



CaVEPA

MAY 6 1997

Stid 4352
S. Hugo



Pete Wilson
Governor

State Water
Resources
Control Board

Division of
Clean Water
Programs

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web:
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

ROBERT LEW
EMERYVILLE BAYFRONT LIMITED PARTNER
690 MARKET ST #826
SAN FRANCISCO, CA 94104

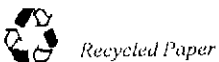
UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 001573, FOR
SITE ADDRESS: 1650 65TH ST, EMERYVILLE 94608

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$75,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

Consequently, if you do not submit your first reimbursement request for corrective action costs which you have incurred within ninety (90) calendar days from the date of this letter, your funds will automatically be deobligated. Once deobligated, any future funds for this site will be obligated subject to availability of funds at such time when we receive your reimbursement request.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our engineer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.



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

MAY 6 1997


The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.
- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Certification of Non-Recovery From Other Sources" which **must be returned before any reimbursements can be made.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,


Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

(510) 286-1255



December 8, 1994

RB File No. 01-0558 (KLG)

Tom Gram
The Martin Group
5800 Shellmound Avenue
Suite 210
Emeryville, CA 94608

Subject: DISCHARGE OF HYDROGEN PEROXIDE TO GROUNDWATER, EMERY BAY
PLAZA, 1650 65TH STREET, EMERYVILLE, CA

Dear Mr. Gram:


We have received PES Environmental's application for discharge dated November 8, 1994, for the above site prepared and submitted on your behalf. Upon review of this report, we make the following findings:

- 1) Stimulation of indigenous bacteria using nutrients and hydrogen peroxide appears to be an appropriate remediation strategy for the petroleum pollution at the site. The workplan for installation and operation of this system is hereby approved.
- 2) Discharge of hazardous substances such as hydrogen peroxide to groundwater is prohibited by state law. However, it is anticipated that introduction of these chemicals will have a net environmental benefit by virtue of enhanced degradation of the petroleum pollution. Therefore, enforcement will not be recommended to the Board for introduction of these substances to groundwater at the site.

If you have any questions regarding this matter or need further clarification of the Board's requirements, please contact Kevin Graves at (510)286-0435.

Sincerely,

Steven R. Ritchie
Executive Officer


Stephen I. Morse, Chief
South Bay Toxics Division

Tom Gram
December 8, 1994
Page 2 of 2

cc: Andy Briefer
PES Environmental
1682 Novato Boulevard
Suite 100

MAZINT
94 DEC 13 PM 2:40

Susan Hugo
Alameda County Health Department
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

#8\BIODISCH.LET

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 7, 1994
STID# 4352

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

Mr. Andrew Briefer
PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, California 94947

**RE: Passive In -Situ Bioremediation Pilot Study
Emery Bay Plaza - 1650 65th Street, Emeryville, CA 94608**

Dear Mr. Briefer:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the Work Plan for Passive In-Situ Bioremediation Pilot Study (December 21, 1993) and the Proposed Monitoring Revisions for Passive In -Situ Bioremediation Pilot Study (March 16, 1994) submitted by PES Environmental, Inc. for the referenced site.

The basic elements of the work plan was discussed and verbally approved with monitoring program modification during a telephone conversation with Robert Creps of PES in March 16, 1994. Subsequently, the proposed monitoring revisions was discussed and verbally approved during our telephone conversation in May 5, 1994. The following items (discussed during our telephone conversation) must be met as conditions of the work plan approval:


- 1) Permits and/or requirements from other regulatory agencies must be followed. Please submit copies of approved permits from other regulatory agencies that are applicable to the remediation treatment to be performed at the referenced site.
- 2) Quarterly monitoring of all the wells including the new well installed for background groundwater quality evaluation must be continued. Groundwater samples shall be analyzed for TPH gasoline, benzene, ethyl benzene, toluene and xylene. Additionally, water levels and dissolved oxygen concentrations will be measured every six weeks (mid-way between the quarterly monitoring events).
- 3) Please notify this office at least 72 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

Mr. Andrew Briefer
RE: 1650 65th Street, Emeryville, CA 94608
November 7, 1994
Page 2 of 2

In order to evaluate the overall effectiveness of the proposed in-situ bioremediation, the following additional parameters to monitor is recommended: pH, total organic carbon, microbial population, nutrient concentration and flow rates. Please discuss how the above mentioned parameters will be addressed during the implementation of the in-situ bioremediation at the site.

