	<0.5	<0.5	<0.5		
1B	11/22/89	180	1	4	2	14		
SOIL	3/22/91	26	0.08	0.7	0.1	3		
PF-2a	8/6/96	1700	0.54	1.4	5.5	4.7	<5	<10
SP-2a thru SP-2d	8/6/96	640	<0.5	<0.5	2.4	4.4	<5	75
PF-2n	8/23/96	1.1	<.005	0.0065	<.005	0.0072	<0.05	
PF-2s	8/23/96	390	<0.5	<0.5	1.3	<0.5	<5.0	
PF-2e	8/23/96	3.6	<.005	0.0095	.015	.035	<0.05	
PF-2w	8/23/96	310	<0.5	0.89	1.5	2.5	<5.0	
Water sample			Concentration in ug/l (ppb)					
PW-2	8/23/96	34,000	71	73	140	84	<130	

Data201 2ndSt



DESIGNED BY:	CHECKED BY:
DRAWN BY: JG	SCALE:
PROJECT NO: 199-01-01	

SITE PLAN

MILLER QUALITY MEATS
201 & 206 2ND STREET
OAKLAND, CALIFORNIA

DATE: 07/11/01 FIGURE: 5

GRIBI Associates

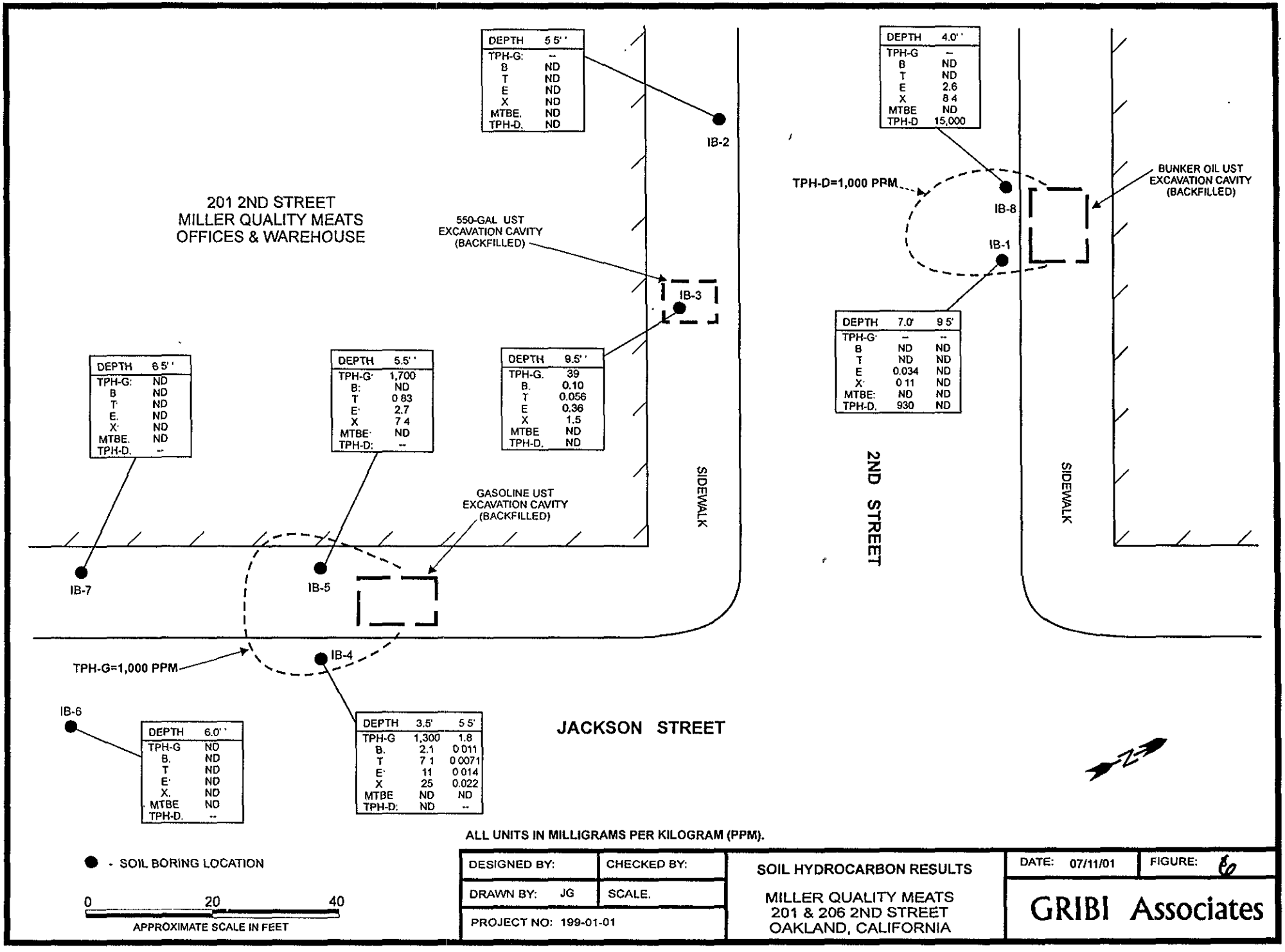
3.2 Results of Laboratory Analyses

Soil and water analytical results are summarized in Table 1 and on Figure 3 and Figure 4, respectively. The laboratory data report and chain-of-custody record for soil and groundwater analyses is contained in Appendix C.

