

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

March 24, 2006

Mr. Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Subject: Fuel Leak Case N [REDACTED] Hagstrom Property, 265 30th Street, Oakland, CA –
Work Plan Approval

Dear Mr. Hagstrom:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Revised Work Plan for Additional Site Assessment," dated March 15, 2006. The Work Plan proposes to collect soil and groundwater samples from one direct push boring immediately adjacent to a former UST located at 2964 Broadway. The Work Plan also proposes a geophysical survey to locate former product lines and proposes advancing three soil borings to assess soil conditions beneath the former pump islands and product lines at 265 30th Street. ACEH concurs with the proposed scope of work provided that technical comment 2 below is addressed as part of the field investigation.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Proposed Direct Push Boring at 2984 Broadway.** ACEH concurs with the proposed scope of work for the direct push boring at 2964 Broadway.
2. **Soil Samples from 265 30th Street.** As described in the Work Plan, a minimum of one soil sample will be collected for laboratory analysis at two to three feet below grade (bg) and a minimum of one soil sample will be collected below five feet bg and above first-encountered groundwater from each of the three proposed soil borings at 265 30th Street. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples will be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval. ACEH concurs with the proposed soil sampling intervals. In addition to the proposed analyses for TPHg, TPHd, and BTEX, we request that the soil samples from 265 30th Street also be analyzed for ethylene dibromide and 1,2-dichloroethane by EPA Method 8260 and lead by ICAP or AA.
3. **Geotracker EDF Submittals.** A review of the Geotracker website for this sites indicates that analytical and other required data have not been uploaded to the Geotracker website. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part

of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports is also required in Geotracker (in PDF format). Please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation.

TECHNICAL REPORT REQUEST

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

- **July 28, 2006** – Soil and Groundwater Investigation Report

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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

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

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

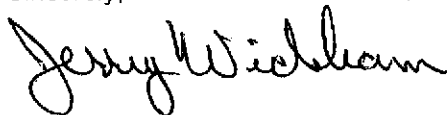
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

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

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

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Warren Hagstrom
March 24, 2006
Page 4

cc: David Reinsma, Trinity Source Group, Inc., 910 Mesa Grande Road, Aptos, CA 95003

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Friday, March 10, 2006 5:53 PM
To: 'David Reinsma'
Cc: 'Corinne Vasquez'
Subject: RE: Former Firestone Tire Facility Work Plan Submittal Update

David,

Based on your request, the schedule for submittal of a work plan for case R000438 is extended to March 24, 2006.

Regards,

Jerry Wickham

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

From: David Reinsma [mailto:dar@tsgcorp.net]
Sent: Friday, March 10, 2006 4:02 PM
To: Wickham, Jerry, Env. Health
Cc: 'Corinne Vasquez'
Subject: Former Firestone Tire Facility Work Plan Submittal Update

Jerry-

I will not be submitting my work plan to you today for the subject site. I will need several more days to allow my client to review the work plan. I am requesting a one week document submittal extension with a new work plan due date of March 17, 2006. This will allow me sufficient time to go over the work plan with Hagstrom Properties LLC.

If you have any questions, please call.

Sincerely,

David A. Reinsma

David A. Reinsma
President, and Principal Geologist

Trinity Source Group, Inc.
910 Mesa Grande Road
Aptos, CA 95003

Tel: (831) 685-1217
Fax: (831) 685-1219
Cell: (831) 227-4724

3/10/2006

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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January 27, 2006

Mr. Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Subject: Fuel Leak Case No. [REDACTED] Hagstrom Property, 265 30th Street, Oakland, CA

Dear Mr. Hagstrom:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and additional documentation regarding the history of the two 8,000-gallon underground storage tanks (USTs) removed from the site in December 1995. Documentation regarding the 1965 closure of the USTs was provided to us by Mr. David Reinsma of Trinity Source Group, Inc. in an electronic mail message dated January 12, 2006. In previous ACEH correspondence dated November 18, 2005, ACEH concurred with the scope of work as proposed in your Work Plan dated April 30, 2004. The April 30, 2004 Work Plan proposed the collection of soil and groundwater samples from five soil borings in the area of the two former USTs at 265 30th Street. Based on the information provided, additional investigation of methyl tert-butyl ether (MTBE) in groundwater in the area of the two 8,000-gallon USTs at 265 30th Street is not required (please see technical comment 1 below).

As discussed in our November 18, 2005 correspondence, ACEH requests that a minimum of one soil boring be advanced in the area of the former 1,500-gallon fuel oil tank at 2894 Broadway. Although previous correspondence from ACEH dated October 2, 1997 indicated that no further action related to this UST is required, recent evaluation of the sampling results for this UST indicate that further investigation is required based on the lack of groundwater samples collected in this area of the site, the detection of highly elevated total lead in soils, and unknown history of the former UST. Please see technical comment 5 below regarding the requested scope of work for the former UST at 2894 Broadway.

We request that you address the following technical comments and submit a revised Work Plan to conduct additional site investigation. This Work Plan is being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code.

TECHNICAL COMMENTS

1. **Extent of Groundwater Contamination.** The April 24, 2004 Work Plan proposed five exploratory borings to investigate the extent of groundwater contamination from the two former USTs at 265 30th Street. Based on the data provided to date, further delineation of the extent of groundwater contamination in the area of the two former USTs located at 265 30th Street, is not required.

2. **Product Lines.** The "Fuel Tank Closure Report" for the USTs at 265 30th Street, dated January 18, 1996 and prepared by Compliance & Closure, Inc., concludes that, "the suspected source may be leakage in product lines leading to the fuel dispenser at the back of the existing building." The product lines do not appear to be shown in any documents in the case file. Please provide information on the known or suspected location of the product lines in the Work Plan requested below. Please propose any investigation necessary to delineate contamination from the product lines or provide the rationale as to why no further investigation of the product lines is necessary in the revised Work Plan requested below.
3. **Future Land Use.** Please describe any plans for changes in future land use for the site. A change from the current commercial use to a land use with a greater potential for exposure such as residential use may require additional evaluation due to greater potential for exposure to site contamination. Please present this information in the Revised Work Plan requested below.
4. **Utilities and Other Preferential Pathways.** The potential for utility lines and trenches (including sewers, storm drains, pipelines, and trench backfill within the vicinity of the site to act as preferential pathways for contaminant movement is to be evaluated. The depth of utilities is to be compared to current and potential future groundwater elevations to assess whether utilities are likely or potential preferential pathways for contaminant movement. The locations and depths for utilities located within proximity to the site are to be plotted on a site map. Any sensitive receptors in the vicinity of the site are to be identified and their locations plotted on a map of the site vicinity. Please present these results in the revised Work Plan requested below.
5. **Former UST at 2894 Broadway.** One 1,500-gallon UST discovered beneath the sidewalk in front of 2894 Broadway was removed on August 25, 1997. The UST was reportedly used to store heating oil but the history of the UST appears to be poorly known. Two soil samples collected from the bottom of the excavation and two soil samples collected from the north and east sidewall were analyzed for TPHg, TPHd, TPHm, BTEX and MTBE. The western and southern sidewalls of the excavation were not sampled. TPHm was detected in all soil samples at concentrations ranging from 490 to 2,900 milligrams per kilogram (mg/kg). Samples collected from the soil stockpile contained up to 13,000 mg/kg of TPHm and 1,800 mg/kg of total lead. No total lead analyses were conducted for soil samples from the excavation bottom or sidewalls. Based on the lack of groundwater samples collected from the site, the detection of highly elevated total lead in the soils, and unknown history of the tank, ACEH requests that a minimum of one soil boring be advanced immediately adjacent to the location of the former 1,500-gallon UST at 2894 Broadway to investigate the extent of soil and groundwater contamination.

Soil samples are to be collected continuously for logging purposes and samples preserved for possible chemical analysis at 5-foot depth intervals. ACEH also requests that soil samples be submitted for analyses for all depth intervals where staining, odor, or elevated PID readings are observed. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval. One soil sample collected from the capillary fringe is to be submitted for laboratory analyses from the soil boring.

Soil samples are to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, and 1,2-dichloroethane by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. We also request that soil samples be collected at depths of 2.5 and 7.5 feet below ground surface and analyzed for total lead. One grab groundwater sample is to be collected from the first-encountered water-bearing zone. The groundwater sample is to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. Please present plans to collect soil and groundwater samples in the revised Work Plan requested below.

6. **Geotracker EDF Submittals.** A review of the Geotracker website for this sites indicates that analytical and other required data have not been uploaded to the Geotracker website. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collected groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports is also required in Geotracker (in PDF format). Please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation.

TECHNICAL REPORT REQUEST

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

- **March 10, 2006** – Revised Work Plan

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

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

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

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: David Reinsma, Trinity Source Group, Inc., 910 Mesa Grande Road, Aptos, CA 95003

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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(510) 567-6700
FAX (510) 337-9335

November 18, 2005

Mr. Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Subject: Fuel Leak Case N [REDACTED] Hagstrom Property, 265 30th Street, Oakland, CA --
Work Plan Approval

Dear Mr. Hagstrom:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Site Conceptual Model and Work Plan for Additional Investigation," dated April 30, 2004 and prepared on your behalf by RRM, Inc. The case file for fuel leak case RO0000438 consists of fuel releases from two separate tank systems: a former 1,500-gallon underground storage tank (UST) at 2894 Broadway, which was removed on August 25, 1997 and two 8,000-gallon USTs, which were removed in December 2005 from the sidewalk in front of 265 30th Street. The "Site Conceptual Model and Work Plan for Additional Investigation," describes the physical conditions at the site, investigation data collected to date, and identifies data gaps to be addressed for the fuel release from the two 8,000-gallon USTs at 265 30th Street. Soil borings are proposed at five locations to define the lateral extent of groundwater contamination. ACEH concurs with the proposed scope of work for the fuel release from the two former 8,000-gallon USTs at 265 30th Street provided the technical comments below are addressed.

ACEH also requests that one soil boring be advanced in the area of the former 1,500-gallon fuel oil tank at 2894 Broadway. Although previous correspondence from ACEH dated October 2, 1997 indicates that no further action related to this UST is required, recent evaluation of the sampling results for this UST indicate that further investigation is required based on the lack of groundwater samples collected in this area of the site, the detection of highly elevated total lead in soils, and unknown history of the former UST. Please see technical comment 6 below regarding the requested scope of work for this boring.

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

TECHNICAL COMMENTS

1. **Proposed Boring Locations.** The five proposed boring locations are acceptable provided that the proposed boring west of the former USTs is immediately adjacent to the former product lines. Please see comment 2 below.

2. **Product Lines.** The "Fuel Tank Closure Report" for this site, dated January 18, 1996 and prepared by Compliance & Closure, Inc., concludes that "the suspected source may be leakage in product lines leading to the fuel dispenser at the back of the existing building." The product lines do not appear to be shown in any documents in the case file. Please provide any information you may have on the known or suspected location of the product lines in the Soil and Groundwater Investigation Report requested below. As discussed in comment 1 above, the proposed boring west of the former USTs is to be located immediately adjacent to the former product lines.

3. **Laboratory Analyses of Soil Samples.** The Work Plan indicates that soil samples will be collected continuously and that samples will be preserved for possible chemical analysis at 5-foot depth intervals. ACEH concurs with the collection of continuous soil samples for logging and the submittal of soil samples for laboratory analyses at five-foot depth intervals provided that the following conditions are met:
 - ACEH requests that soil samples be submitted for analyses for all depth intervals where staining, odor, or elevated PID readings are observed. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval.
 - One soil sample collected from the capillary fringe is to be submitted for laboratory analyses from each soil boring.

Please present these results in the Soil and Groundwater Investigation Report requested below.

4. **Laboratory Analyses.** ACEH requests that all soil and groundwater samples be analyzed for TPHg EPA Method 8015M or 8260, BTEX, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates (MTBE, DIPE, ETBE, TAME, and TBA) by EPA Method 8260. Please present these results in the Soil and Groundwater Investigation Report requested below.

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

6. **Former UST at 2894 Broadway.** One 1,500-gallon UST discovered beneath the sidewalk in front of 2894 Broadway was removed on August 25, 1997. The UST was reportedly used to store heating oil but the history of the UST appears to be poorly known. Two soil samples collected from the bottom of the excavation and two soil samples collected from the north and east sidewall were analyzed for TPHg, TPHd, TPHm, BTEX and MTBE. The western and southern sidewalls of the excavation were not sampled. TPHm was detected in all soil samples at concentrations ranging from 490 to 2,900 milligrams per kilogram (mg/kg). Samples collected from the soil stockpile contained up to 13,000 mg/kg of TPHm and 1,800

mg/kg of total lead. No total lead analyses were conducted for soil samples from the excavation bottom or sidewalls. Based on the lack of groundwater samples collected from the site, the detection of highly elevated total lead in the soils, and unknown history of the tank, ACEH requests that one soil boring be advanced immediately adjacent to the location of the former 1,500-gallon UST at 2894 Broadway to investigate the extent of soil and groundwater contamination. The soil boring is to be advanced using the methods proposed for the other five soil borings proposed at 265 30th Street. Soil samples are to be collected at 5-foot depth intervals to the total depth of the boring and at the intervals discussed in comment 3. These soil samples are to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. We also request that soil samples be collected at depths of 2.5 and 7.5 feet below ground surface and analyzed for total lead. One grab groundwater sample is to be collected from the first-encountered water-bearing zone. The groundwater sample is to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. Please present these results in the Soil and Groundwater Investigation Report requested below.

7. **Geotracker EDF Submittals.** Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports is also required in Geotracker (in PDF format). Please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation **by January 12, 2006.**

TECHNICAL REPORT REQUEST

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

- **March 30, 2006** – Soil and Groundwater Investigation Report

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

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

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

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: David Reinsma, RRM, Inc., 3912 Portola Drive, Suite 8, Santa Cruz, CA 95062

Donna Drogos, ACEH
Jerry Wickham, ACEH
File



3912 PORTOLA DRIVE, SUITE 8
SANTA CRUZ, CALIFORNIA 95062
TEL: 831.475.8141
FAX: 831.475.8249

✓ R0438
Needs B
Fax
4/17/03
1
fcm
alms

FAX TRANSMISSION

date: 4-10-03 pages: 3 project #: FA03

To: Amir Gholami
fax #: 510-337-9335

From: Carl Townsend

R0438
265 30TH ST OAKLAND

Re: Well Survey Request

Notes: Please call with any questions you may have.
Thanks!



COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
WATER RESOURCES SECTION
399 Elmhurst Street, Hayward, CA 94544-1395
James Yoo PH: (510) 670-6633 FAX (510) 782-1939

RE: 265 BOYD ST
OAKLAND

WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. FA03 County Alameda

Township, Range, and Section T1S R4W S25 QUAD: NW Radius 1/2 mi
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

- Make a study, or,
- Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped CONFIDENTIAL and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Dave Reinsma, RRMS, INC.
Authorized Agent

ALAMEDA COUNTY ENV. HEALTH
Government or Regulatory Agency

3912 Portola Dr. Ste. # 8
Address

1131 HARBURD PKWY
Address

Santa Cruz, CA 95062
City, State, and Zip Code

ALAMEDA, CA
City, State, and Zip Code

Dave Reinsma, RRMS, INC.
Signature

Lamia Ghalavi
Signature

Senior Geologist
Title

HAZ MAT SPEC.
Title

Telephone (831) 475-8141

Telephone (510) 567-6876

Fax (831) 475-9249

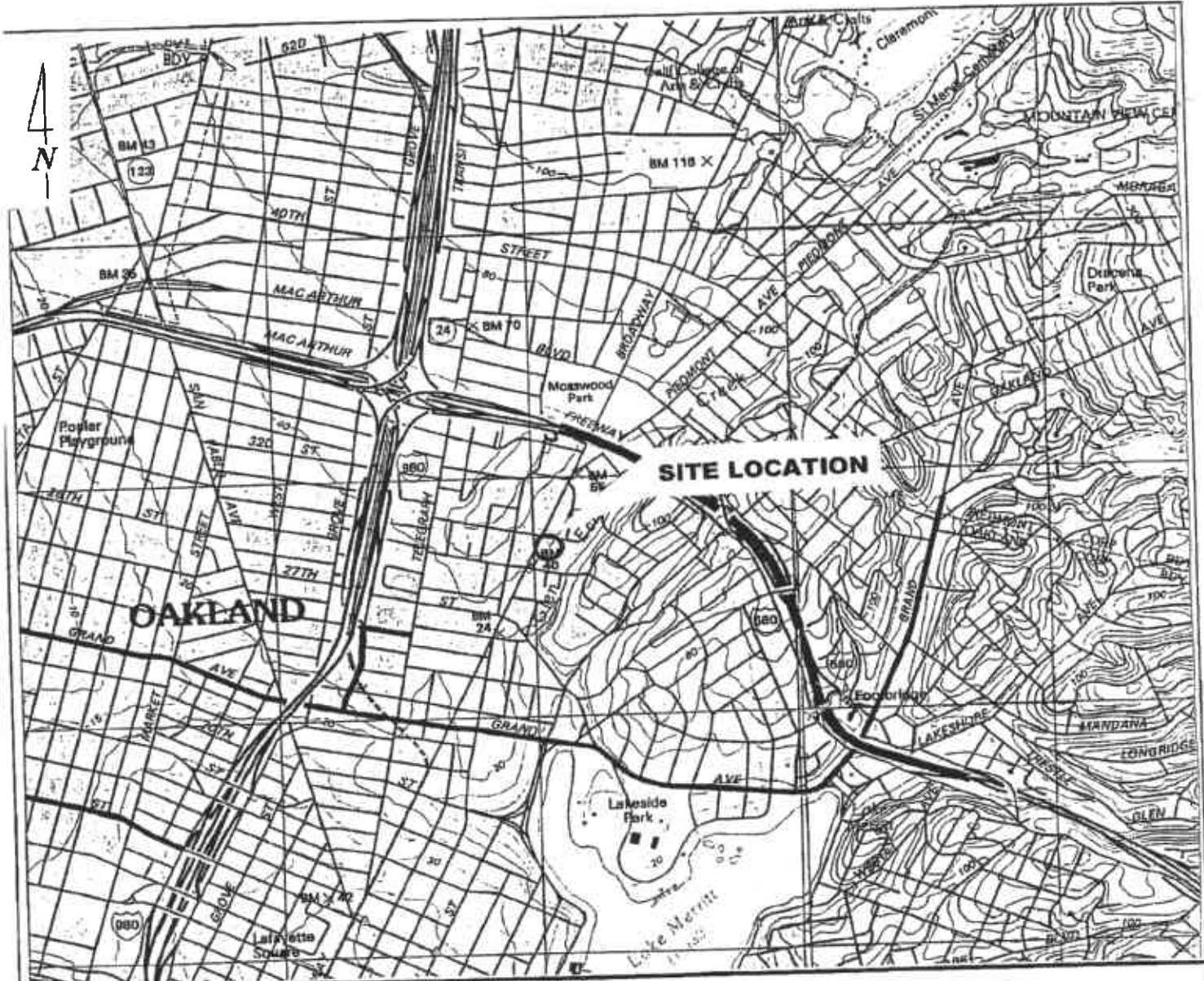
Fax (510) 337 9335

4/10/03
Date

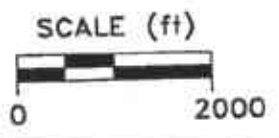
11/14/03
Date

DAR @ RRMSC.COM
E-mail

E-mail



QUADRANGLE LOCATION



References:
 USGS 7.5 MIN. TOPOGRAPHIC MAP
 TITLED: OAKLAND EAST AND WEST, CALIFORNIA
 REVISED: 1993 AND 1997

PREPARED BY
RRM
 engineering contracting firm

SITE LOCATION MAP
 265 30th Street
 Oakland, California

FIGURE:
 1
PROJECT:
 FA03

| COM No. | REMOTE STATION | START TIME | DURATION | PAGES | RESULT | USER ID | REMARKS |
|---------|----------------|-------------|----------|-------|--------|---------|---------|
| 714 | 8314758249 | 04-14 15:45 | 00' 43" | 02/02 | OK | | |

