



**PORT OF OAKLAND**

Lo 10

**RECEIVED**

JAN 13 2006

ENVIRONMENTAL HEALTH SERVICES

January 10, 2006

Governor's Office of Emergency Services  
California State Warning Center  
3650 Schriever Avenue  
Mather, CA 95655

United States Environmental Protection Agency  
75 Hawthorne Street  
San Francisco, CA, 94105

**RE: REPORT OF SUSPECTED RELEASE OF HAZARDOUS SUBSTANCES TO THE ENVIRONMENT**

To Whom It May Concern:

This letter is to notify you that the Port of Oakland ("Port") has discovered volatile organic compounds ("VOCs") and semi-volatile organic compounds ("SVOCs") in soil and groundwater samples collected on Port property located at 2225 and 2277 7<sup>th</sup> Street, Oakland ("Site"), currently occupied, in part, by the Port's Harbor Facilities Complex. 187 / 10

The initial discovery of the VOCs and SVOCs were reported to the local oversight agency, the Alameda County Health Care Services Agency ("County"), in the early 1990's. The County was notified when the Port's tenant/sub-tenant removed underground storage tanks at the Site. In March 2002, in connection with the re-development of the Site, the Port commissioned its consultant, IRIS Environmental ("IRIS"), to prepare a human health risk assessment to assess the risks posed by the chemicals found onsite. These chemicals included free product petroleum hydrocarbons, methane vapors, and metals, in addition to the VOCs and SVOCs. The Port submitted the Final Human Health Risk Assessment and Abbreviated Phase II Environmental Site Assessment Report ("HHRA") to the County and Regional Water Quality Control Board ("RWQCB") in July 2003. The HHRA was then reviewed by the RWQCB, at the request of the County. The RWQCB approved the HHRA subject to the implementation of several construction and health and safety measures to address the risk of exposure to construction workers and building occupants.

Letter: Regulatory Agencies  
Re: Report of Suspected Release of Hazardous  
Substances to the Environment

January 10, 2006  
Page 2

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No clear source for the SVOCs and VOCs has been identified. Nonetheless, based upon the HHRA, no remediation or further action is required of the Port with respect to the VOCs or SVOCs at this time. If future construction activities are undertaken at the Site, however, the Port will re-evaluate the potential health risks posed by the existence of these chemicals on the Site.

Finally, while, the Port does not necessarily believe that further reporting is required to any regulatory agency given the extensive oversight already provided by the County and the RWQCB, we are nevertheless providing this notice to you in an abundance of caution.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Roberta Reinstein  
Environment and Safety Manager

cc: Barney Chan, Alameda County Health Care Services Agency  
Alameda County Department of Environmental Health  
Attention: Mee Ling Tung, Director  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

California Department of Toxic Substances Control  
Site Mitigation Program  
700 Heinz Avenue, Building F, Second Floor  
Berkeley, CA 94710

San Francisco Bay Regional Water Quality Control Board  
Attention: Bruce Wolfe, Director  
1515 Clay St. Suite 1400  
Oakland, CA 94612

Michele Heffes Esq.

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

June 13, 2003

Mr. Jeff Rubin  
Port of Oakland  
530 Water St.  
P.O. Box 2064  
Oakland, CA 94604-2064

Dear Mr. Rubin:

Subject: Fuel Leak Cases RO0000087 and RO0000010, 2225 and 2277 7<sup>th</sup> St., Oakland,  
CA 94607. Future Port of Oakland Field Support Services Complex

Alameda County Environmental Health staff and staff from the Regional Water Quality Control Board have reviewed the following documents from Iris Environmental for the referenced sites.

- Human Health Risk Assessment and Abbreviated Phase II Environmental Site Assessment Report, October 2002
- Response Package and Addendum to Human Health Risk Assessment for Future Port of Oakland Field Support Services Complex, March 7, 2003 and
- Final Human Health Risk Assessment for Future Port of Oakland Field Support Services Complex, May 6, 2003.

With the concurrence of the RWQCB, our office concurs with the conclusions and the proposed mitigation measures (passive soil venting system and asphalt cap) of the final risk assessment. The cancer risk to on-site construction worker and future on-site commercial worker is expected to be below  $1 \times 10^{-5}$ .

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

Sincerely,

A handwritten signature in black ink that reads "Barney M. Chan". The signature is fluid and cursive.

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos  
Mr. C. Alger, Iris Environmental, 1615 Broadway, Suite 1003, Oakland, CA 94612  
Mr. Roger Brewer, SFRWQCB

HHRA2225&2277 7thSt

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

March 27, 2003

Mr. Jeff Rubin  
Port of Oakland  
530 Water St.  
P.O. Box 2064  
Oakland, CA 94604-2064

Dear Mr. Rubin:

Subject: Fuel Leak Case RO0000010, 2277 Seventh St., Oakland, CA 94607

Alameda County Environmental Health, Local Oversight Program (LOP) staff has reviewed the case file for the referenced site including your March 11, 2003 proposal letter to abandon the piping and temporarily shut down the free product removal system. It is our understanding that this system would be ineffective due to the construction of future Port Field Service Complex and the upgrades associated with this development. We understand that the piping will be flushed and removed and a new product removal system installed with additional extraction wells within the next 6-9 months.

Our office approves the temporary shut down and awaits the proposal for your new free product removal system. Please notify our office if your plans change from that stated in your letter.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos, files  
Ms. R. Hess, ITSI, 2730 Shadelands Drive, Suite 100, Walnut Creek, CA 94598  
2277 7th St prodrem

2010  
CHAN



# State Water Resources Control Board



**Winston H. Hickox**  
Secretary for  
Environmental  
Protection

**Division of Clean Water Programs**  
1001 I Street • Sacramento, California 95814  
P.O. Box 944212 • Sacramento, California • 94244-2120  
(916) 341-5714 • FAX (916) 341-5806 • [www.swrcb.ca.gov/cwphome/ustcf](http://www.swrcb.ca.gov/cwphome/ustcf)

**Gray Davis**  
Governor

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).*

JAN 15 2003  
Port Of Oakland  
Douglas Herman  
530 Water St  
Oakland, CA 94607

**Alameda County**

JAN 22 2003

**Environmental Health**

**UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), CLAIM NUMBER 012949; FOR SITE ADDRESS: 2277 7TH ST, OAKLAND**

On February 17, 1998, the Port of Oakland (Port) submitted a claim application to the Fund for the subject site. Included with the application, as a request for the State Water Resources Control Board (SWRCB) to grant a Permit Waiver. On December 22, 1998, the SWRCB granted the Permit Waiver and the claim was accepted and placed on the Priority List in Priority Class D.

In 2002, the Port submitted several claim applications to the Fund. In addition, the Port requested the SWRCB grant a Permit Waiver for the newly submitted applications in order to access the Fund. One condition of the Permit Waiver is that the claimant was unaware of the permit requirement to January 1, 1990. During the Fund's review process, it was discovered that the Port had knowledge of the permit requirement. Therefore, the SWRCB denied the Permit Waiver on the newly submitted claim applications. Since the Port was aware of the requirement to obtain permits, the Fund is not allowing this claim access to the Fund under the Permit Waiver.

The Port must provide evidence that they were in compliance with the permit requirement of the Petroleum Underground Storage Tank Cleanup Fund Regulations, Section 28811(a)(2). Please provide a copy of the permit to own or operate the UST from the local implementing agency dated between January 1, 1984 and January 1, 1990 (pursuant to Chapter 6.7 of the Health and Safety Code). If the Port is unable to provide the documentation, the Fund will begin the process of removing this claim from the Priority List.

**NOTE:** Failure to respond to this request within thirty (30) calendar days from the date of this letter may result in an ineligibility determination of your claim.

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

**ORIGINAL SIGNED BY**

Shari Knieriem  
Claims Review Unit  
Underground Storage Tank Cleanup Fund

Lustis Case #: 01-2020

**California Environmental Protection Agency**



Port Of Oakland

-2-

cc: Mr. Steve Morse  
RWQCB, Region 2  
1515 Clay Street, Ste. 1400  
Oakland, CA 94612

Ms. Donna Drogos  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577



~~CONFIDENTIAL~~

Revised date May 30, 2002

JUN 18 2002

Mr. Barney Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health Services, Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

**Errata to Additional Site Characterization and Remedial Action Plan for  
2225 and 2277 Seventh Street Sites  
Oakland, California**

Dear Mr. Chan:

A typographical error has been identified on pages 6 and 7 of the above referenced Plan that was sent out to you yesterday. Please replace those pages with the attached corrected pages. We apologize for any inconvenience that this may have caused. If you have any questions or comments, please contact me at either 510-715-7842 or 925-946-3105.

Sincerely,



Rachel B. Hess  
Project Manager

Cc: Jeff Rubin, EH&SC Department, Port of Oakland, 530 Water Street, Oakland, CA 94607  
Mikhail Korsunsky, Engineering Department, Port of Oakland, 530 Water Street, Oakland, CA, 94607  
Barry MacDonnell, Vision 2000 Department, Port of Oakland, 530 Water Street, Oakland, CA, 94607  
Michele Heffes, Legal Department, Port of Oakland, 530 Water Street, Oakland, CA 94607

Cc (w/o encl.): Jeff Jones, EH&SC Department, Port of Oakland, 530 Water Street, Oakland, CA 94607  
Roberta Schoenholz, EH&SC Department, Port of Oakland, 530 Water Street, Oakland, CA 94607



Innovative  
Technical  
Solutions, Inc.

JUN 18 2002

June 14, 2002

Barney -

Our previous letter to you was mistakenly dated "March" instead of May.

To prevent potential confusion in your files, please substitute that letter with this one dated "May". Sorry for the inconvenience!

Rachel



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 20, 2001  
RO0000187/RO0000010

Mr. John Prall  
Port of Oakland  
530 Water St.  
Oakland CA 94604

**Re: Workplan for Additional Site Characterization 2225 and 2277 Seventh St.  
Oakland CA 94607**

Dear Mr. Prall:

Our office has received and reviewed the November 8, 2001 work plan for the referenced sites as prepared by ITSI. I have also spoken with Mr. Jeff Hess and Ms. Rachel Hess of ITSI regarding its contents. As you are aware, the work plan initially was prepared to provide better subsurface lithology of the sites using cone penetration test (CPT) borings. Using the UVIF modification to the CPT will allow semi-quantitative estimation of petroleum contamination in the subsurface. Five of the proposed CPT locations will have a monitoring well installed adjacent to the boring, which will allow visual logging to confirm the CPT printout data. From this data, you will ideally receive sufficient characterization to prepare a feasibility study. Some of the wells installed may be used for remediation purposes in the future and the free product map may be confirmed or refined.

The work plan is approved. Please notify our office prior to initiating this work.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Ms. R. Hess, ITSI, 2730 Shadelands Drive, Suite 100, Walnut Creek, CA 94598

CPTwpap2225&2277 7thSt

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 27, 2001  
StID 3899/ RO0000010

Mr. John Prall  
Port of Oakland EH&SC  
530 Water St.  
Oakland CA 94607

**Re: Replacement Well Work Plan, 2277 7<sup>th</sup> St., Oakland CA 94607**

Dear Mr. Prall:

Our office has received and reviewed the September 24, 2001 work plan for the installation of MW8A, the replacement well for MW8 at 2277 7<sup>th</sup> St., Oakland. With the condition, that every effort be made to install the well screen as shallow as possible, the work plan is approved. The initial work plan called for the screen interval to be approximately from 8' to the bottom of the well. Historically, depth to water in MW8 has been as shallow as 7.84'. I received a voice message from Ms. Rachel Hess of ITSI and she said she would attempt to set the screen as shallow as possible.

I understand the well is scheduled for installation on October 2, 2001.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. R. Hess, ITSI, 2730 Shadelands Drive, Suite 100, Walnut Creek, CA 94598

Mw8Aap2277 7th St

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 14, 2001  
StID 940, 3899/ RO 187, 10

Mr. John Prall  
Port of Oakland  
530 Water St.  
P.O. Box 2064  
Oakland CA 94604-2064

**Re: Subsurface Investigation at 2225 and 2277 7<sup>th</sup> St., Oakland CA 94607**

Dear Mr. Prall:

Our office has received and reviewed the August 31, 2001 Second Quarter 2001 Quarterly Groundwater Monitoring and Product Recovery Report for 2277 7<sup>th</sup> St., the Semi-Annual 2001 Groundwater Monitoring report for 2225 7<sup>th</sup> St. and your September 11, 2001 cover letter these reports.

Our office approves the extension to November 9, 2001 for the submission of a work plan for expanded free product recovery and the preparation of a remediation feasibility study for these sites. We also approve the submittal of a work plan to install a replacement well for MW-8, which should be submitted by September 24, 2001 and installed as soon as possible after receipt of County approval. Please make every effort to meet these deadlines as there has been limited remediation to date and a down-gradient well to free product is necessary.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files  
J. Hess, ITSI, 1730 Franklin St., Oakland CA 94607

Wpext2225&277 7thSt



# PORT OF OAKLAND

#940

September 11, 2001

SEP 13 2001

Mr. Barney Chan  
Hazardous Materials Specialist  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, suite 250  
Alameda, California 94502-6577

# 340 (187) 3899 (W)

**Subject: 2225 and 2277 Seventh Street UST Sites,  
Oakland, California**

Dear Mr. Chan:

We are in receipt of your August 20, 2001 letter regarding the 2225 and 2277 Seventh Street, underground storage tank sites. In your letter, you requested three new tasks: 1) expanded free product recovery, 2) replacement of monitoring well MW-8, and 3) the preparation of a remediation feasibility study. All three tasks were, at your request, to be addressed in a work plan to be submitted to the County within 30 days of the August 20<sup>th</sup> letter or no later than September 24, 2001. Because of extensive technical review and input that will be required by the project consultant, Innovative Technical Solutions, Inc. (ITSI), the Port herein requests additional time to address tasks 1 and 3. The Port proposes to submit a work plan for that effort by November 9, 2001.

During the review period, the Port proposes to reinstall well MW-8. The Port intends to submit to your office by September 24, 2001 a work plan for the installation effort. The actual installation date is to be determined based upon availability of a drilling contractor (during the typical busy summer months) and access into an active terminal. However, we anticipate, the well can be installed soon after the County approves the work plan.

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

August 20, 2001  
StID 3899, 940/RO110, 187

Mr. John Prall  
Port of Oakland  
530 Water St.  
P.O. Box 2064  
Oakland, CA 94604-2064

**Re: 2225 and 2277 Seventh St. UST Sites, Oakland CA 94607**

Dear Mr. Prall:

This letter follows up our conversation today where you updated me on the status of these two Port of Oakland sites. It appears that the free product plumes from these sites may have commingled. The figure presented in your July 25, 2000 letter report indicates a free product plume with the dimensions of approximately 400' x 200' stretching from the former tanks on 2225 7<sup>th</sup> St. to the former tank pit on 2277 7<sup>th</sup> St.. Significant amounts of free product have been removed from MW-3, however, it is not know if other hot spots exist within the plume or whether MW-3 is typical of the plume. The specific source(s) of the release have not been identified, as such, there is no reason to explain why the area near MW-3 is as impacted as it is. Because of this lack of knowledge of the free product plume, our office requests that the free product removal be expanded. You will need to determine the general thickness of the plume within the free product area and install free product collection and removal wells, sumps or trenches. Based upon the free product figure presented, this plume may be underneath Buildings C-407 and C-401.

A replacement well for MW-8, the down-gradient well to both sites must be installed. This well has had in the past free product. It is unclear whether this free product is from the same large plume from the underground tanks. If this is the case, the plume has migrated beneath and beyond Building C-401. Please clarify the amount of monitoring events performed on MW-8. Were there any more than the 12/31/97 and 11/6/98 events, both of which reported free product? For completeness, your monitoring reports should include all this information.

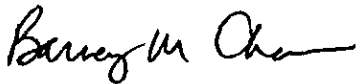
Lastly, you are requested to provide a feasibility study to examine and compare the available technology that exist to remediate this site. A comparison of cost, effectiveness, implementability and timeliness should be done.