Table 1
SUMMARY OF SOIL AND GRAB GROUNDWATER ANALYTICAL RESULTS
201 & 206 2nd Street UST Site

Sample ID	Sample Depth	Concentration (ppm)							
		TPH-D	TPH-MO	TPH-G	B	T	E	X	MTBE
Soil Samples									
IB-1.1	7.0 ft.	930	<20	--	<0.015	<0.015	0.034	0.11	<0.15
IB-1.2	9.5 ft.	<1.0	<10	--	--	--	--	--	--
IB-2.1	5.5 ft.	<1.0	<10	--	<0.0050	<0 0050	<0.0050	<0.0050	<0.050
IB-3.1	9 5 ft.	<5.0[1]	<10	39	0.10	0.056	0.36	1.5	<0.50
IB-4.1	3.5 ft	<250[1]	60	1,300	2.1	7.1	11	25	<5.0
IB-4.2	5.5 ft	--	--	1.8	0.011	0.0071	0.014	0.022	<0.050
IB-5.1	5.5 ft.	--	--	1,700	<0.50	0.83	2.7	7.4	<5.0
IB-6.1	6.0 ft.	--	--	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
IB-7.1	6.5 ft.	--	--	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
IB-8.1	4.0 ft.	15,000	<200	--	<0.50	<0.50	2.6	8.4	<5.0
Grab Groundwater Samples									
IB-1W	6.0 ft[2]	3,200	<85.0	--	<0.500	1.5	3.2	17.0	<5.0
IB-2W	5 0 ft[2]	0.086	<0.100	--	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050
IB-3W	4.5 ft[2]	<350[1] (<.350)	0.140	<0.250	<0.0025	<0.0025	<0.0025	0.0060	<0.025
IB-4W	4.5 ft[2]	--	--	0.190	<0.00050	0.00084	<0.0005	0.00088	<0.0050
IB-5W	5 5 ft[2]	--	--	0.440	<0 00050	0.0040	0.0028	0.0060	<0.0050
IB-6W	6.0 ft[2]	--	--	0.120	<0.00050	0.0012	0.0012	0.0034	<0.0050
IB-7W	5.5 ft[2]	--	--	<0.050	<0.00050	<0.00050	<0.00050	0.00052	<0.0050

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = Methyl-t-Butyl Ether
1 = Acculabs data report states "Increased reporting limit due to gasoline range interference"
2 = Approximate groundwater depth below ground surface.



ALL UNITS IN MILLIGRAMS PER KILOGRAM (PPM).