7499402046

20438

APR-09-03 WED 03:44 PM

ALAMEDA COUNTY PWA RM238

FAX NO. 5107821939

P. 02



COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
WATER RESOURCES SECTION
399 Elmhurst Street, Hayward, CA 94544-1395
James Yoo PH: (510) 670-6633 FAX (510) 782-1939

RE: 265 30TH ST
OAKLAND

WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. FA03 County Alameda

Township, Range, and Section T1S R4W, S25 QUAD: NW Radius 1/2 mi
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

- Make a study, or,
- Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

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Dave Reinsaar, PWA, Inc.
Authorized Agent

ALAMEDA COUNTY ENV. HEALTH
Government or Regulatory Agency

3412 Portola Dr. Ste # 8
Address

1131 HARBOR RD PK-WY
Address

Santa Cruz, CA 95062
City, State, and Zip Code

ALAMEDA, CA
City, State, and Zip Code

Dave Reinsaar, PWA, Inc.
Signature

Lamia Ghalami
Signature

Senior Geologist
Title

HAZ MAT SPEL.
Title

Telephone (831) 475-8141

Telephone (510) 567-4276

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

RO0000438

March 6, 2003

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

RE: Hagstrom Properties, 265 30th St., Oakland, CA 94601

Dear Mr. Hagstrom:

I have been recently assigned to oversee the clean up process at the above referenced site. I have also discussed the case with Mr. Dave Reinsma of RRM, Inc. I have also reviewed all the files including Mr. Reisma's recent email to me regarding the above referenced Site. Per my discussion with Mr. Reisma, you need to fill out and submit to this office an "Underground Storage Tank Unauthorized Release (Leak) Contamination Site Report". According to our records and a letter By Mr. Don Hwang of our office, this form has not yet been submitted and the removal of two 8000-gallon tanks has not yet been closed by this office. Please provide all necessary documentation per my discussion with Mr. Reisma of RRM, Inc. regarding these two tanks.

Furthermore, I understand that Ms. Eva Chu of our office has issued a letter dated January 9th, 1999, which indicates no further action being necessary concerning the one single 1500-gallon underground storage tank.

Enclosed please find a copy of "Underground Storage Tank Unauthorized Release (Leak) Contamination Site Report". Please fill out and submit the form to this office as soon as possible.

Should you have any questions, please call me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Dave Reinsma, RRM, Inc., 3912 Portola Dr., Suite 8, Santa Cruz, CA 95062-5267

Files

Gholami, Amir, Env. Health

From: Dave Reinsma [dar@rrmsc.com]
Sent: Tuesday, March 04, 2003 2:16 PM
To: Gholami, Amir, Env. Health
Subject: Re:

No 438
u/6103
RR

Gholami, Amir, Env. Health wrote:

>Hi Dave:

>
>This site is still open and active. In Fact the last letter I found was on
>2000 by Don Hwang with copies to you. In his letter Don Hwang of our office
>indicates that only one "unauthorized release form" for one waste oil tank
>has been filled out and submitted. However, the records indicates the
>removal of one 8000 gallon guel oil/diesel tank and one 8000 gasoline tank,
>both removed on December 18, 1995. The heating oil tank was removed on
>August 25, 1997. Don Hwang further asks Mr. Warren Hagstrom to fill out the
>"Underground Storage Tank Unauthorized Release(Leak)/Contamination Site
>Report".

>
>Therefor, per our record and letter mentioned, this site is still open.

>
>
>

>-----Original Message-----

>From: Dave A. Reinsma [mailto:dar@rrmsc.com]
>Sent: Monday, February 24, 2003 3:06 PM
>To: Gholami, Amir, Env. Health
>Subject: Re:

>
>

>Amir, the 265 30th Street, Oakland site was closed by Eva Chu via a
>letter from your office dated October 2, 1997. I have a copy of the
>letter that was sent to Corinne Vasquez of Hagstrom Properties, L.L.C.

>
>Could you please remove this site from your data base.

>
>Thank you,

>
>Dave Reinsma

>
>"Gholami, Amir, Env. Health" wrote:

>
>
>

>> Name: lettes to everyone2.doc
>> lettes to everyone2.doc Type: WINWORD File (application/msword)
>> Encoding: base64

>>
>>

Amir, there are two tank systems that have been removed from the Former Firestone Building currently owned by Hagstom Properties L.L.C. located at the southwest corner of Broadway and 30th Street, Oakland, CA. A general chronlogy of events based on RRM files is presented below for the record.

1. *2964 Broadway UST Pull:* RRM removed one 1,500 gallon steel UST from the sidewalk in front of the Former Firestone Building. The UST was used to store heating oil. On August 25, 1997, RRM removed the UST in the presence of Mr. Gomez and Ms. Chu of your office and collected appropriate soil samples for chemical analyses. RRM prepared a report documenting UST pull activities dated September 23, 1997, and in a letter dated January 9, 1998

Ms. Chu indicated that no further action is required for this UST.

2. * [REDACTED] * Compliance and Closure, Inc. subcontracted the removal of [REDACTED] 2,000-gallon steel USTs beneath the sidewalk on the west side of 30th Street and near the southeast corner of the Former Firestone Building. Reportedly the USTs were used to store petroleum hydrocarbon fuels (type unknown). On December 7, 1995, Ms. Madhulla Logan of your office witnessed the UST removal activities and directed soil sampling activities. On December 27, 1995, Compliance and Closure, Inc. submitted the [REDACTED]. In a letter dated April 4, 1996, Ms. Logan indicated that a soil and groundwater assessment work plan be submitted for the site based on impact to site soils observed during UST removal activities.

A /Work Plan For Preliminary Site Assessment /prepared by Compliance and Closure, Inc, dated May 2, 1996, was submitted to Ms. Logan along with an addendum dated June 5, 1996. In a letter dated June 12, 1996, Ms. Logan approved the above work plan.

RRM implemented the approved work plan scope of work on September 17, 1999 and documented findings in a /Soil and Groundwater Investigation Report /dated October 26, 1999. Based on the findings of the investigation RRM requested site case closure.

In a letter from Mr. Don Hwang of your office dated January 19, 2000, Alameda County Health Care Services approved the above report and was evaluating the site for closure pending receipt of "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" forms.

Based on the above information, it appears that the heating oil UST system is closed, and that the two fuel USTs may be closed pending completion of the requested forms.

Please review your records and give me a call at (831) 475.8141 to discuss.

Sincerely,

Dave Reinsma
Senior Geologist
RRM, Inc..

No IHS not

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

January 19, 2000

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Dear Mr. Hagstrom,

Subject: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

We have reviewed the letter report, "Soil and Groundwater Investigation Report, ...
Project No. FA03, October 26, 1999" prepared by RMM, Inc. This report is approved.

A review of your file for case closure found that it had only one "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" and it seems to have been incorrectly completed. This was for a waste oil tank. However, none of the tanks removed were indicated to have contained waste oil. According to our records, the following underground tanks were removed: a 8000 gal. fuel oil/diesel and a 8000 gal. gasoline tank were removed on December 18, 1995, and a 1500 gal. heating oil was removed on August 25, 1997. Please complete and return the enclosed "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" forms.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

Enclosures (3): "Underground Storage Tank Unauthorized Release (Leak) /
Contamination Site Report"

c: Dave Reinsma, RRM, Inc., 3912 Portola Dr., Suite 8, Santa Cruz, CA 95062-5267
file

LS

99 OCT -5 PM 2:57

Name of local agency ENVIRONMENTAL HEALTH SERVICES
Street address 1131 Harbor Bay Parkway # 250
City Alameda CA. 94502

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site Name and Address) EUROPEAN MOTORS, LTD
265 - 30TH STREET
OAKLAND, CA. 94601

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site: HAGSTROM PROPERTIES, LP
CALVIN HAGSTROM
WARREN HAGSTROM
ELLEN KAPELLAS
371 VILLAGE SQUARE, ORINDA, CA 94563
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

Sincerely,

Warren Hagstrom

Signature of primary responsible party

Name of primary responsible party

WARREN HAGSTROM

Name of local agency ENVIRONMENTAL HEALTH SERVICES
Street address 1131 HARBOR BAY PARKWAY #250
City Alameda, CA 94502

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR (Site Name and Address) EUROPEAN MOTORS LTD
265-30TH STREET
OAKLAND CA 94601

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
 site closure proposal
 local agency intention to make a determination that no further action is required
 local agency intention to issue a closure letter

Sincerely,

Warren Hagstrom

Signature of primary responsible party

Name of primary responsible party

Warren Hagstrom

cc: Names and addresses of all record fee title owners

HAGSTROM PROPERTIES, L.P.
CALVIN HAGSTROM
WARREN HAGSTROM
ELLEN KAPELLAS
371 VILLAGE SQUARE
ORINDA CA. 94563

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)

September 22, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Hagstrom:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

Mr. Hagstrom
Page 2 of 2
September 22, 1999

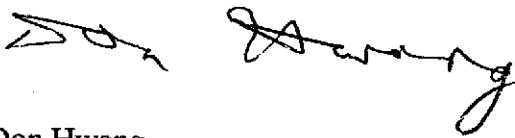
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist

Enclosures

C: file

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)

August 3, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

Dear Mr. Hagstrom,

We have reviewed the modification to "Work Plan for Preliminary Site Investigation, ... (CCI Project No. 12058-2, May 2, 1996)" prepared by Compliance and Closure, Inc. This included the analyses for Total Extractable Petroleum Hydrocarbons. The work plan with this modification is approved.

We have also received the manifests and bills of lading documenting the disposition of the soil removed from the excavation of the underground storage tanks as requested.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist
D.H.

C: file

Gary Mulkey, Compliance and Closure, Inc.,
7020 Koll Center Parkway, Su. 134, Pleasanton, CA 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 21, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;

Stid 4732

Dear Mr. Hagstrom,

My letter of July 2, 1999 regarding "Work Plan for Preliminary Site Investigation, ... (CCI Project No. 12058-2)" dated May 2, 1996 by Compliance and Closure, Inc., was discussed with your consultant, Gary Mulkey. The following points were brought to my attention:

- 1) The workplan was previously reviewed and accepted by Madhulla Logan on June 12, 1996.
- 2) Soil borings not monitoring wells would be installed. Additionally, the following modifications are to be included:
- 3) Analyses for Total Extractable Petroleum Hydrocarbons (TEPH) required. One of the tanks contained fuel oil or diesel. TPH-Diesel cannot detect higher chain petroleum hydrocarbons.
- 4) There were no manifests or bills of lading documenting the disposition of the stockpiled soil from the excavation of the underground storage tanks. Provide.

Please submit the requested information within 30 days. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: file

Gary Mulkey, Compliance and Closure, Inc.,
7020 Koll Center Parkway, Su. 134, Pleasanton, CA 94566

L.S.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 2, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

Dear Mr. Hagstrom,

"Work Plan for Preliminary Site Investigation, ... (CCI Project No. 12058-2)" dated May 2, 1996 by Compliance and Closure, Inc., was reviewed. The following items need to be addressed:

- 1) Placement of monitoring wells: Rational for their locations. Also, are the locations downgradient of the underground storage tanks?
- 2) Analyses for Total Extractable Petroleum Hydrocarbons (TEPH) required. One of the tanks contained fuel oil or diesel. TPH-Diesel cannot detect higher chain petroleum hydrocarbons.
- 3) Additionally, there were no manifests or bills of lading documenting the disposition of the stockpiled soil from the excavation of the underground storage tanks. Provide.

Please submit the requested information within 30 days. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: file

LOP - RECORD CHANGE REQUEST FORM

printed:
06/24/99

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: DH

AGENCY # : 10000 SOURCE OF FUNDS: F
StID : 4732 LOC: -0-
SITE NAME: Hagstrom Property
ADDRESS : 265 -0 30th St
CITY/ZIP : Oakland 94601

SUBSTANCE: 8006619

DATE REPORTED : 11/28/95
DATE CONFIRMED: 12/15/95
MULTIPLE RPs : N

SITE STATUS

CASE TYPE: U CONTRACT STATUS: 4 PRIOR CODE: 2B5 EMERGENCY RESP: -0-
RP SEARCH: S DATE COMPLETED: 04/30/96
PRELIMINARY ASMNT: C DATE UNDERWAY: 12/04/95 DATE COMPLETED: -0-
REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
POST REMED ACT MON: - DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1
LUFT FIELD MANUAL CONSID: 3
CASE CLOSED: -
DATE EXCAVATION STARTED : 12/01/95

DATE ENFORCEMENT ACTION TAKEN: 04/30/96
DATE CASE CLOSED: -0-
REMEDIAL ACTIONS TAKEN: -0-

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Warren Hagstrom
COMPANY NAME: Hagstrom Properties
ADDRESS: 260 Village Square,
CITY/STATE: Orinda, Ca 94563

254-3076

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only

Case Progress Changes

ANNPGMS LOP _____ DATE _____

LOP _____ DATE _____

GC

John G. Sheerin, P.E.
Environmental Manager

Bridgestone/Firestone, Inc.
RETAIL DIVISION
LAW DEPARTMENT
2550 West Golf Road
Rolling Meadows, IL 60008
Direct Line 847/981-3926
Facsimile 847/981-2371

May 22, 1998

Mr. H. Wayne Goodroe
Larson & Burnham
1901 Harrison Street
11th Floor
Oakland, CA 94612-3501

Re: 2964 Broadway, Oakland, California
BFS P/N None

Dear Mr. Goodroe:

Enclosed is our documentation demonstrating that Bridgestone/Firestone, Inc. (BFS) closed the gasoline underground storage tanks (USTs) at the above property in accordance with the requirements applicable in 1965. Based on the information you have provided to us, there was no legal requirement that any action be taken with respect to the gasoline USTs and BFS therefore is not required to reimburse Hagstrom Properties for the costs that it has voluntarily incurred to date. BFS, furthermore, is not the owner or the operator of the heating oil tank and therefore has no responsibility for it.

According to our records, BFS operated a store on the property from 1943 until 1977. As indicated on the enclosed invoice and supporting documents, BFS closed the gasoline USTs in place in 1965 by filling them with grout. Furthermore, during that time BFS's practice was to close gasoline USTs in accordance with any applicable local or state requirements. Therefore, we believe the tanks were properly closed in 1965.

California law only subjects USTs that were permanently closed before January 1, 1984 to the current closure requirements if a local agency deems it necessary. Ca. Code Regs. tit. 23 § 2670(i). Applicable California guidance (copy attached) further clarifies this requirement by indicating that the current tank closure regulations generally do not apply to tanks that were decommissioned (closed without being cleaned and filled with an inert solid) prior to January 1, 1984. *Applicability of the Closure Regulations to Tanks Decommissioned Before January 1, 1984*, LG-122, Underground Storage Tank Program, April 17, 1992. Accordingly, Hagstrom Properties was not legally required to remove the tanks and BFS is not obligated to reimburse Hagstrom Properties for costs it voluntarily incurred.

265
30th ST.

RECEIVED

MAY 27 1998

Our position is further strengthened by federal guidance which states that a tank closed or abandoned prior to December 22, 1988 is not required to follow current closure provisions. 53 Fed. Reg. 37185 (Sept. 23, 1988). According to this guidance, property owners who discover abandoned tanks are not required to revisit them and conduct site assessments. Id.

A recent California Court of Appeals decision supports our position as well. SDC/Pullman Partners v. Tolo, Inc., 70 Cal. Rptr.2d 62, 71 (Cal. App. 1997). In this case, the court held that a lease provision requiring the defendant to "comply with the law" in its use of hazardous substances meant that the defendant had no cleanup obligation beyond what may be ordered by state or federal environmental authorities. Similarly, we are confident a court would not find BFS responsible for the removal of previously closed USTs unless governmental legal action warranted such a removal. Hagstrom Properties chose to remove these USTs and is now asking for a reimbursement of costs that it was not required to incur. A court would not require BFS to pay for these voluntarily incurred costs.

Even if Hagstrom Properties were required to incur these costs under applicable law, they are not entitled to recover them from BFS. The Resource Conservation and Recovery Act citizen suit provisions do not allow a lawsuit to recover past cleanup costs. Meghrig v. KFC Western, Inc., 116 S.Ct. 1251 (1996). The petroleum exclusion bars a suit to recover any costs associated with the cleanup of gasoline under the Comprehensive Environmental Response, Compensation, and Liability Act. Wilshire Westwood Assoc. v. Atlantic Richfield, 881 F.2d 801 (9th Cir. 1989). The documentation provided demonstrates that BFS met the standard of care for tank closures in 1965.