Please contact me at (510) 567-6700 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Kevin Graves, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Environmental Protection Div. - files
Tom Gram - P.O. Partners, 5800 Shellmound St. Suite 210
Emeryville, California 94608



ENGINEERING-SCIENCE, INC.

600 BANCROFT WAY
BERKELEY, CA 94710
Tel: (415) 548-7970 Fax: (415) 548-7635

01

27 November 1990
Ref: NC222.09

Mr. Dennis Byrne
Alameda County Environmental Health (ACEH) Services
Hazardous Materials
80 Swan Way, Suite 200
Oakland, California 94621

Emeryville Bayfront / US Postal

Subject: Modification of the 1650 65th Street Property Remedial Action Plan to
Include ACEH's Cleanup Target Goals

Dear Mr. Byrne:

The purpose of this letter is to formalize the verbal commitment to meet the Cleanup Goals for the 1650 65th Street Property in Emeryville California, communicated by Alameda County Environmental Health (ACEH) in your letter of 16 August 1990. The Remedial Action Plan (RAP) for the 1650 65th Street Property submitted by Engineering-Science, Inc. (ES) on behalf of PO Partners on 15 June 1990, is hereby modified to include the following Cleanup Target Goals for groundwater remediation:

- Total Petroleum Hydrocarbon (TPH) Cleanup Target Goal of 50 ug/l
- Benzene Cleanup Target Goal of 0.5 ug/l

As identified in your August 1990 letter these cleanup target goals are consistent with the San Francisco Bay Regional Water Quality Control Board requirements.

We are currently in the process of installing the groundwater treatment system. The application for the discharge permit has been filed with the East Bay Municipal Utilities District (EBMUD). The system should be operational in early December 1990, contingent on the permit approval. We trust this keeps your files updated. If you have any questions or require clarification please call.

Very truly yours,

Richard S. Makdisi, R.G., REA
Project Director

RSM/dmb/166-35.R1

cc: Lester Feldman, SFBRWQCB
Walt Kaczmarek, PO Partners
Clyde Wong, Engineering-Science, Inc.

ES**ENGINEERING-SCIENCE, INC.**600 BANCROFT WAY
BERKELEY, CALIFORNIA 94710
(415) 548-79701 June 1990
Ref. NC222.01

Mr. Dennis Byrne
Alameda County Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Dear Mr. Byrne:

Engineering Science has been retained by P.O. Partners to complete a Remedial Action Plan (RAP) for the 1650 65th Street property in Emeryville, California. Since our most recent submittal of 18 April 1990 to you on the project status, we have been working on the RAP. The RAP we are currently preparing will include a synthesis of the previous site characterization studies, a feasibility assessment of the available cleanup technologies and our proposed remedial action system

The proposed remediation is groundwater extraction and treatment of the groundwater through a carbon adsorption system. This technology is effective for the contaminant types, concentrations and volumes. It is also a cost effective and environmentally sound remediation method. Bioremediation technology was also seriously considered but was rejected due to the unknowns in concentration and/or volumes occur. Carbon-adsorption is a well tested and documentable cleanup technology.

We plan to complete the RAP by 15 June 1990 and request that you please schedule time for your review. We would like to set up a meeting at the end of June 1990 or earlier if you are available to answer any questions you may have. Our client, P.O. Partners needs a letter approving the RAP from ACDEH as soon as possible in order to meet the requirements of their lending institution. We trust two weeks will be sufficient for you to complete your review and we are available to give a presentation of the project before that if you think it would help.

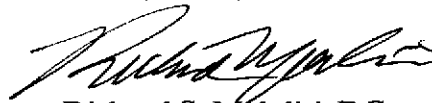
Dennis Byrne
1 June 1990
Page 2

If you foresee any problems with this schedule we would greatly appreciate hearing from you as soon as possible. Please call if you have any questions regarding this or previous submittals regarding the 16560 65th Street property.

Very truly yours,



Clyde R. Wong, PE
Principal Engineer



Richard S. Makdisi, RG
Project Director

RSM:klf 154-30.R0

ES

ENGINEERING-SCIENCE, INC.