● - SOIL BORING LOCATION

0 20 40

APPROXIMATE SCALE IN FEET

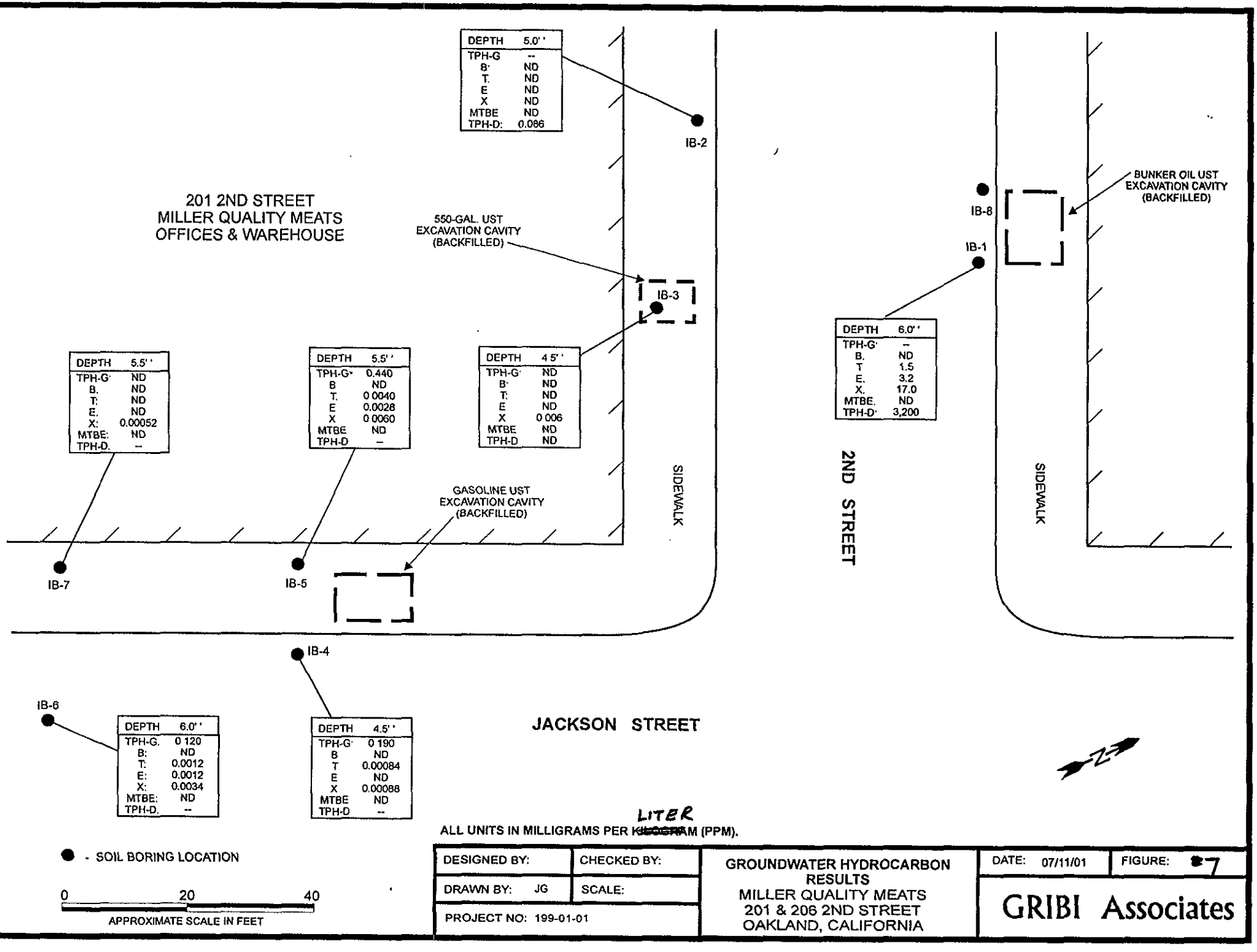
DESIGNED BY:	CHECKED BY:
DRAWN BY: JG	SCALE.
PROJECT NO: 199-01-01	

SOIL HYDROCARBON RESULTS

MILLER QUALITY MEATS
201 & 206 2ND STREET
OAKLAND, CALIFORNIA

DATE: 07/11/01 FIGURE: 8

GRIBI Associates


201 2ND STREET
MILLER QUALITY MEATS
OFFICES & WAREHOUSE
DEPTH 5.0' '
TPH-G --
B ND
T ND
E ND
X ND
MTBE ND
TPH-D: 0.086
IB-2
550-GAL. UST
EXCAVATION CAVITY
(BACKFILLED)
IB-3
DEPTH 5.5' '
TPH-G ND
B ND
T ND
E ND
X 0.00052
MTBE ND
TPH-D --
DEPTH 5.5' '
TPH-G 0.440
B ND
T 0.0040
E 0.0028
X 0.0060
MTBE ND
TPH-D --
DEPTH 4.5' '
TPH-G ND
B ND
T ND
E ND
X 0.006
MTBE ND
TPH-D ND
GASOLINE UST
EXCAVATION CAVITY
(BACKFILLED)
IB-7
IB-5
SIDEWALK
IB-8
IB-1
BUNKER OIL UST
EXCAVATION CAVITY
(BACKFILLED)
DEPTH 6.0' '
TPH-G --
B ND
T 1.5
E 3.2
X 17.0
MTBE ND
TPH-D 3,200
2ND STREET
SIDEWALK
IB-4
IB-6
DEPTH 6.0' '
TPH-G 0.120
B ND
T 0.0012
E 0.0012
X 0.0034
MTBE ND
TPH-D --
DEPTH 4.5' '
TPH-G 0.190
B ND
T 0.00084
E ND
X 0.00088
MTBE ND
TPH-D --
JACKSON STREET
N
ALL UNITS IN MILLIGRAMS PER LITER (PPM).
- SOIL BORING LOCATION
0 20 40
APPROXIMATE SCALE IN FEET
DESIGNED BY:
CHECKED BY:
DRAWN BY: JG
SCALE:
PROJECT NO: 199-01-01
GROUNDWATER HYDROCARBON RESULTS
MILLER QUALITY MEATS
201 & 206 2ND STREET
OAKLAND, CALIFORNIA
DATE: 07/11/01
FIGURE: 7
GRIBI Associates

BORING NUMBER : IB-4

LOG OF WELL BORING
GRIBI Associates

SHEET 1 OF 1

BORING LOCATION:
SOUTHEAST OF 500-GAL UST

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME:
MILLER QUALITY MEATS UST SITE

PROJECT NUMBER: 105-06-01

START DATE: 06/15/01

COMPLETION DATE: 06/15/01

DRILLING CONTRACTOR: VIRONEX

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2-1/2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 12.0 FEET