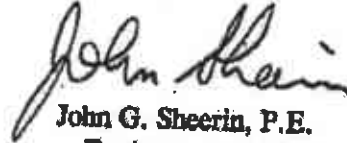
In addition, BFS is not obligated to reimburse Hagstrom Properties for the removal of the heating oil tank because the sale of the property cut off our legal responsibility for it. The heating oil tank was a part of the facility's heating system. It probably was used by whomever occupied the premises after BFS. We believe that the tank was still operational when the sale occurred:

Responsibility for the heating oil tank belongs to the person who most recently owned or used the tanks. Cal. Stat. §25281; Cal. Code Regs. § 2611. BFS is not the owner of the heating oil tank since the tank was sold with the property in 1977, and BFS did not have daily responsibility for the heating oil tank after that. Moreover, when BFS vacated the premises in 1977 heating oil tanks were not even regulated. Consequently, since BFS is neither the owner nor the operator of the heating oil tank BFS has no responsibility for its removal or releases from it.

2964
GRADY

Please feel free to contact me if you have any questions or if I can provide any additional information.

Sincerely,



John G. Sheerin, P.E.
Environmental Manager

Enclosures

Filename: OaklandCA

CC: Jane Murphy, Jones Day
Property Environmental File

3220 G Street
OAKLAND 3, CALIFORNIA

GENERAL BUILDING CONTRACTORS

Lockhaven 2-5511

FLETCHER CONSTRUCTION COMPANY

Date: April 26, 1965

P.O. No. Contract

Location: 2964 Broadway
Oakland, Calif.

Firestone Stores
2964 Broadway
Oakland, California

NC 6S-7

Job complete per contract.

TOTAL DUE \$865.00

OAKLAND - BROADWAY **7524**

| | | |
|-----------------|--------------|---------------------|
| QRYT. NO. | REBILLED ON | AMT. RESALE \$ |
| REG. REPORT NO. | DATE | DATE PAID |
| P. O. NO. | DISCT. % (5) | CHECK NO. |
| MGR. APPROVAL | | PAY \$ 865.00 (NET) |



Account No.
BDS:178

11 2nd MA 0 211

| | |
|--------------------------|--|
| RECEIVED BY | |
| Expense | |
| Accts. Rec. - Outside Co | |
| TOTAL | |
| Approved By | |

CONTRACT

Copies for
Owner (2)
Contractor (1)

No.

City Oakland, California
Subject Gasoline facility Removal
Date April 5, 1965

To Fletcher Construction Company (Herein referred to as Contractor)
of 9220 G Street Oakland 2 California
(Street-Address) (City) (Zone) (State)

GENTLEMEN: You are hereby authorized and instructed to perform the following work at
2964 Broadway Oakland, California
subject to all the general conditions, Sections 1 to 15 inclusive, stated on the back of and which form a
part of this contract and plans and specifications listed herein are a part of this contract.

List plans and specifications here:

..... are included as a part of this contract.
Any changes, additions or deletions to this contract must be in writing on Owner's "Order for Changes"
form, and Contractor is hereby given notice that no extras will be recognized unless they are author-
ized in writing by Owner on said form before Contractor commences work on any such deviation from
contract.

No verbal instructions or orders shall be binding on Owner. All verbal changes should be immediately
reduced to written change orders.

INSTRUCTIONS: (Use this space to cover scope of work, bill of material, etc.)

Contractor will remove three (3) existing gasoline
pumps and pump island and patch concrete slab as required.
Contractor will excavate down to tanks, cut a large
hole in each tank and fill tanks with grout, patching sidewalk
as required.

ECC
1/26/65



Work to be commenced... April 5, 1965 and completed by April 15, 1965....

Upon completion and Owner's final approval of all work covered by this contract price shall be *****
*****Eight hundred sixty-five and no hundredths*****

Dollars (\$ 865.00 *****) payable as provided in Section 14.

Freight to be paid by

Shipping address

Billing address FLETCHER CONSTRUCTION CO

Shipping date General Building Contractors
9220 G STREET

Yours very truly,

ACCEPTED:

OAKLAND, CALIFORNIA 94603

(Contractor)

(Owner)

GENERAL CONDITIONS

1. WORK SPECIFICATIONS—Work shall be done under general supervision and direction of Owner or his authorized representative, all in accordance with Owner's requirements and those of any state, city or town or other officials having jurisdiction. Time schedules shall be furnished by Contractor showing the starting and completion dates and detail acceptable to Owner who plans to supply, when needed, any items to be supplied by Owner so that Contractor's work schedule may be maintained, although no liability is assumed by Owner for such deliveries on schedule. Contractor will arrange a schedule that will minimize interference with Owner's operations. Contractor will furnish all labor, materials, transportation, scaffolding, apparatus, ways, works, machinery, plant, water, licenses, all permits required under local, state or federal regulations, inspection required by building departments or special supervision, etc., necessary to complete the work in a safe and acceptable manner.

2. CONTRACTOR'S RESPONSIBILITY—Contractor shall verify all measurements and be responsible for the same, and shall report to Owner any seeming errors, disturbances or inconsistencies in the specifications or detailed drawings and plans and shall request in writing all adjustments deemed necessary before proceeding with the work. Contractor shall be held to have examined the premises and the limitations under which the work will have to be executed, as well as any underground conditions. Failure to ask for adjustments shall be construed as Contractor's acceptance of detailed drawings and plans and specifications.

3. CONTRACTOR'S WARRANTY—Contractor will be responsible for the execution of a satisfactory and complete piece of work in accordance with the detailed drawings and specifications. Contractor shall provide proper and safe means for inspection of the work by Owner who shall have the right to reject all work or material not in accordance with the detailed drawings and specifications, whether incorporated in the work or not. Contractor shall remove such rejected work or material and replace the same with work or material satisfactory to the Owner promptly upon notice from Owner. Further, Contractor shall promptly replace any defective workmanship and material that may develop within one year from date of completion of contract and repair any and all damage caused thereby, all at Contractor's expense and according to instructions of Owner. If the Owner deems it inexpedient to correct work injured or not done in accordance with the contract, an equitable adjustment from the contract price or refund to the Owner shall be made. The date of final completion shall be agreed upon in writing in order to establish commencement of this guarantee period.

4. PROTECTION OF WORK AND PROPERTY—The Contractor shall continuously protect all his work from damage and shall protect Owner's property from injury or loss arising in connection with this contract. The Contractor shall adequately protect adjacent property as provided by law. The Contractor shall take all necessary precautions for the safety of personnel as required by laws, codes, and Owner's applicable regulations. This shall include, without limitation, the erection of necessary safeguards and posting of warning signs against hazards. In an emergency affecting the safety of life or of the work or of adjoining property, the Contractor, without special instruction or authorization from Owner, is hereby permitted to act, at his discretion, to prevent such threatened loss or injury, and he shall so act, without appeal, if so instructed or authorized by Owner. Compensation for emergency work shall be determined by agreement.

5. LIABILITY COVERAGE—The Contractor shall indemnify Owner and save it harmless from damage to Owner's property and from all claims and judgments for injury or death to persons or property damage (including costs of litigation and attorneys' fees) made or obtained against Owner by third persons, including Owner's and Contractor's employees and agents, based on injuries to person or property, in any manner caused by, incident to, connected with, resulting or arising from the performance of this contract or the presence of Contractor's employees and/or agents on Owner's premises, regardless of whether such claims are alleged to be caused in whole or in part by negligence, or otherwise, on the part of the Owner or its employees. Contractor shall procure and furnish to Owner:

a. Certificate of Workmen's Compensation or Employer's Liability Insurance.
b. Certificate of Comprehensive Public Liability and Property Damage Insurance with limits of at least \$10,000/\$20,000 Bodily Injury and at least \$5,000 Property Damage, unless otherwise specified, issued by a company approved and in a form satisfactory to Owner.

This policy is to be endorsed by said insurance company to recognize this contractual agreement with the Owner by direct quotation of the first paragraph of this Section 5 above.

c. Certificate of Automobile Liability Insurance with limits of at least \$10,000/\$20,000 Bodily Injury and at least \$5,000 Property Damage, unless otherwise specified.

Certificates herein described shall be filed with Owner before any work is started on the premises described in this contract.

6. FIRE AND EXTENDED COVERAGE INSURANCE—Owner will carry the fire and extended coverage risk on material delivered to Owner's premises or to property adjacent thereto and intended for use on Owner's premises and on materials in place in the work, for the account of interested parties as their interests may appear.

7. TAXES—Contractor shall pay any and all required occupational or gross receipt taxes, income taxes, including withholding taxes on wages and payments required by Social Security Act and any and all other taxes or levies upon material and labor supplied under this contract.

8. ROYALTIES AND PATENTS—Contractor shall protect and save Owner harmless from all claims or suits relating to inventions, patents, patent rights, or other incumbrances arising out of the execution of this contract or anything done hereunder.

9. CHANGES—Any changes shall be made only on written authority from Owner as stipulated on the face of this contract. The cost of any changes shall be determined on the same unit basis (exclusive of overhead and profit) as similar work in the original contract, with fair allowance being made for any change in basic material prices or labor hourly rate paid by Contractor, using the same percentage of profit and overhead for general contractor and subcontractor as used in this original contract. Where unit cost is stipulated in contract, it shall be used in determining the cost to Owner on such change. In case of dispute between Owner and Contractor as to cost of changes, the books and records of Contractor or subcontractor shall be made available for examination by Owner so as to establish the unit basis and percentage of profit and overhead included in original contract. Contractor agrees that in the event Owner is not satisfied with the cost quoted by Contractor on any change, Owner may engage other persons or contractors to make said change, and Contractor agreed to cooperate fully with said persons or new contractor.

10. ASSIGNMENTS AND SUBCONTRACTS—Neither this contract nor any interest therein shall be assigned or transferred by Contractor, nor shall any part of the work be sublet without Owner's written consent.

11. OWNER'S RIGHT TO TERMINATE CONTRACT—If Contractor should be adjudged a bankrupt, or make a general assignment for the benefit of creditors, or if a receiver should be appointed on account of insolvency, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper materials or fail to make prompt payments to subcontractors, or if Contractor's workmen should leave the work before its completion for any reason whatever or disregard the instructions of Owner, or otherwise be guilty of a substantial violation of any of the provisions of this contract, then Owner, without prejudice to any other right or remedy and after giving the Contractor seven days' written notice may terminate the engagement of Contractor hereunder and take immediate possession of the premises and of all materials, tools and appliances thereon and finish the work by whatever method Owner may deem expedient. In such case, Contractor shall not be entitled to receive any further payments until the work is finished. If the unpaid balance of the contract price shall exceed the expense of finishing the work, such excess shall then be paid to Contractor. If such expense shall exceed such unpaid balance, Contractor shall pay the difference to Owner.

12. SEPARATE CONTRACTS—Owner reserves the right to let other contracts in connection with this work. Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their work, and shall properly connect and coordinate all work with that of other contractors.

13. LIENS—No partial or final payment shall become due to Contractor until Contractor delivers to Owner a complete release of all liens arising out of this contract for the material and labor included in the applicable payment, or at Owner's option receipts in full in lieu thereof and, if required in either case, an affidavit showing that as Contractor has knowledge or information the release and receipts include all the labor and materials for which a lien could be filed; but Contractor may, if any subcontractor refuses to furnish a release or receipts in full, furnish a bond satisfactory to Owner, to indemnify against any lien. If any lien remains unsatisfied after all payments are made, Contractor shall refund to Owner all money that the latter may be compelled to pay in discharging such lien, including all costs and a reasonable amount for attorney's fee.

14. PAYMENTS—Unless otherwise instructed, Contractor shall submit applications for payment to Owner in TRIPPLICATE, and in form acceptable to Owner. Payments will be made in monthly installments, each installment equaling 80 per cent of the value of materials furnished on the ground or in place and paid for, and labor performed and paid for, during the preceding month, and after receipt of release of liens as set forth hereinabove. No aggregate of payments for any trade, subdivision or subcontract shall exceed 90% of the amount for that item, included in the schedule of values, which schedule shows the amount and included in the contract for such such item, with the total of all items comprising and equaling the total contract price, and which schedule is to be agreed upon by Contractor and Owner, and copies submitted to Owner at time contract is awarded, and prior to start of construction. The final payment shall be due and payable within 30 days after the expiration of the bond if required herein. In absence of satisfactory protection, final payment shall become due 5 days after the expiration of the legal period for filing of liens, or the removal from record of any liens which may have been filed, whichever date is later. Payments shall be made only upon approval by the authorized representative of Owner.

15. OCCUPANCY—Whenever in the opinion of Owner all or any part or portion of building has been sufficiently completed to take possession of such premises, Owner may use it for installing equipment and merchandise, and for operating its business. Such possession and use shall not constitute acknowledgment that the building, or any part of it, has been completed, or that the work, or any part of it, is satisfactory. Contractor shall continue the work in full accordance with the detailed drawings and plans, specifications, and contract and, in order to complete the work, shall work around Owner's equipment, merchandise

nt. by: JONES DAY

lg122

LG-122**Applicability of the Closure Regulations
To Tanks Decommissioned Before January 1, 1984**

April 17, 1992

To: Local Agencies

This letter describes the conditions under which underground storage tanks decommissioned before January 1, 1984 must comply with the closure requirements of Article 7 (Chapter 16, Title 23, California Code of Regulations). Section 2670(i) of this article states that tanks closed on-site by cleaning and filling with an inert solid before January 1, 1984 do not need to comply with the closure requirements. However, leaks from such tanks must be reported according to Article 5 and cleaned up according to Article 11.

The question remains as to which tanks decommissioned before January 1, 1984, without being cleaned and filled with an inert solid, need to comply with the closure requirements. The intent is to require compliance with the closure requirements if there are actual or potential leaks from such tanks. Therefore, if there is reasonable evidence that an actual leak has occurred or that a future leak may occur, then the closure requirements would apply. It will be deemed that there is reasonable evidence of an actual or potential leak when: 1) contamination that can be tied to the substance previously stored in the tank is found in nearby soil or water, or; 2) it is known that a hazardous substance remains in the tank which poses, or may pose a threat to human health or the environment if released. This section does not apply the closure requirements retroactively to every tank that was closed without being cleaned and filled with an inert solid before January 1, 1984.

The term "decommissioned" is used, rather than the term "closed", because the tanks in question did not necessarily comply with the closure requirements. A decommissioned tank is one that cannot have inputs or withdrawals, for one or more of the following reasons: 1) it has been filled with an inert solid; 2) its fill pipes have been sealed, or; 3) its piping has been removed. A tank that was not used on or after January 1, 1984 but could be used in the future meets the definition of an existing UST and is subject either to the operating or closure requirements of the law and regulations.

If you have any questions about this document, please contact Terry Brazell at 916-227-4404.

Sincerely,

[Original signed by:]
Mike McDonald, Manager
Underground Storage Tank Program

Back to LG list

AM-54-11-64

ENGINEERING VOUCHER ORDER
(Partial Payments Record)

Date April 26, 1965

\$ 865.00

to Fletcher Construction Company

9220 G Street

Oakland 3, California

Fletcher

Payment on Contract for abandon gas tanks and repair concourse,
Firestone Store, 2964 Broadway, Oakland, California

Contract Price

\$865.00

Res

\$865.00

al

Previous Payments

Date

Amount

| Date | Amount |
|------|--------|
| | |
| | |
| | |
| | |
| | |

\$865.00

Balance Due

Amount Retained

Balance Payment

\$865.00

P.O. No.

W/D/461 BOA #13683

CHECK AND ENCLOSURES IN ATTACHED
W/ (CHECK MAILING) ENVELOPE YES

MAIL DIRECT

Approved

(Signature) 5/4/65

LAW OFFICES OF
LARSON & BURNHAM
A PROFESSIONAL CORPORATION
1901 HARRISON STREET, 11TH FLOOR
OAKLAND, CALIFORNIA 94612-3501
TELEPHONE: (510) 444-6800

Please reply to:
POST OFFICE BOX 118
OAKLAND, CALIFORNIA 94604-0118
TELECOPIER NUMBER: (510) 835-6866

DAVID G. LARSON
GREGORY DAVID BROWN
ROBERT J. LYMAN
SCOTT C. FINCH
RALPH A. ZAPPALA
PETER DIXON
SUSAN FELDSTEIN
H. WAYNE GOODNOE
DAVID R. PINELLI
RICHARD J. FINN
CATHY L. ADAS
MICHAEL K. JOHNSON
SHAWN A. TOLIVER

CLARK J. BURNHAM
GEORGE J. ZIEGLER
ERIC R. HAAS
STEVEN M. SHARON
MONICA DELI'OSIO
JEFFERY G. BARELY
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JOANNA MCKELVEY
JILL A. PASSALACQUA
DEAR POLLACK
STEPHEN C. ROWELL
CHRISTOPHER J. SARKIS
DANIEL T. THOMPSON
MICHAEL S. TRIFIN
BRADLEY M. ZANCZYK

A.J. MOORE, JR. (1978-1984)

FRAYDA L. SWITON (OF COUNSEL)

Certified Specialist, Probate, Estate Planning and Trust Law
The State Bar of California Board of Legal Specialization

WRITER'S EMAIL ADDRESS
wgoodroe@larsen-burnham.com

April 9, 1998

John Sheerin
Firestone Tire & Rubber Corporation
2550 West Golf Road
Rolling Meadows, Illinois 60008

Re: 2964 Broadway, Oakland, California (also designated as 265 - 30th Street,
Oakland, California)

Dear Mr. Sheerin:

This office represents Hagstrom Properties, L.P., the current owner of the real property located at 2964 Broadway, Oakland, California. Hagstrom Properties is the successor to Hagstrom Foods Stores, Inc. which purchased the property in 1961 from Harold Zimmerman, a single man.

It is our understanding that the property was previously owned by Firestone Tire & Rubber Corporation ("Firestone") and that Firestone actually built the structure on the property sometime in the 1920's. We also understand that Firestone sold the property to Mr. Zimmerman then leased the property back from him and remained a tenant at the property until the not too distant past. It is our belief that during Firestone's ownership and/or tenancy that Firestone installed certain underground storage tanks at the property as part of its commercial operations at the location. The property is on the corner of Broadway and 30th Street and also carries the designation of 265 30th Street, Oakland.

In 1995, my clients suspected that there might be some underground storage tanks on the property after making certain repairs on the property. Compliance & Closure, Inc. ("CCI") was retained to assist in the determination as to whether there were in fact such tanks on the property. CCI retained an underground locating service and, in fact, two tanks were located under the sidewalk on 30th Street. Bids were obtained to have the tanks removed. The successful bidder (TAC Environmental Services) was retained and a closure plan was submitted to the Alameda County Health Agency pursuant to California statutory procedures. The plan was approved by the County and permit number 9972 was issued on December 4, 1995. Two 8,000-gallon tanks were located and removed on or about December 7, 1995. Soil samples were tested and the

John Sheerin
2964 Broadway - Oakland, California
(also designated as 265 - 30th Street,
Oakland, California)
April 9, 1998
Page 2

excavation area was back-filled. It was CCI's opinion that some soil contamination occurred at the site and a final clearance from the Alameda County Health Department has not been received to date. The total cost to date for removal of the two tanks is \$74,033.48.