600 BANCROFT WAY
BERKELEY, CALIFORNIA 94710
(415) 548-7970

Emeryville Bayfront

24 June 1988
Ref: NC049.10

CALIFORNIA REGIONAL WATER

JUN 29 1988 *GSZ*

QUALITY CONTROL BOARD

Mr. Greg Zentner
Regional Water Quality Control Board
1111 Jackson Street, Room 6040
Oakland, California 94607

Subject: Implementation of Remedial Action Plan Report
Recommendations

Dear Greg:

A copy of the Implementation of Remedial Action Plan Report for United States Postal Service Site at 1650-65th Street, Emeryville, California is enclosed for you to review. Please note that under Recommendations on page 12, Engineering-Science has recommended that our client seek a waiver of the leaky underground storage tank requirement for a downgradient monitoring well following site remediation. This recommendation is based on the successful excavation of contaminated soil from the underground storage tank area, and because of evidence that groundwater degradation has already occurred throughout the area from hydrocarbon contamination on nearby parcels.

It would be greatly appreciated if you could review the enclosed document at your earliest convenience and give careful consideration to our client's request for a waiver. Please call if you require any clarifications or additional information with regards to this request.

Very truly yours,

Dan B. McCullar
Dan B. McCullar
Project Manager

DBM/dbm

cc: Ron Schwartz, BCC
Mark Scher, Wareham
R. S. Makdisi

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



NC

Telephone Number (415) 271-4320

June 13, 1988

Mr. Dan B. McCullar
Engineering-Science Inc.
600 Bancroft Way
Berkeley, Ca. 94710

CALIFORNIA REGIONAL WATER
JUN 20 1988
QUALITY CONTROL BOARD

*Emeryville
Bancroft Way
Berkeley*

Dear Mr. McCullar:

Thankyou for your submital of a Health and Safety Plan and an Implementation of Remedial Action Plan ~~Report~~ in regards to the underground tank removal project at 1650 65th Street, Emeryville. It is the opinion of the Alameda County Environmental Health, Hazardous Materials Unit that the work performed meets the requirements of the California Administrative Code, Titles 22 and 23.

Please be aware that final approval for the soil mitigation actions conducted at this site is the responsibility of the Regional Water Quality Control Board. It is to this agency that you should direct your request for a waiver concerning the requirement of a downgradient monitoring well.

If you have any questions concerning this matter, please contact Dennis Byrne, Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Program