GROUNDWATER DEPTH: 4.5 FEET

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING & WATER LEVEL (▽ - INITIAL, ▼ - FINAL)	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
						0 - 3.0 ft. Asphalt, concrete & base rock.	
	IB-4.1	3.5 FT		603	ML	3.0 - 4.5 ft. Grey brown sandy SILT, moist, firm, moderate hydrocarbon odors.	
5	IB-4.2	5 5 FT		6	SM	4.5 - 8.0 ft. Grey to black silty SAND, loose, soft, fine to very fine grained, wet, moderate hydrocarbon odors at 5 feet, slight hydrocarbon odors from 6 feet to 8 feet.	
10						8 0 - 12.0 ft NO RECOVERY (USED HYDROPUNCH TOOLS TO COLLECT WATER SAMPLE).	
15						Total Depth 12.0 ft.	
20							
25							

BORING NUMBER : IB-5

LOG OF WELL BORING
GRIBI Associates

SHEET 1 OF 1

BORING LOCATION:
SOUTHWEST OF 500-GAL UST

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME:
MILLER QUALITY MEATS UST SITE

PROJECT NUMBER: 105-06-01

START DATE: 06/15/01

COMPLETION DATE: 06/15/01

DRILLING CONTRACTOR: VIRONEX

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2-1/2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 12.0 FEET

GROUNDWATER DEPTH: 5.5 FEET

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING & WATER LEVEL (▽ - INITIAL, ▼ - FINAL)	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
						0 - 3.0 ft. Concrete & base rock.	
5	IB-5.1	3.5 FT		829	SM	3.0 - 7.0 ft Grey to black silty SAND, loose, soft, very fine to fine grained, moist to wet, moderate to slight hydrocarbon odors.	
	IB-5.2	5 5 FT		86			
				13	SM	7.0 - 8.0 ft. Grey SAND, fine grained, loose, wet, slight hydrocarbon odors.	
10						8.0 - 12.0 ft. NO RECOVERY (USED HYDROPUNCH TOOLS TO COLLECT WATER SAMPLE).	
						Total Depth 12.0 ft.	
15							
20							
25							

LOG OF WELL BORING
GRIBI Associates

BORING NUMBER : IB-6

BORING LOCATION:
SOUTH OF IB-4

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME:
MILLER QUALITY MEATS UST SITE

PROJECT NUMBER: 105-06-01

START DATE: 06/15/01

COMPLETION DATE: 06/15/01

DRILLING CONTRACTOR: VIRONEX

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2-1/2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 12.0 FEET

GROUNDWATER DEPTH: 6.0 FEET

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING & WATER LEVEL (▽ - INITIAL, ▼ - FINAL)	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
5	IB-6.1	6.0 FT		▼ 0 ▽	SM	0 - 2.0 ft. Asphalt, concrete & base rock.	
						2.0 - 4.0 ft. Grey to black silty SAND, loose, soft, very fine grained, moist, no hydrocarbon odors or staining	
					ML	4.0 - 5.0 ft. Grey green sandy SILT, moist, soft, no hydrocarbon odors.	
					ML	5.0 - 7.0 ft. Grey to black sandy SILT, soft, slightly clayey, moist to wet, swampy odor, no hydrocarbon odors or staining.	
					SM	7.0 - 8.0 ft. Black to grey silty SAND, fine to very fine grained, soft, wet, no hydrocarbon odors or staining.	
10						8.0 - 12.0 ft. NO RECOVERY (USED HYDROPUNCH TOOLS TO COLLECT WATER SAMPLE).	
						Total Depth 12.0 ft.	
15							
20							
25							

LOG OF WELL BORING
GRIBI Associates

BORING NUMBER : IB-7

BORING LOCATION:
SOUTHWEST OF IB-5

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME:
MILLER QUALITY MEATS UST SITE

PROJECT NUMBER: 105-06-01

START DATE: 06/15/01

COMPLETION DATE: 06/15/01

DRILLING CONTRACTOR: VIRONEX

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2-1/2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 12.0 FEET

GROUNDWATER DEPTH: 5.5 FEET

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING & WATER LEVEL (▽ - INITIAL, ▼ - FINAL)	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
						0 - 3.0 ft. Concrete & base rock.	
				0	SM	3.0 - 5.0 ft. Grey green silty SAND, slightly clayey, soft to firm, very fine grained, moist, no hydrocarbon odors or staining.	
5	IB-7 1	6 5 FT		0	SM	5.0 - 8.0 ft. Black to grey silty SAND, fine to occasionally coarse grained, loose, moist to wet, no hydrocarbon odors or staining.	
10						8.0 - 12.0 ft. NO RECOVERY (USED HYDROPUNCH TOOLS TO COLLECT WATER SAMPLE).	
						Total Depth 12.0 ft.	
15							
20							
25							

November 1, 2001

NOV 06 2001

Alameda County Environmental
Health Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

Attention: Mr. Barney Chan

Subject: Risk Management Plan
Miller Quality Meats UST Site
206 2nd Street, Oakland, Ca
Alameda County StID No. 5846
GA Project No. 105-06-02

Ladies and Gentlemen:

Pursuant to your request, this letter provides a Risk Management Plan (RMP) for the 206 2nd Street underground storage tank (UST) site in Oakland, California. This RMP provides: (1) A summary of potential risks posed by residual hydrocarbons present at the site; and (2) A plan to limit risks of exposure to residual hydrocarbons associated with potential future construction-related activities at the site.