Please submit a work plan for augmenting the free product investigation, expanding the free product recovery system, installation of a replacement well for MW-8 and performing a feasibility study. **You should submit your work plan within 30 days or no later than September 24, 2001.**

Mr. John Prall  
August 20, 2001  
StID 3899, 940/RO110, 187  
2225 and 2277 Seventh St. UST Sites, Oakland CA 94607  
Page 2

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Mr. L. Fraticelli, Harding ESE, Inc., 383 Fourth St., Suite 300, Oakland CA 94607

Wprq2277&2225 7thSt

**Chan, Barney, Env. Health**

**From:** John J. Levi [SMTP:jclevi@rmi.net]  
**Sent:** Wednesday, August 15, 2001 11:31 AM  
**To:** 'BChan@co.alameda.ca.us'  
**Subject:** Status questions for two Port of Oakland sites

Barney, per our telephone conversation of today, and where I asked for the current status on two of Larry Seto's former cases, here is what I know up to this point:

1. For the Nationsway Transport site, a/k/a Dongary Investments facility, located at 2225 7<sup>th</sup> Street, Oakland, as of my April 2000 contact with Larry, he advised that the Port still needed to further define the contamination plume at this property, before it can move towards site closure. While the Port needs to address this area, Larry could not advise when they will submit reporting in that regard. This is due to the fact that the file is somewhat "self-guided", in that your agency only provides comment to reporting that comes in and Larry hasn't set deadlines for its submission. Is this still the current status for the site, and since April 2000, or has other Port reporting been received by your office?
2. As for the Port's C-401 Building portion of this site, at 2277 7<sup>th</sup> Street, Oakland, the most recent file entry as of April 2000 was a May 1999 groundwater monitoring report, that indicated free product was being pumped from up to 3 monitoring wells at the site. The Port still also needed to complete a Risk Assessment report before any further oversight is afforded by the ACEHD. Larry also mentioned in April 2000, that the Port needs to make the necessary reporting to his agency before he can provide any comment or direction to them, concerning the additional remediation work that maybe required at the properties. That reporting will likely concern further definition of the contamination plume, as well as to complete the removal of floating product in the site's MWs. In addition, if contamination was still found to be present in the soil and groundwater, then a Risk Assessment must be completed for the site. These areas were to be addressed as the Port moves toward an approved closure of this cleanup site. Is this still the current status for the site, since April 2000, or has your office received other Port reporting?

Any information you can provide would be greatly appreciated.

Thanks,

John Levi  
EnviroNet, Inc.  
1-888-790-7690

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

April 20, 2000

Mr. John Prall  
Port of Oakland  
530 Water Street  
Oakland, CA 94607  
STID 3899

RE: Port of Oakland, 2277 Seventh Street, Oakland, CA 94607

Dear Mr. Prall:

I have reviewed the Request for Approval to Abandon Monitoring Well MW-8 dated April 19, 2000 that was prepared by Harding Lawson Associates. It is acceptable.

Please forward to this office the replacement well installation report as soon as it becomes available.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: James McCarty, Harding Lawson Associates, 383 Fourth Street, 3<sup>rd</sup> Floor,  
Oakland, CA 94607

Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



April 19, 2000

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

Mr. John Prall  
Port of Oakland  
530 Water Street  
Oakland, CA 94607  
STID 3899

RE: Port of Oakland, 2277 Seventh Street, Oakland, CA 94607

Dear Mr. Prall:

The most recent quarterly groundwater monitoring and product recovery report in the site file for the above address is 4<sup>th</sup> Quarter of 1998. Please submit to this office the quarterly reports for 1999 within 10 days of the receipt of this letter. The 1<sup>st</sup> quarter 2000 should also be forwarded to this office when it becomes available.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: James McCarty, Harding Lawson Associates, 383 4<sup>th</sup> Street, 3<sup>rd</sup> Floor,  
Oakland, CA 94607  
Files

**Harding Lawson Associates**



April 19, 2000

02884 101BAYA

Mr. Lawrence Seto  
Senior Hazardous Materials Specialist  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

**Request for Approval to  
Abandon Monitoring Well MW-8  
Port of Oakland  
2277 Seventh Street  
Oakland, California**

Dear Mr. Seto:

On behalf of the Port of Oakland (Port), Harding Lawson Associates (HLA) requests approval to abandon groundwater monitoring well MW-8, located at 2277 Seventh Street in Oakland, California (Site), see Plate 1. Construction of a railroad track associated with the Port of Oakland Vision 2000 improvements requires the removal of MW-8. The well is located in the alignment of the new track, and in order for construction to proceed, all surface structures need to be removed. After the well has been properly abandoned and the construction activities are complete, HLA will construct a replacement well in the location shown on Plate 1.

HLA has received a permit (#W00-1690) from the Alameda County Public Works Agency (ACPW) for the abandonment of the well. The well will be destroyed in accordance with ACPW well permit policy by overdrilling to remove the sand pack and well casing and then backfilling with a cement grout and bentonite mix.

HLA will construct the replacement well approximately 30 days after the abandonment of MW-8 using standard construction procedures for groundwater monitoring wells. Within three weeks of the construction of the replacement well, HLA will issue a brief letter report will be issued to the Alameda County Department of Environmental Health documenting the replacement well's location and construction details.

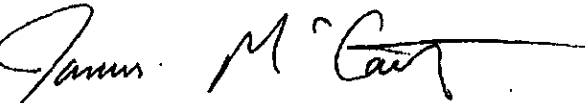
**Harding Lawson Associates**

April 19, 2000  
02884 101BAYA  
Mr. Lawrence Seto  
Senior Hazardous Materials Specialist  
Alameda County Department of Environmental Health  
Page 2

The Port has scheduled surface preparation for the construction for the new railroad spur to begin on Friday, April 21, 2000. Therefore HLA requests your authorization on Wednesday, April 19, 2000, to proceed with well abandonment so that the well can be removed on Thursday, April 20, 2000 before construction begins. HLA appreciates your attention to this matter on such short notice and if you have any questions please contact James McCarty at (510) 628-3220.

Yours very truly,

**HARDING LAWSON ASSOCIATES**



James McCarty  
Project Engineer



Stephen Osborne  
Geotechnical Engineer

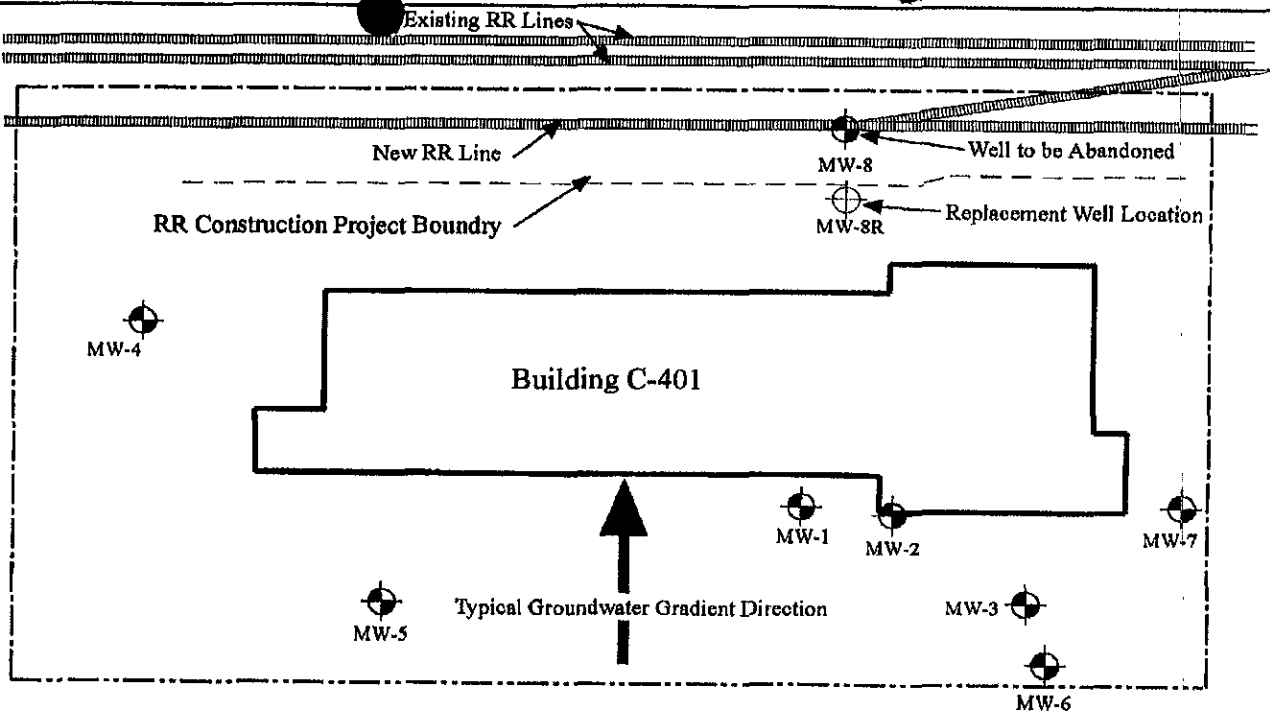
JGM/SJO/mlw/P/037665P

1 copies submitted





Attachments Plate 1 - Site Map

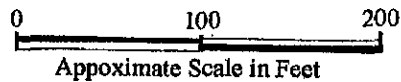
cc: John Prall  
Port of Oakland





Legend

-  Location of Groundwater Monitoring Well
-  Proposed Location of Replacement Well
-  Lease Line
-  Fence Line



**Harding Lawson Associates**  
 Engineering and  
 Environmental Services

**Site Plan**  
**Monitoring Well MW-8 Removal and Replacement**  
 2277 Seventh Street  
 Oakland, California 94607

PLATE

**1**

DRAWN  
jgm

PROJECT NUMBER  
02884 BAYA101

APPROVED

DATE  
04/18/00

REVISED DATE

**FACSIMILE TRANSMISSION**

**To:** Lawrence Seto

**Fax Number:** (510) 337-9335

**From:** James McCarty

**Date:** April 19, 2000

**Subject:** Well Abandonment, 2277 Seventh Street, Port of Oakland

**Project Number:** \_\_\_\_\_

**Number of pages (including this cover sheet):** 2

**Original to follow by mail:** X Yes \_\_\_\_\_ No

**Remarks:**

**cc:** \_\_\_\_\_

**Transmitted by:** \_\_\_\_\_

**If you do not receive all pages, please call (510) 451-1001**

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**Harding Lawson Associates**  
 Engineering and Environmental Services  
 383 Fourth Street, Third Floor  
 Oakland, CA 94607 — (510) 451-1001

**FAX (510) 451-3165**

**FACSIMILE TRANSMISSION**

**To:** Lawrence Seto

**Fax Number:** (510) 337-9335

**From:** James McCarty

**Date:** April 19, 2000

**Subject:** Well Abandonment, 2277 Seventh Street, Port of Oakland

**Project Number:** \_\_\_\_\_

**Number of pages (including this cover sheet):** 3

**Original to follow by mail:** \_\_\_\_\_ **Yes** \_\_\_\_\_ **X** **No**

**Remarks:**

**cc:** \_\_\_\_\_

**Transmitted by:** \_\_\_\_\_

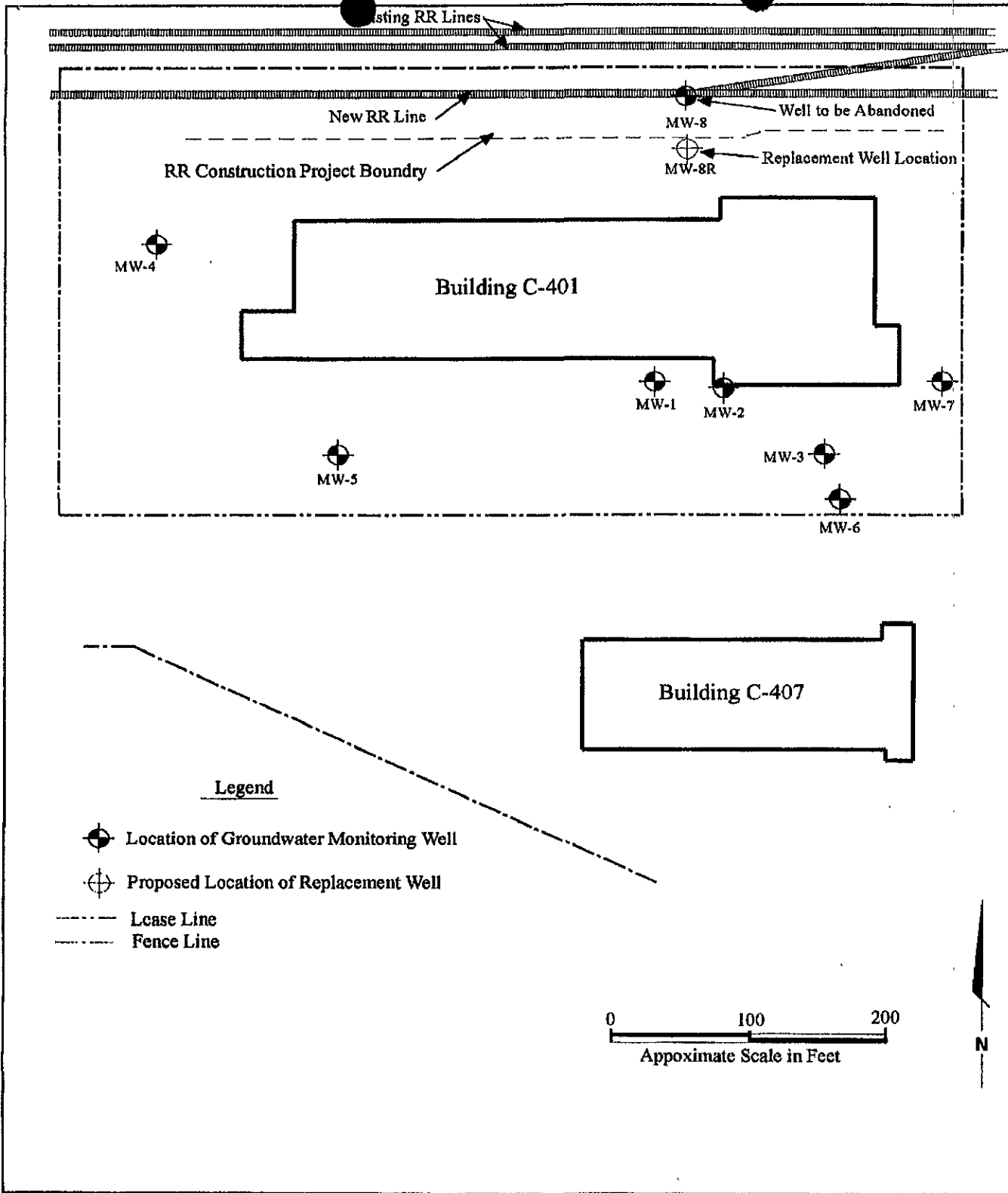
**If you do not receive all pages, please call (510) 451-1001**

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**Harding Lawson Associates**  
Engineering and Environmental Services  
383 Fourth Street, Third Floor  
Oakland, CA 94607 — (510) 451-1001

**FAX (510) 451-3165**



**Harding Lawson Associates**  
 Engineering and  
 Environmental Services

**Site Plan**  
**Monitoring Well MW-8 Removal and Replacement**  
 2277 Seventh Street  
 Oakland, California 94607

PLATE  
**1**

DRAWN  
 jgm

PROJECT NUMBER  
 02884 BAYA101

APPROVED

DATE  
 04/18/00

REVISED DATE

4-18-2000

Met with John Prall, Port of Oakland and James McCarty, Harding Lawson Assoc. The Port is going to do surface improvement (installing railroad tracks) in the area of MW-8. They want to decommission MW-8 and replace it with a replacement well approx. 30' downgradient from the source. McCarty will submit a site map identifying the proposed location of the replacement well.

John Prall said the Port of Oakland own 2225 and 2277-7<sup>th</sup> St. He claims the former tenant at 2225 caused the ~~contamination~~ contamination detected at 2277-7<sup>th</sup> St. Prall said the contamination detected in the groundwater below the U.G.T.s that <sup>were</sup> removed from 2277-7<sup>th</sup> St. was diff. than what was stored in the tanks. The contaminants in the groundwater was similar to what was stored in the UGT at 2225 7<sup>th</sup> St.

Prall also claims the g.w. flows from 2225 to 2277-7<sup>th</sup> St., Cal.



4-2-99

John Levi @ 1-888-790-7690 performed a site search, and my notes from my last conversation with the Port of Oak / was missing. He will send me a copy of the notes

2-26-99

Met with Kent O'Brien of Arcadis Geraghty & Miller. His company is the consultant for the Port of Oakland. The Port owns the properties at 2225-7<sup>th</sup> St and 2277-7<sup>th</sup> St, Oak. The Port is going to take back these two properties within a year or two and use it for parking and storage of containers. The Port wants to know what our office is going to require to get case closed for these two sites. The Port wants to negotiate a prepay amount the tenants may have to pay if the site is not cleaned up before they leave. I told O'Brien, at a minimum, the ground at the two sites must be decontaminated & no floating products, ~~and~~ if ~~contamination~~ contamination still exist in the soil and/or groundwater, a risk assessment using Tier I or Tier II ~~will~~ be required.

ARCADIS GERAGHTY & MILLER



KENT O'BRIEN, RG  
Senior Scientist

ARCADIS Geraghty & Miller, Inc.  
1050 Marina Way South  
Richmond, California 94804  
Tel 510.233.3200 Fax 510.233.3204  
Direct/Voice 510.918.1977  
Email kobrien@gmgw.com

Post-it™ brand fax transmittal memo 7671

# of pages 1

To	Larry Seto	From	
Co	ACEHD	Co.	
Dept		Phone #	
Fax #	510-337-9335	Fax #	

2-26-99

Met with Kent O'Brien of Arcadis Geraghty & Miller. His company is the consultant for the Port of Oakland. The Port owns the properties at 2225-7<sup>th</sup> St and 2277-7<sup>th</sup> St, Oak.