cc: RWQCB
DOHS

83 GSZ - 7/13/87

JUN 24 1987

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

| | | | | | | | |
|--|--|--|---|-----------------------|---|---|--|
| EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO | | STATE TANK ID # | | QUALITY CONTROL BOARD | |
| REPORT DATE 06 20 87 | | LOCAL CASE # | | REGIONAL BOARD CASE # | | US EPA ID # CAC000013409 | |
| REPORTED BY | NAME OF INDIVIDUAL FILING REPORT Ronald V. Schwartz | | PHONE (415) 834-1337 | | SIGNATURE | | |
| | REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD | | COMPANY OR AGENCY NAME <u>Emeryville Bayfront Limited Partnership</u> | | | | |
| | ADDRESS 1330 Broadway Street Suite 500 Oakland CITY CA STATE 94612 ZIP | | | | | | |
| RESPONSIBLE PARTY | NAME | | CONTACT PERSON | | PHONE | | |
| | <input checked="" type="checkbox"/> UNKNOWN | | | | () | | |
| SITE LOCATION | ADDRESS STREET CITY STATE ZIP | | | | | | |
| | FACILITY NAME (IF APPLICABLE) | | OPERATOR | | PHONE | | |
| | ADDRESS <u>1650-65th Street</u> <u>Emeryville</u> / <u>Alameda</u> COUNTY ZIP | | | | | | |
| IMPLEMENTING AGENCIES | LOCAL AGENCY Emeryville Fire Department | | CONTACT PERSON Ted Jero | | PHONE (415) 874-6434 | | |
| | REGIONAL BOARD Oakland California Regional Water Quality Board for SF Bay Rgn | | CONTACT PERSON Peter Johnson | | PHONE (415) 464-1308 | | |
| SUBSTANCES INVOLVED | CAS # (ATTACH EXTRA SHEET IF NEEDED) NAME | | | | | QUANTITY LOST (GALLONS) | |
| | (1) | | | | | <input checked="" type="checkbox"/> UNKNOWN | |
| DISCOVERY/ABATEMENT | DATE DISCOVERED 06 20 87 | | HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> ROUTINE MONITORING <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> NUISANCE CONDITIONS <input checked="" type="checkbox"/> OTHER: <u>Borings</u> | | | | |
| | DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN | | METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURES <input checked="" type="checkbox"/> OTHER: <u>Remove Tank</u> | | | | |
| | HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE M M D D Y Y <input checked="" type="checkbox"/> OTHER: <u>Remove Tank</u> | | | | | | |
| SOURCE/CAUSE | SOURCE(S) OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER (SPECIFY) | | TANKS ONLY/CAPACITY _____ GAL AGE _____ YRS. <input checked="" type="checkbox"/> UNKNOWN MATERIAL <input type="checkbox"/> STEEL <input type="checkbox"/> FIBERGLASS <input type="checkbox"/> OTHER | | CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> CORROSION <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER | | |
| | RESOURCES AFFECTED AT RISK | | WATER SUPPLIES AFFECTED | | THREATENED UN- # OF KNOWN WELLS | | |
| AIR (VAPOR) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | PUBLIC DRINKING WATER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | _____ | | | |
| SOIL (VADOSE ZONE) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | PRIVATE DRINKING WATER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | _____ | | | |
| GROUNDWATER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | INDUSTRIAL <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | _____ | | | |
| SURFACE WATER OR STORM DRAIN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | AGRICULTURAL <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | _____ | | | |
| BUILDING OR UTILITY VAULT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | OTHER (SPECIFY) <input type="checkbox"/> YES <input type="checkbox"/> NO | | _____ | | | |
| OTHER (SPECIFY) <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | | | | |
| | | GROUNDWATER BASIN NAME <input checked="" type="checkbox"/> UNKNOWN | | | | | |
| COMMENTS | COMMENTS: See letter attached, to Mr. Peter Johnson, California Regional Water Quality Board for the San Francisco Bay Region. Also attached is a Soils Report from Kaldveer & Associates. The removal of the tank will commence shortly. | | | | | | |
| | COMPLETE AND ATTACH A CLEANUP TRACKING REPORT IF ANY CLEANUP WORK OR PLANNING HAS STARTED | | | | | | |



ONE OF THE NPCI
COMPANIES

B C C
BENEFIT
CAPITAL
CORPORATION

1330 BROADWAY
SUITE 500
OAKLAND, CA 94612
415 834-1337

April 29, 1987

Mr. Peter Johnson
California Regional Water Quality Board
for the San Francisco Bay Region
111 Jackson Street, Room 6000
Oakland, CA 94607

Re: 1650 - 65th Street, Emeryville, CA


Dear Mr. Johnson:

Please accept this letter as written notice of possible excessive hydrocarbon content in the soil at the above location. This letter is to confirm the verbal notice given to your department on April 27, 1987, in accordance with the requirements of proposition 65. Attempts were made to contact you by telephone directly on April 27, 28, and 29, but we have not received any return calls.

Only one test on a sample from one borehole shows excess hydrocarbons at this early stage, but obviously we are concerned, and wish to investigate this matter thoroughly. To do this we have employed Mr. Trevor Pitts of Zero Waste Systems, Inc. to do further studies. Mr. Pitts can be reached at (415) 893-8257.

Please contact me or Mr. Pitts directly if you require further information. I look forward to cooperating with your department to fully resolve this matter should further investigation confirm the preliminary results.

Sincerely,


Ronald V. Schwartz
President

RVS/ajd

cc: Trevor Pitts
Kenneth W. Ruthenburg, Jr.
Mark Scher

**Official Registration Form
California Water Resources Control Board
Hazardous Substance Storage Statement**



Who Must File: Each person storing hazardous substances in any underground container must file this form no later than July 1, 1984 (After October 1, 1984 and no later than January 1, 1985 for tanks used on farms).