SITE BACKGROUND AND RISK SUMMARY

Site Background

The project site is located near downtown Oakland, on the northwest corner of 2nd Street and Jackson Street (see Figure 1). The project site is located in an area of Oakland that has been transitioning from industrial and commercial use to high-density residential and retail/commercial uses.

One 1,000-gallon bunker oil UST was removed by Scott Company on August 6, 1996. The bunker oil UST was located in the north 2nd Street sidewalk, adjacent to the Miller Quality Meats outlet store at 206 2nd Street. Groundwater was encountered in the excavation cavity at a depth of about 5.5 feet below ground surface.

One soil sample collected at about 5.0 feet in depth beneath the removed bunker oil UST contained 11,000 ppm of Total Petroleum Hydrocarbons as Diesel (TPH-D), with very low levels of some Polynuclear Aromatic Compounds (PNAs).

On August 23, 1996, Scott Company conducted overexcavation and dewatering of the UST excavation cavity, and approximately 25 cubic yards of soil was removed from the UST cavity. This soil was combined with soil excavated during UST removal activities and was hauled to Bay Area

Soils in Richmond, California for thermal desorption. Also, during overexcavation, groundwater was removed from the UST cavity for offsite disposal. Three sidewall soil samples were collected from the bunker UST overexcavation cavity. The easterly and northerly sidewall soil samples from this excavation cavity contained TPH-D concentrations of 5,700 ppm and 9,100 ppm, respectively. Following completion of overexcavation and sampling activities, the two excavation cavities were backfilled with clean imported sand and resurfaced to match existing surface grade.

On June 15, 2001, Gribi Associates conducted a soil boring investigation for the site, as reported in *Report of Soil and Groundwater Investigation, Miller Quality Control UST Site* (Gribi Associates, July 11, 2001). The soil and groundwater investigation included the drilling and sampling of eight soil borings, IB-1 through IB-8, to investigate the three separate former UST sites, including two gasoline USTs adjacent to the 201 2nd Street project site building and one bunker oil UST adjacent to the 206 2nd Street project site building. The goal of the investigation was to assess soil and groundwater conditions in an expected downgradient (southerly) direction from the previously removed USTs in order to address regulatory site closure.

Results from this investigation and from previous UST removal sampling activities clearly show that while some hydrocarbon releases occurred from the three USTs, these releases are very localized and have not migrated significantly. It appears that there are only two small areas of hydrocarbon-impacted soil: (1) Immediately south-southwest from the former bunker oil UST, which showed elevated levels of TPH-D, but no significant BTEX or PNA constituents; and (2) Immediately south-southwest from the former Jackson Street gasoline UST, which showed elevated levels of TPH-G, but relatively low levels of BTEX constituents. The only groundwater sample with elevated hydrocarbons was the sample from IB-1, located adjacent to the former bunker oil UST, which contained an elevated concentration of TPH-D, but no significant BTEX or PNA constituents. Grab groundwater samples from borings IB-1 through IB-7 contained no detectable Benzene or MTBE.

Based on the limited extent of hydrocarbon impacts and the lack of significant Benzene and MTBE, residual hydrocarbons at the site would appear to pose no significant environmental or human health risk. Based on these results, Gribi Associates requested that Alameda County Health Agency grant regulatory closure for the site. Alameda County Health Agency issued a letter on September 20, 2001 indicating that regulatory closure would be considered and requesting that a Risk Management Plan be prepared for the site.

Summary of Site Risks

Project site conditions and impacts related to former UST releases at the site are summarized in Table 1.

Table 1
SUMMARY OF SITE CONDITIONS AND IMPACTS
206 2nd Street UST Site

Site Condition	1,000 Gallon Bunker Oil UST; 2nd Street Sidewalk Removed 08/96
SOIL IMPACTS	
Soil Type	Merritt Sand
Impacted Depth Interval	3 to 8 feet in depth
Lateral Plume Description	Southwest below 2nd Street, less than 45 feet in length.
Maximum Contaminant Impacts	
TPH-G	15,000
B	~~15,000~~ ND
T	ND
E	2.6 ppm
X	8.4 ppm
MTBE	ND
TPH-D	15,000 ppm
Naphthalene	6.8 ppm
2-Methylnaphthalene	20 ppm
Fluorene	15 ppm
Phenanthrene	9.7 ppm
GROUNDWATER IMPACTS	
Depth to Groundwater	6.0 feet
Groundwater Plume Description	Southwest below 2nd Street, 45 feet in length.
Maximum Contaminant Impacts	
TPH-G	–
Benzene	ND
Toluene	1.5 ppm
Ethylbenzene	3.2 ppm
Xylenes	17.0 ppm
MTBE	ND
TPH-D	3,200 ppm

TPH-G = Total Petroleum Hydrocarbons as Gasoline
MTBE = Methyl-t-Butyl Ether
TPH-D = Total Petroleum Hydrocarbons as Diesel

Results of a preliminary evaluation of all potential exposure pathways for three UST sites are summarized in Table 2.