The Port is going to take back the two projects within a year or two and use it for parking and storage of containers. The Port wants to know what our office is going to require to get case closed for these two sites.

The Port wants to negotiate a payoff amount the tenants may have to pay if the site is not cleaned up before they leave. I told O'Brien,

at a minimum, the plume at the two sites must be defined & no floating products, ~~and~~

if ~~contamination~~ contamination still exist in the soil and/or groundwater, a risk assessment using Tier I or Tier II ~~will~~ be required.

**ARCADIS GERAGHTY & MILLER**


KENT O'BRIEN, RG  
Senior Scientist

ARCADIS Geraghty & Miller, Inc.  
1050 Marina Way South  
Richmond, California 94804  
Tel 510 233 3200 Fax 510 233 3204  
Direct/Voice 510.918.1977  
Email kobrien@gmgw.com

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



September 24, 1998

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

Mr. John Prall  
Port of Oakland  
530 Water Street  
Jack London Square  
P.O. Box 2064  
Oakland, CA 94604-2064  
STID 3899

RE: 2277-7<sup>th</sup> Street, Oakland, CA

Dear Mr. Prall:

I have reviewed your Groundwater Monitoring, Sampling and Product Removal System O & M Report dated July 21, 1998 that was prepared by Innovative Technical Solutions, Inc. Commencing with the next round of groundwater sampling, please have your analytical laboratory test for the presence of Methyl-Tert Butyl Ether (MTBE).

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire  
Files



**PORT OF OAKLAND**

ENVIRONMENTAL  
PROTECTION

98 MAY 21 PM 4:06

May 20, 1998

Mr. Larry Seto  
Senior Hazardous Materials Specialist  
Alameda County Environmental Protection (LOP)  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

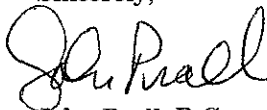
**SUBJECT: PRODUCT RECOVERY SYSTEM  
2277 7TH STREET, OAKLAND  
STID # 3899**

Dear Mr. Seto:

In response to your request of May 12, the product only recovery system located at 2277 Seventh Street received maintenance on Tuesday, April 28, 1998. The system is now recovering approximately 60 gallons of product per day.

If you have any questions, please contact me at (510) 272-1373.

Sincerely,



John Prall, R.G.

Associate Environmental Scientist

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)

May 12, 1998

Mr. John Prall, R.G.  
Port of Oakland  
530 Water Street  
Jack London Square  
P.O. Box 2064  
Oakland, CA 94604-2064  
STID 3899

RE: 2277 7<sup>th</sup> Street, Oakland, CA

Dear Mr. Prall:

I have reviewed your Fourth Quarter 1997 Groundwater Monitoring and Sampling Report dated March 17, 1998 that was prepared by Innovative Technical Solutions, Inc. The report recommended maintenance be performed on both the passive and active skimmer systems at the above site. Please inform this office within 30 days when the maintenance work was performed, and the current status of the product removal system.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Files

4-28-98

John Prall, Port of Oakland said he will send me a history and background of the site. He informed me today that MW-8, at the shoreline of the Navy property had floating product ranging from 2" to 2'. His consultant thinks the product is bunker fuel. The barrier wouldn't go thru it. MW-3 has approx 5' of floating product. A barge has a tank farm approx. 150' from MW-3, and Prall said the product is moving from the barge tank farm toward MW-3.



# PORT OF OAKLAND

April 22, 1998

Mr. Larry Seto  
Senior Hazardous Materials Specialist  
Alameda County Environmental Protection (LOP)  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

STED 3899

ENVIRONMENTAL  
PROTECTION  
98 APR 28 AM 8:37

**SUBJECT: FOURTH QUARTER 1997  
GROUNDWATER MONITORING AND SAMPLING REPORT  
2277 7TH STREET, OAKLAND  
STID # 3899**

Dear Mr. Seto:

Please find enclosed a copy of the *Groundwater Monitoring, Sampling and Product Removal System O&M Report, 2277 Seventh Street, Oakland, California*, prepared on the behalf of the Port of Oakland by Innovative Technical Solutions, Inc. (ITSI). The report, dated March 17, 1998, addresses groundwater monitoring and sampling and product recovery activities that were performed by ITSI at Building C-401, 2277 7th Street, Oakland, California.

If you have any questions, please feel free to contact me at 272-1373.

Sincerely,

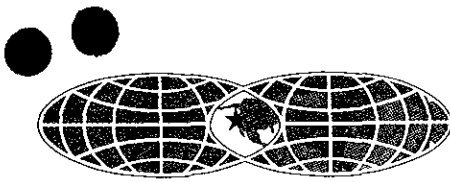
John Prall, R.G.

Associate Environmental Scientist

Enclosure

cc: Neil Werner





ENVIRONMENTAL  
PROTECTION

JAN 21 1998 AM 9:00

# PORT OF OAKLAND

January 21, 1998

Mr. Larry Seto  
Senior Hazardous Materials Specialist  
Alameda County Environmental Protection (LOP)  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

**SUBJECT: THIRD QUARTER 1997  
GROUNDWATER MONITORING AND SAMPLING REPORT  
2277 7TH STREET, OAKLAND  
STID # 3899**

Dear Jennifer:

Please find enclosed a copy of the *Quarterly Groundwater Monitoring Report: Third Quarter 1997, Building C-401, 2277 Seventh Street, Oakland, California, STID #3899*, prepared on the behalf of the Port of Oakland by Uribe and Associates (Uribe). The report, dated October 24, 1997, addresses groundwater monitoring and sampling and product recovery activities that were performed by Uribe at Building C-401, 2277 7th Street, Oakland, California.

If you have any questions, please feel free to contact me at 272-1373.

Sincerely,

John Prall, R.G.

Associate Environmental Scientist

Enclosure

cc: (w/enclosure): Don Ringsby, Dongary Investments  
(w/o enclosure): Neil Werner

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



January 7, 1998  
STID 3899

re: 2277 7<sup>th</sup> St., Oakland, CA 94607

John Prall  
Port of Oakland, Environmental Dept.  
530 Water St., 5<sup>th</sup> Floor  
Oakland, CA 94607

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

1-9-98

*Dept mess. on Tom's voicemail  
↓ don't have the file.*

Dear John Prall:

This office has received and reviewed Quarterly Groundwater Monitoring Reports for the Fourth Quarter 1996, dated March 10, 1997 and for the Second Quarter 1997, dated August 7, 1997, for the above site. Both reports are by Uribe & Associates. The following are comments concerning these reports:

1. There is still free product in some wells, so monitoring and removal with the active and passive skimmer should continue.
2. Although contaminate levels in some wells, and for some contaminants, have increased, the systems seem to be working and controlling the plume. 1,588 gallons is a great deal of product removal. Please continue remediation and report submittal.

This site will be overseen by Larry Seto, who you may call with any questions at (510) 567-6774.

Sincerely,

Thomas F. Peacock, Manager  
Division of Environmental Protection

c: Douglas I. Sheeks, Uribe & Associates, 2930 Lakeshore Ave.,  
Suite 200, Oakland, CA 94610-3614  
Dick Pantages, Chief - files  
LeRoy Griffin, City of Oakland Hazardous Materials



# PORT OF OAKLAND

ENVIRONMENTAL  
PROTECTION  
97 AUG 11 PM 4:31

STID  
3899

August 7, 1997

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

**SUBJECT: SECOND QUARTER 1997  
GROUNDWATER MONITORING AND SAMPLING REPORT  
2277 7TH STREET, OAKLAND  
STID # 3899**

Dear Jennifer:

Please find enclosed a copy of the *Quarterly Groundwater Monitoring Report: Second Quarter 1997, Building C-401, 2277 Seventh Street, Oakland, California, STID #3899*, prepared on the behalf of the Port of Oakland by Uribe and Associates (Uribe). The report, dated July 30, 1997, addresses groundwater monitoring and sampling and product recovery activities that were performed by Uribe at Building C-401, 2277 7th Street, Oakland, California.

If you have any questions, please feel free to contact me at 272-1373.

Sincerely,

John Prall, R.G.

Associate Environmental Scientist

Enclosure

cc (w/enclosure): Don Ringsby, Dongary Investments  
(w/o enclosure): Neil Werner

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



October 8, 1996  
STID 3899  
page 1 of 2

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

Attn: John Prall  
Port of Oakland  
Environmental Department  
530 Water Street, 5th Floor  
Oakland, CA 94607

RE: 2277-7TH STREET, BUILDING C-401, OAKLAND CA 94607

Dear Mr. Prall,

Since my last letter to the Port (attn: Dan Schoenholz), dated 8/3/95, the following documents have been received:

- 1) letter from the Port dated 8/9/95, with attached invoices and manifests for fuel recovered from Mws;
- 2) "Groundwater Monitoring and Sampling Report, Third and Fourth Quarter 1995," prepared by Alisto, dated 1/31/96;
- 3) "Site Investigation Report," prepared by Alisto, dated January 1996;
- 4) "Groundwater Monitoring and Sampling Report, First Quarter 1996," prepared by Alisto, dated 3/29/96; and
- 5) "Groundwater Monitoring and Sampling Report, Second Quarter 1996," prepared by Alisto, dated 5/31/96.

The January 1996 "Site Investigation Report" documents the installation of eleven soil borings in May 1995 and five additional monitoring wells in August 1995. Please note that the boring log for MW6 was not included. All eight wells are being monitored quarterly; three contain free product; five wells are being sampled quarterly.

The 5/31/96 quarterly report indicates that free product is not decreasing. The data is tabulated in Table 2, and includes 6/30/94 to 8/1/96. During this time, the Port has been bailing free product from three wells (MW1, MW3, and MW8). As per our telecon on 9/12/96, the Port is changing consultants, and plans to utilize an automatic skimmer in MW3 to remove the free product on a continuous basis. The other two wells will be equipped with a collection device, which will not

October 8, 1996  
STID 3899  
page 2 of 2  
Attn: John Prall

operate automatically like that in MW3. The equipment should be installed in mid-November 1996. We agreed that free product would be bailed in the interim.

Please contact me at 510-567-6761 should you have any questions.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Don Ringsby, Dongary Investments, PO Box 7240, Denver CO 80207  
Jaff Auchterlonie, Groundwater Technology Inc., 1401 Halyard Dr., Ste 140, W.  
Sacramento CA 94591  
Kevin Graves, RWQCB  
Jennifer Eberle/file

je 3899-E

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J KEARS, Agency Director



RAFAT A. SHAHID, ASST AGENCY DIRECTOR

January 17, 1995  
STID 940

*copy*

Dongary Investments  
PO Box 7240  
Denver CO 80207  
Attn: Don Ringsby

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

RE: Nations Way Transport, 2225-7th St., Oakland CA 94607

Dear Mr. Ringsby,

I am in receipt of the non-hazardous waste manifests for the disposal of approximately 870 cubic yards of contaminated, stockpiled soil, under cover letter from ERM, dated 9/12/94.

I am also in receipt of the "Groundwater Monitoring and Sampling Report," prepared by Groundwater Technology Inc. (GTI), dated 9/20/94. This report documents groundwater monitoring and sampling activities conducted on 9/12/94. It appears that you have established a quarterly groundwater monitoring/sampling program, as requested in my last letter, dated 7/26/94.

Upon review of the data, it is likely that floating product lies on the groundwater table beneath the Dongary sublease. This is indicated by the discussion and the boring logs in the "Soil and Groundwater Site Assessment," prepared by Ramcon, dated 3/18/93. The three wells existing on the Dongary sublease do not adequately delineate both the dissolved and non-dissolved phases of the groundwater plume. Groundwater conditions closer to the potential source of contamination (UST excavation), as well as to the north and northeast of the UST excavation, need to be assessed. **Therefore, you are requested to submit a workplan for groundwater investigation in this area within 45 days, or by March 6, 1995.**

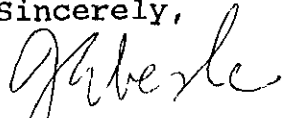
All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports.

If you have any questions, please contact me at 510-567-6761; our fax is 510-337-9335. **PLEASE NOTE THAT OUR NEW ADDRESS IS 1131 HARBOR BAY PARKWAY, 2nd FLOOR, ALAMEDA CA 94502.**

Don Ringsby  
January 17, 1995  
STID 940  
page 2 of 2

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Port of Oakland, 530 Water St., Oakland CA 94607, Attn:  
Dan Schoenholz  
Jaff Auchterlonie, Groundwater Technology Inc., 1401  
Halyard Dr., Suite 140, W. Sacramento CA 95691  
Bob Katin, Groundwater Technology Inc., 4057 Port Chicago  
Hwy, Concord CA 94520  
Kevin Graves, RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Ed Howell/file

je940-I

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 29, 1994  
STID 3899

Dan Schoenholz  
Port of Oakland  
Environmental Department  
530 Water Street, 5th Floor  
Oakland, CA 94607

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

RE: 2277 7TH STREET, BUILDING C-401, OAKLAND CA 94607

Dear Mr. Schoenholz:

I am in receipt of your December 27, 1994 request to discontinue free product recovery from wells located at the referenced site pending negotiation with Dongary Investments (Dongary) to cooperatively design and construct an automatic recovery system. We understand that the Port has already discontinued manual product recovery.

Please be advised that Section 2655 of Title 23, California Code of Regulations (CCR) requires the owner or operator of the subject tank site to remove free product to the maximum extent practical, as determined by the local agency. Such product removal shall continue in a fashion which minimizes the spread of contamination into previously uncontaminated areas. Please be aware that Section 2722 of Article 11, 23CCR, further requires the responsible party to implement interim remedial action (such as free product removal) to abate the actual or potential effects of an unauthorized release. Such may and should occur concurrently with any other phase of corrective action.

Therefore, pending successful negotiations with Dongary for the design, construction, and implementation of the cited automatic recovery system, this agency requires that interim manual product recovery continue on a weekly basis, at a minimum.

I will be contacting Mr. Kevin Graves of the San Francisco Bay Regional Water Quality Control Board (RWQCB) to discuss the technical merit of requiring a joint investigation and corrective action plan for the subject and adjoining Dongary sites. I anticipate that a subsequent meeting will be called with the Port, Dongary, RWQCB and this agency to craft a comprehensive, cooperative corrective action effort between the responsible parties.

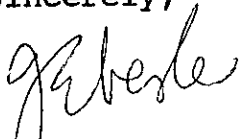


Mr. Dan Schoenholz  
STID 3899  
December 29, 1994  
Page 2 of 2

Lastly, please submit legible records documenting the appropriate disposal of the product recovered from the subject wells to date.

Please contact me at 510-567-6761 should you have any questions. For your information, our agency facsimile number is now 510-337-9335.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Don Ringsby, Dongary Investments, PO Box 7240, Denver CO  
80207  
Neil Werner, Port of Oakland, 530 Water St., Oakland CA  
94607  
Gerry Slattery, Uribe, 2930 Lakeshore Ave, Oakland CA 94610  
Jaff Auchterlonie, Groundwater Technology Inc., 1401  
Halyard Dr., Ste 140, W. Sacramento CA 94591  
Kevin Graves, RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Ed Howell/file

je 3899-B

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 30, 1994  
STID 3899

Port of Oakland  
530 Water St.  
Oakland CA 94607  
Attn: Dan Schoenholz

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

RE: Building C-401, 2277-7th St., Oakland CA 94607

Dear Mr. Schoenholz,

I am in receipt of your letter dated 8/24/94, and the attached letter from Uribe dated 8/19/94. Your proposal to continue to recover free product from MW1 and MW3 is acceptable. My understanding is that a schedule for free product removal will be established once we have a better idea of the recharge rate.

If you have any questions, please contact me at 510-567-6700.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gerald Slattery, Uribe, 2930 Lakeshore Ave., Suite 200,  
Oakland CA 94610  
Kevin Graves, RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Ed Howell/file

je 3899-A



# PORT OF OAKLAND

August 24, 1994

ALCO  
HAZMAT

AUG 26 PM 3:49

Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, 2nd Floor  
Alameda CA 94502

Dear Ms. Eberle:

**SUBJECT: FREE PRODUCT REMOVAL AT 2277 7TH ST (Port Contract # 93394)**

The purpose of this letter is to transmit results of free product removal from MW-3 and MW-1 at 2277 7th St., and to present the Port's proposal for further work at the site.

The Port has performed eight weeks of free product removal in response to your letter dated June 7, 1994. As documented in the attached letter dated August 19, 1994, from Gerard Slattery of Uribe & Associates to me, approximately 303 gallons of diesel have been removed from MW-3, and approximately 4.5 gallons of diesel have been removed from MW-1. However, significant amounts of free product remain in MW-3 and, to a lesser extent, in MW-1.

In order to address the presence of free product in MW-3, the Port proposes to use an air-powered product recovery pump to recover product. Bailing of product from MW-1 would occur simultaneously. Product would be stored in a Fire Department-approved drum storage complex prior to disposal.

We are ready to proceed with the enhanced product recovery system as soon as we receive your concurrence. If you have any questions, please feel free to contact me at 272-1220.

Sincerely,

Dan Schoenholz  
Associate Environmental Scientist

Attachment

cc(w/attachment): Don Ringsby, Dongary Investments  
Neil Werner  
(w/o attachment): Gerard Slattery, Uribe & Associates  
Terry Surel  
James McGrath



**URIBE & ASSOCIATES**  
ENVIRONMENTAL CONSULTING SERVICES



DATE 7/20  
PAGES INCLUDING COVER PAGE 1

(If you did not receive any of these pages, please contact U&A immediately)

ATTENTION

Jennifer Eberle  
phone # 337-7868

COMPANY

Alameda County  
FAX # 337-9335

FROM

Andy  
 Oakland  Palo Alto  Bakersfield  Livermore

SUBJECT/  
COMMENTS:

I plan to bail the wells on 7/21 at 9:00.

Original will not follow

Original will follow via: \_\_\_\_\_ Code: \_\_\_\_\_

**OAKLAND**

2930 Lakeshore Ave., Suite 200, Oakland, CA 94610  
Voice 510\*832-2233 Modem 510\*832-6690  
FAX\*832-2237

**PALO ALTO**

220 California Ave., Suite 201, Palo Alto, CA 94306  
Voice 415\*325-9195 Modem 415\*325-9197  
FAX\*325-9194

**BAKERSFIELD**

110 New Stone Road, Suite E, Bakersfield, CA 93309  
Voice 805\*832-4226 Modem 805\*832-0452  
FAX\*832-8745

**LIVERMORE**

Lawrence Livermore National Laboratory  
DOE T-5974, 7000 East Ave., Livermore, CA 94550  
510\*422-0710  
FAX\*423-7601

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 Bldg C-401 Today's Date 6/30/94

- II.A BUSINESS PLANS (Title 19)
- \_\_\_ 1. Immediate Reporting 2703
  - \_\_\_ 2. Bus Plan Stds. 25503(b)
  - \_\_\_ 3. RR Cars > 30 days 25503.7
  - \_\_\_ 4. Inventory Information 25504(a)
  - \_\_\_ 5. Inventory Complete 2730
  - \_\_\_ 6. Emergency Response 25504(b)
  - \_\_\_ 7. Training 25504(c)
  - \_\_\_ 8. Deficiency 25505(a)
  - \_\_\_ 9. Modification 25505(b)

Site Address 2277-7th St.

City Oak Zip 94607 Phone \_\_\_\_\_

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

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

III. UNDERGROUND TANKS (Title 23)

- |                               |   |
|-------------------------------|---|
| General                       | ___ 1. Permit Application 25284 (H&S)   |
|                               | ___ 2. Pipeline Leak Detection 25292 (H&S)  |
|                               | ___ 3. Records Maintenance 2712   |
|                               | ___ 4. Release Report 2651  |
|                               | ___ 5. Closure Plans 2670   |
| Monitoring for Existing Tanks | ___ 6. Method   |
|                               | 1) Monthly Test   |
|                               | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|                               | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|                               | 4) Monthly Gndwater<br>One time soils   |
|                               | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                               | 6) Daily inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                               | 7) Weekly Tank Gauge<br>Annual tank testing   |
|                               | 8) Annual Tank Testing<br>Daily Inventory   |
|                               | 9) Other _____  |
| New Tanks                     | ___ 7. Precls Tank Test 2643<br>Date: _____   |
|                               | ___ 8. Inventory Rec. 2644  |
|                               | ___ 9. Soil Testing 2646  |
|                               | ___ 10. Ground Water 2647   |
|                               | ___ 11. Monitor Plan 2632   |
|                               | ___ 12. Access. Secure 2634   |
|                               | ___ 13. Plans Submit 2711<br>Date: _____  |
|                               | ___ 14. As Built 2635<br>Date: _____  |

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

10:00 arrived onsite  
Comments:  
 10:13 Uribe not here, so I phoned Port, then Uribe.  
 10:30 Located Uribe onsite (Andy Meyer)  
 MW-3 is being bailed. There is ~6" of product, or more accurately, an oily substance; likely diesel in any case. So we bailed MW-3, + put the diesel in a drum. The drum must be labeled properly.  
 Approx. 10 gal diesel was bailed from MW-3, + ~~more~~ we weren't finished.  
 Time to go.  
 11:10 left site.

Rev 8/88

Contact: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: Andy Meyer

Inspector: \_\_\_\_\_  
 Signature: [Signature]

II, III



# PORT OF OAKLAND

ALCO  
HAZMAT

91 JUL -6 PM 1:45

June 29, 1994

Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, Rm. 350  
Oakland, CA 94621

Dear Ms. Eberle:

**SUBJECT: FREE PRODUCT REMOVAL AT 2277 7TH ST (Port Contract # 93394)**

This letter is in response to your letter dated June 7, 1994, to Don Ringsby and myself. In that letter, you directed the Port of Oakland and Dongary Investments to remove free product and perform weekly monitoring for free product in newly-installed groundwater monitoring wells at 2277 7th St.

Because the letter was addressed to both Mr. Ringsby and me, I contacted Mr. Ringsby to discuss the matter. He stated that Dongary Investments did not intend to perform the tasks outlined in your letter, and that he felt that these tasks were the Port's responsibility.

As I stated in my letter to you dated May 31, 1994, monitoring well MW-1 is upgradient of the Port's tanks given our current understanding of the groundwater gradient. Therefore, it appears that the floating product in MW-1 is coming from the Dongary Investments site. However, because the Port was named in your letter, and because Dongary Investments will not perform the work you directed, the Port has arranged to have the free product removed from the wells on June 30, 1994, and to perform subsequent weekly monitoring for free product. Verbal notice of our intent was provided to you on June 27, 1994.

If you have any questions, please feel free to contact me at 272-1220.

Sincerely,

Dan Schoenholz  
Associate Environmental Scientist

ERM-West, Inc.

1777 Hotelho Drive  
Suite 260  
Walnut Creek, CA 94596  
(510) 946-0455  
(510) 946-9968 (Fax)

June 16, 1994

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, California 94621



SUBJECT: Dongary Investment Facility  
2225 7th Street  
Oakland, California

Dear Ms. Eberle:

As you know, ERM EnviroClean-West, Inc. (EnviroClean) has been retained by Dongary Investments, Ltd. (Dongary) to assist in remediation of the above referenced facility.

We received your letter dated June 7, 1994. We did not believe it was directed to Dongary Investments. Based on site characterization data collected by RAMCON, Dongary's previous consultant, no floating product has ever been observed in any of the three ground water monitoring wells installed on the Dongary facility. However, on Tuesday June 14, 1994, EnviroClean inserted a bailer in each of the three monitoring wells. Ground water recovered from these wells contained no floating product nor was there a sheen of petroleum hydrocarbons, or any odor of petroleum hydrocarbons.

Please continue to inform EnviroClean and Dongary of findings at the adjacent property. Please call me at (510) 946-0455 if you have any questions.

Sincerely,

ERM ENVIROCLEAN-WEST, INC.

*Robert A. Katin*  
Robert A. Katin PE, RHA  
Project Manager

RAK/car/2270  
cc: Mr. Donald W. Ringsby, Dongary Investments, Ltd.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 7, 1994  
STID 3899 and 940

Port of Oakland  
530 Water St.  
Oakland CA 94607  
Attn: Dan Schoenholz

Dongary Investments  
PO Box 7240  
Denver CO 80207  
Attn: Don Ringsby

RE: ANR Freight, 2225-7th St., Oakland CA 94607 and  
Building C-401, 2277-7th St., Oakland CA 94607

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

Dear Mr. Schoenholz and Mr. Ringsby,

I am in receipt of a letter from Mr. Schoenholz dated 5/31/94. This letter indicated that up to **approximately 6.88 feet of floating product was found in the newly installed monitoring wells at 2277-7th St.** These wells were installed by the Port subsequent to the removal and overexcavation associated with 4 USTs at Building C-401.

This letter is co-addressed to Dongary Investments because it appears that the groundwater plume from the ANR Freight site has not been fully defined. This plume appears to be heading in the direction of Building C-401. According to Plate 3 of the 3/18/93 "Soil and Groundwater Assessment" by Ramcon, BH-10 had 1800 ppm TPH-diesel at 5'bgs. The estimated limit of free product, as drawn on Plate 3, began at the diesel UST pit and headed northwest, then was depicted as ending abruptly at the USTs at Building C-401.

A remediation workplan prepared by ERM EnviroClean-West, dated 7/12/93, was received in this office on 7/14/93. It has not been implemented. However, I was informed by Mr. Schoenholz on 5/31/94 that the diesel UST pit was recently backfilled with soil provided by the Port. This was confirmed in a telephone conversation between myself and Bob Katin of ERM on 6/2/94. Mr. Katin also indicated that the contaminated stockpile is still onsite, pending lab results.

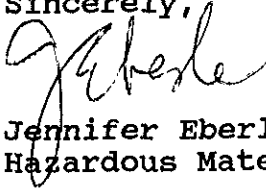
**Therefore, you are required to remove the floating product in the wells immediately, and to submit documentation of this activity to this office within 10 days, or by June 17, 1994. In addition, you are required to monitor the wells for free product weekly, and to remove the free product as an interim remedial measure.**



June 7, 1994  
STID 3899 and 940  
Dan Schoenholz  
Don Ringsby  
page 2 of 2

Legal authority comes from 23 CCR, Division 3, Chapter 16, Articles 5 and 11. **Please notify me at least 2 business days in advance of field activities.** This letter is being faxed to each of you today to ensure timeliness. If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Bob Katin, ERM EnviroClean-West, 1777 Botelho Dr., Suite  
200, Walnut Creek CA 94596  
Kevin Graves, RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Ed Howell/file

je

ALCO  
HAZMAT  
94 JUN 1 PM 1:49



# PORT OF OAKLAND

May 31, 1994

Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, Rm. 350  
Oakland, CA 94621

Dear Ms. Eberle:

**SUBJECT: WELL INSTALLATION AT 2277 7TH ST (Port Contract # 93394)**

The purpose of this letter is to inform you of the Port's initial findings during installation of three monitoring wells at 2277 7th St.

On May 16 and 17, 1994, the Port's consultant, Uribe & Associates, installed three monitoring wells at the site. Well construction information and location was described in the Work Plan for Site Characterization Activities, Port of Oakland Building C-401, 2277 7th Street, Oakland, California approved by you by letter dated March 17, 1994. (Attached is a figure from the workplan which shows the location of the three wells.) *not here*

Initial measurements from the wells taken on May 26, 1994 using a MMC Interface Probe showed approximately 6.88 feet of floating product in MW-3. Approximately 0.18 feet of floating product were found in MW-1, while MW-2 contained no floating product.

As the attached figure shows, MW-3 is located in the presumed upgradient direction from the former location of the Port's underground storage tanks. MW-3 is also located directly in the path of the plume identified by Ramcon in its March 18, 1993, Soil & Groundwater Site Assessment of the Dongary Investments site at 2225 7th St. Therefore, it appears that the floating product found in MW-3 is a part of the contaminant plume from 2225 7th St. Floating product in MW-1 is also potentially due to the plume from 2225 7th St.

Samples taken in accordance with our workplan are currently being analyzed. Once analytical results are available, Uribe &



URIBE & ASSOCIATES  
 2930 LAKESHORE AVENUE  
 SUITE TWO HUNDRED  
 OAKLAND, CALIFORNIA 94610  
 510 - 832 - 2233  
 FAX 510 - 832 - 2237

3809

E N V I R O N M E N T A L C O N S U L T I N G S E R V I C E S

March 29, 1994

Ms. Jennifer Eberle  
 Alameda County Department of Environmental Health  
 UST Local Oversight Program  
 80 Swan Way, Rm 200  
 Oakland, California 94621

Subject: Response to Alameda County Comments Regarding Building C-401 Tank  
 Removal Report and Work Plan for Site Investigation

Dear Ms. Eberle:

Uribe & Associates has received a copy of your letter dated March 17, 1994 addressed to Neil Werner of the Port of Oakland (Port) regarding the proposed work plan for the installation of three monitoring wells at the Port's Building C-401 located at 2277 7th Avenue. *St* Uribe & Associates, acting as the Port's consultant, is responding to the County's request to incorporate the following activities into the work conducted at the site:

- a) assure that the wells are developed not less than 72 hours after installation, as per CCR Sect. 2649 (d)(8); ✓
- b) assure that the wells are sampled not less than 24 hours after development; ✓
- c) assure that soil cuttings, rinsate, and purge water are properly characterized and disposed. ✓

These activities will be performed as requested. The schedule for well installation has not yet been determined. The Port will provide the County with a well installation report upon completion of the activities described in the work plan.

The two remaining issues outlined in your letter concerning the underground storage tank removal report will be addressed in a separate letter to be prepared by the Port.

Sincerely,

*Gerard L. Slattery*

Gerard L. Slattery, R.G.  
 Uribe & Associates

94 MAR 31 PM 1:46

ALCO  
 HAZMAT



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 17, 1994  
STID 3899

Neil Werner  
Port of Oakland  
530 Water St.  
Oakland CA 94607

RE: Building C-401  
2277-7th St.  
Oakland CA 94607

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

Dear Mr. Werner,

We are in receipt of the 2/23/94 "Report of Underground Storage Tank Removals," prepared by Uribe & Associates. As you know, this report documents the removal and subsequent overexcavation of four USTs on 9/23/93. A few items need to be discussed:

- 1) Section 4.5 of the report states that "approximately 450 yd<sup>3</sup> of stockpiled soils were sent to Port Costa Materials in Martinez. . ." Please submit legible disposal receipts for this material. Was any soil disposed at the Port's bioremediation facility? Does any stockpiled soil remain onsite?
- 2) Section 4.4 documents the sampling of soil from the ANR tank pit. TPH-gasoline and -diesel was analyzed. Was BTEX analyzed?

Appendix G of this report is actually a "Work Plan for Site Characterization Activities," also dated 2/23/94. As you know, this workplan involves the drilling of at least nine soil borings, and the conversion of three of them into monitoring wells. This workplan is acceptable for implementation on the following conditions:

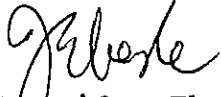
- a) the wells will be developed not less than 72 hours after installation, as per 23 CCR Sect. 2649 (d)(8)
- b) the wells will be sampled not less than 24 hours after development
- c) soil cuttings, rinsate, and purge water will be properly characterized and disposed

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

March 17, 1994  
STID 3899  
Neil Werner  
page 2 of 2

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: John Borrego, Uribe & Associates  
Ed Howell/file

je

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

<b>EMERGENCY</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<b>HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<b>FOR LOCAL AGENCY USE ONLY</b> I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE. <i>Y. G. G. G.</i> <span style="float: right;">3-17-94</span> <small>SIGNED DATE</small>
<b>REPORT DATE</b> 1 1 0 1 9 3 <small>M M D D Y Y</small>		<b>CASE #</b> _____

<b>REPORTED BY</b>	<b>NAME OF INDIVIDUAL FILING REPORT</b> Michael James	<b>PHONE</b> (510) 272-1178	<b>SIGNATURE</b> <i>[Signature]</i>	
	<b>REPRESENTING</b> <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	<b>COMPANY OR AGENCY NAME</b> Port of Oakland		
	<b>ADDRESS</b> 530 Water Street <small>STREET</small> <span style="float: right;">Oakland <small>CITY</small> CA <small>STATE</small> 94607 <small>ZIP</small></span>			

<b>RESPONSIBLE PARTY</b>	<b>NAME</b> Building C-401 (Shipper's Imperial) <small>UNKNOWN</small>	<b>CONTACT PERSON</b> _____	<b>PHONE</b> ( )
	<b>ADDRESS</b> 2277 7th Street <small>STREET</small> <span style="float: right;">Oakland <small>CITY</small> CA <small>STATE</small> 94607 <small>ZIP</small></span>		

<b>SITE LOCATION</b>	<b>FACILITY NAME (IF APPLICABLE)</b> Building C-401	<b>OPERATOR</b> _____	<b>PHONE</b> ( )	
	<b>ADDRESS</b> 2277 7th Street <small>STREET</small> <span style="float: right;">Oakland <small>CITY</small> Alameda <small>COUNTY</small> 94607 <small>ZIP</small></span>			
	<b>CROSS STREET</b> 7th Street			

<b>IMPLEMENTING AGENCIES</b>	<b>LOCAL AGENCY</b> Alameda County Health Care Services	<b>AGENCY NAME</b> _____	<b>CONTACT PERSON</b> Jennifer Ebierle
	<b>REGIONAL BOARD</b> Region 2, SF Bay Region		<b>PHONE</b> (510) 274-4530

<b>SUBSTANCES INVOLVED</b>	(1) Gasoline <small>NAME</small>	<b>QUANTITY LOST (GALLONS)</b> <input type="checkbox"/> UNKNOWN
	(2) N/A	<input checked="" type="checkbox"/> UNKNOWN

<b>DISCOVERY/ABATEMENT</b>	<b>DATE DISCOVERED</b> 0 9 2 3 9 3 <small>M M D D Y Y</small>	<b>HOW DISCOVERED</b> <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	<b>DATE DISCHARGE BEGAN</b> _____ <input checked="" type="checkbox"/> UNKNOWN	<b>METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)</b> <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER
	<b>HAS DISCHARGE BEEN STOPPED?</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 0 9 2 3 9 3 <small>M M D D Y Y</small>	

<b>SOURCE/CAUSE</b>	<b>SOURCE OF DISCHARGE</b> <input type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	<b>CAUSE(S)</b> <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
---------------------	--	---

<b>CASE TYPE</b>	<b>CHECK ONE ONLY</b> <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
------------------	---

<b>CURRENT STATUS</b>	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY
-----------------------	---

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

**COMMENTS**  
 This is a revised form to reflect correct address + name of site. *Y. G. G. G.*  
 This is a revised form to reflect correct address and name of site

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 17, 1994  
STID 3899

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

Neil Werner  
Port of Oakland  
530 Water St.  
Oakland CA 94607

RE: Building C-401  
2277-7th St.  
Oakland CA 94607

Dear Mr. Werner,

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- c) soil cuttings, rinsate, and purge water will be properly characterized and disposed

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

March 17, 1994  
STID 3899  
Neil Werner  
page 2 of 2

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: John Borrego, Uribe & Associates  
Ed Howell/file

je



ALCO  
HAZMAT

94 MAR -8 PM 2:08



# PORT OF OAKLAND

March 4, 1994

Don Ringsby  
Dongary Investments  
P.O. Box 7240  
Denver, CO 80207

Dear Mr. Ringsby:

**SUBJECT: PORT OF OAKLAND BUILDING C-401, 2277 7TH STREET, OAKLAND;  
REPORT OF UNDERGROUND STORAGE TANK REMOVALS (Port  
Contract # 93394)**

Enclosed please find a copy of the above-referenced report. This report has been submitted to the Alameda County Health Services Agency (County) for review and approval.