Definition of Underground Containers: The law applies to "concrete sumps, nonvaulted buried tanks or other underground containers." (Water Code section 13173) All containers, including earthen walled pits, ponds, lagoons and sumps, that are below the normal ground surface level must register. A tank sitting on the ground is not included. Containers partially beneath the surface are included. Lined or unlined pits, ponds and lagoons are covered if earth has been removed from the storage area to construct the facility. Normal grading is not considered construction below ground level.

Definition of Hazardous Substance: Any substance listed in Section 6382 of the Labor Code or in Section 25316 of the Health and Safety Code. This includes: gasoline, diesel fuel, all industrial solvents, pesticides, herbicides and fumigants. If the material must be carried by a registered hauler, disposed of at a hazardous waste site, is explosive, generates pressure due to heat or decomposition or would harm humans or wildlife you must register

the tank. Wastes are included.

Fee: For each tank registered a \$10 fee must be paid, except that retail gasoline stations pay \$5 per tank.

Penalties: For failure to file, the penalty is \$500-\$5,000 per day. If you falsify information, you can be fined up to \$20,000 for each day the information is incorrect and has not been corrected.

Confidentiality: If you have information protected by trade secret laws, please attach a list of the information on this form that is confidential and the justification for confidentiality, including specific citations of relevant statutory and case law.

Multiple Containers: Fill **I** and **II** on one form and leave it blank on all the remaining forms. Attach all forms together securely. If you own more than 50 tanks you can file information on computer tape. Call 916/324-1262 for information.

This is not a Permit Application. All Underground Tanks will be subject to local regulation. Some jurisdictions have already begun programs. Check with your local county government for further information.

NOTE: ALL UNDERGROUND CONTAINERS MUST REGISTER EVEN IF STATE AND/OR LOCAL PERMITS ARE IN FORCE.

I Owner

| | | | |
|---|------------------------|--------------------|---------------------|
| Name (Corporation, Individual or Public Agency) Emeryville Bayfront Limited Partnership | | | |
| Street Address 1330 Broadway, Suite 500 | City Oakland | State CA | ZIP 94612 |

II Facility

| | | | |
|--|-------------------|---|--|
| Facility Name | | Dealer/Foreman/Supervisor | |
| Street Address 1650-65th Street | | Nearest Cross Street Bay Street | |
| City Emeryville | | County Alameda | ZIP |
| Mailing Address 1330 Broadway, Suite 500 | | City Oakland | State CA ZIP 94612 |
| Phone w/area code (415) 834-1337 | | Type of Business <input type="checkbox"/> 01 Motor Vehicle Fuel Station <input checked="" type="checkbox"/> 02 Other: <u>Postal Exchange</u> | |
| Number of Tanks at this Facility One | Rural Areas Only: | Township: | Range |
| Section | | | |

III 24 Hour Emergency Contact Person

| | |
|---|---|
| Days Name (last name first) and Phone w/area code Ronald V. Schwartz (415) 834-1337 | Nights Name (last name first) and Phone w/area code Ronald V. Schwartz (415) 538-6605 |
|---|---|

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

| | | |
|--|---|--|
| A. <input checked="" type="checkbox"/> 01 Tank <input type="checkbox"/> 02 Sump <input type="checkbox"/> 03 Lagoon, Pit or Pond <input type="checkbox"/> 04 Other: _____ | | Container Number (if there is no number, assign one) |
| B. Manufacturer (if appropriate): _____ Year of Mfg: _____ | | C. Year Installed: _____ <input checked="" type="checkbox"/> Unknown |
| D. Container Capacity: _____ gallons <input checked="" type="checkbox"/> Unknown | E. Container Repairs: <input type="checkbox"/> 01 None <input checked="" type="checkbox"/> 02 Unknown <input type="checkbox"/> 03 Yes Year: _____ | |
| F. Is Container currently used? <input type="checkbox"/> 01 Yes <input checked="" type="checkbox"/> 02 No If No, year of last use: _____ <input checked="" type="checkbox"/> 03 Unknown | | |
| G. Does the Container Store (Check One): <input checked="" type="checkbox"/> 01 Waste <input type="checkbox"/> 02 Product | | |
| H. Does the Container Store Motor Vehicle Fuel or Waste Oil? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If Yes, Check appropriate box(es): <input type="checkbox"/> 01 Unleaded <input type="checkbox"/> 02 Regular <input type="checkbox"/> 03 Premium <input type="checkbox"/> 04 Diesel <input type="checkbox"/> 05 Waste Oil <input checked="" type="checkbox"/> 06 Other (List): <u>Unknown</u> | | |