Table 2
PRELIMINARY EXPOSURE PATHWAY SCREENING
201 & 206 2nd Street UST Sites

Exposure Pathway	Complete?	Discussion
Air Exposure Pathway		
Surface soil volatilization. to ambient air	Possible	Residential and commercial receptors
Subsurface soil volatilization to ambient air	Possible	Residential and commercial receptors
Subsurface soil volatilization to enclosed space	No	Hydrocarbon impacts are below sidewalks & streets
Groundwater volatilization to ambient air	Possible	Residential and commercial receptors
Groundwater volatilization to enclosed space	No	Hydrocarbon impacts are below sidewalks & streets
Soil Exposure Pathway		
Dermal contact/ingestion of surface soils	Possible	Construction worker only
Dermal contact/ingestion of subsurface soils	Possible	Construction worker only
Groundwater Exposure Pathway		
Soil leaching to groundwater, ingestion	No	No nearby water use wells.
Dissolved/free phase groundwater ingestion	No	No nearby water use wells
Surface Water Exposure Pathway		
Soil leaching to surface water	No	No nearby surface water bodies.
Groundwater plume discharge to surface water	No	No nearby surface water bodies.

In summary, potential risks of exposure to residual hydrocarbons at the site are primarily related to possible construction worker exposure during any construction-related activities, particularly within the 2nd Street public right-of-way. The primary route of exposure that would be expected from future construction-related activities would include worker dermal contact to hydrocarbon-impacted near-surface soil, subsurface soil, and groundwater.

RISK MANAGEMENT PLAN

The following risk management plan shall be implemented for the site in order to reduce identified exposure risks. Note that because there is a chance that site records identifying hydrocarbon risk areas might be lost in the future, this risk management plan shall apply to the entire site. The risk management plan shall incorporate the following measures:

1. A soil management plan must be provided if soils are generated during construction activities. This measure is meant to place controls on the use or disposal of soils from the site that may contain petroleum hydrocarbons.

2. A groundwater management plan must be provided if groundwater is generated during construction activities. The purpose of this measure is to assure that extracted groundwater is handled properly given the potential that groundwater may be impacted with petroleum hydrocarbons.

3. Groundwater from beneath the site shall not be used for any purpose unless approved by Alameda County Environmental Health Services (ACHES) or another appropriate regulatory agency. This measure is meant to place controls on the use of groundwater from beneath the site that may contain petroleum hydrocarbons.

4 Wells shall not be installed at the site unless approved by the Water Resources Section of the Public Works Agency. The purpose of this measure is to reduce the possibility that vertical conduits to deeper groundwater sources are introduced at the site.

5. Before any development occurs at the site, a health and safety plan shall be implemented to cover all possible worker exposure risks. The purpose of this measure is to assure that workers and the general public are protected from the potential hazards associated with subsurface petroleum impacts.

6 Records for the site, including investigative report, shall be retained on file with the City of Oakland Public Works Agency. Proper documentation can help all parties control potential risks associated with the site.

We appreciate the opportunity to present this Risk Management Plan for your review. Please contact us if you have questions or require additional information.