As you and I discussed in a telephone conversation earlier today, the Port's work plan for site characterization (Appendix G in the report) calls for soil and groundwater sampling to better characterize the contaminant plume and groundwater flow direction.

The Port will proceed with site characterization as soon as approval is obtained from the County. If you have any questions, please feel free to contact me at (510) 272-1220, or Terry Surel at (510) 272-1219.

Sincerely,

Dan Schoenholz  
Associate Environmental Scientist

Enclosure

cc: Jennifer Eberle, Alameda County  
Michael James  
Teresa Surel

ds\wp51\files\anr2.1tr

#940 10-28-93 ANR Freight

AI Co approval letter for wp?

Extent of plume (zero line) not totally defined (BH 10 has 1800 ppm TPHd in soil).

QM? MW2 - how is it?

The only soil samples they ran for TPHg + BTEX were also ND for TPHd, & are all outside the plume. An oversight?

First, Port will talk w/ Dongary, hoping to cooperatively define The Plume. If they won't cooperate, then Port will write a wp to define The Plume.

Port may do construction on site in future, ~~#1 to #10 clayey sand~~ & is concerned that bio system may not work. ERM's contingency plan is to continue the system.

10-28-93

The 2 oil USTs had high TPHd levels  
~~inst~~ of contents.

Tank A contents not sampled; just Tank B.  
Both big fuel tanks are assumed to be gasoline.

BH10 at ANR (#940)  
1800 ppm TPHd at 5'

1990 - ANR removed 1 gasoline UST, ~~got~~  
44 ppm benzene fm diesel USTs removed  
in 1992. Significant. (Tank B) PFB-1  
→ removed in Oct. 90. Fairly low levels (1-2 ppm ~~benz~~  
benz)

Lab says pit water is mostly diesel;  
w/a little light range HCs.

They don't want to excavate further.  
Wants to backfill + install MWs.  
Gave OK to backfill w/clean fill, + remove  
current stockpile.

[ ]s of TPHg+d increased when Shipper's  
overexcavated.

Write letter approving backfill

They may use "clean" dredge material as backfill. They used it for the Amtrak site. Am Berth 30.

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE: <b>93 NOV - 11 AM 11:52</b>		SIGNED: <i>Eberle</i>		DATE: <b>11-1-93</b>		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Michael James		PHONE (510) 272-1178		SIGNATURE <i>Michael James</i>	
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Port of Oakland			
	ADDRESS 530 Water Street, Oakland, CA 94607					
RESPONSIBLE PARTY	NAME Port of Oakland <input type="checkbox"/> UNKNOWN		CONTACT PERSON Michael James		PHONE (510) 272-1178	
	ADDRESS 530 Water Street, Oakland, CA 94607					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Shippers Imperial <b>Bldg C401</b>		OPERATOR ( )		PHONE ( )	
	ADDRESS 2277 7th Street, Oakland, Alameda					
	CROSS STREET 7th Street					
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Care Services		CONTACT PERSON Jennifer Eberle		PHONE (510) 271-4530	
	REGIONAL BOARD Region 2, SF Bay Region		PHONE ( )			
SUBSTANCES INVOLVED	(1) NAME		QUANTITY LOST (GALLONS)			
	Gasoline		<input checked="" type="checkbox"/> UNKNOWN			
(2) NAME		QUANTITY LOST (GALLONS)				
N/A		<input type="checkbox"/> UNKNOWN				
DISCOVERY/ABATEMENT	DATE DISCOVERED 09/23/93		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER			
	DATE DISCHARGE BEGAN UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 09/23/93					
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
COMMENTS	3-1-94					
	Post-It™ brand fax transmittal memo 7671 # of pages ▶ 1					
To: <i>Micheaux</i>			From: <i>J. Eberle</i>			
Co. <i>James</i>			Co.			
Dept.			Phone #			
Fax # <i>465-3755</i>			Fax # <i>569-4757</i>			

Alameda County Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Rm. 200, Oakland, CA 94621  
Ph: 510-271-4320 FAX: 510-568-3706

Meeting Attendees

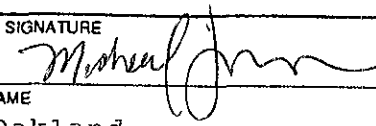
Subject Shipper's Imperial, 2277-7th St. Oak 607  
Date 10-28-93  
Location Al Co

	<u>Name</u>	<u>Affiliation</u>	<u>Phone #</u>	<u>FAX #</u>
1	Jennifer Eberle	Alameda County	271-4530	
2	Michael James	Port of Oakland	272 11178	
3	Tom Barnes	Ur. be Assoc.	832 12233	
4	Dan Schoenthalz	Port of Oakland	/	
5			/	
6			/	
7			/	
8			/	
9			/	
10			/	
11			/	
12			/	
13			/	
14			/	
15			/	
16			/	
17			/	

## Action Items from ANR/Shipper's Imperial Mtg

- 1) Jen has ~~yet~~ no objections to backfill (she'll write letter)
- 2) we will initiate discussions w/ ANR/Dougery
- 3) How will County ACHSA react to ANR/Workplan
- 4) We will provide workplan after these items are complete

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE M / m / d / d / y / y		CASE # <b>93 OCT 25 PM 3:58</b>			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <b>Michael James</b>		PHONE <b>(510) 272-1178</b>		SIGNATURE 
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME <b>Port of Oakland</b>		
	ADDRESS <b>530 Water Street</b> <span style="float: right;"><b>Oakland</b> <b>CA</b> <b>94607</b></span>				
RESPONSIBLE PARTY	NAME <b>Port of Oakland</b> <input type="checkbox"/> UNKNOWN		CONTACT PERSON <b>Michael James</b>		PHONE <b>(510) 272-1178</b>
	ADDRESS <b>530 Water St.</b> <span style="float: right;"><b>Oakland</b> <b>CA</b> <b>94607</b></span>				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) <b>Shippers Imperial Bldg C401</b>		OPERATOR		PHONE ( )
	ADDRESS <b>2277 7th Street</b> <span style="float: right;"><b>Oakland</b> <b>CA</b> <b>94607</b></span>				
	CROSS STREET <b>7th Street</b> <span style="float: right;"><b>Alameda</b> <b>CA</b></span>				
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME <b>Alameda County Health Care Services</b>		CONTACT PERSON <b>Jennifer Eberle</b>		PHONE <b>(510) 271-4530</b>
	REGIONAL BOARD <b>Region 2, SF Bay Region</b>				
SUBSTANCES INVOLVED	(1) NAME <b>Gasoline</b>		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN		
	(2) <b>N/A</b>		<input type="checkbox"/> UNKNOWN		
DISCOVERY/ABATEMENT	DATE DISCOVERED <b>0 / 9 / 2 / 3 / 9 / 3</b>		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <b>0 / 9 / 2 / 3 / 9 / 3</b>				
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)				
COMMENTS					





# PORT OF OAKLAND 93 OCT 25 PM 4:03

October 22, 1993

Alameda County Department  
of Health Services  
Attn. Jennifer Eberle  
Hazardous Materials Specialist  
80 Swan Way, Rm. 350  
Oakland CA, 94621

**SUBJECT: SHIPPER'S IMPERIAL 2277 7TH STREET, OAKLAND, UST Removal  
and Soil Excavation**

Dear Ms. Eberle:

This letter transmits the confirmation soil sample analyses from the UST removal excavation at Shippers Imperial. The Port is requesting approval from the Alameda County Health Care Services Agency, Hazardous Material Division (ACHCSA) to backfill the excavation at this time, and prepare a workplan for the installation of monitoring wells.

Monitoring wells will be used to determine the concentration and movement of the product/chemical in the saturated zone. ANRs site is downgradient of the saturated zone, the Port is recommending that these monitoring wells be used primarily to determine the areal and vertical extent of the contaminant from the ANR site. ? period

Four UST's were removed from the site on September 23, 1993. Samples were collected at the bottom of the Pit by Uribe & Associates, the sample contained diesel and gasoline. Diesel product was observed floating on the groundwater surface, at approximately 12-feet below ground surface.

This contamination is suspected to be originating from the Dongary Investments, Truck Maintenance Facility adjacent to Shippers Imperial property. Remediation of this diesel plume is pending before the ACHCSA at this time. ?

See lab results? Samples collected from the sidewalls at approximately 11-feet in depth contained a maximum of 1,700 ppm gasoline. Diesel and gasoline were detected in the groundwater. Further excavation was conducted at the site on October 5, 1993. Approximately 500 cubic yards of soil was excavated at that time, bringing the total amount of stockpiled soil at the site to 800 cubic yards.

Mon 10-5  
Three samples were collected at 9-foot depths from the north, south, and east walls. (The original sidewall samples from the west side of the excavation showed low quantities of gasoline (8 ppm), and no further excavation was conducted westward.

The results of the 9-foot deep confirmation samples (CON-1, CON-2, and CON-3) are included in Table 1 in this letter. A maximum of 1,500 ppm gasoline was detected. Uribe & Associates personnel returned to the site on October 15, 1993 and collected two additional samples (CON-1-2.0 and CON-2-2.0) from the same location but at 2-feet below the ground surface. These sample were below the detection limit for BTEX and gasoline. ~~results~~ report?

ppm TPH  
FP?  
The contamination in the 9-foot deep samples may be the result of gasoline on the groundwater (groundwater currently appears at a depth of 12-feet). The groundwater level shifts seasonally and could have deposited gasoline in the shallower soils during last winter's high water levels. ~~of diesel?~~

The Port has recommended that no further excavation should be done at this time. Due to the obvious impact of the adjacent property's contamination plume at the site, and the effects of a fluctuating groundwater level. The is requesting the approval to backfill the excavation and prepare a workplan for monitoring well installations. ?

I would like to set up a meeting with you at your earliest convenience to discuss these matters and further remediation efforts at the Shippers Imperial site. If you have any questions, please do hesitate to call me at (510) 272 - 1174 or x1178.

Yours truly,

Michaeaux James  
Port of Oakland  
Jr. Port Environmental Scientist



URIBE & ASSOCIATES  
2930 LAKESHORE AVENUE  
SUITE TWO HUNDRED  
OAKLAND, CALIFORNIA 94610  
510 - 832 - 2233  
FAX 510 - 832 - 2237

ENVIRONMENTAL CONSULTING SERVICES

RECEIVED  
OCT 20 1993

October 19, 1993

Mr. Michael James  
Environmental Department  
Port of Oakland  
530 Water Street  
Oakland, California 94607

SUBJECT: Unauthorized Release Report for the Removed Shippers Imperial USTs

Dear Mr. James:

This letter transmits the partially completed Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report for the Shippers Imperial tank removal project located at 2777 7th Street, Oakland, California. Soil samples collected during the tank removal revealed gasoline contamination, which apparently originated from the removed tanks. You need to complete the "Reported By" section of the report. After completing this section, mail the report to the following address:

Alameda County Health Care Services Agency  
Attn. Jennifer Eberle  
Division of Hazardous Materials  
80 Swan Way, Rm. 350  
Oakland, California 94621

The report of tank removal will be prepared by Uribe & Associates after the soil excavation and remediation activities at the site are completed.

Sincerely,

Tom Barnes  
URIBE & ASSOCIATES



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 Shipper's Imperial Today Date 10/5/93

Site Address 2277-7th St.

City Oakland Zip 94607 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

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

4:15 Arrived onsite  
 Comments:

Overexcavation + resamplg.  
 (see map on 10-1-93 tax)  
 Took 3 soil samples of sidewalls at 8 1/2-9'. Groundwater is present in western portion of pit & has a black oily looking substance, as well as a brownish floater. 48 hr. TAT. Please submit copy of tank contents analysis. 3 samples to be analyzed for TPHg,d, + BTEX.

II.A BUSINESS PLANS (Title 19)

- \_\_\_ 1. Immediate Reporting 2703
- \_\_\_ 2. Bus Plan Sids 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. MATLS

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

III. UNDERGROUND TANKS (Title 23)

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

- Monitoring for Existing Tanks
- \_\_\_ 6. Method
    - 1) Monthly Test
    - 2) Daily Vadose Semi-annual groundwater One time sols
    - 3) Daily Vadose One time sols Annual tank test
    - 4) Monthly Gndwater One time sols
    - 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 tsg
    - 8) Annual Tank Testing Daily Inventory
    - 9) Other \_\_\_\_\_

- \_\_\_ 7. Precip 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

Contact: Tom Barnes

Title: \_\_\_\_\_

Signature: [Signature]

Inspector: J. Eberle

Signature: [Signature]

II, III



# PORT OF OAKLAND

93 OCT -4 PM 2: 08

September 30, 1993

Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Department of  
Environmental Health  
80 Swan Way  
Oakland CA, 94621

SUBJECT: SHIPPER'S IMPERIAL 2277 7TH STREET, OAKLAND

Dear Ms. Eberle:

Enclosed you will find copy of the soil sample analyses from the excavation taken at Shippers Imperial. In addition, I have enclosed a draft diagram of the Tank Locations. Tom Barnes of Uribe & Associates, Wing Lau of the Port and I will be discussing plans on how to further excavate and sample.

The Port would like your input on further excavation and sampling to insure that all regulatory actions and requirements are addressed. The Port is recommending that further excavation be done on site.

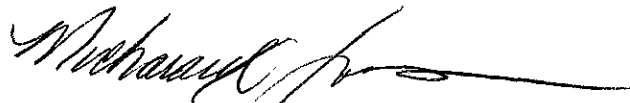
The samples from the smaller waste oil tank excavations (S-4 and S-5) were below the detection limit for diesel, gasoline, and BTEX. However, the soil samples for the gasoline UST excavation areas (S-1, S-2, S-3, S-6, S-7, and S-8) contained gasoline at an increased level of 1,700 mg/kg, diesel at an increased level of 5,500 mg/kg, and benzene at an increased level of 6,700 ug/kg. These results indicate that further excavation will be needed.

The facility adjacent to Shippers Imperial has reportedly released waste oil and diesel into the ground. Borings drilled in the area indicate that the contamination plume from these releases possibly extends through the Shippers Imperial site. Contamination was observed floating on the groundwater during the Shippers Imperial gasoline UST removal.

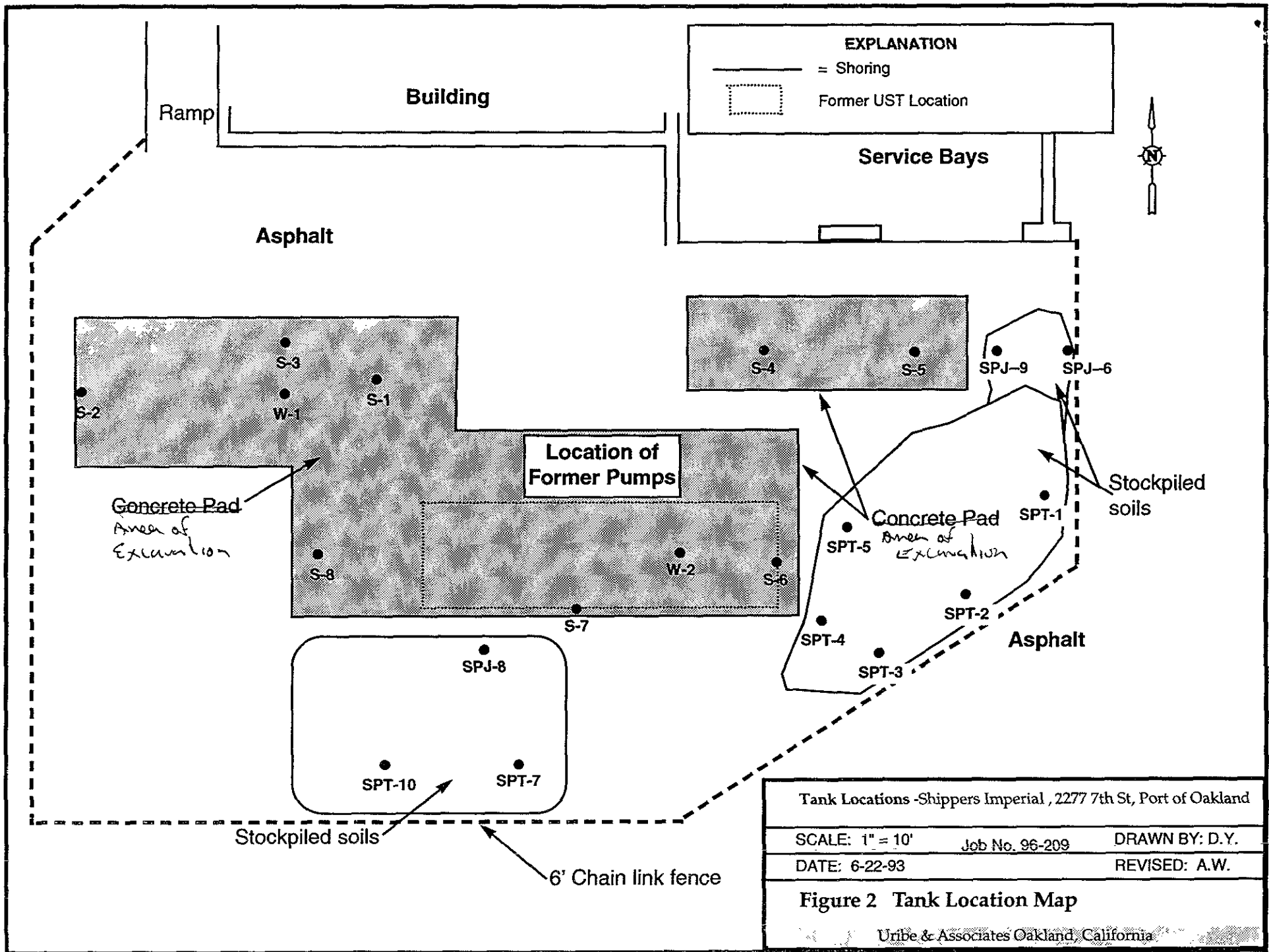
However, due to the high levels of gasoline found in the soil samples, the contamination at the site does not appear to be entirely the result of the neighboring property. The diesel found in samples S-2 and S-7 may be associated with neighbor's plume.

Further excavation and soil sampling will be collected analyzed from the site. If you have any questions please call me at x1178.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael James Jr.", with a long horizontal flourish extending to the right.

Michael James  
Jr. Environmental Scientist



Tank Locations - Shippers Imperial, 2277 7th St, Port of Oakland		
SCALE: 1" = 10'	Job No. 96-209	DRAWN BY: D.Y.
DATE: 6-22-93		REVISED: A.W.

LABORATORY NUMBER: 112439  
CLIENT: URIBE & ASSOCIATES  
PROJECT ID: 96-209  
LOCATION: SHIPPER IMPERIAL

DATE RECEIVED: 09/24/93  
DATE REPORTED: 09/28/93

**CASE NARRATIVE**

On September 23, 1993 Curtis & Tompkins received two samples, W-1 and W-2, on which a fuel fingerprint was to be performed. Total Extractable Hydrocarbons was run and sample chromatograms were produced, fingerprinting the samples. The majority of the TEH sample pattern for both samples lies in the diesel range (C12-C22). The pattern is similar to the diesel standard however, lighter range hydrocarbons are also present.

*pit water*



white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

p. 1 of 3

Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Port of Oakland Shipper's Imperial Today's Date 9/23/93

Site Address 2277-7th St.  
 City Oakland Zip 94607 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
- Removal of 500-gal motor oil  
 285-gal waste oil  
 + two 10K USTs

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

Comments:

10:10 Arrived on site. Tom Barnes from Uribe is consultant. Toured site... waiting for  
 11:05 Fire Dept. Part is paying for cleanup/tank removal. There was a small amt of product/waste in ~~the~~ all 4 USTs, which PTS removed into their vacuum trucks. Dolores Clemmons of OPD said that Gordon Gullet gave the OK for ATCo to check for tank inertness.  
 11:30 10,000-gal ~~UST~~ UST has 1.5% LEL + 8% O<sub>2</sub>.  
 11:40 285-gal waste oil UST has 1% LEL + 0% O<sub>2</sub>.  
 500-gal motor oil UST has .5% LEL + 2% O<sub>2</sub>.  
 Waste oil UST removed. UST is steel w/ tar wrap. No obvious holes.  
 PTS is transporting USTs under manifest #s 92206522 + 92206523  
 11:55 Removal of 500-gal motor oil UST. UST is steel & w/ tar wrap. No obvious holes.  
 12:00 PTS used (Freeman's Towing) a tow truck to remove 10,000-gal UST because the backhoe couldn't do it.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Sids. 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. MATLS

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

III. UNDERGROUND TANKS (Title 23)

- 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
- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose  
Semi-annual groundwater  
One time soils
  - 3) Daily Vadose  
One time soils  
Annual tank test
  - 4) Monthly Groundwater  
One time soils
  - 5) Daily Inventory  
Annual tank testing  
Conf pipe leak det  
Vadose/gndwater mon.
  - 6) Daily Inventory  
Annual tank testing  
Conf pipe leak det
  - 7) Weekly Tank Gauge  
Annual tank testing
  - 8) Annual Tank Testing  
Daily Inventory
  - 9) Other \_\_\_\_\_
- 7. Precs Tank Test Date: \_\_\_\_\_ 2643
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647
- 11. Monitor Plan 2632
- 12. Access Secure 2634
- 13. Plans Submit Date: \_\_\_\_\_ 2711
- 14. As Built Date: \_\_\_\_\_ 2635

Rev 6/88

Contact: Tom Barnes  
 Title: \_\_\_\_\_  
 Signature: [Signature]

Inspector: Jennifer Eberle  
 Signature: [Signature]

II, III

8

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

P. 2 of 3

II, III

Site ID # \_\_\_\_\_ Site Name Shipper's Imperial Today's Date 9/23/93

Site Address 2277-7th St.

City Oak Zip 94607 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

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

Comments:

Tank A (10,000-gal) is Steel w/tar wrap. No obvious holes in UST. There is gw w/floating, dark substance in pit at 2 11' bgs. A sample of liquid from pit was taken (W1) Uribe sampled tank contents some days ago. Soil samples taken (see map): 2 bottom (S-1 + S-2) + one wall (S-3). All had PID readings. short lunch break. Uribe already sampled waste oil tank bottom at 9 1/2' (tank invert was 8 1/2') and motor oil tank bottom at 8 1/2' (tank invert was 6 1/2'). Tank B (10,000-gal) has 3% LEL + 3% O2. Tank B removed. Tank is steel w/tar wrap. Liquid in pit has a sheen & brown, floating substance (diesel?), at ~ 10 1/2 bgs. No obvious holes in UST, but minor rust. Liquid sample taken from pit (W2). Liquid (in both pits) seems oily. They'll run a fingerprint analysis.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Sids. 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. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req d? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 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 groundwater
  - One time soils
  - 3) Daily Vadose
  - One time soils
  - Annual tank test
  - 4) Monthly Groundwater
  - 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 tsg
  - 8) Annual Tank Testing
  - Daily Inventory
  - 9) Other \_\_\_\_\_

- 7. Precs 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 8/88

Contact: Tom Barnes

Title: \_\_\_\_\_

Signature: [Signature]

Inspector: Jennifer Elberke

Signature: [Signature]

II, III

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ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
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Hazardous Materials Inspection Form

p. 3 of 3

II, III

Site ID # \_\_\_\_\_ Site Name Shipper's Imperial Today's Date 9/23/93

Site Address 2277-7th st.

City Oak Zip 94607 Phone \_\_\_\_\_

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Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
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- III. Underground Tanks

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

Comments:

Soil samples taken from Tank B excavation, which has been adjoined w/Tank A excavation. (see map). Three wall samples taken (S6, S7, S8).

3:45 We dug below Tank B to ~14' to see how fast "gw" may recharge. The deeper excavation was dry initially, then we saw gw after ~5min.

4:00 left site

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
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- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OnSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
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  - 2. Pipeline Leak Detection 25292 (H&S)
  - 3. Records Maintenance 2712
  - 4. Release Report 2651
  - 5. Closure Plans 2670

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

- 7. Precs 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

Contact: Tom Barnes  
 Title: \_\_\_\_\_  
 Signature: [Signature]

Inspector: Jennifer Eberle  
 Signature: [Signature]

II, III

OCT 25 '93 10:51AM PORT OF OAKLAND ENVIRON DEPT

DRAFT

Ramp

Building

EXPLANATION



Former UST Location

Service Bays



Asphalt

Shoring

Area of additional excavation 10/5/93

Location of Former Pumps

Area of original excavation 9/23/93

Stockpiled soils

Area of original excavation 9/23/93

Shoring

Asphalt

Shoring

DRAFT

Stockpiled soils

6' Chain link fence

DRAFT

Tank Locations - Shippers Imperial, 2277 7th St, Port of Oakland

SCALE: 1" = 10'

Job No. 96-209

DRAWN BY: D.Y.

DATE:

REVISED: A.W.

Figure 2 Tank Location Map

Urbe & Associates Oakland, California

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

ACCEPTED

Underground Storage Tank Closure Permit Application

Alameda County Division of Hazardous Materials

80 Swan Way, Suite 200,  
 Oakland, CA 94621

Telephone: 510/271-4320

W/L  
 Carl Coleman  
 272-1569

These closure forms are received and found to be accurate and complete. The components of State and Federal laws and regulations and plans indicated by this Department are being reviewed and legal review of any proposed closure or removal of any component of the site is being completed. The following information is required for the following:

- a) Closure of the site
- b) Closure of the site
- c) Closure of the site
- d) Closure of the site
- e) Closure of the site
- f) Closure of the site
- g) Closure of the site
- h) Closure of the site
- i) Closure of the site
- j) Closure of the site
- k) Closure of the site
- l) Closure of the site
- m) Closure of the site
- n) Closure of the site
- o) Closure of the site
- p) Closure of the site
- q) Closure of the site
- r) Closure of the site
- s) Closure of the site
- t) Closure of the site
- u) Closure of the site
- v) Closure of the site
- w) Closure of the site
- x) Closure of the site
- y) Closure of the site
- z) Closure of the site

Issuance of a) permit to generate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

\*THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS

Contact Specialist:

JL  
 8-19-93

UNDERGROUND TANK CLOSURE PLAN

\*\*\* Complete according to attached instructions \*\*\*

aka Shipper's Imperial

Wing Lau  
 w/ Port

1. Business Name Port of Oakland
- Business Owner Port of Oakland
2. Site Address 2277 Seventh St. Bldg C-401, Oakland  
 City Oakland, Ca Zip 94607 Phone 510 272-1473
3. Mailing Address 530 Water St. P.O. Box 2064  
 City Oakland, Ca Zip 94604 Phone 510 272-1370
4. Land Owner Port of Oakland  
 Address 2277 Seventh St City, State Oakland Ca Zip 94604-2064
5. Generator name under which tank will be manifested Port of Oakland
- EPA I.D. No. under which tank will be manifested CAC 000 844432

Jennifer Eberk  
 See comments p. 4, 5

93 AUG -3 AM 11:10

6. Contractor PTS Environmental Service  
Address P.O. Box 170  
City Loomis, Ca 95650 Phone 916 652-5535  
License Type\* A + Haz ID# 440591

\*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 To be determined by Part of  
Address Oakland  
City \_\_\_\_\_ Phone \_\_\_\_\_

8. Contact Person for Investigation  
Name Rodger Thomas Title V.P. w/PTS  
Phone 916 652-5535

9. Number of tanks being closed under this plan 4 tanks  
Length of piping being removed under this plan 100' (approx)  
Total number of tanks at facility 4K

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  
*ok* Name PTS Env. Service EPA I.D. No. CAD 982040206  
Hauler License No. 2350 License Exp. Date 10-31-93  
Address P.O. Box 170  
City Loomis State Ca Zip 95650

b) Product/Residual Sludge/Rinsate Disposal Site  
Name Refinery Service EPA I.D. No. CAD 083166728  
Address 13331 N. Hwy 33  
City Patterson State Ca Zip 95363

c) Tank and Piping Transporter

Name PTS Env. Service EPA I.D. No. CAD982040206  
Hauler License No. 2350 License Exp. Date 10-31-93  
Address P.O. Box 170  
City Yonkers State Ca Zip 95650

d) Tank and Piping Disposal Site

Name Crickson Inc EPA I.D. No. CAD009466392  
Address 255 Parr Blvd  
City Richmond State Ca Zip 94801

11. Experienced Sample Collector

Name John Borrego - Uribe + Assoc.  
Company Uribe + Assoc.  
Address 2930 Lakeshore Ave Suite 200  
City Oakland State Ca Zip 94610 Phone 510 832-2233

12. Laboratory

Name Curtis + Tompkins Ltd.  
Address 2323 5th Street  
City Berkeley State Ca Zip 94710  
State Certification No. 1459

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

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

14. Describe methods to be used for rendering tank inert

Dry Ice will be used  
25# per thousand gallon

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)		
8000 Gal	Gas	Soil	Samples will be taken at both ends of 8000 Gallon tanks. 1-Sample at full end - 500-Tank 1-Sample at full end 285-Tank They will be taken at a depth of 2' below tank into native soil
8000 "	Gas	Soil	
500 "	Motor Oil	Soil	
285 "	waste Oil	Soil	
(All these tanks were installed in 1970)			

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



Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan Sample every 50 yds. for offsite disposal or 1 per 20yd <sup>3</sup> for onsite reuse

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
Gas	see attached Tri Regional TPH-G <sup>v</sup> - 50-30 BT <del>A</del> & EV - 8020 or 8240	Analyses Table II	To be determined by Lat per county req.
<del>waste oil</del>	<del>5030 or 3550</del> <del>5520</del>		
Same tests are done for Ground water all tests are done per County inspector ✓			
waste oil: TPH <sub>g</sub>	5030		
TPH <sub>d</sub>	3550		
BTEX	8020 or 8240		
O + G	5520 B + F		

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

Cl HC 8010  
metals AA  
SVOCs 8270

motor oil: rev 3/92 TPH<sub>d</sub> 3550 - 5 -  
BTEX 8020 or 8240

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Fund Ins. Policy 1254741-91 ✓

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) C. J. Thomas Cathy J. Thomas

Signature CJ Thomas

Date 6-30-93

Signature of Site Owner or Operator

Name (please type) See Attached Sheet

Signature \_\_\_\_\_

Date \_\_\_\_\_

JUL 23 1993 05:09PM PORT OF OAKLAND ENVIRON DEPT/LEVEL 12000  
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Signature of Contractor

Name (please type) C. J. Thomas Cathy J. Thomas  
 Signature *C. J. Thomas*  
 Date 6-30-93

Signature of Site Owner or Operator

Name (please type) WING K. LAU  
 Signature *Wing K. Lau*  
 Date 7/28/93

TABLE #1

**SAMPLING FOR ROUTINE TANK REMOVALS**  
10 August 1990

**CASE A: Water not present in tank pit**

- 1) Remove a maximum of two feet of native soil before sampling.
- 2) If areas of obvious contamination are observed, they are to be sampled.

TANK SIZE	MINIMUM NUMBER OF SOIL SAMPLES	LOCATION OF SOIL SAMPLES
Less than 1000 gal.	ONE per tank	Fill or pump end of tank
1000-10,000 gal.	TWO per tank	One at each end of tank
Greater than 10,000 gal.	THREE or more per tank	Ends and middle or generally spaced along the length of the tank
piping	ONE	Every 20 lineal feet

**CASE B: Water present in tank pit**

- 1) The tank pit may be purged and allowed to refill before sampling. The purged water is to be handled correctly.
- 2) The water sample is to be representative of water in the tank pit.

TANK SIZE	MINIMUM NUMBER OF SOIL SAMPLES	LOCATION OF SOIL SAMPLES	MINIMUM NUMBER OF WATER SAMPLES
10,000 gal. or less (single tank)	TWO	From wall next to tank ends at soil/ground water interface	ONE
Greater than 10,000 gal. or tank cluster	FOUR	From wall next to tank ends at soil/ground water interface	ONE

TABLE #2  
REVISED 10 AUGUST 1990

RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR  
UNDERGROUND TANK LEAKS

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

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

Regional Board Staff Recommendations  
Preliminary Site Investigation

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. SIGNED LABORATORY DATA SHEETS are to be submitted containing 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 must also include the dates sampled, submitted, prepared for analysis, and analyzed.
11. PEAKS THAT DO NOT CONFORM to the standards must be reported by the laboratories, including any unknown complex mixtures that elute at times which vary from the standards. Those mixtures may not compare to the standards and 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 chromatogram(s);
  - Type of column used;
  - Initial temperature;
  - Temperature program in °C/minute; and
  - Final temperature.
12. REPORTING LIMITS FOR TPH are: gasoline standard ≤ 20 carbons, diesel and jet fuel (kerosene) standard ≤ 50 carbons. 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 reformulated gasolines to increase the oxygen content in

Regional Board Staff Recommendations  
Preliminary Site Investigation

10 August 1990

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 material 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 GC/FID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydrocarbons, or extracted by sonication using 3550 methodology for extractible 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. TETRAETHYLLEAD (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 for 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 4180 may also be acceptable for O & G if proper standards are used. "Standard Methods" 17th Edition, 1989, has changed the 501 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 PPM
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

Regional Board Staff Recommendations  
Preliminary Site Investigation

10 August 1990

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 questions about the methodology, please call your Regional Board representative.



**STATE  
COMPENSATION  
INSURANCE  
FUND**

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

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

JULY 2, 1993

POLICY NUMBER: 1254741 - 93  
CERTIFICATE EXPIRES: 7-1-94

PORT OF OAKLAND  
530 WATER STREET, PO BOX 2064  
OAKLAND CA 94604-2064

JOB: 2277 SEVENTH  
OAKLAND, CA  
4 EMPLOYEES

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

We will also give you TEN <sup>30</sup> days' advance notice should this policy be cancelled prior to its normal expiration.

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

  
PRESIDENT

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE 07/01/93 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

PLACER ENERGY SYSTEMS, INC.  
DBA: P.T.S. ENVIRONMENTAL SERVICE  
PO BOX 170  
LOOKIS CA 95657

## DEPARTMENT OF TOXIC SUBSTANCES CONTROL

400 P Street, 4th Floor

P.O. Box 806

Sacramento, CA 95812-0806

(916) 324-2430



\*\*\* HAZARDOUS WASTE TRANSPORTER REGISTRATION \*\*\*

NAME AND ADDRESS OF REGISTERED TRANSPORTER:

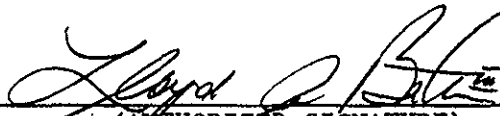
P.T.S. Environmental Service  
P.O. Box 170  
Loomis, CA 95650

TRANSPORTER REGISTRATION NO: 2350EXPIRATION DATE: October 31, 1993

THIS IS TO CERTIFY THAT THE FIRM NAMED ABOVE IS DULY REGISTERED TO TRANSPORT HAZARDOUS WASTE IN THE STATE OF CALIFORNIA IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6.5, DIVISION 20 OF THE HEALTH AND SAFETY CODE AND DIVISION 4.5, TITLE 22 OF THE CALIFORNIA CODE OF REGULATIONS.

THIS REGISTRATION CERTIFICATE MUST BE USED IN CONJUNCTION WITH VEHICLES AND/OR CONTAINERS WHICH HAVE BEEN CERTIFIED PURSUANT TO SECTION 25169.1, HEALTH AND SAFETY CODE, OR A VARIANCE ISSUED BY THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR HIGHWAY TRANSPORT WITH THE EXCEPTIONS OF TRANSPORT SOLELY BY WATER, RAIL OR AIR.

THIS REGISTRATION CERTIFICATE MUST BE CARRIED IN THE VEHICLE USED TO TRANSPORT HAZARDOUS WASTE.

  
(AUTHORIZED SIGNATURE)

OCT 16 1992

(Date)





### ACKNOWLEDGEMENT OF NOTIFICATION OF HAZARDOUS WASTE ACTIVITY

This is to acknowledge that you have filed a Notification of Hazardous Waste Activity for the installation located at the address shown in the box below to comply with Section 3010 of the Resource Conservation and Recovery Act (RCRA). Your EPA Identification Number for that installation appears in the box below. The EPA Identification Number must be included on all shipping manifests for transporting hazardous wastes; on all Annual Reports that generators of hazardous waste, and owners and operators of hazardous waste treatment, storage and disposal facilities must file with EPA; on all applications for a Federal Hazardous Waste Permit; and other hazardous waste management reports and documents required under Subtitle C of RCRA.

EPA I.D. NUMBER

CA 95650 10200

PLACER TRACTOR SERVICE  
7200 WELLS AVE  
LOOMIS CA 95650

INSTALLATION ADDRESS

7200 WELLS AVE  
LOOMIS CA 95650

EPA Form 8700-12A (4-80)

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



*Building Quality*



## HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 70587 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: RODGER D. THOMAS

License No.: 440591

Namestyle: PLACER ENERGY SYSTEMS

WITNESS my hand and official seal this  
20 day of OCTOBER, 1988

*J. H. Aloney*  
Registrar of Contractors

13L-36 (1/88)

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.

A1608

# Contractors State License Board

Department of Consumer Affairs  
State of California  
9835 Goethe Road  
Sacramento, California 95827



M09/ 1 00440591

1/916/366-5153

1/800/321-CSLB

Automated Phone System

2752

000840  
PLACER ENERGY SYSTEMS INC DBA PTS ENVIRONMENTAL  
SERVICE  
7200 WELLS ROAD  
LOOMIS, CA 95650

*includes haz. substance removal*

State of California  
Department of Consumer Affairs  
CONTRACTORS STATE LICENSE BOARD


Entity

License Number: 44059

Business Name: PLACER ENERGY SYSTEMS INC  
DBA PTS ENVIRONMENTAL SERVICE

Classification: [REDACTED]

Expiration Date: 05/31/95



SUBMITTAL #3 B  
7/26/97

## P.T.S. ENVIRONMENTAL SERVICE

### SITE SAFETY & UNDERGROUND FUEL TANK CLOSURE PLAN

P.T.S. Environmental Service is pleased to submit this closure plan for the Underground Fuel Tank Removal project listed below

- A. Name and Address: Port of Oakland  
530 Water Street  
Oakland, Ca. 94604
- Site Address: 2277 Seventh Street  
CF-17, CF-18, CF-19 AND CF-20 ADJACENT TO  
Bldg C-401  
Oakland
- Phone Number: 510-272-1370
- B. Completion Date: August, 1993
- C. Project Manager: AL OESTERLING
- D. Site History

<u>Tank Size</u>	<u>Tank Contents</u>	<u>Fiberglass/Steel</u>
2-3000	GAS	Steel
1-500	MOTOR OIL	Steel
1-285	WASTE OIL	Steel

Continue on Page 2

SITE SAFETY & UNDERGROUND FUEL TANK CLOSURE PLAN  
PAGE 2

SECTIONS;

- i. Project Description
- ii. Task Risk Analysis and Safety & Health Plan and Contractor Certification
  - A) Underground fuel tank removal
- iii. Contamination Consultant
- iv. Emergency Response Plan
- v. Emergency Spill Containment

SECTION I, PROJECT DESCRIPTION

A) All product shall be removed from tanks prior to excavation. Any product remaining will be vacuumed out and manifested by P.T.S. Environmental Service, EPA # CAD982040206, DOH # 2350. Disposal facility will be Evergreen Environmental, EPA #CAD982446874 at Road 30B, Davis, CA. 95616, or Refinery Services, 13331 No. Hwy. 33, Patterson, CA. 95363, EPA #CAD083166728. All vapors will be purged from tanks at least one - two hours prior to removal by using at least 30 pounds of carbon dioxide (dry ice) per 1,000 gallon tank capacity. A LEL meter will be on site to check the tank(s) for explosive levels before the tank is removed, in addition to two fire extinguishers. We also have a PID meter on-site to measure Total Petroleum Hydrocarbons.

C) Tanks and associated piping will be removed by P.T.S. Environmental Service. Tanks that are disposed of as hazardous will be manifested to Erickson Inc. in Richmond, EPA # CAD009466392.

SITE SAFETY & UNDERGROUND FUEL TANK CLOSURE PLAN  
PAGE 7

D) Clean excavated material will be stockpiled onsite for use in backfilling the excavation site

E) The local agencies will be notified of the removal date and will be present soil samples will be taken. U.S.A. and the local Air Quality (if applicable) will notified at least five days before the tank removal

F) P.T.S. Environmental Service will arrange to have Uribe & Associate, 2930 Lakeshore Ave, Suite #200, Oakland, CA take the required soil samples. This is a subcontractor of Port of Oakland and not P.T.S. Environmental Service. The lab that will run the soil samples is Curtis & Tompkins, 2323 5th St., Berkeley, CA. (State Certification #1459). This lab is certified to test soil samples for hazardous waste

G) Onsite Personnel

1) The following personnel are designated to carry out job functions as needed onsite. They all have been certified in Hazardous Waste and Safety Training and CPR

Rodger Thomas  
Barry Queen  
Tim Arba

Cathy Thomas  
Pam Field  
Gary Kellar

Albert Oesterling  
Lori Oesterling

H) Local Agencies

Alameda County Health Care Services  
Dept. of Environmental Health  
80 Swan Way, Room 200  
Oakland, Ca 94611  
510-271-4320

## SECTION II; RISK ANALYSIS & SAFETY AND HEALTH PLAN

### 1. Tasks Planned

- A. Underground Tank Removal - Excavation
- B. Rinsing fuel tanks and inerting with dry ice
- C. Soil Sampling
- D. Backfill excavation and resurface

### 2. Hazardous Materials Anticipated

- A. Gasoline - Inhalation can cause headaches, blurred vision, dizziness and nausea.
- B. Benzene - High energy component of gasoline, usually present in concentrations between 0.8 - 2.0%. Benzene is a known carcinogen.
- C. Xylenes - Flammable and less toxic than benzene; may be narcotic in high concentrations
- D. Toluene - Flammable, may be narcotic in high concentrations and may cause mild macrocytic anemia.
- E. Diesel and/or Waste Oil
- F. Solvents

### 3. Personnel Protection Equipment:

- A. Appropriate skin protection/clothing (tyvek suits if necessary)
- B. Air purifying respirator (3M Brand)
- C. Hard hat and safety glasses
- D. Gloves & Steel toed boots
- E. Hearing protection (if necessary)
- F. Eye wash and First Aid kits in trucks

Continued on Page 5



SITE SAFETY & UNDERGROUND TANK CLOSURE PLAN  
PAGE 5

4. Site Control:

A. A 7' cyclone fence will be installed around the construction site perimeter until the site is backfilled and resurfaced.

5. Hazardous Waste Management:

A. This project will generate hazardous wastes (rinseate and possibly groundwater) which will be transported for recycling on a manifest. See Section iA on Closure Plan.

## OCCUPATIONAL SAFETY AND HEALTH CERTIFICATION

Project: Port of Oakland  
Contractor: P.T.S. Environmental Service

Contractor certifies that the following personnel employed on the project above have met the following requirements of the OSHA Hazardous Waste Operations Standard (29 CFR 1910.120) AND other applicable OSHA standards.

Continued on Page 6

SITE SAFETY & UNDERGROUND TANK CLOSURE PLAN  
PAGE 6

<u>PERSONNEL</u>	<u>TRAINING</u>	<u>RESPIRATOR CERTIF</u>	<u>MEDICAL EXAM</u>
Al Oesterling	yes	yes	yes
Cathy Thomas	yes	yes	yes
Barry Queen	yes	yes	yes
Lori Oesterling	yes	yes	yes
Rodger Thomas	yes	yes	yes
Pam Field	yes	yes	yes
Tim Arba	yes	yes	yes
Gary Kellar	yes	yes	yes

Contractor certifies that he/she has received a copy of the Site Safety and Health Plan and will ensure that its employees are informed and will comply with its requirements. Also, Contractor certifies that P.T.S. Environmental Service is in compliance with Government Code Section 8355 regarding a drug-free workplace.

Contractor further certifies that it has read and understands and will comply with all provisions of its contractual agreement

SIGNED, *CJ Thomas* DATE; 7-26-93

**SECTION III: CONTAMINATION CONSULTANT**

1 If contamination is suspected this will be determined by laboratory results. Soil can be initially checked with PID meter to monitor levels. If levels exceed a safe atmosphere please refer to Emergency Response #4 - Air Monitoring. Contaminated soil will be stockpiled on-site per spec #3.04 until it has been profiled into the appropriate disposal facility.

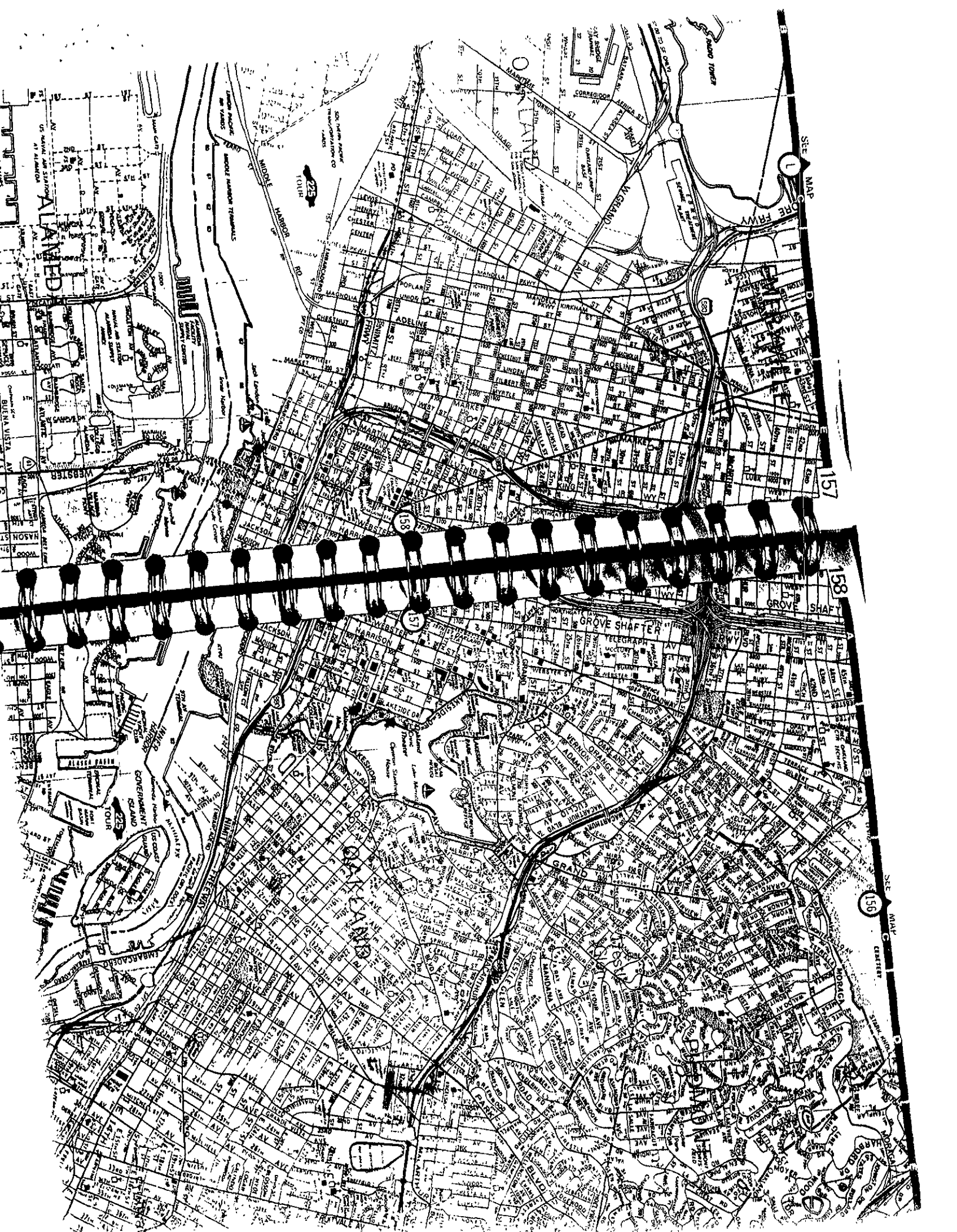
**SECTION IV; EMERGENCY RESPONSE PLAN**

1 If an accident should occur, employees should first call 911 if it is an emergency if it is not of emergency nature then the employee shall be brought to the nearest hospital (see attached page for map to hospital).

**DIRECTIONS TO HOSPITAL**

**Highland Hospital  
1411 E. 31st Street  
Oakland, Ca. 94602  
510-534-8055**

**GO EAST ON SEVENTH ST. TO CASTRO ST. - TURN LEFT  
GET ON 980 NORTH, GO EAST ON 580 AND EXIT PARK BLVD.  
CROSS PARK AND GO ONE MORE BLOCK TO 13TH AVE (NO STREET  
SIGN) AND TURN RIGHT ON 13TH AVE., GO FOUR BLOCKS AND  
TURN LEFT ON 31ST ST. GO TWO BLOCKS AND TURN RIGHT INTO  
EMERGENCY ENTRANCE.**



ALBANY ST

SEE MAP 157

157

158

159

SEE MAP 159

ALBANY PARK  
GOVERNMENT GRANT  
TOWN

GRAND ST

GROVE SHAFER

TELEGRAPH AV

WENONA

ADAMS ST

MANHATTAN

WINDMILL

WINDMILL

WINDMILL

SITE SAFETY & UNDERGROUND TANK CLOSURE PLAN

PAGE 8

2. Additional emergency phone numbers are as follows:

Ambulance	- 911
National Response Center	- 800-424-8802
Police Department	- 510-238-3211
Fire Department	- 510-238-3851
Contractor's Superintendent	- Superintendent will be on-site, but his car phone is (916) 539-3942
Port Resident Engineer	- Wing Lau 510-272-1457
Port Environmental Engr	- Michael James 510-272-1178
RCRA Hotline	- 800-424-9346

When reporting an emergency situation, the following information should be provided:

1. Name of person making call.
2. Telephone number and location of person making call
3. Number of person(s) exposed or injured.
4. Nature of emergency.
5. Actions taken
6. Name and location of site contact upon arrival of emergency services.

3. Emergency Procedures.

Prior to commencing work the superintendent shall plan emergency evacuation routes and procedures and discuss them with all personnel who will be conducting work at the site. Initial planning includes establishing the best means for evacuation from the site in case of a catastrophe (i.e. explosion, fire, employee overcome by fumes, etc.) The nearest telephone will be identified for emergency situation - usually closest phone will be in superintendent's car. If an emergency did occur and employees could not hear superintendent yelling to evacuate area, the superintendent will wave a red flag to indicate evacuating the area.

Evacuation shall occur if personal protective equipment fails, or if the emergency situation becomes uncontrollable. If an emergency involving actual or suspected personal injury occurs, the superintendent shall follow these steps:

Continued on page 9

## SITE SAFETY & UNDERGROUND TANK CLOSURE PLAN

PAGE 9

- Remove the exposed or injured person(s) from immediate danger. Rescue personnel shall not enter "unknown" atmospheres or atmospheres which may cause bodily harm without appropriate training or equipment.
- Render First Aid if necessary. Decontaminate affected personnel after critical First Aid is given if appropriate.
- Obtain paramedic services or ambulance transport to local hospital. This procedure shall be followed even if there is no visible injury.
- Other personnel on site shall be evacuated to a safe distance until the superintendent determines that it is safe for work to resume. If there is any doubt regarding the condition of the area, work shall not commence until all safety issues are resolved.
- At the earliest time practicable, the superintendent shall contact the Project manager, giving details of the incident, and the steps taken to prevent its recurrence.
- A written report of the incident shall be forwarded to the Project manager within 24 hours following the incident.

There shall be on site at least one individual who is currently certified in First Aid and CPR within the last year. This individual shall be appointed as an alternate for the superintendent if he is incapacitated or needs assistance. Specific responsibilities for this individual shall be delineated by the superintendent.

### 4 Air Monitoring:

As a safety precaution, at all locations where photo-ionization detector (PID) readings exceed 2-5 ppm above background levels in the breathing zone continuously for 60 seconds, Level C respiratory protection will be worn by all personnel in the work area. This action level of 2 - 5 ppm is based on the OSHA Permissible Exposure Limit (PEL = 1 ppm) for Benzene.

Continued on page 10

SITE SAFETY & UNDERGROUND TANK CLOSURE PLAN  
PAGE 10

Level C respiratory protection with a half-face air purifying respirator (Protection Factor of 10) will offer personnel protection up to 10 ppm.

Because of the possibility of exposure to VOC (Volatile organic) vapors from soil during tank removal and excavation activities, the worker breathing zone and general work areas will be monitored for VOC and petroleum hydrocarbon vapors with the PID at selected intervals. The PID accurately measures VOCs down to approximately 1 - 5 ppm. Respiratory protection will be worn by the work crew and all personnel within the work area until the respiratory requirements are downgraded by the superintendent. Respirators (Level C) will be worn if there is a malfunction of the PID.

5. Flammable, Explosive and Oxygen Deficient Atmospheres:

The superintendent or his designee will periodically monitor the work area near for the presence and concentration of flammable or explosive vapors and gases. a LEL meter will be used. In the event that explosive or flammable gases or vapors are detected the following criteria will apply:

Less than 1% LEL	Work proceeds with occasional monitoring
1% - 5% LEL	Contact superintendent and work may proceed with continuous monitoring if the source and type of vapor is generally known.
5% - 9% LEL	Superintendent must be on location, work may proceed with caution and continuous monitoring
10% or over 10% LEL	Stop work and special controls will be implemented as necessary

Because the explosive and flammable gas indicator is often combined with an atmospheric oxygen meter, the following criteria will be observed:

Over 22% oxygen	Stop work. Area may be oxygen enriched leading to possible flash fire. Notify superintendent.
20.7% to 21%	Normal atmospheric oxygen content.

Continued on page 11

SITE SAFETY & UNDERGROUND TANK CLOSURE PLAN  
PAGE 11

19.5% to 20%	Proceed with caution. Atmosphere may be oxygen deficient or oxygen displacing gas may be present. Be prepared to stop work and evacuate.
Less than 19.5%	Stop work and evacuate area

In the event that an atmosphere is discovered that is equal to or less than 19.5% oxygen, the area shall be evacuated immediately. Any deviation from ambient oxygen levels (21%) must be immediately investigated.

ALL EMPLOYEES WORK ON THE "BUDDY SYSTEM" AND IF AN EMPLOYEE WAS KNOCKED OUT OR WAS NOT ABLE TO BREATHE HIS PARTNER WOULD SEE AND WOULD HELP HIM AND ADMINISTER FIRST AID. NO ONE IS ALLOWED TO WORK ALONE OR TO ENTER ANY EXCAVATION PIT.

ALL EMPLOYEES HAVE BEEN SAFETY & CPR TRAINED. ALL SITUATIONS FROM CUTS, HEAT EXHAUSTION, BURNS, ELECTRICAL SHOCK, BREATHING OF HAZARDOUS FUMES HAVE BEEN TAUGHT IN THE SAFETY CLASSES. WE HAVE NEVER HAD AN EMERGENCY IN 10 YEARS. ANY MEDICAL EMERGENCIES WOULD BE DEALT WITH AT THE HOSPITAL. IF AN EMPLOYEE HAD A LIFE THREATENING CUT, THEY HAVE BEEN TRAINED TO STOP THE BLEEDING TO THE POINT OF USING A TOURNIQUET.

Continued on Page 12



## SECTION V: SPILL CONTAINMENT

If an emergency spill should occur the following steps shall be taken immediately.

1. Call "911" immediately and state what has occurred. They should notify CHP regarding the spill.
2. Call the local County Environmental Health Department and let them know what has occurred.
3. Try and contain the spill with absorbent "diapers" if the spill is liquid.
4. If the spill is liquid then we will dispatch another vacuum truck to vacuum up the liquid, If the spill is soil then we will dispatch a backhoe and transfer truck to clean up the soil.

We always have soil samples of any soil that is hauled and can show these results to the local authorities so they know exactly what the contamination is.

Any liquid that is hauled is normally 90% water contaminated with gas, diesel or waste oil

SITE SAFETY & UNDERGROUND TANK CLOSURE PLAN  
PAGE 13

THE EMPLOYEES OF P.T.S. ENVIRONMENTAL SERVICE HAVE READ AND WILL ABIDE BY THIS HEALTH & SAFETY TANK REMOVAL CLOSURE PROPOSAL. DAILY SAFETY MEETINGS ("TAIL-GATE" SESSIONS) WILL BE HELD ON-SITE. THE HEALTH & SAFETY OFFICER, AL OESTERLING, WILL EXAMINE THE SITE FOR ANY SAFETY HAZARDS AND IF ANY EXIST THEY WILL BE CORRECTED BEFORE WORK IS STARTED. THERE WILL NOT BE ANY CONFINED SPACE ENTRY. SEE ENCLOSED FOR SPILL CONTAINMENT PROCEDURES.

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# PORT OF OAKLAND

February 25, 2002

FEB 28 2002

Barney Chan  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, 2<sup>nd</sup> Floor  
Alameda, California 94502

**Re: Phase I Environmental Site Assessment;  
Project Schedules, and Proposed Deliverables,  
2225 and 2277 Seventh Street, Port of Oakland,  
Oakland, California**

Dear Mr. Chan,

As a follow up to our meeting with you on January 30, 2002, and to address Alameda County Health Care Services Agency (County) requirements regarding the 2225 and 2277 Seventh Street sites (the Sites) in Oakland, we are transmitting the Expanded Phase I Environmental Site Assessment (Phase I report). Iris Environmental (Iris) prepared this Phase I report on behalf of the Port of Oakland (the Port). In addition, site investigation schedules are presented below to detail the two investigation programs currently underway in order to meet County requirements and to reflect the relationships between the two programs. The site redevelopment investigation to support design of the future Facilities Support Services Center (FFSSC) is being conducted by Iris. In accordance with the County-approved work plan, additional soil and groundwater characterization for the petroleum release sites at 2225 and 2277 Seventh Street is being conducted by Innovative Technical Solutions, Inc. (ITSI). As evidenced in these two schedule tables, and as we discussed, the two investigation programs are designed to address different site needs and are proceeding on parallel tracks.

Subsequent to our meeting with you, the Port has developed a tentative building layout for the FFSSC. One goal of the design program is to avoid or substantially limit placement of occupied structures over chemically impacted soil and groundwater. However, land use constraints may require at least limited placement of structures in these areas. Our consultant is currently developing the necessary sampling program to collect soil and groundwater chemical data to support a human health risk assessment adequate to meet Regional Water Quality Control Board (RWQCB) criteria. It is now time to solicit assistance from the RWQCB for concurrence with the site investigation, and ultimately to review the risk assessment. We would like to meet with you and the RWQCB soon to present the sampling program and work plan.

**SITE REDEVELOPMENT INVESTIGATION SCHEDULE**

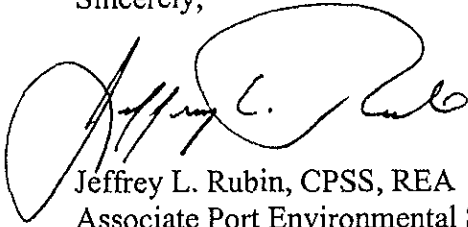
<b>Task</b>	<b>Estimated Deliverable Date</b>
Prepare site sampling work plan	March 4, 2002
Meet with County and RWQCB	Between March 4, 2002 and March 22, 2002
Conduct site sampling program	March 25 - 29, 2002 (assumes two-week County review of work plan)
Port evaluates data: <ul style="list-style-type: none"> <li>• Delineate areas of impacted soil and groundwater,</li> <li>• Provide input to Facility design group for use in finalizing building layout, and</li> <li>• Assess scope of health risk assessment, based on relationship of buildings to impacted areas</li> </ul>	March 29-April 30, 2002 for internal Port review  <i>goal to perform sampling @ end of March.</i> <i>RA for OK of development</i>
Prepare interim data report	April 30, 2002
Perform human health risk assessment and prepare report	May 30, 2002
RWQCB reviews human health risk assessment and report	May 30, 2002 – July 1, 2002
Identify mitigation measures, if necessary to reduce health risk in buildings and prepare Risk Management Plan, if needed (performed concurrently with RWQCB review)	June 30, 2002

**ADDITIONAL PLUME CHARACTERIZATION SCHEDULE**

<b>Task</b>	<b>Estimated Deliverable Date</b>
Conduct Additional Site Characterization	Complete Field Activities by February 21, 2002
Prepare Draft Feasibility Study Report (note that FS only for plume characterization and evaluation of remedial alternatives for the plume.)	May 31, 2002

Please use this Phase I report for your information needs. An additional copy has been included for transmittal to the RWQCB. We plan to submit Iris' site sampling work plan to you by March 4 for your review and approval. We request that a meeting be scheduled with you and the RWQCB subsequent to submittal of the sampling work plan. If we do not hear from you within the next two weeks, we will assume that the County concurs with above schedule and approach. If you have any questions concerning this Phase I report and the investigation schedules tabulated above, please contact me at (510) 627-1134.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey L. Rubin". The signature is stylized with large loops and a prominent "J".

Jeffrey L. Rubin, CPSS, REA  
Associate Port Environmental Scientist

cc: Chris Alger, Iris Environmental  
Rachel Hess, ITSI



February 14, 2002

Barney M Chan  
Alameda County  
Environmental Health Services  
1131 Harbor Bay Pkwy Suite 250  
Alameda CA 94502-6577

# 3775 / Ro16  
FEB 19 2002

Subject: Environmental Investigation at USPS Oakland Vehicle Maintenance Facility  
1675 7<sup>th</sup> Street Oakland CA 94615-9993

Dear Mr. Chan:

This is to inform you that Mr. Sean McFadden is no longer with the U.S. Postal Service. I will be the project manager for this project.

We also had hired the services of Mr. Frank R. Poss who is a registered environmental assessor to assist us in having this investigation brought to a closure. Please call Mr. Poss at (510) 434-9300 or myself at (510) 874-8542 if you have any questions. Mr. Poss will be contacting and communicating with your office regarding this project.

Sincerely,

A handwritten signature in black ink that reads "Rolando Queyquep".

Rolando Queyquep  
Architect Engineer

cc:  
Frank Poss, PSI  
L J Stallworth, PSI  
Project file

FILE OR ENVELOPE  
 PER NO. *General*  
 No. *200* of *200*  
 OWNER *Port of Oakland*  
 Address *2277 7th St Bldg C-401*  
*Oakland 94607* Phone  
 Contractor *PTS Environmental*  
 Address *7210 Wells Ave*  
*San Francisco 95150* Phone *916-652-*  
 OTHER (Specify) *Jean Passarella 5535*  
 Address *11-112 832-2233*  
*2277 7th St. Phone Dams.*  
 CONTACT FOR INVESTIGATION *272-1220*

PLAN REVIEW		By	Date
\$ <i>1137.00</i>	Rec'd.		
No.	Plans Rec'd.		
Plans Approved			
Layout Made			
Rejected <i>Roger Thomas</i>			
Applicant Notified			
Plans Returned			
Permit Issued			
CONSTRUCTION PROGRESS ACCEPTANCE			
Pre-Plaster/drywall			
Pre-Final			
Final			

**LOP 3899A**

	By	Date
POOL		
Final		
EXCAVATION		
Septic Tank		
Absorption Field		
Absorption Bed		
House Sewer		
FINAL		
Septic Tank		
Absorption Field		
Absorption Bed		
OTHER		

Date	By	REMARKS	Date	By	REMARKS	LOCATION
<i>8-19-93</i>	<i>JE</i>	<i>Plan Review. Spoke w/ Jean Passarella of PTS. They used GPR (radar) to locate USTs. They did a geotechnical invest. 2 USTs E of pumps, 3rd is S of " 4th is W of pumps. Cross st. is Middle Harbor</i>	<i>8-20</i>	<i>JE</i>	<i>Need A+B forms; Jean will send today</i>	
			<i>9-1</i>	<i>JE</i>	<i>Spoke w/ Roger Thomas of PTS. Joe is at 7'. Port wants them to dig out dirty soil below UST to 14'. But he doesn't agree w/ them.</i>	
			<i>9-13</i>	<i>JE</i>	<i>Spoke w/ Jean Passarella. Site is very close to Air Freight tanks.</i>	

Vicinity Map  
 STID 3899  
 704483  
 \$1137.00  
 8.3.93

2277  
 Oakland CA 94607  
 PORT OF OAKLAND  
 7th St #C401

REMARKS			REMARKS			REMARKS		
Date	By		Date	By		Date	By	
9-22	JZ	Tank Removal. See field report.			He delivered lab results for 10-5 sample. We still have hits in the walls			
10-1	JZ	Rec'd fax from Port w/ lab results. Sp w/ King Lau + M. James.	10-25	JZ	Sp w/ M. James. He wants OK to backfill oil UST pits. I have no SP results.			
10-1	JZ	Wrote notification letter			Rec'd 26-pg. fax. SP is dirty even tho MJ thought it was clean.			
10-5	JZ	Reviewed 10-1 fax. Write Lab results. Sp w/ M. James. They're doing overex today, + PID readings, + Resample	10-28	JZ	Reviewed 10-22 letter from Port.			
		M. James wants to backfill the oil UST pit w/ clean fill bec. the excavator must sit on that area. OK.	12-30		Have pits been backfilled? See 10-28 memo notes. Sp w/ Dan S. Tank R. Report to me soon.			
			See inside notes					
10-5	JZ	Site visit for more overex + Resample.						
10-15	JZ	Sp w/ M. James. He just						