V Container Construction

| | |
|--|--|
| A. Thickness of Primary Containment: _____ <input type="checkbox"/> Gauge <input type="checkbox"/> Inches <input type="checkbox"/> cm <input checked="" type="checkbox"/> Unknown | |
| B. <input type="checkbox"/> 01 Vaulted (Located in an underground Vault) <input type="checkbox"/> 02 Non-vaulted <input checked="" type="checkbox"/> 03 Unknown | |
| C. <input type="checkbox"/> 01 Double Walled <input type="checkbox"/> 02 Single Walled <input type="checkbox"/> 03 Lined <input type="checkbox"/> 04 Wrapped <input checked="" type="checkbox"/> 05 Unknown <input type="checkbox"/> 06 None | |
| D. <input type="checkbox"/> 01 Carbon Steel <input type="checkbox"/> 02 Stainless Steel <input type="checkbox"/> 03 Fiberglass <input type="checkbox"/> 04 Polyvinyl Chloride <input type="checkbox"/> 05 Concrete <input type="checkbox"/> 06 Aluminum <input type="checkbox"/> 07 Steel Clad <input type="checkbox"/> 08 Bronze <input type="checkbox"/> 09 Composite <input type="checkbox"/> 10 Non-metallic <input type="checkbox"/> 11 Earthen Walls <input checked="" type="checkbox"/> 12 Unknown <input type="checkbox"/> 13 Other: _____ | |
| E. <input type="checkbox"/> 01 Rubber Lined <input type="checkbox"/> 02 Alkyd Lining <input type="checkbox"/> 03 Epoxy Lining <input type="checkbox"/> 04 Phenolic Lining <input type="checkbox"/> 05 Glass Lining <input type="checkbox"/> 06 Clay Lining <input type="checkbox"/> 07 Unlined <input checked="" type="checkbox"/> 08 Unknown <input type="checkbox"/> 09 Other: _____ | |
| F. <input type="checkbox"/> 01 Polyethylene Wrap <input type="checkbox"/> 02 Vinyl Wrapping <input type="checkbox"/> 03 Cathodic Protection <input checked="" type="checkbox"/> 04 Unknown <input type="checkbox"/> 05 None <input type="checkbox"/> 06 Other: _____ | |

B3 G52 8/22/87 988

G2 NC

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

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

FOR LOCAL AGENCY USE ONLY
 I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.

REPORT DATE: 08/07/87
 CASE #

SIGNED: _____ DATE: _____

REPORTED BY: RICHARD S. MAKDISI
 PHONE: (415) 548-7970
 SIGNATURE: *Richard Makdisi*
 REPRESENTING: OWNER/OPERATOR REGIONAL BOARD
 LOCAL AGENCY OTHER CONSULTANT
 COMPANY OR AGENCY NAME: ENGINEERING SCIENCE INC.
 ADDRESS: 600 BANCROFT WAY, BERKELEY CA 94710

RESPONSIBLE PARTY: NAME: UNKNOWN
 CONTACT PERSON (PRESENT OWNER): RON SWARTZ, (B.C.C. INC.)
 PHONE: (415) 834-1337
 ADDRESS: 1330 BROADWAY, SUITE 500, OAKLAND CA 94612

SITE LOCATION: FACILITY NAME (IF APPLICABLE):
 OPERATOR: _____ PHONE: _____
 ADDRESS: 1650 65th STREET, EMERYVILLE ALAMEDA
 CITY: EMERYVILLE COUNTY: ALAMEDA ZIP: _____
 CROSS STREET: _____
 TYPE OF AREA: COMMERCIAL INDUSTRIAL RURAL
 RESIDENTIAL OTHER
 TYPE OF BUSINESS: RETAIL FUEL STATION FARM OTHER POST OFFICE 2040

IMPLEMENTING AGENCIES: LOCAL AGENCY: ALAMEDA COUNTY HEALTH AGENCY NAME: _____ CONTACT PERSON: TED GEROW PHONE: (415) 874-6134
 REGIONAL BOARD: RWQCB CONTACT PERSON: GREGORY S ZENTNER PHONE: (415) 464-0840

SUBSTANCES INVOLVED: (1) DIESEL FUEL QUANTITY LOST (GALLONS): UNKNOWN
 (2) GASOLINE QUANTITY LOST (GALLONS): UNKNOWN

DISCOVERY/ABATEMENT: DATE DISCOVERED: 08/07/87 HOW DISCOVERED: INVENTORY CONTROL SUBSURFACE MONITORING NUISANCE CONDITIONS
 TANK TEST TANK REMOVAL OTHER
 DATE DISCHARGE BEGAN: UNKNOWN METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):
 REMOVE CONTENTS REPLACE TANK CLOSE TANK
 REPAIR TANK REPAIR PIPING CHANGE PROCEDURE
 OTHER
 HAS DISCHARGE BEEN STOPPED? YES NO IF YES, DATE: 08/77

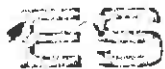
SOURCE/CAUSE: SOURCE OF DISCHARGE: TANK LEAK UNKNOWN PIPING LEAK
 TANKS ONLY/CAPACITY: 2000 GAL AGE: >30 YRS
 UNKNOWN MATERIAL: FIBERGLASS STEEL OTHER
 CAUSE(S): OVERFILL RUPTURE/FAILURE CORROSION UNKNOWN SPILL OTHER

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

CURRENT STATUS: CHECK ONE ONLY
 SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) CLEANUP IN PROGRESS SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY)
 NO ACTION TAKEN POST CLEANUP MONITORING IN PROGRESS NO FUNDS AVAILABLE TO PROCEED EVALUATING CLEANUP ALTERNATIVES

REMEDIAL ACTION: CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)
 CAP SITE (CD) EXCAVATE & DISPOSE (ED) REMOVE FREE PRODUCT (FP) ENHANCED BIO DEGRADATION (IT)
 CONTAINMENT BARRIER (CB) EXCAVATE & TREAT (ET) PUMP & TREAT GROUNDWATER (GT) REPLACE SUPPLY (RS)
 TREATMENT AT HOOKUP (HU) NO ACTION REQUIRED (NA) OTHER (OT) BEING EVALUATED.

COMMENTS: GREATEST CONCENTRATION AT TOTAL PET. HYDROCARBONS IN SOIL SAMPLES WAS 6,600 ppm. GROUNDWATER CONCENTRATIONS AT 33 ng/l... BTX levels < detection limit of 1 ppm.



ENGINEERING-SCIENCE, INC.

600 BANCROFT WAY
BERKELEY CALIFORNIA 94710
(415) 548-7970

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CALIFORNIA REGIONAL WATER

26 May 1988
Ref: NCO49.11

JUN 6 1988

QUALITY CONTROL BOARD

Benefit Capital Corporation
1330 Broadway, Suite 500
Oakland, California 94612

Attn: Mr. Ron Schwartz and Mr. Anthony Duckworth

Subject: Regulatory Compliance and Completion of Remedial Action
Following Underground Storage Tank (UST) Removal at
1650-65th Street in Emeryville

Dear Sirs:

Emeryville Bay Front Ltd.

The underground storage tank (UST) investigation at 1650-65th Street in Emeryville was conducted strictly according to guidelines established by the State of California (Title 23, Chapter 3, Subchapter 16, August 1985) under the authority of the Regional Water Quality Control Board (RWQCB). The regulations are clear as to where soil samples are to be taken to test for UST tank leakages. If soil contamination is found above a certain concentration, the soil is to be excavated. After excavating, samples of soil are taken to demonstrate that the remaining soil surrounding the tank is clean, and if so, the excavation can be filled. UST closure guidelines from the RWQCB are routinely followed in UST investigations and closures.

The lead agency for this site is the Alameda County Department of Environmental Health, Toxics Division (County). All work plans and reports are submitted to the County for review and approval. Once the work plan is reviewed and approved, subsequent reports are reviewed to see if they have carried out the approved remedial program outlined in the work plan. As unanticipated changes in the proposed work plan occur during its implementation, they are discussed with the county and approved prior to changing the scope of work outlined in the original plan.

REMEDICATION HISTORY

The tank excavation and removal at the 1650-65th Street site were described in an Engineering-Science (ES) report to the Benefit Capital Corporation (BCC) dated 21 August 1987. Soil samples were collected at the required depths and locations (both the tank pit and product line) and analyzed as required for total fuel hydrocarbons by EPA method 8015 (modified), for aromatic volatile organic compounds by EPA method 8020, and for

Benefit Capital Corporation

26 May 1988

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lead. Only the sample taken from beneath the product line showed a significant level of contamination (490 ppm) with petroleum hydrocarbons, requiring the installation of a groundwater monitoring well, according to RWQCB guidelines.

During the well installation, soil samples were taken at five foot intervals down to the groundwater level (as per guidelines). The sample taken from a depth of 10 feet contained 5,600 ppm fuel hydrocarbons, well over the 1,000 ppm level at which soil excavation is required. Groundwater sampled from the well tested at 33 ppm fuel hydrocarbons, approximately one third of the saturation level for gasoline in water. Since the water monitoring well was located in the middle of the required excavation area, its closure prior to excavation was required.

A work plan for the monitoring well closure and soil excavation was submitted to the County for review and approval on 13 December 1987. The well was abandoned according to RWQCB specifications in late January and the contaminated soil was excavated by Riedel Environmental Services, Inc. on 24 February 1988. Once the excavation reached a depth of 12.5 feet, samples were taken from the sides and bottom, and analyzed for petroleum hydrocarbons. A composite analysis of the bottom samples determined a concentration of 4,300 ppm petroleum hydrocarbons (gasoline by modified EPA Analytical Method 8015). After consultation with the RWQCB, further excavation was recommended over the installation and long-term operation of a groundwater extraction and treatment system, because excavation removes the source of contamination.

Excavation continued on 10 March 1988 to a depth of 16.5 feet (approximately two feet below the groundwater level). Two soil samples were taken from the bottom of the excavation. Gasoline was not detected in one, and was present in the second at a concentration of 390 ppm, well below the 1,000 ppm which would require further excavation. These results met the County and RWQCB criteria for site remediation, therefore the excavation was backfilled according to engineering specifications. A final report was written and submitted to the County Health Department and ECC on 6 April 1988.

LETTER OF COMPLIANCE

Engineering-Science has carried out the required site remediation for leaky underground storage tanks, and has followed County and RWQCB guidelines in the process. The County has agreed to prepare a letter which

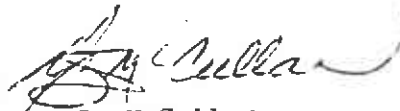
Benefit Capital Corporation

26 May 1988

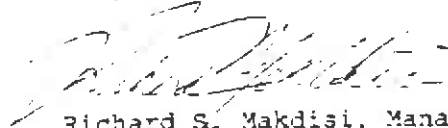
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states that the work plan as approved by the county for the removal of the UST and remediation of hydrocarbon contamination, has been carried out as proposed.

Very truly yours,



Dan B. McCullar
Project Manager



Richard S. Makdisi, Manager
Hazardous Waste Management
Department

DBM/am/381.17

cc: T. G. Cole, ES
Greg Zentner, RWQCB
Lowell Miller, ACDEM

6,600 ppm
37 ppb

FUEL LEAK CASE FORM

Enter Date / /
Review Date 04/17/90
Date of Last Corr. 06/29/88
Report Date 06/04/87

Review Status C
Evaluator TO
Sitename Emeryville Bayfront / US Park
Street Number 1650
Street 65th St
City Emeryville
Zip
County 01
Local Agency 01000
MOPNO
Primary Substance 90066664
Secondary Substance

Max. Soil Conc. (ppm) 6600
Max G.W. Impact (ppb) 33000

Case Type S G D U
Groundwater Depth 12
Permeability 1 2 3

Priority A3

Bank
Status 3B
Date 3A / /
Date 3B 08/17/87 07/27/87
Date 5C / /
Date 5R / /
Date 7 / /
Date 8 / /
Date 9 / /

Interim Y N
Interim Date / /
Abate Method ED

Lead Agency I R LI RI
UGT Y LPC N
Division
Enforce Type 0 1 2 3
Enforce Date / /
Pilot Program Y N
RP Search S I R N

Comment (80 Characters)
Request DGMW LGIWA-