Very truly yours,

James E. Gribi
Registered Geologist
California No. 5843

JEG/ct
Enclosure

c Mr. Victor Lewkowitz, Miller Quality Meats

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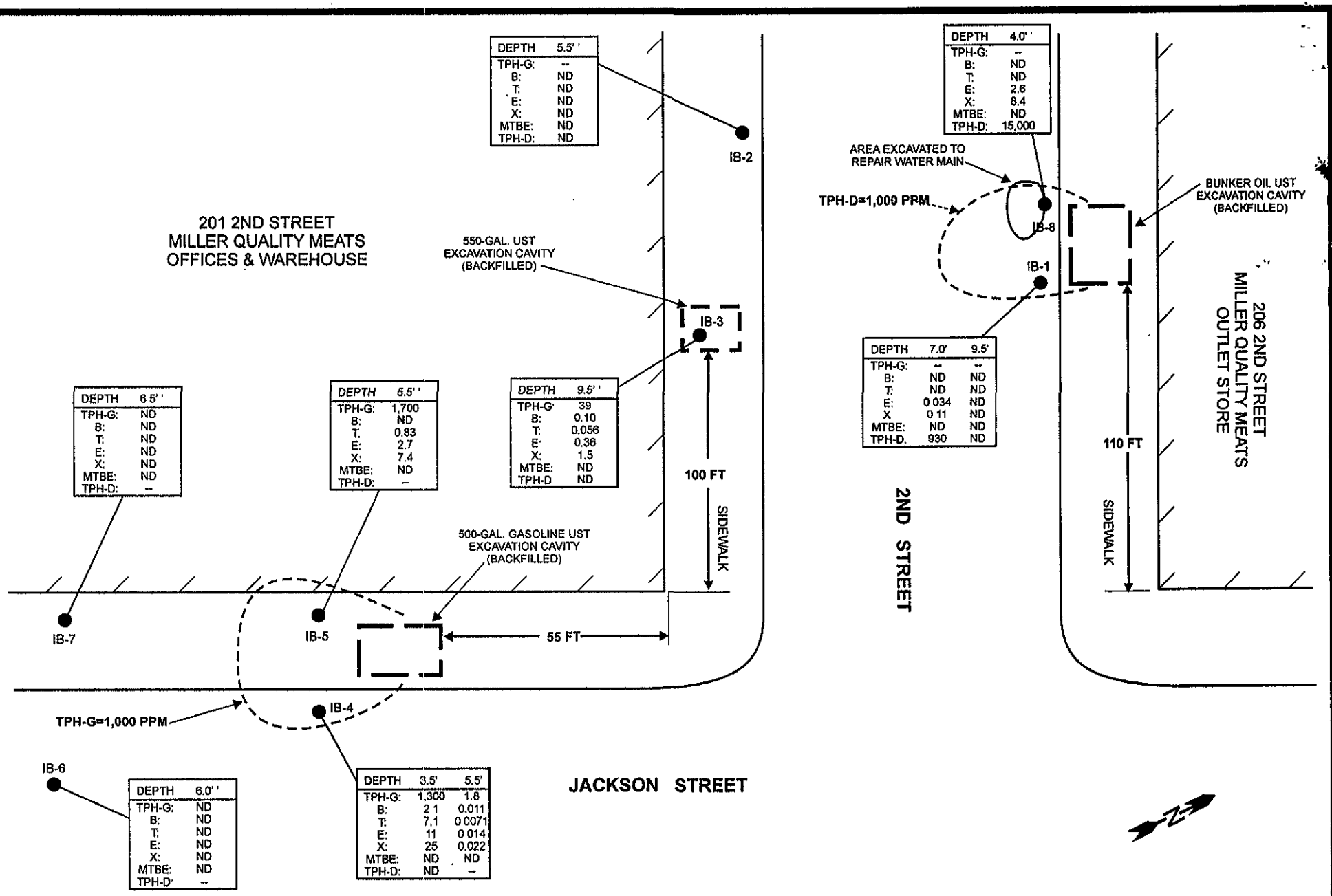

ALL UNITS IN MILLIGRAMS PER KILOGRAM (PPM).

● - SOIL BORING LOCATION

0 20 40

APPROXIMATE SCALE IN FEET

DESIGNED BY:	CHECKED BY:
DRAWN BY: JG	SCALE:
PROJECT NO: 199-01-01	

SOIL HYDROCARBON RESULTS

MILLER QUALITY MEATS
201 & 206 2ND STREET
OAKLAND, CALIFORNIA

DATE: 11/01/01 | FIGURE: 1

GRIBI Associates

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date: 7/27/01**

Agency name: Alameda County-Env Health Address: 1131 Harbor Bay Parkway Rm 250, Alameda CA 94502

City/State/Zip: Alameda Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Miller Packing

Site facility address: 201 2nd St., Oakland CA 94607

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: StID 3700/ RO0000003

ULR filing date: 11/20/90, 8/6/96 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Victor Lewkowitz	201 2nd St. Oakland CA 94607	510-451-7200 x221

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	550	gasoline	removed	11/89
2	500	gasoline	removed	8/6/96

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? yes

Date approved by oversight agency:

Monitoring Wells installed? No Number: NA

Proper screened interval? NA

Highest GW depth: Lowest depth:
GW encountered @ 5-6'bgs in 6/15/01 boring investigation

Leaking Underground Fuel Storage Program

Flow direction: assumed southerly based upon gradient found at 208 Jackson St. located across the street, see Figure 2 .

Most sensitive current use: commercial/residential

Are drinking water wells affected? No Aquifer name: NA

Is surface water affected? no

Nearest affected SW name: none

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes** Where is report(s)?