Subsequently and in 1997, the City of Oakland discovered an additional tank on the property. The tank was a 1500-gallon underground storage tank which was used to store heating oil. My client again contracted to have the tank removed. This time they contracted with RRM, Inc. for the tank removal. At the time of the field inspection prior to removal, it was determined by RRM that the tank contained 575 gallons of liquid which was 90% water and 10% oil. RRM obtained the appropriate permits for tank removal and proceeded with the work to remove the tank. Removal was completed on or about August 25, 1997. The tank was transported for disposal pursuant to appropriate regulations. The cost to date for the tank removal and clean up is \$39,803.25. That account is closed with Alameda County as we believe that no further clean up is necessary.

The underground storage tanks were placed on the property by Firestone. In an effort to gather as much information as possible to assist Hagstrom in future decisions with respect to these underground storage tanks, which may include a claim against Firestone, Hagstrom is requesting that Firestone provide any and all information it has with respect to the underground storage tanks located at the property.

Therefore, would you please provide me at your earliest convenience any information, including a negative report, you have with respect to the property including the underground storage tanks located at the corner of Broadway and 30th in Oakland, including 2964 Broadway and 265 30th Street, Oakland, California.

Also, please treat this as a demand made upon Firestone for reimbursement of the total amount of \$113,836.73 as costs to date incurred by Hagstrom for tank removal and clean up on the property. Hagstrom has available back up material supporting these claims which will be made available to Firestone upon request and after Firestone provides us the information as requested.

Very truly yours,

LARSON & BURNHAM



H. Wayne Goodroe

HWG:cc
cc: Hagstrom Properties, L.P.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 4732

October 2, 1997

Ms. Corinne Vasquez
Hagstrom Realty Co
360 Village Square
Orinda, CA 94563

Re: CLOSURE OF UNDERGROUND STORAGE TANK

Dear Ms. Vasquez:

Thank you for the analytical report concerning the removal of the underground storage tank at 265 30th Street on August 25, 1997. That report has been reviewed and it is our opinion that this tank has been closed in compliance with Title 23 of the California Code of Regulations.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank is required.

If you have any further questions concerning this matter, please contact me at (510) 567-6700.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Leroy Griffin, Oakland Fire Department

white -env. health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF
ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy
 Alameda CA 94502
 510/567-6700

II, III

Site ID # _____ Site Name Former Firestone Tire Today's Date 8/25/97
 Site Address 2984 Broadway
 City Oakland Zip 94 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?
Inspection Categories:
 ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
 III. Under ground Storage Tanks Removal 1% UCL 3% O₂

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

Comments:

11' x 4 1/2' d
 1-15k kerosene heating oil tank - steel construction located under sidewalk. Soil contamination noted in ~~underneath~~ ^{underneath} UST pit. UST in good condition. No ^{through} leaks noted str. Odor from pit

A ~~soil~~ soil sample was collected @ ~ 6' bgs from the north subwall prior to my arrival and before sheet piling were installed.

12 Broadway

① SS collected at ~ 11' bgs - brown clay. No odor some staining in soil.

② SS collected at ~ 10.5' bgs - brown clay w/ sl. staining slight odor.

③ SS from sidewall at ~ 6.5' bgs w/ strong odor. Not able to remove add'l soil at 8-10' has much stronger HC odor. This soil will be excavated and disposed offsite. No groundwater in pit.

Analyze soil samples for TPH-d and BTEX. If TPH-d exceeds 5,000 ppm, also analyze for PAHs

Contact DAVE RENSMA RRM INC II, III
 Title Geologist Inspector Don Chy
 Signature [Signature] Signature [Signature]

soil due to electrical panel

white - env. health
 yellow - facility
 pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
 Alameda CA 94502
 510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Former Dry Cleaning Site Today's Date 8/28/97

Site Address 2984 Broadway

City Alameda Zip 94 Phone _____

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

Inspection Categories:

____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER

____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials

III. Under ground Storage Tanks Removal

1961EL 39502

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

Comments:

11 x 4 1/2' d

1-15k VMC heating oil tank - steel construction located under sidewalk. Soil contamination noted in ~~underneath~~ underneath UST in good condition. No ^{through} holes noted str. above comp. pit

A ~~buried~~ soil sample was collected @ ~ 6' bgs from the road sidewalk prior to my arrival and before sheet piling was installed

① so collected at ~11' bgs - brown clay. No odor

Some staining in soil

② so collected at ~10.5' bgs - brown clay w/ sl. staining

Slight odor

③ so collected at ~6.5' bgs w/ strong odor. Not able to remove and soil at 8-10' has much stronger HC odor. This soil will be excavated and disposed offsite. No ground water in pit

Analyze soil samples for TPH-d and GTEX. If TPH-d exceeds 5,000 ppm, also analyze for PAHs

Contact DAVE REYNOLDS RZ-1136C II, III

Title Asst. Mgr. Inspector EOZ clp

Signature [Signature] Signature [Signature]

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

Copy

printed 07/25/97

SITE INFORMATION

Former Firestone Tire Prop.
265 30th St
Oakland 94601
Site Contact: Corinne Vasquez
Site Phone : 254-3070

StID: 4732 Site#: 3856
PROJECT#: 3856B
PROJECT TYPE:*** R ***
INSP: Jennifer Eberle
ACCT. SHEET PG #: 1

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Remediation Risk Mgmt
P O Box 1362
Aptos CA 95001 # 887
Payor Contact:
Payor Phone : 408-684-9370

| Date | Action Taken | Time | | Hours Spent/Depstd | Hour Balnce | Money Spent/Depositd | Money Balance |
|----------------|--|-------|-------|--------------------|-------------|----------------------|---------------|
| | | In | Out | | | | |
| 07/25/97 | Rcpt# 795960 Deposit of \$630.00 @ \$94/hour | | | +6.7 | +6.7 | \$630.00 | \$630.00 |
| 07/25/97 | Admin. Charge: 1 hour | | | 1.00 | 5.7 | 94.00 | \$536.00 |
| <u>8/1/97</u> | <u>Approve clos plan</u> <u>Fed Ex to RRM</u> | | | <u>1.4</u> | | | |
| <u>8/25/97</u> | <u>Tank Removal</u> | | | <u>2.3</u> | | | |
| <u>10/2/97</u> | <u>Review clos rpt.</u> <u>Issue clos tr</u> | | | <u>1.2</u> | | | |
| | <u>Close dep/ref acct</u> <u>Proj 3856 B</u> | | | | | | |

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : [Signature] ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : 10/3/97 DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

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

Official copy

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PARKWAY, RM 250
ALAMEDA, CA 94502-6577
PHONE # 510/567-6700
FAX # 510/337-9335

Project Specialist

Escobar 8/1/97

Note changes/additions in RED

ACCEPTED

Underground Storage Tank Closure Permit Application
Alameda County Division of Hazardous Materials
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

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

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal. Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspections Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the following required inspections:

- Removal of Tank(s) and Piping
- Sampling
- Final Inspection

issuance of a) permit to operate, 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:

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Name of Business Former Firestone Fire Property
 Business Owner or Contact Person (PRINT) Ms. Corinne Vasquez
2. Site Address 265 30th Street
 city Oakland zip 94612 Phone (510)254-3070
3. Mailing Address 360 Village Square
 city Orinda CA zip 94563 Phone (510)254-3076
4. Property Owner Hagstrom Realty Company Inc.
 Business Name (if applicable) _____
 Address 360 Village Square
 city, state Orinda California zip 94563
5. Generator name under which tank will be manifested
Hagstrom Realty Company Inc.
 EPA ID# under which tank will be manifested CA C 0 0 1 1 4 9 7 2 C

6. Contractor RRM Inc.
Address 3912 Portola Dr Suite 8
City Santa Cruz CA 95062 Phone (408) 475-8141
License Type General Engineering ^{Haz Substance Removl} DK ID# 693807

*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.

7. Consultant (if applicable) RRM Inc.
Address 3912 Portola Dr Suite 8
City, State Santa Cruz CA 95062 Phone (408) 475-8141

8. Main Contact Person for Investigation (if applicable)
Name Matt Kaempf Dave Reinsma Title Project Geologist
Company RRM, Inc.
Phone (408) 475-8141

9. Number of underground tanks being closed with this plan 1
Length of piping being removed under this plan —
Total number of underground tanks at this facility (**confirmed with owner or operator) 1

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

** Underground storage tanks must be handled as hazardous waste **

a) Product/Residual Sludge/Rinsate Transporter
Name North Valley Oil EPA I.D. No. CAL000027759
Hauler License No. 3027 License Exp. Date August 31, 199
Address 1110 Taylor St
City Alviso State CA zip 95002

b) Product/Residual Sludge/Rinsate Disposal Site
Name Alviso Independent Oil EPA ID# CAL000048571
Address 5002 Archer St
City Alviso State CA zip 95002

c) Tank and Piping Transporter

Name Dexanna EPA I.D. No. CA0982438566
Hauler License No. 2883 License Exp. Date _____
Address 3104 Athene Court
City Concord State CA zip 94519

d) Tank and Piping Disposal Site

Name Erickson EPA I.D. No. 941333216
Address 255 Parr Blvd
City Richmond State CA zip 94801

11. Sample Collector

Name Matt Kaempf Raj Khokhar
Company RRM Inc
Address 3912 Portola Dr Suite 8
City Santa Cruz State CA zip 95062 Phone 475-8141

12. Laboratory

Name Entech Analytical Lab, Inc.
Address 525 Del Rey Ave. Suite E
City Sunnyvale State CA zip 94086
State Certification No. CA EIAP # 1369

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

If yes, describe. _____

14. Describe methods to be used for rendering tank(s) inert:

Extract all liquids and insert 250 pounds
of dry ice into the UST to abate
flammable vapors

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 permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information *** (see instructions) ***

| Tank | | Material to be sampled (tank contents, soil, groundwater) | Location and Depth of Samples |
|----------------------------------|--|--|--|
| Capacity | Use History include date last used (estimated) | | |
| See Appendix A and 8,000 gal. | Heating Oil | Field and Laboratory Soil and Groundwater, if encountered | Procedure ~2' into native soil below UST at each end. |

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

Excavated/Stockpiled Soil

| | |
|---|--|
| <p>Stockpiled Soil Volume (estimated)</p> | <p>Sampling Plan: Samples 1/20 cy for re-use or 1/50 cy for disposal</p> |
|---|--|

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

Will the excavated soil be returned to the excavation immediately after tank removal? yes no unknown

If yes, explain reasoning soil is not expected to be contaminated pending permission by Alameda County

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the Specialist IN ADVANCE of backfilling operations.

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.

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

| Contaminant Sought | EPA or Other Sample Preparation Method Number | EPA or Other Analysis Method Number | Method Detection Limit |
|---|--|-------------------------------------|------------------------|
| <p>See Appendix A and TPHd BTEX</p> | <p>Field and Laboratory Procedures EPA 8015 EPA 8020</p> | | |

18. Submit Worker's Compensation Certificate copy

Name of Insurer Johnrey Insurance Agency Inc

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 written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

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

23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that 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 approval from the Environmental Protection Division 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.

CONTRACTOR INFORMATION

Name of Business RRM Inc

Name of Individual Dave Reinma

Signature [Signature] Date 7/9/97

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business Hagstrom Realty Company Inc

Name of Individual Corinne Vazquez

Signature [Signature] Date 7/9/97

INSTRUCTIONS

General Instructions

- * Three (3) copies of this plan plus attachments and a deposit must be submitted to this Department.
- * Any cutting into tanks requires local fire department approval.
- * One complete copy of your approved plan must be at the construction site at all times; a copy of your approved plan must also be sent to the landowner.
- * State of California Permit Application Forms A and B are to be submitted to this office. One Form A per site, one Form B for each removed tank.

Line Item Specific Instructions

2. SITE ADDRESS

Address at which closure is taking place.

5. EPA I.D. NO. under which the tanks will be manifested

EPA I.D. numbers may be obtained from the State Department of Toxic Substances Control, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES

- a) All residual liquids and sludges are to be removed from tanks before tanks are inerted.
- c) Tanks must be hauled as hazardous waste.
- d) This is the place where tanks will be taken for cleaning.

15. TANK HISTORY AND SAMPLING INFORMATION

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

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

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

16. CHEMICAL METHODS AND ASSOCIATED DETECTION LIMITS

See attached Table 2.

17. SITE HEALTH AND SAFETY PLAN

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

- a) The name and responsibilities of the site health and safety officer;
- b) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;
- c) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;
- d) For each hazard, identify the action levels (contaminant concentrations in air) or physical conditions which will trigger changes in work habits to ensure workers are not exposed to unsafe chemical levels or physical conditions;
- e) Description of the work habit changes triggered by the above action levels or physical conditions;
- f) Frequency and types of air and personnel monitoring - along with the environmental sampling techniques and instrumentation - to be used to detect the above action levels. Include instrumentation maintenance and calibration methods and frequencies;
- g) Confined space entry procedures (if applicable);
- h) Decontamination procedures;
- i) Measures to be taken to secure the site, excavation and stockpiled soil during and after work hours (e.g. barricades, caution tape, fencing, trench plates, plastic sheeting, security guards, etc.);
- j) Spill containment/emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital nearest the site;
- k) Documentation that all site workers have received the appropriate OSHA approved trainings and participate in appropriate medical surveillance per 29 CFR 1910.120; and
- l) A page for employees to sign acknowledging that they have read and will comply with the site health and safety plan.

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

Hazardous Waste Operations and Emergency Response; Final Rule, March 6, 1989. Safety plan of certain underground tank sites may need to meet the complete requirements of this Rule.

19. PLOT PLAN

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

- a) Scale;
- b) North Arrow;
- c) Property Lines;
- d) Location of all Structures;
- e) Location of all relevant existing equipment including tanks and piping to be removed and dispensers;
- f) Streets;
- g) Underground conduits, sewers, water lines, utilities;
- h) Existing wells (drinking, monitoring, etc.);
- i) Depth to ground water; and
- j) All existing tank(s) and piping in addition to the tank(s) being removed.

20. DEPOSIT

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

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from this office or from the San Francisco Bay Regional Water Quality Control Board (510/286-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

22. TANK CLOSURE REPORT

The tank closure report should contain the following information:

- a) General description of the closure activities;
- b) Description of tank, fittings and piping conditions. Indicate tank size and former contents; note any corrosion, pitting, holes, etc.

- c) Description of the excavation itself. Include the tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential contaminant pathways, the depth to any observed ground water, descriptions and locations of stained or odor-bearing soil, and descriptions of any observed free product or sheen;
- d) Detailed description of sampling methods; i.e. backhoe bucket, drive sampler, bailer, bottle(s), sleeves
- e) Description of any remedial measures conducted at the time of tank removal;
- f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;
- g) Chain of custody records;
- h) Copies of signed laboratory reports;
- i) Copies of "TSDF to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and
- j) Documentation of the disposal of/and volume and final destination of all non-manifested contaminated soil disposed offsite.

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

1. OTHER METHODOLOGIES are continually being developed and as methods are accepted by EPA or DHS, they also can be used.
2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.
3. APPROPRIATE STANDARDS for the materials stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.
4. To AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.
5. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by 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 extractable hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.
6. TETRAETHYL LEAD (TEL) analysis may be required if total lead is detected unless the determination is made that the total lead concentration is geogenic (naturally occurring).
7. CHLORINATED HYDROCARBONS (CL HC) AND BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020 respectively, (or 8240) and in water, 601 and 602, respectively (or 624).
8. OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used. Standard Methods" 17th Edition, 1989, has changed the 503 series to 5520.
9. PRACTICAL QUANTITATION REPORTING LIMITS are influenced by matrix problems and laboratory QA/QC procedures. Following are the Practical Quantitation Reporting Limits:

| | <u>SOIL PPM</u> | <u>WATER PPB</u> |
|-------|-----------------|------------------|
| 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 |

Preliminary UST Site Investigations

TABLE #2
RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR
UNDERGROUND TANK LEAKS

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

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

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

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

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

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

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

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

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

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

◀ EPILOGUE

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

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM B



COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

| | | | | |
|--------------------|---|---|---|---|
| MARK ONLY ONE ITEM | <input type="checkbox"/> 1 NEW PERMIT | <input type="checkbox"/> 3 RENEWAL PERMIT | <input type="checkbox"/> 5 CHANGE OF INFORMATION | <input type="checkbox"/> 7 PERMANENTLY CLOSED ON SITE |
| | <input type="checkbox"/> 2 INTERIM PERMIT | <input type="checkbox"/> 4 AMENDED PERMIT | <input type="checkbox"/> 6 TEMPORARY TANK CLOSURE | <input checked="" type="checkbox"/> 8 TANK REMOVED |

DBA OR FACILITY NAME WHERE TANK IS INSTALLED: 265 30th Street, Oakland 94612

I. TANK DESCRIPTION COMPLETE ALL ITEMS - SPECIFY IF UNKNOWN

| | |
|--|---|
| A. OWNER'S TANK I.D.# <u>Unknown</u> | B. MANUFACTURED BY: <u>Unknown</u> |
| C. DATE INSTALLED (MO/DAY/YEAR) <u>Unknown</u> | D. TANK CAPACITY IN GALLONS: <u>Unknown 8,000</u> |

II. TANK CONTENTS IF A-1 IS MARKED, COMPLETE ITEM C.

| | | | | |
|---|--|---|--|--|
| A. <input type="checkbox"/> 1 MOTOR VEHICLE FUEL <input type="checkbox"/> 2 PETROLEUM <input type="checkbox"/> 3 CHEMICAL PRODUCT | <input type="checkbox"/> 4 OIL <input type="checkbox"/> 80 EMPTY <input type="checkbox"/> 95 UNKNOWN | B. <input type="checkbox"/> 1 PRODUCT <input type="checkbox"/> 2 WASTE | C. <input type="checkbox"/> 1a REGULAR UNLEADED <input type="checkbox"/> 1b PREMIUM UNLEADED <input type="checkbox"/> 2 LEADED <input checked="" type="checkbox"/> 3 DIESEL <input type="checkbox"/> 4 GASAHOL <input type="checkbox"/> 5 JET FUEL <input type="checkbox"/> 99 OTHER (DESCRIBE IN ITEM D. BELOW) | <input type="checkbox"/> 6 AVIATION GAS <input type="checkbox"/> 7 METHANOL |
| D. IF (A.1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED <u>Heating Oil</u> | | | | C. A. S. #: |

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOXES A, B, AND C, AND ALL THAT APPLIES IN BOX D AND E

| | | |
|---|---|--|
| A. TYPE OF SYSTEM <input type="checkbox"/> 1 DOUBLE WALL <input checked="" type="checkbox"/> 2 SINGLE WALL | <input type="checkbox"/> 3 SINGLE WALL WITH EXTERIOR LINER <input type="checkbox"/> 4 SECONDARY CONTAINMENT (VAULTED TANK) | <input type="checkbox"/> 95 UNKNOWN <input type="checkbox"/> 99 OTHER |
| B. TANK MATERIAL (Primary Tank) <input checked="" type="checkbox"/> 1 BARE STEEL <input type="checkbox"/> 5 CONCRETE <input type="checkbox"/> 9 BRONZE | <input type="checkbox"/> 2 STAINLESS STEEL <input type="checkbox"/> 6 POLYVINYL CHLORIDE <input type="checkbox"/> 10 GALVANIZED STEEL | <input type="checkbox"/> 3 FIBERGLASS <input type="checkbox"/> 7 ALUMINUM <input type="checkbox"/> 95 UNKNOWN <input type="checkbox"/> 99 OTHER |
| C. INTERIOR LINING <input type="checkbox"/> 1 RUBBER LINED <input type="checkbox"/> 5 GLASS LINING | <input type="checkbox"/> 2 ALKYD LINING <input type="checkbox"/> 6 UNLINED | <input type="checkbox"/> 3 EPOXY LINING <input type="checkbox"/> 4 PHENOLIC LINING <input checked="" type="checkbox"/> 95 UNKNOWN <input type="checkbox"/> 99 OTHER |
| IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES ___ NO ___ | | |
| D. CORROSION PROTECTION <input type="checkbox"/> 1 POLYETHYLENE WRAP <input type="checkbox"/> 5 CATHODIC PROTECTION | <input type="checkbox"/> 2 COATING <input type="checkbox"/> 91 NONE | <input type="checkbox"/> 3 VINYL WRAP <input checked="" type="checkbox"/> 95 UNKNOWN <input type="checkbox"/> 99 OTHER |
| E. SPILL AND OVERFILL SPILL CONTAINMENT INSTALLED (YEAR) _____ OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR) _____ | | |

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND OR U IF UNDERGROUND, BOTH IF APPLICABLE

| | | | | |
|--------------------------------------|--|---|--|---|
| A. SYSTEM TYPE | A U 1 SUCTION | A U 2 PRESSURE | A U 3 GRAVITY | A U 99 OTHER |
| B. CONSTRUCTION | A U 1 SINGLE WALL | A U 2 DOUBLE WALL | A U 3 LINED TRENCH | A U 95 UNKNOWN A U 99 OTHER |
| C. MATERIAL AND CORROSION PROTECTION | A U 1 BARE STEEL A U 5 ALUMINUM A U 9 GALVANIZED STEEL | A U 2 STAINLESS STEEL A U 6 CONCRETE A U 10 CATHODIC PROTECTION | A U 3 POLYVINYL CHLORIDE (PVC) A U 7 STEEL W/ COATING A U 95 UNKNOWN | A U 4 FIBERGLASS PIPE A U 8 100% METHANOL COMPATIBLE W/FRP A U 99 OTHER |
| D. LEAK DETECTION | <input type="checkbox"/> 1 AUTOMATIC LINE LEAK DETECTOR | <input type="checkbox"/> 2 LINE TIGHTNESS TESTING | <input type="checkbox"/> 3 INTERSTITIAL MONITORING | <input type="checkbox"/> 99 OTHER |

V. TANK LEAK DETECTION

| | | | | |
|---|---|--|---|--|
| <input type="checkbox"/> 1 VISUAL CHECK | <input type="checkbox"/> 2 INVENTORY RECONCILIATION | <input type="checkbox"/> 3 VADOZE MONITORING | <input type="checkbox"/> 4 AUTOMATIC TANK GAUGING | <input type="checkbox"/> 5 GROUND WATER MONITORING |
| <input type="checkbox"/> 6 TANK TESTING | <input type="checkbox"/> 7 INTERSTITIAL MONITORING | <input type="checkbox"/> 91 NONE | <input checked="" type="checkbox"/> 95 UNKNOWN | <input type="checkbox"/> 99 OTHER |

VI. TANK CLOSURE INFORMATION

| | | |
|---|---|---|
| 1. ESTIMATED DATE LAST USED (MO/DAY/YR) | 2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING <u>400</u> GALLONS | 3. WAS TANK FILLED WITH INERT MATERIAL? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
|---|---|---|

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

| | |
|--|--------------------|
| APPLICANT'S NAME (PRINTED & SIGNATURE) <u>DAVE BEINSMO [Signature] ADAMS</u> | DATE <u>7/9/97</u> |
|--|--------------------|

LOCAL AGENCY USE ONLY THE STATE I.D. NUMBER IS COMPOSED OF THE FOUR NUMBERS BELOW

| | | | | |
|---------------|-------------------------|-----------------|-------------------------|-------------------------|
| STATE I.D.# | COUNTY # | JURISDICTION # | FACILITY # | TANK # |
| | [] [] | [] [] [] [] | [] [] [] [] [] [] | [] [] [] [] [] [] |
| PERMIT NUMBER | PERMIT APPROVED BY/DATE | | PERMIT EXPIRATION DATE | |

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM A



COMPLETE THIS FORM FOR EACH FACILITY/SITE

| | | | | |
|--------------------|---|---|---|---|
| MARK ONLY ONE ITEM | <input type="checkbox"/> 1 NEW PERMIT | <input type="checkbox"/> 3 RENEWAL PERMIT | <input type="checkbox"/> 5 CHANGE OF INFORMATION | <input checked="" type="checkbox"/> 7 PERMANENTLY CLOSED SITE |
| | <input type="checkbox"/> 2 INTERIM PERMIT | <input type="checkbox"/> 4 AMENDED PERMIT | <input type="checkbox"/> 6 TEMPORARY SITE CLOSURE | |

I. FACILITY/SITE INFORMATION & ADDRESS - (MUST BE COMPLETED)

| | | | | |
|--|--|---|--------------------------|-----------------------------|
| DBA OR FACILITY NAME Former Firestone Fire Property | | NAME OF OPERATOR | | |
| ADDRESS 265 30th Street | | NEAREST CROSS STREET Broadway | PARCEL # (OPTIONAL) | |
| CITY NAME Oakland | | STATE CA | ZIP CODE 94612 | SITE PHONE # WITH AREA CODE |
| <input checked="" type="checkbox"/> BOX TO INDICATE <input type="checkbox"/> CORPORATION <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> LOCAL-AGENCY DISTRICTS <input type="checkbox"/> COUNTY-AGENCY <input type="checkbox"/> STATE-AGENCY <input type="checkbox"/> FEDERAL-AGENCY | | | | |
| TYPE OF BUSINESS | | IF INDIAN RESERVATION OR TRUST LANDS | | # OF TANKS AT SITE |
| <input type="checkbox"/> 1 GAS STATION <input type="checkbox"/> 2 DISTRIBUTOR <input type="checkbox"/> 3 FARM <input type="checkbox"/> 4 PROCESSOR <input checked="" type="checkbox"/> 5 OTHER | | <input type="checkbox"/> IF INDIAN RESERVATION OR TRUST LANDS | | 1 |
| E. P. A. I.D. # (optional) | | | | |

EMERGENCY CONTACT PERSON (PRIMARY)

EMERGENCY CONTACT PERSON (SECONDARY) - optional

| | | | |
|--|---|---|---|
| DAYS: NAME (LAST, FIRST) Varquez Corinne | PHONE # WITH AREA CODE (510) 254-3076 | DAYS: NAME (LAST, FIRST) Reinsma Dave | PHONE # WITH AREA CODE (408) 475-8141 |
| NIGHTS: NAME (LAST, FIRST) Varquez Corinne | PHONE # WITH AREA CODE (510) 943-3355 | NIGHTS: NAME (LAST, FIRST) Reinsma Dave | PHONE # WITH AREA CODE (408) 464-3209 |

II. PROPERTY OWNER INFORMATION - (MUST BE COMPLETED)

| | | | | |
|--|--|--|--------------------------|---|
| NAME Hagstrom Realty Company, Inc. | | CARE OF ADDRESS INFORMATION Ms. Corinne Varquez | | |
| MAILING OR STREET ADDRESS 360 Village Square | | <input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> LOCAL-AGENCY <input type="checkbox"/> STATE-AGENCY <input checked="" type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> COUNTY-AGENCY <input type="checkbox"/> FEDERAL-AGENCY | | |
| CITY NAME Orinda | | STATE CA | ZIP CODE 94563 | PHONE # WITH AREA CODE (510) 254-3076 |

III. TANK OWNER INFORMATION - (MUST BE COMPLETED)

| | | | | |
|--|--|--|--------------------------|---|
| NAME OF OWNER Hagstrom Realty Company, Inc. | | CARE OF ADDRESS INFORMATION Ms. Corinne Varquez | | |
| MAILING OR STREET ADDRESS 360 Village Square | | <input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> LOCAL-AGENCY <input type="checkbox"/> STATE-AGENCY <input checked="" type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> COUNTY-AGENCY <input type="checkbox"/> FEDERAL-AGENCY | | |
| CITY NAME Orinda | | STATE CA | ZIP CODE 94563 | PHONE # WITH AREA CODE (510) 254-3076 |

IV. BOARD OF EQUALIZATION UST STORAGE FEE ACCOUNT NUMBER - Call (916) 739-2582 if questions arise.

TY (TK) HQ **44** -

V. LEGAL NOTIFICATION AND BILLING ADDRESS Legal notification and billing will be sent to the tank owner unless box I or II is checked.

CHECK ONE BOX INDICATING WHICH ABOVE ADDRESS SHOULD BE USED FOR LEGAL NOTIFICATIONS AND BILLING: I. II. III.

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

| | | |
|--|-----------------------------------|--------------------------------------|
| APPLICANT'S NAME (PRINTED & SIGNATURE) DAVE REINSMAN | APPLICANT'S TITLE AGENT | DATE MONTH/DAY/YEAR 7/9/97 |
|--|-----------------------------------|--------------------------------------|

LOCAL AGENCY USE ONLY

| | | |
|---|--|---|
| COUNTY # <input type="text"/> <input type="text"/> | JURISDICTION # <input type="text"/> <input type="text"/> <input type="text"/> | FACILITY # <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> |
| LOCATION CODE - OPTIONAL | CENSUS TRACT # - OPTIONAL | SUPVISOR - DISTRICT CODE - OPTIONAL |

APPENDIX A - SITE SAFETY PLAN

SITE SAFETY AUTHORITY

SITE SAFETY PLAN - PRE-PROJECT MEETING SIGNATURE PAGE

I. SAFETY AND HEALTH PROGRAM OVERVIEW

II. FACILITY BACKGROUND / SCOPE OF WORK

III. SITE CHARACTERIZATION / JOB HAZARDS

- A. Physical Hazards
 - 1. Heavy Equipment
 - 2. Electrical Shock
 - 3. Traffic
 - 4. Hearing Loss
 - 5. Hazardous Chemical Exposure
 - 6. Chemicals

IV. TRAINING

- A. Potential Hazards
- B. Safe Work Practices
- C. Site Safety Plan

V. PERSONAL PROTECTIVE EQUIPMENT

VI. MEDICAL SURVEILLANCE

VII. EXPOSURE MONITORING PLAN

VIII. SITE CONTROL

- A. Work Zones
 - 1. Exclusion Zone
 - 2. Contamination Reduction Zone
 - 3. Support Zone
- B. Location of Nearest Communication Equipment
- C. Location of Nearest Medical Assistance
- D. On-site Communications
- E. Engineering Controls

IX. DECONTAMINATION

X. STANDARD OPERATING PROCEDURES

XI. EMERGENCY PROCEDURES / CONTINGENCY PLAN

XII. LIST OF APPROPRIATE LITERATURE

Chemical Properties

July 2, 1997

DATE: July 2, 1997

PROJECT NAME: Former Firestone Tire Property

LOCATION: 265 30th Street, Oakland, California

TASK: 8,000 gallon underground storage tank removal

SITE SAFETY OFFICER (SSO): Matt Kaempf

SECONDARY SITE SAFETY OFFICER: Patrick Turner

NEAREST HOSPITAL: Summit Medical Center

Phone: (510) 655-4000
Address: 450 30th Street
Oakland, California

NEAREST FIRE DEPARTMENT: Oakland, City of, Station No. 15

Phone: (510) 444-3322
Address: 455 27th Street, California

HAZARDOUS MATERIALS SPILL/CLEAN-UP CONTRACTOR:

Phone: Erickson, Inc.
Address: (510) 235-1393

U. S. ALERT SERVICE NUMBER: 1-800-642-2444

NEAREST PG&E OFFICE:

Phone: 1-800-743-5000

NEAREST TELEPHONE LOCATION: On-site cellular

LOCATION OF SITE "CLEAN AREA": as per SSO

LOCATION OF PERSONNEL DECON. STATION: as per SSO

A Pre-project Meeting allows all personnel on-site to familiarize themselves with the potential hazards associated with the job.

The following pages contain guidelines for on-site procedures to minimize risks to personnel at the job site, as well as information regarding basic first aid in the event of injury, among other points.

We, the undersigned, have read the Site Safety Plan and understand the potential hazards on-site. We will follow the guidelines set forth in order to decrease the likelihood of personal or public injury.

I. SAFETY AND HEALTH PLAN OVERVIEW

- A. In order to promote safety and health awareness, the position of Site Safety Officer (SSO) is rotated among owners and employees for each project site.
- B. It is the responsibility of the designated SSO to implement the Site Safety Plan (SSP) and to hold a pre-project safety meeting.

II. FACILITY BACKGROUND

A. Site History

1. The site is located at 265 30th Street in Oakland, California. The site is a business with one 8,000 gallon underground storage tank used to store diesel fuel for heating purposes.

B. Chemical Constituents of Concern - Petroleum Hydrocarbons which may contain tetra ethyl lead, benzene, and other toxic components.

1. Benzene
2. Toluene
3. Ethylbenzene
4. Xylenes

C. Scope of Work

1. Conduct on-site underground utility survey.
2. Remove one 8,000 gallon UST.
3. Sample soil sidewalls and bottom for characterization
4. Backfill excavation with native soil/ or imported fill material.
6. Site clean-up and demobilization.

III. SITE CHARACTERIZATION / JOB HAZARD ANALYSIS

A. Physical Hazards

1. Operation of heavy equipment
 - a. Overhead hazards
 - b. General traffic hazards
 - c. Backhoe
2. Electrical Shock
 - a. Faulty electric wiring on equipment
 - b. Faulty electric service to equipment
3. Light to Heavy Traffic Areas

a. Traffic barricade work areas

4. Exposure to Hazardous Chemicals
(additional information listed in Appendix A)

a. Soils, groundwater and/or soil gas vapors may contain Gasoline - Petroleum hydrocarbons which may contain tetraethyl lead, benzene, and other toxic components.

5. Chemical Listing

a. Benzene

(1) Routes of Entry

(a) Inhalation

(b) Absorption

(c) Ingestion

(d) Contact

(2) Symptoms

- (a) Eye, nose, and respiratory irritation
- (b) Giddiness
- (c) Headache
- (d) Nausea
- (e) Staggered gait
- (f) Fatigue
- (g) Anorexia
- (h) Dermatitis
- (i) Bone marrow depression
- (j) Abdominal pain

b. Toluene

(1) Routes of Entry

- (a) Inhalation
- (b) Absorption
- (c) Ingestion
- (d) Contact

(2) Symptoms

- (a) Fatigue
- (b) Weakness
- (c) Confusion
- (d) Euphoria
- (e) Dizziness
- (f) Headache
- (g) Dilated pupils
- (h) Lacrimation
- (i) Muscle fatigue
- (j) Insomnia
- (k) Parasthesia
- (l) Dermatitis
- (m) Photophobia

c. Ethylbenzene

(1) Routes of Entry

- (a) Inhalation
- (b) Ingestion
- (c) Contact

(2) Symptoms

- (a) Irritation to eyes and mucous membranes
- (b) Headache
- (c) Dermatitis
- (d) Narcosis
- (e) Coma

d. Xylenes (ortho/meta/para isomers)

- (1) Routes of Entry
 - (a) Inhalation
 - (b) Contact
 - (c) Ingestion
 - (d) Absorption

- (2) Symptoms
 - (a) Dizziness
 - (b) Excitement
 - (c) Drowsiness
 - (d) Incoherence
 - (e) Staggering gait
 - (f) Irritation to eyes, nose, and throat
 - (g) Corneal vacuolization
 - (h) Anorexia
 - (i) Nausea
 - (j) Vomiting
 - (k) Abdominal pain
 - (l) Dermatitis

IV. TRAINING

- A. Potential Hazards - All personnel working at the site are made aware of all potential on-site hazards prior to the beginning of field work.
- B. Safe Work Practices - All personnel at the site are advised of safe work practices and hazard avoidance.
- C. SSP - All personnel, subcontractors of RRM, and all visitors to the site, are to read the SSP and sign an acknowledgment indicating that they understand its contents.
- D. OSHA - All RRM personnel have completed a minimum of 40-hour OSHA training and are updated annually with an 8-hour refresher course.

V. PERSONAL PROTECTIVE EQUIPMENT

A. Level "D"

- 1. Chemically resistant steel toed boots
- 2. Hard hat
- 3. Safety glasses - Eye protection must be worn whenever the potential for flying debris and or chemical splash is present.
- 4. Hearing protection
- 5. Leather gloves
- 6. Denim or equivalent long pants
- 7. Button up shirt

B. Level "C"

- 1. All the above, plus the following;
- 2. Respirator - Half face respirator equipped with organic vapor cartridges. To be used when air monitoring reveals that action levels have been exceeded for any or all chemicals of concern.

3. Tyvek suit.
4. Neoprene or Nitrile gloves

VI. MEDICAL SURVEILLANCE

- A. Health surveillance will be on an individual and on a "buddy system" basis.
- B. All personnel are advised to pay "close" attention to the symptoms of chemical exposure outlined and listed above.

VII. EXPOSURE MONITORING PLAN

A. Direct reading instruments

(Equipment use depends on site specific conditions).

1. All vapors or gases are initially field screened / monitored using an organic vapor analyzer (OVA) or a flame ionization detector (FID).
2. A Gas Chromatograph with photo-ionization detector (PID).

VIII. SITE CONTROL

A. Work Zones - Areas designated during pre-field meeting.

1. Exclusion Zone

- a. Where work is performed, with all proper safety equipment, and, where safe work practices are employed.
- b. Public is excluded.
- c. Area is barricaded with fences, barricades, cones and caution tape.
- d. Cones placed to guide public away from work area.

2. Contamination Reduction Zone

- a. Located outside the exclusion zone.
- b. Place where personnel and/or equipment are decontaminated in the event of contact with hazardous chemicals, from either the soils, water and/or air (vapors).

3. Support Zone

- a. Clean zone or Support zone is located outside Contamination Reduction Zone.
- b. Contains all job related support services.

B. Location of Nearest Communication Equipment

1. On-site map shows nearest communication equipment. See Page 1 for address.
2. All persons in the various zones will have remote communication equipment if necessary.

C. Location of Nearest Medical Assistance

1. On-site map shows nearest hospital and fire department. See Page 1 for address and telephone number.

D. On-site Communication

1. All personnel on-site will be made aware of common hand signals.

E. Engineering Controls

1. Underground locator services (U. S. Alert) will be notified prior to commencing field work on-site to avoid hitting underground services (electric, phone, gas, etc.) on public property.
2. Property owners will either mark utilities on private property of a locator service will be utilized.
3. Site Map
 - a. Indicates work locations.
 - b. Indicates equipment locations.

IX. DECONTAMINATION

A. Material Handling

1. All hydraulic coring equipment, monitor well materials and sampling and test equipment will be steam cleaned prior to use.
2. Contaminated equipment will be taken off-site only after decontamination.
3. Disposal of wash and rinse water, and soil cuttings will be in compliance with all applicable regulations.

B. Personal Hygiene

1. No smoking, eating, or drinking will take place in the exclusion zone or in the contamination reduction zone.
2. A designated break area may be established off-site. However, any such facility must be established a minimum of at least 100 feet upwind of any of any vapor source and shall be tested for flammable gases and vapor at the start of work and prior to scheduled break periods each day.
3. Personnel must wash all exposed skin areas with soap and water in the decontamination area before departing the site or going on break.

X. STANDARD OPERATING PROCEDURES

- A. Pre-project safety meeting prior to working.
- B. Sampling equipment calibrated before use.
- C. Respirator fit test (if required).
- D. Site work initiated.
- E. Decontamination protocol followed.

XI. CONTINGENCY PLAN / EMERGENCY PROCEDURES

A. Personal Exposure (First Aid)

1. In the event that exposure symptoms are manifested, the victim will be taken up-wind and off-site. Seek qualified medical attention immediately.
2. Wash skin with soap and water immediately.
3. Inhalation - Move to fresh air and administer immediate artificial respiration if required.
4. Ingestion - Do not induce vomiting. If conscious give water or milk to drink. Seek qualified medical attention immediately.
5. Eyes - Flush with water for at least 20 minutes while holding eyes open. Seek qualified medical attention immediately.

B. Personal Injury- (Supervisors and field employees are trained in First Aid and CPR).

1. Provide basic first aid procedures as required; note time and circumstances of injuries. Follow these emergency action procedures:
 - a. Survey the scene.
 - (1) Is it safe to assist victim(s).
 - b. Conduct a Primary Survey
 - (1) Check for unresponsiveness and Airway, Breathing, and Circulation.
 - c. Phone 911 for ambulance if necessary.
 - d. Conduct a Secondary Survey.
 - (1) Interview victim
 - (2) Check vital signs
 - (3) Head to toe exam
 - e. Transport to nearest medical facility as appropriate. Notify SSO. See directions and map in Appendix B for the nearest hospital emergency room.

C. Fire and Explosion Potential

1. Evacuate the area immediately and conduct a head count of all personnel. Notify fire department. Do not attempt to fight the fire. A fire extinguisher will be present on-site for immediate response by on OSHA certified person.

XII. LIST OF APPROPRIATE REFERENCE LITERATURE

- A. Title 29 CFR 1910 - OSHA General Industry Standard
- B. Title 29 CFR 1926 - OSHA Construction Standard
- C. Title 49 CFR 171-173 - DOT Regulations

APPENDIX A

A. Potential Hazards

1. Exposure to Hazardous Chemicals

a. Hazardous/Toxic Materials

(1) Gasoline - Petroleum hydrocarbon which may contain tetraethyl lead, benzene, and other toxic components.

b. Hazard Assessment

(1) Moderately toxic - Toxic through inhalation or ingestion but possess good warning properties.

(2) Highly Flammable - Forms explosive concentrations in air over the range of 0.8 to 6 percent by volume.

c. Benzene

(1) Permissible Exposure Limits

(a) (NIOSH): 10 parts per million (ppm) with ceiling of 50 ppm (10 minutes)

(b) (ACGIH): 0.1 ppm for an 8-hour time-weighted average with ceiling of 1 ppm (15 minutes)

(2) Action Level: 0.05 ppm

(3) Immediate Danger to Life or Health Level

(a) Carcinogenic

(4) Physical Properties

(a) Vapor pressure: 75 mm mercury

(b) Upper explosion limit: 7.1%

(c) Lower explosion limit: 1.3%

(5) Target Organs

(a) Blood

(b) Central nervous system

(c) Skin

(d) Bone marrow

(e) Eyes

(f) Respiratory system

d. Toluene

(1) Permissible Exposure Limits

- (a) (NIOSH): 200 ppm with ceiling of 300 ppm and 500 ppm for a 10 minute peak
- (b) (ACGIH): 100 ppm for a 10-hour time-weighted average with ceiling of 200 ppm (10 minutes)

(2) Action Level: 50 ppm

(3) Immediate Danger to Life or Health Level

- (a) 2,000 ppm

(4) Physical Properties

- (a) Vapor pressure: 22 mm mercury
- (b) Upper explosion limit: 9.5%
- (c) Lower explosion limit: 1.3%

(5) Target Organs

- (a) Central nervous system
- (b) Liver
- (c) Kidneys
- (d) Skin

e. Ethylbenzene

(1) Permissible Exposure Limits

- (a) 100 ppm or 435 mg/cubic meter

(2) Action Level: 50 ppm

(3) Immediate Danger to Life or Health Level

- (a) 2,000 ppm

(4) Physical Properties

- (a) Vapor pressure: 7.1 mm mercury
- (b) Upper explosion limit: 6.7%
- (c) Lower explosion limit: 1.0%

(5) Target Organs

- (a) Eyes
- (b) Upper respiratory system
- (c) Skin
- (d) Central nervous system

f. Xylenes (ortho/meta/para isomers)

(1) Permissible Exposure Limits

(a) (NIOSH): 100 ppm ten-hour time-weighted average with 200 ppm ceiling (10 minutes)

(2) Action Level: 50 ppm

(3) Immediate Danger to Life or Health Level

(a) 1,000 ppm

(4) Physical Properties

(a) Vapor pressures: 7/9/9 mm mercury

(b) Upper explosion limits: 6/7/7%

(c) Lower explosion limits: 1/1.1/1.1%

(5) Target Organs

(a) Central nervous system

(b) Eyes

(c) Gastro-intestinal tract

(d) Blood

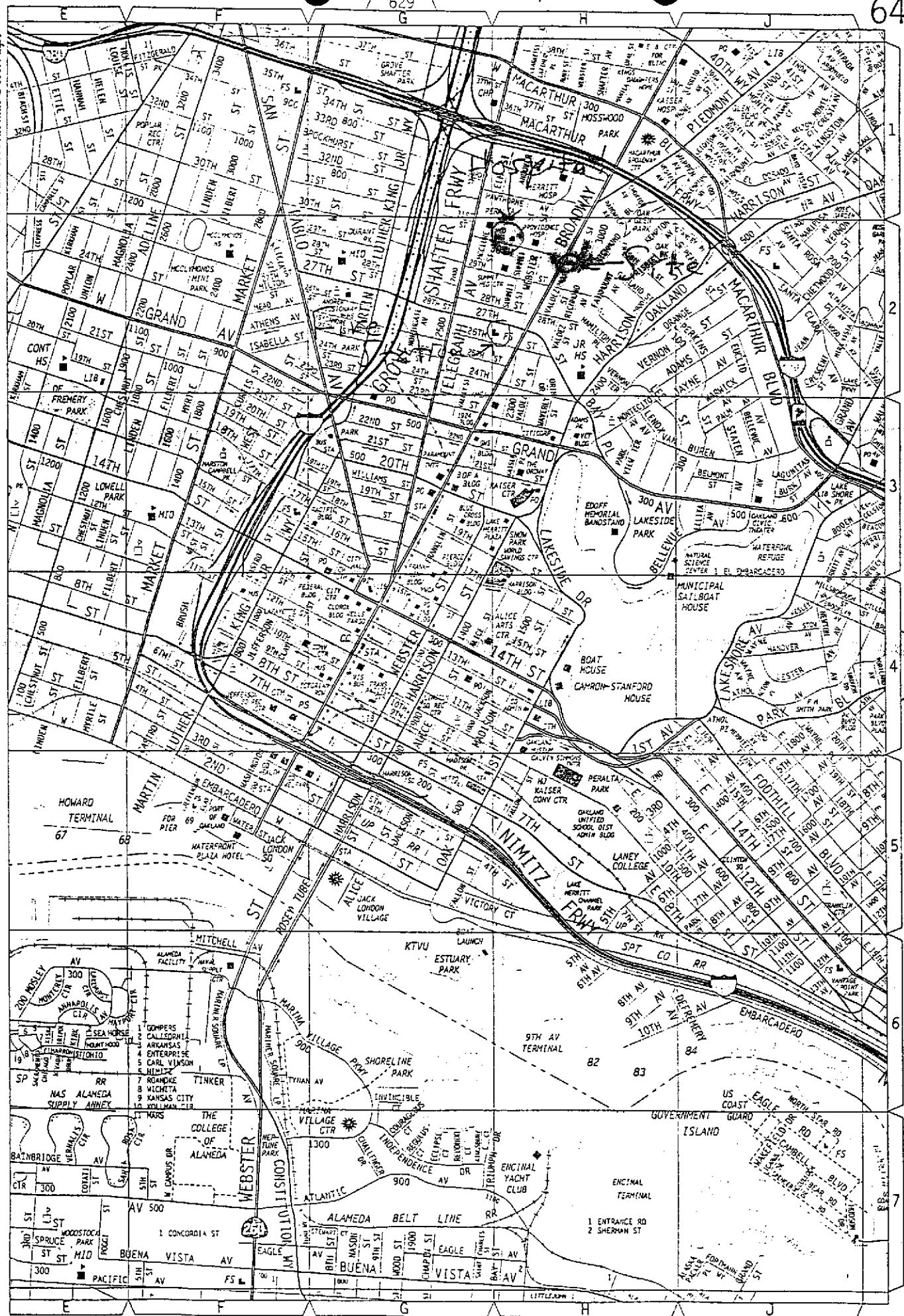
(e) Liver

(f) Kidneys

(g) Skin

COPYRIGHT 1996 Thomas Bros. Maps

BAY AREA



SEE 650 MAP

DETAIL

Project: DAC62

Re: *Heating Oil Tank Removal*
Former Firestone Tire Property
265 30th Street
Oakland, California 94612

FIELD AND LABORATORY PROCEDURES

Soil Sampling

Soil samples will be collected beneath each end of the tank, two feet below the native soil/backfill interface. The soil samples will be collected by advancing brass sample liners into undisturbed soil, or soil removed from an excavation by a backhoe bucket. The soil samples will be then capped with Teflon and plastic end caps.

The soil samples will be then labeled and sealed in plastic bags, placed on ice, and transported to a state certified laboratory accompanied by the chain-of-custody documentation.

Groundwater Sampling

If groundwater is encountered, groundwater samples will be collected using clean Teflon bailers and appropriate EPA-approved containers. The samples will then be labeled, and transported on ice to the laboratory using appropriate chain-of-custody documentation. Sampling equipment will be cleaned with tri-sodium phosphate between uses.

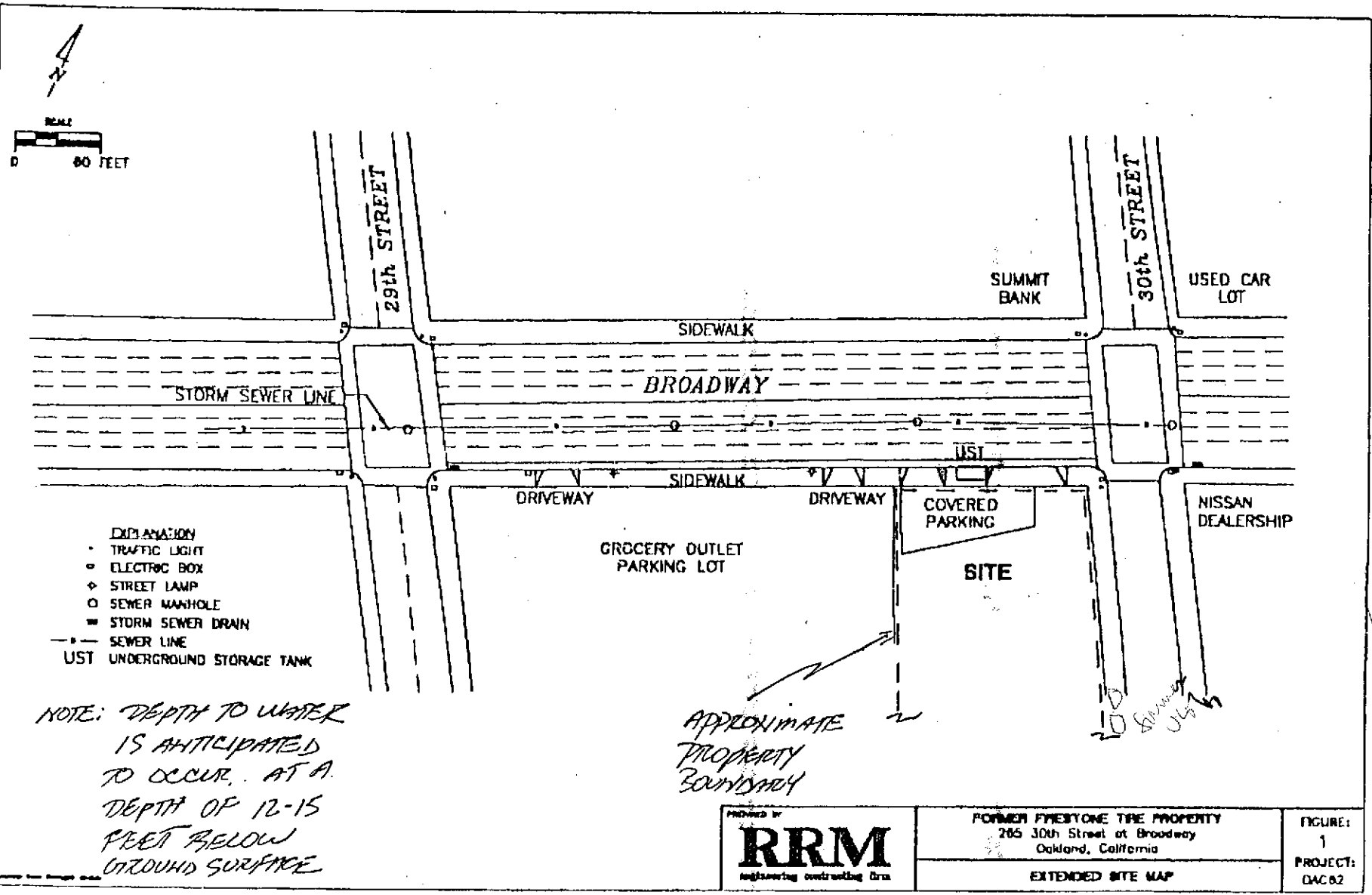
Field Hydrocarbon Screening Procedures

Field hydrocarbon screening procedure will consist of measuring organic vapor concentrations using a photo-ionization detector (PID). The procedure will consist of placing approximately 30 grams of soil at a constant temperature in a clean glass jar sealed with aluminum foil and a threaded ring lid. The jar will then be pierced and the headspace within the jar will be tested for organic vapor, measured in milligrams per kilogram (mg/kg). The instrument will be pre-calibrated using a 100 mg/kg isobutylene standard (in air) and a sensitivity factor of 55. The sensitivity factor relates the photo-ionization sensitivity of benzene to that of isobutylene at 100 mg/kg.

Laboratory Procedures

Selected soil samples will be analyzed for the presence of total petroleum hydrocarbons calculated as diesel; benzene, toluene, ethyl benzene, xylenes (BTEX); and methyl tertiary butyl ether. Specific analytical methods are presented below:

- Total petroleum hydrocarbons calculated as diesel by EPA Modified Method 8015.
- Benzene, toluene, ethyl benzene, and xylenes by EPA Method 8020.
- Methyl tertiary butyl ether by EPA Method 8020.



DESIGNED BY
RRM
 REGISTERED CONTRACTING DIV.

FORMER FINESTONE TIRE PROPERTY
 265 30th Street at Broadway
 Oakland, California
 EXTENDED SITE MAP

FIGURE:
 1
 PROJECT:
 DAC 62

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



Qualifier: CHRISTOPHER JOESPH PEOPLES

License No.: 693807

Business Name: REMEDIATION RISK MANAGEMENT, INC.

WITNESS my hand and official seal this
13TH day of SEPTEMBER 1994

Doris R. Bellin
Registrar of Contractors

131-36 (12/91)

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.

A 6332

**STATE
COMPENSATION
INSURANCE
FUND**

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

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

JUNE 25, 1997

POLICY NUMBER: 1341508-97
CERTIFICATE EXPIRES: 05-01-98

CITY OF DALY CITY
ATTN: BONNIE LIPPI
333 90TH STREET
DALY CITY CA 94015

REF: 6098 MISSION STREET

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

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

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

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

Tom Hansen
AUTHORIZED REPRESENTATIVE

Kc Bollier
PRESIDENT

EMPLOYER'S LIABILITY LIMIT: 1,000,000 PER OCCURRENCE.

EMPLOYER

REMEDICATION RIST MANAGEMENT, INC.
PO BOX 1362
APTOS CA 95001

Site Address:
265 30th Street
Oakland, CA 94612



engineering contracting firm

July 22, 1997
Project: DAC62

Ms. Jennifer Eberley
Alameda County Environmental Health Department
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502-6577

Re: *Tank Pull Application*
Former Firestone Tire Property
265 30th Street at Broadway
Oakland, California

Dear Ms. Eberley:

RRM, Inc. (RRM) was incorrectly directed to send the tank pull permits to the City of Oakland rather than your office for the referenced site. This letter transmits three copies of the permit package RRM sent to the City of Oakland. The original permit package will be sent to your office from Mr. Leroy Griffin of the City of Oakland.

Mr. Ariu Levi of the County of Alameda directed RRM to forward copies of the permit application to your attention. A check in the amount of \$630.00 for permit application fees is enclosed. Please give me a call if you have any questions regarding the contents of this letter or attached application at (408) 475-8141.

Sincerely,

RRM, Inc.

Mr. Dave Reinsma
Project Geologist

Attachment: Permit Application Package

9 JUL 23 PM 2:11
ENVIRONMENTAL PROTECTION



engineering contracting firm

Leroy Griffin
City of Oakland
1 City Hall Plaza
Oakland, CA 94612

July 9, 1997
Project DAC64

Re: Tank Pull Application for
265 30th Street
Oakland, California

Dear Mr. Griffin,

RRM, Inc. has learned that Tank Pull Applications are to be submitted directly to the city, rather than the county, as of July 1, 1997. RRM recently filled out a Tank Pull Application given to us by Juliette Chen at the Alameda County Environmental Health Department. She indicated that this application should be accepted by the cities during the transition from county to city. We would greatly appreciate it if your office would accept this application, as we have spent a good deal of time preparing it for our client. We have also submitted a deposit for the price as indicated by the county for one tank. In the future we will deal directly with you, as your name was given to us by the county office.

We would also appreciate it if your office would forward us a few tank pull applications to my attention at the following address: 3912 Portola Ave
Santa Cruz, CA 95062

If you have any questions regarding this matter, please do not hesitate to call me at (408) 475-8141.

Sincerely,

RRM, Inc.

Coco Tatay

Coco Tatay

Staff Geologist

I just want to let you know that this is a LOP case

4732

M. J. Jagan I was told that you are doing this

1123

REMEDIATION RISK MANAGEMENT, INC.

P. O. BOX 1362 408-684-9370
APTOS, CA 95001

DATE July 9, 1997

11-24
1210(8)

PAY
TO THE
ORDER OF

City of Oakland

\$ 630.00

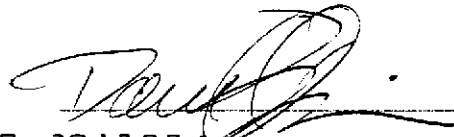
Six-hundred-and-30/100

DOLLARS 

WELLS FARGO BANK

FOR

Deposit for 1 tank pull app. DAC64



⑈001123⑈ ⑆121000248⑆0029 201688⑈

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

June 12, 1996

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

**Warren Hagstrom,
Hagstrom Properties
360 Village Square,
Orinda, CA - 95463**

Ref: 265 30th Street, Oakland, California

Dear Mr. Hagstrom:

I am in receipt of the "Workplan For Site Investigation", dated May 2, 1996 and the "Addendum Letter", dated June 5, 1996, prepared by Compliance and Closure, Inc. for the above referenced property. This information has been reviewed and is acceptable to this Department.

This Department should be notified prior to initiating any field work. If you have any question, you may contact me at (510) 567-6764.

Sincerely,

Madhulla Logan,
Hazardous Material Specialist

CC: Gary Mulky, Compliance and Closure, Inc, 7020 Koll Center Parkway, Suite 134,
Pleasanton, CA - 94566

NO 4/8/96

DATE:

4/8/96

TO :

Local Oversight Program / Norma / Connie

FROM:

Modhulla Logan

SUBJ:

Transfer of Eligible Local Oversight Case

ST10 4732

Site name: HAGSTROM

Address: 265 30th street City Oakland Zip 94601

TO BE ELLIGIBLE FOR LOP A CASE MUST MEET 3 QUALIFICATIONS:

- 1. Number of Tanks: 2 removed? Y N Date of removal 2/8/95
- 2. Samples received? Y N Contamination level: _____
(ppm and type of test)

Contamination should be over 100 ppm TPH to qualify for LOP

- 3. Petroleum N Types: avgas Jet leded unleaded Diesel
fuel oil waste oil kerosene solvents 3700 ppm gasoline

DepRef remaining \$ 232.00 Closed with Candace/Leslie? N
(If no explain why?)

IF YOUR SITE MEETS ALL OF THE ABOVE QUALIFICATIONS YOU SHOULD DO THE FOLLOWING TO TRANSFER THE SITE:

- 1. YOU MUST CLOSE THE DEPOSIT REFUND CASE AT THIS TIME. YOU MUST ACCOUNT FOR ALL TIME YOU HAVE SPENT ON THE CASE AND TURN IN THE ACCOUNT SHEET TO LESLIE. IF THERE ARE FUNDS STILL REMAINING IT IS STILL BETTER TO TRANSFER THE CASE TO LOP AS THE RATE FOR LOP ALLOWS THE ADDITION OF MANAGEMENT AND CLERICAL TIME. DO NOT ATTEMPT TO CONTINUE TO OVERSEE THE SITE SIMPLY BECAUSE THERE ARE FUNDS REMAINING!
- 2. COMPLETE THE A AND B PERMIT APPLICATION FORMS AND GIVE TO CONNIE/ELAINE
- 3. GIVE THE ENTIRE CASE TO THE PROPER LOP STAFF UPSTAIRS FOR THEM TO DO THE REST OF THE TRANSFER AND YOU ARE DONE!

AGENCY

DAVID J. KEARS Agency Director



St ID: 4732 Site #: 3856 RAJATA SHAH, DIRECTOR

Hagstrom Properties, L P
265 - 30th St
Oakland 94601
Site Contact: Warren Hagstrom
Site Phone : 254-2814

PROJECT#: 1856A
DEPARTMENT OF ENVIRONMENTAL HEALTH
PROJECT TYPE: ***R
1131 Harbor Bay Parkway
Alameda, CA 94502-8577
(510) 867-6777 SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

P E S Environmental, Inc.
151 Link Rd
Cordelia CA 94585 #584
Payor Contact:
Payor Phone : 707-864-4760

Table with columns: Date, Action Taken, Time In/Out, Hours Spent/Depstd, Hour Balance, Money Spent/Depositd, Money Balance. Includes entries for deposit, admin charge, site plan review, tank removal, closure, etc.

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : Madhulla Logan ATTACH: State Forms A,B & C
DATE OF COMPLETION : 4/8/96 DATE SENT TO BILLING: 4/8/96 Billing Adjustment*
TOTAL COST OF PROJECT: \$1260 REFUND AMOUNT: 234.00 Rev. 5/95

* Billing adjustment forms needed when site is in our UST program.
-ERROR- Unrecognized command - retype it

ALAMEDA COUNTY
HEALTH CARE SERVICES

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 11/17/95



AGENCY

DAVID J. KEARS, Agency Director

St ID: 4732 Site #: 5836 RAJATA SHAH, DIRECTOR

Hagstrom Properties, L P
265 - 30th St
Oakland 94601
Site Contact: Warren Hagstrom
Site Phone : 254-2814

PROJECT #: 1856A
DEPARTMENT OF ENVIRONMENTAL HEALTH
PROJECT TYPE: RCRA
1131 Lakeside Way, Alameda, CA 94502-6577
ACC# 587-677 SHEET PG #: _____

PROPERTY OWNER INFORMATION

PAYOR INFORMATION

Owner Contact:
Owner Phone :

copy of original given to So. Condyce

P E S Environmental, Inc.
151 Link Rd
Cordelia CA 94585 #584
Payor Contact:
Payor Phone : 707-864-4760

| Date | Action Taken | Time In | Time Out | Hours Spent/Depstd | Hour Balnce | Money Spent/Depositd | Money Balance |
|----------|---|---------|----------|--------------------|-------------|----------------------|---------------|
| 11/17/95 | Rcpt# 767656 Deposit of \$1,494.00 @ \$90/hour | | | +16.6 | +16.61 | 1,494.00 | 1,494.00 |
| 11/17/95 | Admin. Charge: 1 hour | | | 1.00 | 15.61 | 1,404.00 | 1,404.00 |
| 11/21/95 | Site plan - Review | | | 2 hrs | 180.00 | | 1224.00 |
| 11/21/95 | phone conversation | | | 0.5 | 45.00 | | 1179.00 |
| 12/7/95 | Tank Removal | | | 3.0 | 270.00 | | 909.00 |
| 3/12/96 | Reviewed closure | | | 2.0 | 180.00 | | 729.00 |
| 4/3/96 | Letter & phone conversation | | | 2.5 | 225.00 | | 504.00 |
| 4/8/96 | Transfer to LOP | | | 2.0 | 180.00 | | 324.00 |
| 4/8/96 | Closure - Admin | | | 1.0 | 90.00 | | 234.00 |

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : Madhulla Logan ATTACH: State Forms A, B & C
DATE OF COMPLETION : 4/8/96 DATE SENT TO BILLING: 4/8/96
TOTAL COST OF PROJECT: \$1260 REFUND AMOUNT: 234.00 Rev. 5/9

* Billing adjustment forms needed when site is in our UST program.
-ERROR- Unrecognized command - retype it

ALAMEDA COUNTY HEALTH CARE SERVICES ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION DEPOSIT / REFUND ACCOUNT SHEET

printed 11/17/95



AGENCY

DAVID J. KEARS Agency Director

St ID: 4732 Site #: 3856
 PROJECT#: 3856A
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 PROJECT TYPE: **R**
 1131 Hayes Bay Parkway
 Alameda, CA 94502-8577
 (510) 367-6777 SHEET PG #: _____

Hagstrom Properties, L P
 265 - 30th St
 Oakland 94601
 Site Contact: Warren Hagstrom
 Site Phone : 254-2814

PROPERTY OWNER INFORMATION

PAYOR INFORMATION

Owner Contact:
 Owner Phone :

P E S Environmental, Inc.
 151 Link Rd
 Cordelia CA 94585 #584
 Payor Contact:
 Payor Phone : 707-864-4760

| Date | Action Taken | Time In | Time Out | Hours Spent/Depstd | Hour Balnce | Money Spent/Depositd | Money Balance |
|----------|---|---------|----------|--------------------|---------------|----------------------|---------------|
| 11/17/95 | Rcpt# 767656 Deposit of \$1,494.00 @ \$90/hour | | | +16.6 | +16.61,494.00 | 1,494.00 | |
| 11/17/95 | Admin. Charge: 1 hour | | | 1.00 | 15.61,404.00 | 1,404.00 | |
| 11/21/95 | Site plan - Review | | | 2 hrs | 180.00 → | 1224.00 | |
| 11/21/95 | phone conversation | | | 0.5 | 45.00 → | 1179.00 | |
| 12/18/95 | Tank Removal | | | 3.0 | 270.00 → | 909.00 | |
| 3/12/96 | Reviewed closure | | | 2.0 | 180.00 | 729.00 | |
| 4/3/96 | Letter & phone conversation | | | 2.5 | 225.00 | 504.00 | |
| 4/8/96 | Transfer to LOP | | | 2.0 | 180.00 | 324.00 | |
| 4/8/96 | Closure - Admin | | | 1.0 | 90.00 | 234.00 | |

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : Madhulla Logan ATTACH: State Forms A, B & C
 Billing Adjustment*
 DATE OF COMPLETION : 4/8/96 DATE SENT TO BILLING: 4/8/96
 TOTAL COST OF PROJECT: \$1,260 REFUND AMOUNT: 234.00 Rev. 5/95

* Billing adjustment forms needed when site is in our UST program.
 -ERROR- Unrecognized command - retype it

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

April 4, 1996

Alameda County Environmental Health Div.
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

Mr. Gary K. Mulky
Compliance and Closure, Inc
7020 Koll Center Parkway, Suite 134
Pleasanton, CA - 94566

Ref: Hagstrom Properties, 265 30th Street, Oakland, CA

Dear Mr. Mulky:

I am in receipt of the Tank Closure Report, dated January 18, 1996 for the above referenced property. Two fuel underground storage tanks were removed on December 7, 1995 from the referenced site. A total of six soil samples were collected from both the underground storage tanks. The samples were analyzed for gasoline, diesel, BTEX, benzopyrene, and naphthalene. The laboratory analysis of the soil samples indicated concentrations of gasoline up to 6700 ppm. No other contaminant was identified.

Since significant concentrations of gasoline has been identified on site, this Department requires that atleast two borings be installed on site and soil samples be collected at 5 feet intervals to a depth of 30 feet or to the depth of groundwater.. Also, a grab groundwater sample should be collected from each of the borings. The soil and groundwater samples should be analyzed for gasoline, BTEX, PNAs (Poly Nitro Aromatics), and MTBE (methy tertiary butyl ether).

A workplan should be submitted to this Department to address the above mentioned requirement within 30 days of the date of this letter. This is a formal request for technical information pursuant to section 13267(b) of the water code. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

CC: Hagstrom Properties, Warren Hagstrom, 360 Village Square, Orinda, CA - 95463.

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 12/11/95 | | CASE # | | SIGNED: <i>Madhulla J.</i> DATE: | | |
| REPORTED BY | NAME OF INDIVIDUAL FILING REPORT TAC Environmental Services | | PHONE (707) 864-4760 | | SIGNATURE <i>W.O. Solis</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 SEE ABOVE - CONTACT: Dave Solis | | | |
| | ADDRESS 151 Link Road, Cordelia CA 94585 | | | | | |
| RESPONSIBLE PARTY | NAME Warren Hagstrom <input type="checkbox"/> UNKNOWN | | CONTACT PERSON SAME | | PHONE (510) 254-2814 | |
| | ADDRESS 360 Village Square Orinda CA 94563 | | | | | |
| SITE LOCATION | FACILITY NAME (IF APPLICABLE) Former Firestone Tires | | OPERATOR Unknown | | PHONE () N/A | |
| | ADDRESS 265 30th Street Oakland Alameda | | | | | |
| | CROSS STREET Broadway | | | | | |
| IMPLEMENTING AGENCIES | LOCAL AGENCY Alameda Co. Env. Health Dept. | | AGENCY NAME Medula Logan | | CONTACT PERSON PHONE (610) 567-6700 | |
| | REGIONAL BOARD SAME AS ABOVE | | PHONE () | | | |
| SUBSTANCES INVOLVED | (1) NAME Waste Oil | | | | QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN | |
| | (2) | | | | <input type="checkbox"/> UNKNOWN | |
| DISCOVERY/ABATEMENT | DATE DISCOVERED 1/12/95 | | 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, DATE 1/12/95 | | | | | |
| SOURCE/CAUSE | SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER | | CAUSE(S) <input checked="" type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER | | | |
| | CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED) | | | | | |
| CURRENT STATUS | CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input checked="" type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY | | | | | |
| | CHECK APPROPRIATE ACTION(S) <input 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 checked="" type="checkbox"/> OTHER (OT) Awaiting direction from LOP. | | | | | |
| COMMENTS | COMMENTS | | | | | |

131885

1131 Harbor Bay Pkwy.
Suite 250
Alameda, CA 94502-6577
(510) 567-6700

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Hagestrom Prop Today's Date 12/18/95

Site Address 265 Hagestrom 30th Street

City OAKLAND Zip 94611 Phone 567-6764

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

Inspection Categories:

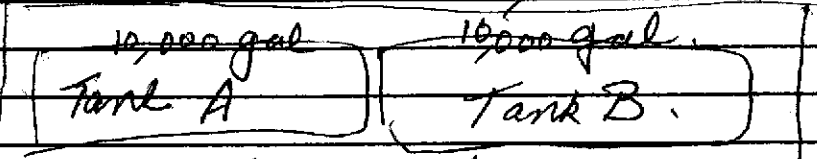
- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

*Gary Mulky
(510) 426-5395*

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

Comments: TANK Removal

2, 9,000 gallon tank removed.
37% oil - certified by Fire Department.
* fuel oil diesel? * Gasoline!



* Both tanks had waste oil production. One oil - 4 inches approximately. One side of Tank A was corroded although no holes were visible. Water could be seen in pit. It could be rain water because the pit was open for ~~10~~ approximately a week. The excavated soil is stockpiled & covered with visqueen on-site. Tank B was corroded but no visible holes. 4 sample collected from both ends by Gary Mulky - from complainant.

SCOTT PARKER (707) 866-4760 Closure II, III

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MAT'L'S

- 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? 25536

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 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

Rev 8/88

Contact: _____

Title: _____

Signature: Scott Parker

Inspector: Madhuban Logan

Signature: _____

FILE OR ENVELOPE No. 1 of 1

PER NO. Renov

OWNER Hagstrom Prop
 Address 2165 30th St
Oakland 94601 Phone _____

Contractor PES
 Address 151 Lark Rd
Cordelia CA Phone _____

OTHER (Specify) _____
 Address _____
 Phone _____

CONTACT FOR INVESTIGATION

PLAN (CY) \$ _____ Rec. _____

No. _____ Plans Rec'd. _____

Plans Approved _____

Layout Made _____

Rejected _____

Applicant Notified _____

Plans Returned _____

Permit Issued _____

CONSTRUCTION PROGRESS ACCEPTANCE

FOOD Pre-Plaster/drywall _____

Pre-Final _____

Final _____

| | Date | By | Date |
|------------|---------------------|----|------|
| POOL | Pre-Concrete/Gunite | | |
| | Pre-Plaster | | |
| | Final | | |
| EXCAVATION | Septic Tank | | |
| | Absorption Field | | |
| | Absorption Bed | | |
| | House Sewer | | |
| FINAL | Septic Tank | | |
| | Absorption Field | | |
| | Absorption Bed | | |
| OTHER | | | |

| XR | REMARKS | | Date | By |
|----|---|----|------|----|
| | Date | By | | |
| | 11-17-95 | jt | | |
| | Please process RAP. Would like to begin project B4 NOV. 27th, if possible would like to pick up paperwork next week by Wednesday. | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

LOCATION

STTD 4732

Vicinity Map

767652
 \$1494.00
 11-17-95

LOP-4732

**ALAMEDA COUNTY HEALTH CARE SERVICE AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 ENVIRONMENTAL PROTECTION DIVISION
 1131 HARBOR BAY PARKWAY, RM 250
 ALAMEDA, CA 94502-6577
 PHONE # 510/567-6700
 FAX # 510/337-9335**

Project Specialist

ACCEPTED

Underground Storage Tank Closure Form Application
 Alameda County Division of Environmental Health
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

These observations have been reviewed and found to be acceptable and necessary for the closure of this site. A permit to operate will be issued upon receipt of the final report of the closure. The project engineer must submit a final report of the closure to the project engineer within 72 hours of the date of the final inspection. The project engineer must also submit a final report of the closure to the project engineer within 72 hours of the date of the final inspection.

One copy of the proposed plan must be on file with the agency at all times during and after the closure of the site.

All electrical equipment of these tanks must be grounded and labeled as required by the National Electrical Code. All electrical equipment must be grounded and labeled as required by the National Electrical Code. All electrical equipment must be grounded and labeled as required by the National Electrical Code.

MJ 11/21/95
 Project Engineer and Filing
 Sampling
 Final Inspection

Issuance of a permit to operate, by termination of the closure, is dependent on compliance with applicable laws and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.
 Contact Specialist:

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

CAC001200784

1. Name of Business Hagstrom Properties, LP.
 Business Owner or Contact Person (PRINT) Warren Hagstrom
2. Site Address 265 30th Street
 City Oakland Zip 94601 Phone (510) 254-2814
3. Mailing Address 360 Village Square
 City Orinda Zip 94563 Phone (510) 254-2814
4. Property Owner Warren Hagstrom
 Business Name (if applicable) N/A
 Address 360 Village Square
 City, State Orinda, CA Zip 94563
5. Generator name under which tank will be manifested
Hagstrom Properties, LP
 EPA ID# under which tank will be manifested C A C 0 0 1 2 0 0 7 8 4

4732

6. Contractor TAC Environmental Services/Klemets Construction
Address 151 Link Road
City Cordelia Phone (707) 864-4760
License Type* A ASB B C57 C61/D40 HAZ ID# 538628

*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.

7. Consultant (if applicable) Compliance & Closure, Inc. (CCI)
Address 7020 Koll Center Parkway, Suite 134
City, State Pleasanton CA 94566 Phone (510) 426-5395

8. Main Contact Person for Investigation (if applicable)
Name Dave Solis/Scott Parker Title Sr. Pjct. Mng/Prin. Geol.
Company TAC Environmental Services
Phone (707) 864-4760

9. Number of underground tanks being closed with this plan 4 *Not decided*
Length of piping being removed under this plan Piping being abandoned in place.
Total number of underground tanks at this facility (**confirmed with owner or operator) 2 *(not decided)*

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

**** Underground storage tanks must be handled as hazardous waste ****

a) Product/Residual Sludge/Rinsate Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date 7/31/96
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

Name Erickson, Inc. EPA ID# CAD009466392
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date 7/31/96
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

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

11. Sample Collector

Name CCI
Company CCI
Address 7020 Koll Center Parkway, Suite 134
City Pleasanton State CA Zip 94566 Phone (510) 426-5395

12. Laboratory

Name Unknown at this time
Address _____
City _____ State _____ Zip _____
State Certification No. _____

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

If yes, describe. _____

14. Describe methods to be used for rendering tanks inert:
Triple rinse and apply dry ice.

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 permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information *** (see instructions) ***

| Tank | | Material to be sampled (tank contents, soil, groundwater) | Location and Depth of Samples |
|-------------|--|---|---|
| Capacity | Use History include date last used (estimated) | | |
| 550 Gallons | N/A | Gasoline/Diesel/BTEX <i>benzopyrene + naphthalene</i> | Sidewalls and bottom of excavation @ appx. 8 -10' bgs. |

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

Excavated/Stockpiled Soil

| | |
|--|---|
| <p>Stockpiled Soil Volume (estimated)</p> <p>25 yards</p> | <p align="center">Sampling Plan</p> <p>Will obtain 2 soil samples from stockpile and profile for disposal.</p> |
|--|---|

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

Will the excavated soil be returned to the excavation immediately after tank removal? [] yes [X] no [] unknown

If yes, explain reasoning _____

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the Specialist IN ADVANCE of backfilling operations.

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.

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

| Contaminant Sought | EPA or Other Sample Preparation Method Number | EPA or Other Analysis Method Number | Method Detection Limit |
|---|---|-------------------------------------|------------------------|
| TPHG | 8020 | | |
| TPHD | 8015 | | |
| BTEX | 8020 | | |
| <p><i>Since product unknown & also for purposes of risk assessment the following tests should also be included:</i></p> | | | |
| Benzopyrene | — 8270 | | 1ppm-soil |
| Naphthalene | — 8270 | | 1ppb-h ₂ O |

18. Submit Worker's Compensation Certificate copy

Name of Insurer James C. Jenkins Insurance Company

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 written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

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

23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that 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 approval from the Environmental Protection Division 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.

CONTRACTOR INFORMATION

Name of Business Klemetson Construction/ TAC Environmental

Name of Individual Stanley Klemetson/ Scott Parker

Signature *Scott Parker* Date 11/17/95

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business Hagstrom Properties, LP

Name of Individual Warren Hagstrom

Signature *Scott Parker agent for Warren Hagstrom* Date 11/17/95

ALAMEDA COUNTY ENVIRONMENTAL PROTECTION DIVISION

DECLARATION OF SITE ACCOUNT REFUND RECIPIENT

There may be excess funds remaining in the Site Account at the completion of this project. The PAYOR (person or company that issues the check) will use this form to predesignate another party to receive any funds refunded at the completion of this project. In the absence of this form, the PAYOR will receive the refund.

SITE INFORMATION:

Site ID Number
(if known)

Name of Site

Street Address

City, State & Zip Code

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

Name

Street Address

City, State & Zip Code

Signature of Payor

Date

Name of Payor
(PLEASE PRINT CLEARLY)

Company Name of Payor

RETURN FORM TO:

**County of Alameda, Environmental Protection
1131 Harbor Bay Parkway, Rm 250
Alameda CA 94502-6577
Phone#(510) 567-6700**



State of California
CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE



License Number **538628**

Entity **INDIV**

Business Name **KLEMETSON CONSTRUCTION**

Classification(s) **A ASB B C57 C61/D40 HAZ**

Expiration Date **08/31/96**





State of California
CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE



License Number 538628

Entity INDIV

Business Name KLEMETSON CONSTRUCTION

Classification(s) A ASB B C57 C61/D40 HAZ

Expiration Date 08/31/96



CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
11/16/95

PRODUCER

Jenkins/Welch Corp.

P.O. Box 5668

Concord, CA 94524

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

COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A**

COMPANY LETTER **B**

COMPANY LETTER **C**

COMPANY LETTER **D** Republic Indemnity of C

COMPANY LETTER **E**

INSURED

TAC Environmental Svcs

Bay Area Exploration, Inc.

151 Link Road

Cordelia CA 94585

COVERAGES

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

| CO LTR | TYPE OF INSURANCE | POLICY NUMBER | POLICY EFF. DATE (MM/DD/YY) | POLICY EXP. DATE (MM/DD/YY) | LIMITS |
|-----------|---|---------------|--------------------------------|--------------------------------|--|
| | GENERAL LIABILITY <input type="checkbox"/> COMM. GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCC. <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT | | | | GENERAL AGGREGATE PROD-COMP/OP AGG. PERS. & ADV. INJURY EACH OCCURRENCE FIRE DAMAGE(One Fire) MKD. EXP. (One Per) |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY | | | | COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE |
| | EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM | | | | EACH OCCURRENCE AGGREGATE |
| D | WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY | 3511996 | 7/01/95 | 7/01/96 | <input checked="" type="checkbox"/> STATUTORY LIMITS EACH ACCIDENT 1000000 DISEASE-POLICY LIMIT 1000000 DISEASE-EACH EMP. 1000000 |
| | OTHER | | | | |

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Re: Job #95-021-036, 265 30th Street, Oakland, CA. (REVISED)

CERTIFICATE HOLDER

Hagstrom Properties, L.P.

Attn: Warren Hagstrom

265 30th Street

Oakland, CA 94601

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Clody McKunney

BROADWAY



Building

Sidewalk

30th Street

Asphalt Lot

Fill Pipes

Chain Link Fence

Auto Shop

0' 20'



Scale 1" = 20'



TAC
Environmental
Services

151 Link, Road, Cordella, CA. 94585

Project Name:
Hagstrom

Project Number:
021-0036

Drawn By:
SLP

Date:
11/17/95

Reviewed By:

FIGURE:

SITE PLAN
265 30TH STREET
OAKLAND, CA

APPENDIX B
HEALTH & SAFETY PLAN

Standard Procedures No. SHS-02

**SITE SPECIFIC HEALTH AND SAFETY PLAN
265 30th Street
Oakland, CA**

I. PROJECT PLAN

Objectives and Project Description

TAC Environmental Services has prepared this Health and Safety Plan for Hagstrom Properties, Limited Partnership, prior to work at 265 30th Street, Oakland, CA. The following emergency response plan will be implemented prior to beginning site work to handle on-site emergencies. The first priority in all emergency incidents will be to minimize adverse health risks to workers.

Field Activities Site work will include tank removal and testing

Personnel Requirements Field geologist, engineer, and drillers

Key Personnel and Owner Representative

| <u>Project Assignment</u> | <u>Name/Agency</u> | <u>Telephone</u> |
|--|----------------------------|------------------|
| Project Manager & Assistant Site Safety Officer | Scott L. Parker/Dave Solis | (707)864-4760 |
| Responsible Professional Engineer or Geologists | Philip L.Chang, P.E. | (707)864-4760 |
| Site Safety Officer | Scott L. Parker | (707) 864-4760 |
| Owner Representative | Warren Hagstrom | (510) 254-2814 |

II. JOB HAZARD ANALYSES

Threshold Limit Values for Anticipated Chemical Substances

| Substance | OSHA PEL | ACGIH TVL | NIOSH REL |
|-----------|----------|-----------|-----------|
| Benzene | 10 ppm | 10 ppm | 0.1 ppm |
| Toluene | 200 | 100 | 100 |
| Xylene | 100 | 100 | - |

Toxicological Hazards of Wastes

Human exposure to benzene concentrations in excess of 150 ppm may cause headache, weariness, and loss of appetite. Vapors at high concentrations may cause smarting of the eyes and dermatitis.

Physical Hazards Associated with Site Activities

- Slip, trip and fall hazards
- Hazards due to falling or swinging objects and heavy equipment
- Excessive noise

III. SITE CHARACTERIZATION

A. Site Information

| | |
|--|---|
| Location | 265 30th Street Oakland, California |
| Topography | Subject property gently slopes to the East |
| Accessibility | There are no access problems. |
| Pathways for Hazardous Substance Dispersion | Gasoline may volatilize slightly from soil |
| Anticipated Weather Conditions | Mild weather with possible participation |
| Past and Present Use of Site | Fomer Firestone Tire Store and various auto body repair shops |

B. Description of Wastes On Site

| | |
|-------------------------------------|----------------|
| Location | Not Applicable |
| Physical State of Wastes | Not Applicable |
| Concentrations Found | Not Applicable |

Emergency Agencies with Telephone Numbers

| Emergency Service | Name/Agency | Telephone |
|--------------------------|--|------------------|
| Ambulance | Oakland | 911 |
| Hospital | Peralta Hospital 350 Hawthorne Oakland, CA 94609 | (510) 655-4000 |
| Police | Oakland | 911 |
| Fire Department | Oakland | 911 |
| Public Health | Susan Hugo Alameda County | (510)567-6700 |
| Project Manager | Scott L. Parker | (707) 864-4760 |
| Emergency Spills | CalEPA | (415) 974-8131 |
| Worker Health and Safety | OSHA | (800) 648-1003 |
| CHEMTREC | CHEMTREC | (800) 424-9300 |
| Utilities | Underground Service Alert | (800) 227-2600 |

IV. PERSONAL PROTECTIVE EQUIPMENT

| | |
|--|--|
| Level of Protection | Level D |
| Respiratory Protection | Half mask dual cartridge respirator with organic vapor cartridges; will only be required if airborne concentrations are above action levels. |
| Protective Clothing | <ul style="list-style-type: none">• Hard hat (required)• Work boots (required)• Safety Glasses (optional)• Hearing Protection (optional)• Protective gloves (optional) |
| Action Levels and Work Requirements | Don respirators if organics in the breathing zone exceed a constant 30 ppm - <i>what is the rationale?</i> <i>10ppm based on 5% of benzene in gasoline</i> |

V. EXPOSURE MONITORING PLAN

| | |
|---|--|
| Frequency and Type of Monitoring | Air should be monitored every 30 minutes using an organic vapor meter while excavating and sampling in contaminated areas. |
| Methodology | Monitor downwind in the breathing zone. |

VI. DECONTAMINATION PROCEDURES

| | |
|----------------|--|
| For PPE | Leave the work area and remove clothing, respirator last. All non-reusable clothing will be disposed of in garbage containers. |
|----------------|--|

VII. PROTECTION OF GENERAL PUBLIC

| | |
|-------------------|--|
| Procedures | <p>The tank removal contractor will redirect pedestrian traffic around the work area using temporary fencing, or barricades and warning ribbon. The temporary pedestrian walkway will also be protected from automobile traffic using barricades and warning ribbon. Any excavation left open over night will be enclosed with fencing.</p> <p>Only authorized personnel will be permitted within 10 ft. of heavy equipment.</p> |
|-------------------|--|

VII. EMERGENCY RESPONSE

Command and Control

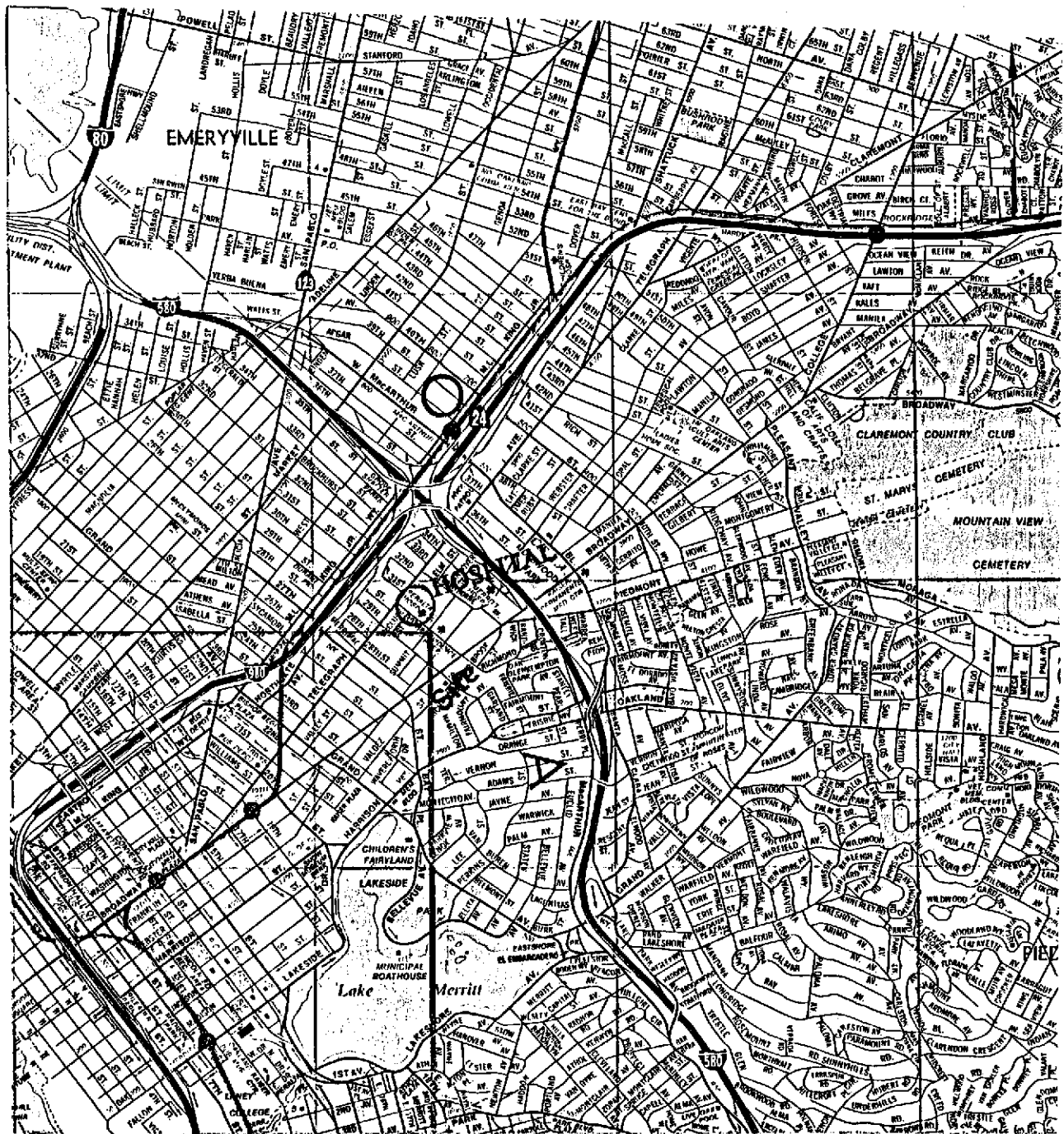
The on-site TAC representative will be responsible for health and safety issues related to sampling and drilling.

Directions to Hospital

See area map for route to Hospital.

Emergency Procedures for Personnel Injured or Exposed in the Work Zone

1. Assist the injured or exposed worker out of the sampling area.
2. Call for medical help.
3. Administer CPR/first aid as needed.
4. If possible, carefully remove the victim's PPE and begin decontamination procedures.



NOT TO SCALE



151 Lho, Road, Concord, CA 94605

Hagstrom Realty

265 30th Street
Oakland, CA

HOSPITAL LOCATION MAP

PROJECT NO. 95-021-036

DATE: 11/14/95

PREPARED BY: CS

POST IN A
CONSPICUOUS
PLACE

BUSINESS TAX CERTIFICATE

CITY OF OAKLAND

The issuing of a Business Tax Certificate is for revenue purposes only. It does not relieve the taxpayer from the responsibility of complying with the requirements of any other department of the City of Oakland and/or any other ordinance, law or regulation of the City of Oakland, State of California, or any other governmental agency.



EXPIRES
DECEMBER 31, 1995

PLEASE READ REVERSE SIDE

ACCOUNT NUMBER 1255614
BUSINESS NAME PROFICIENT ENVIRONMENTAL SERVICES, INC
ADDRESS 212 9TH ST
OAKLAND, CA 94607 - 0000
KIND OF BUSINESS MANAGEMENT, CONSULTING & PUBLIC RELATIONS