Alameda County and City of Oakland OES
1131 Harbor Bay Parkway, 1605 MLK Jr. Way
Room 250, Alameda CA 94502-6577 Oakland CA 94612

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks	1-550 gallon	disposed @ Erickson, Richmond	11/22/89
	1-500 gallon	disposed @ H&H, China Basin,SF	8/6/96
Groundwater From 201&206 2nd St., Oakland	2980 gallons total	recycled @ B C Stocking Dist Dixon, CA	8&9/96
Soil	3 cy	disposed @ BFI landfill,Half Moon Bay	4/20/91
	15 cy	disposed @ Remco, Mecca, CA	8/26/96

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) 550	1Before	After2 550	500	Water (ppb) 3Before	After 4	
TPH (Gas)	180	1700	26 39	390	NT 34000	ND	440
Benzene	1	0.54	0.08 0.1	ND	71	ND	ND
Toluene	4	1.4	0.7 0.05	0.89	73	ND	4
Ethylbenzene	2	5.5	0.1 0.36	1.5	140	ND	2.8
Xylenes	14	4.7	3 1.5	2.5	84	6	6
MTBE				ND	ND	ND	ND
Lead		ND					

Comments (Depth of Remediation, etc.):
1 original soil sidewall samples from 550 & 500 gallon tank removals respectively 6/15/01
2 samples taken after over-excavation, ~~3-22-91~~ 8-23-96 + 6/15/01
3 grab groundwater sample, PW-2 from 500 gallon UST, None taken for 550 UST
4 grab groundwater samples from geoprobes, IB-3/ IB-5

Leaking Underground Fuel Storage Tank Program

IV. **CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: site should be included into the City of Oakland Permit Tracking System

Should corrective action be reviewed if land use changes? yes

Monitoring wells Decommisioned: NA

Number Decommisioned: Number Retained:

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Date:

Reviewed by

Name: Susan Hugo Title: Acting Supervisor

Signature: Date:

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: Date: 7/30/01

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response:

RWQCB Staff Name: C. Headlee Title: AEG

Signature: Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary.

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date: 9/19/01**

Agency name: Alameda County-Env Health Address: 1131 Harbor Bay Parkway Rm 250, Alameda CA 94502

City/State/Zip: Alameda Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Miller Packing

Site facility address: 201 2nd St., Oakland CA 94607

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: StID 3700/ RO0000003

ULR filing date: 11/20/90, 8/6/96 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Victor Lewkowitz	201 2nd St. Oakland CA 94607	510-451-7200 x221

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	550	gasoline	removed	11/22/89
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III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? yes

Date approved by oversight agency:

Monitoring Wells installed? No Number: NA

Proper screened interval? NA

Highest GW depth: Lowest depth:
GW encountered @ 5-6'bgs in 6/15/01 boring investigation

Flow direction: assumed southerly based upon gradient found at 208 Jackson St. located across the street, see Figure 2.

Leaking Underground Fuel Storage Program

Most sensitive current use: commercial/residential

Are drinking water wells affected? No Aquifer name: NA

Is surface water affected? no

Nearest affected SW name: none

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes** Where is report(s)?

Alameda County 1131 Harbor Bay Parkway, Room 250, Alameda CA 94502-6577	and	City of Oakland OES 1605 MLK Jr. Way Oakland CA 94612

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks	1-550 gallon	disposed @ Erickson, Richmond	11/22/89
	1-500 gallon	disposed @ H&H, China Basin,SF	8/6/96
Groundwater From 201&206	2980 gallons total	recycled @ B C Stocking Dist 2nd St., Oakland Dixon, CA	8&9/96
Soil	3 cy	disposed @ BFI landfill,Half Moon Bay	4/20/91
	15 cy	disposed @ Remco, Mecca, CA	8/26/96

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before[1] a	Soil (ppm) Before[1] b	Soil (ppm) After[2] b	Soil (ppm) After[2] c	Water (ppb) Before[3] a	Water (ppb) Before[3] b	Water (ppb) After[4] a	Water (ppb) After[4] b
TPH (Gas)	180	1700	390	1700	NT	34000	ND	440
Benzene	1	0.54	ND	2.1		71	ND	ND
Toluene	4	1.4	0.89	7.1		73	ND	4
Ethylbenzene	2	5.5	1.5	11		140	ND	2.8
Xylenes	14	4.7	2.5	25		84	6	6
MTBE			ND	ND		ND	ND	ND
Lead		ND						

Comments (Depth of Remediation, etc.):

1 **a,b before** — **original soil sidewall samples from (a)550 & (b)500 gallon tank removals in 1989 and 1996, respectively**

2 **b,c after** — **soil samples taken after over-excavation of 500 gallon UST on 8-23-96 (b) & recent sampling (c) on 6/15/01**

3 **b before** — **grab groundwater sample, PW-2 from 550 gallon UST, (a) (NT), no sample taken for 550 gallon UST**

4 **a,b after** — **grab groundwater samples from geoprobes,IB-3/ IB-5,respectively**

the a + b notations are confusing, as they are for both soil + GW, and/or before + after. why not give GW data their own lettering.

IV. **CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: site should be included into the City of Oakland Permit Tracking System

Should corrective action be reviewed if land use changes? yes

Monitoring wells Decommisioned: NA

Number Decommisioned: NA Number Retained: NA

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Date:

Reviewed by

Name: Scott Seery Title: Hazardous Materials Specialist

Signature: Date:

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: Date:

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response:

RWQCB Staff Name: C. Headlee Title: AEG

Signature: Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary.