

ALAMEDA COUNTY
HEALTH CARE SERVICES



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AGENCY
DAVID J. KEARS, Agency Director

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

October 2, 2006

Mr. John Beery
Alameda Gateway Limited
2900 Main Street, Suite 100
Alameda, CA 94501

Subject: Fuel Leak Case No. **RO0000483**, Alameda Gateway 2900 Main Street, Alameda, CA –
Work Plan Approval

Dear Mr. Beery:

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 Limited Site Investigation and Well Installation Activities," dated September 29, 2006. The scope of work for the SWI proposes soil borings and sampling for site characterization at three former UST locations, installation and development of two replacement groundwater monitoring wells, quarterly groundwater sampling and monitoring and a preferential pathway study. ACEH concurs with the proposed scope of work as stated in the Work Plan.

We request that you 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 steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL REPORT REQUEST

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

- **January 15, 2007** – Soil and Groundwater Investigation Report
- **February 15, 2006** – 1st Quarter 2007 Groundwater Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and

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

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

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

John Beery
October 2, 2006
Page 3

If you have any questions, please call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

cc: John O. Cavanaugh
ERM
1777 Botelho Drive
Walnut Creek, CA 94596

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

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August 22, 2006

Mr. John Berry
Alameda Gateway Limited
2900 Main Street, Suite 100
Alameda, CA 94501

NOTICE OF VIOLATION

Subject: Fuel Leak Case No. [REDACTED], Alameda Gateway 2900 Main Street, Alameda, CA

Dear Mr. Berry:

Alameda County Environmental Health (ACEH) staff previously requested in correspondence dated May 3, 2006 (copy attached) that you submit a Soil and Groundwater Investigation Work Plan (Work Plan) for your site by July 1, 2006. To date, we have not received either a Work Plan or a request for a schedule extension. **Your site is out of compliance with directives from this agency.** In reviewing the case file, we also note that the current failure to submit a Work Plan by July 1, 2006 is one of a series of occasions on which you have failed to implement work and submit reports within the established schedule.

As directed in the May 3, 2006, correspondence you are to submit a Work Plan that addresses the technical comments in the interest of moving the site investigation and cleanup forward. In addition, ACEH requested a Preferential Pathway and Utility Corridor Survey be completed prior to the implementation of the SWI. To date we have not received the Preferential Pathway and Utility Survey. In order for your site to return to compliance, please **submit the previously requested documents Work Plan and Preferential Pathway and Utility Survey by September 15, 2006.** This date is not an extension of your due date, reports for this site are late and your site is out of compliance. ACEH's May 3, 2006 correspondence, which describes the requirements for the work, is included as an attachment.

ACEH is concerned about the significant delays that are occurring in submitting reports for this site. Please be informed, if these delays continue 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.

TECHNICAL REPORT REQUEST

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

- **September 15, 2006** – Work Plan for Soil and Groundwater Investigation and Preferential Pathway and Utility Survey

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.

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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 steven.plunkett@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

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John Berry
August 22, 2006
Page 3

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

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If you have any questions, please call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

Attachment: ACEH Correspondence Dated May 3, 2006

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass
SWRCB Cleanup Fund
1001 I Street, 17th floor,
Sacramento, CA 95814-2828

Alyce C. Sandbach
Alameda County District Attorney
1225 Fallon Street, Suite 800
Oakland, CA 94612

Ms. Helen Mawhinney
1548 Jacob Avenue
San Jose, Ca 95118

Mr. Crispin Kraft
Bay Ship & Yacht Co.
2900 Main Street
Alameda, CA 94501

Mr. Stephen Osborne
Fugro West
1000 Broadway, Suite 200
Oakland, CA 94607-4099

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

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HEALTH CARE SERVICES



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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

May 25, 2006

Mr. Crispin Kraft
Bay Ship & Yacht Co.
2900 Main Street
Alameda, CA 94501

Northern California Power Agency
2900 Main Street
Alameda, CA 94501

Zaccor Companies Inc.
2900 Main Street
Alameda, CA 94501

Subject: Fuel Leak Case N [REDACTED] Alameda Gateway Ltd., 2900 Main Street, Alameda, CA 94501

Dear Mr Kraft:

Alameda County Environmental Health Department (ACEH) staff has reviewed recently submitted report entitled, "Work Plan for Well Installation MW-2R", dated May 2, 2006 and prepared on your behalf by Fugro West, Inc. ACEH concurs with the proposed scope of work presented in the Work Plan report.

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

TECHNICAL COMMENTS

1. **Proposed Monitoring Well Installation.** Upon completion of the monitoring well installation we request that you submit all well construction details, technical specifications and well lithologic logs in the report requested below. In addition, we request that a licensed professional surveyor survey the monitoring well location. ACEH requests that a site map be prepared showing the location of the former UST, former building 133, new monitoring well MW-2R and any other site feature that may be pertinent. Please also present these figures in the report requested below.

TECHNICAL REPORT REQUEST

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

- **July 15, 2006** – Monitoring Well Installation Completion 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

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PERJURY STATEMENT

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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Mr. Crispin Kraft
April 25, 2006
Page 3

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) 383-1767.

Sincerely,

Steven Plunkett
Hazardous Materials Specialist

cc: Mr. John Berry
Alameda Gateway Limited
2900 Main Street, Suite 100
Alameda, CA 94501

Mr. Stephen Osborne
Fugro West Inc.
1000 Broadway, Suite 200
Oakland, CA 94607

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

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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

May 3, 2006

Mr. John Berry
Alameda Gateway LTD.
2900 Main Street, Suite 100
Alameda, CA 94501

Subject: Fuel Leak Case No. [REDACTED], Alameda Gateway LTD, 2900 Main Street, Alameda, CA 94501

Dear Mr. Berry:

Please be advised that I have taken over the above referenced site from Mr. Amir Ghloami. Alameda County Environmental Health Department (ACEH) staff has reviewed the case file for the above referenced site. ACEH has determined the need for additional investigation to characterize the contamination in the vicinity of former UST #133 and the potential migration of petroleum hydrocarbons along the preferential pathway that may be associated with the underground utilities adjacent to former UST #137.

Based on ACEH staff review of the case file, we request that you address the following technical comments and prepare a work plan detailing work to be performed, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Location and Reinstallation of Monitoring Wells MW-1 and MW-3.** Currently, the status of groundwater monitoring wells MW-1, and MW-3 are unknown. Due to the possibility of vertical migration of contamination in improperly decommissioned wells every effort should be made to locate the monitoring wells, including using underground location techniques. If the monitoring wells are located and still in operable condition they should be redeveloped and included in future groundwater monitoring activities at the site. However, if the monitoring wells are located and determined to be inoperable the monitoring wells are to be decommissioned in accordance with Alameda County Public Works guidelines.

However, in the likelihood that monitoring wells MW-1 and MW-3 cannot be located ACEH recommends new monitoring wells MW-1A and MW-3A be installed in their place. It is important to ensure that the replacement wells be constructed in a manner that is consistent with Alameda County Public Works guidelines for monitoring well installation, and the proper permits are obtained prior to well installation. Please present your proposal for monitoring well replacement in the Site Investigation and Monitoring Well Replacement Work Plan requested below.

2. **Monitoring Well MW-2 Replacement.** During a meeting on May 2, 2006 with Mr. Crispin Kraft from Bay Ship & Yacht Co. (BS&Y) and Mr. Stephen Osborne from Fugro West, ACEH was informed that BS&Y would like to reinstall MW-2 in the vicinity of former UST #133. ACEH agrees with the proposal to reinstall MW-2. ACEH has reviewed the proposal submitted by BS&Y to install MW-2R and we agree with the scope of work. ACEH has provided a separate approval letter for the installation of MW-2R.
3. **Groundwater Contamination and Groundwater Monitoring.** The most recent groundwater monitoring conducted at the site occurred in June 2001. Observations conducted during monitoring well sampling indicate the presence of free product sheen in MW-2; therefore no water sample was collected. In addition, field personnel were unable to locate monitoring well MW-3 during the sampling activities. Groundwater samples were collected in monitoring well MW-1 and analytical test data indicate TPHd concentrations of 120 µg/L, while BTEX, MtBE, TPHg and TPHmo were not recorded above laboratory detection limits.

The contamination appears to be limited in extent at the location of MW-1 and releases of this type will attenuate naturally over time. In addition, there do not appear to be any sensitive receptors, particularly since a recently installed sheet pile cutoff wall should act as a flow boundary for any potential plume migration toward the estuary. Therefore, ACEH recommends the implementation of a quarterly groundwater monitoring and sampling program, once monitoring wells MW-1A, MW-2A, and MW-3A are replaced and properly developed. In addition, ACEH request that you implement quarterly groundwater monitoring at this site and report your results according to the schedule below. In addition to sampling for TPHg, TPHd, TPHmo, BTEX and MtBE groundwater samples are to be analyzed for the following; TAME, ETBE, DIPE and EtOH.

4. **Soil Excavation and Confirmation Sampling**

- a. According to the UST Removal Report prepared by Mittlehauser in June 1990, over-excavation at former UST #85a/85b did not find a limit to the extent of contamination and a decision was made to return at a later time to determine the actual extent of contamination. Confirmation soil sampling conducted during the excavation indicated the presence of low levels of TPHg at maximum concentrations of 4.8 mg/kg, and soil sample results tested below laboratory detections limits for BTEX constituents. One grab groundwater sample collected from the tank pit tested 3,300 µg/L TPHg and 37µg/L for benzene.

A limited site assessment with associated soil and groundwater sampling conducted in 2001 confirmed the presence petroleum hydrocarbons in the vicinity of the former UST #85a/85b. Chemical analytical data collected from one soil borings tested for TPHmo, TPHd, TPHg and benzene at maximum concentrations of 5,900 mg/kg, 5,200 mg/kg, 71 mg/kg, 0.53 mg/kg, respectively. Grab groundwater samples collected from soil borings tested maximum concentrations of TPHmo, TPHd, TPHg and benzene at 5,900 µg/L, 4,800 µg/L, 660 µg/L and 6.6 µg/L respectively.

ACEH recommends that an investigation in the vicinity of former UST #85a/85b be conducted to determine the extent of pollution in both soil and groundwater. During previous investigations it appears that no soil samples were collected below 6 feet bgs. ACEH requests soil samples be collected at the capillary fringe, immediately above the zone where

first water is identified, any interval where staining, odor, or elevated PID readings occur and at 12 feet bgs. All soil samples are to be analyzed for TPHg, TPHd, TPHmo, BTEX and MtBE, respectively. Lastly, during the initial UST removal and over-excavation, soil removed during the excavation was stockpiled on site. ACEH has been unable to find any information or documentation related to either the sampling of the stockpile or possible offsite soil disposal. Please provide the appropriate documentation regarding the status of stockpiled soil. If excavated soil was used as backfill material, ACEH may require the re-excavation and off site disposal of the soil.

b. During tank removal and excavation activities at former UST #133, one soil sample was collected on the sidewall of the excavation and soil analytical data tested 1,100 mg/kg TPHd and 52 mg/kg TPHg. No groundwater sample was collected during tank removal activities. Results of soil screening conducted during the over-excavation indicated elevated concentrations of volatile organic compounds (VOCs) in the soil. Consequently, a decision was made to return at a later date and determine the extent of soil contamination. However, no further investigation or over-excavation was completed at this location, as proposed during the original UST removal.

ACEH recommends that an investigation in the vicinity of former UST #133 be conducted to determine the extent of pollution in both soil and groundwater. During previous investigations it appears that no soil samples were collected below 5 feet bgs. ACEH requests soil samples be collected at the capillary fringe, immediately above the zone where first water is identified, any interval where staining, odor, or elevated PID readings occur and at 12 feet bgs. All soil samples are to be analyzed for TPHg, TPHd, TPHmo, BTEX and MtBE, respectively. Should the subsurface investigation conclude that additional soil contamination exists in the vicinity of former UST #133 over-excavation of contaminated soil may be needed. Lastly, during the initial UST removal and over-excavation, soil removed during the excavation was stockpiled on site. ACEH has been unable to find any information or documentation related to either the sampling of the stockpile or possible offsite soil disposal. Please provide the appropriate documentation regarding the status of stockpiled soil. If excavated soil was used as backfill material, ACEH may require the re-excavation and off site disposal of the soil.

c. Soil Samples collected during the tank removal at former UST #137 tested 38,000 mg/kg TPHd and 2.2 mg/kg benzene. No over-excavation at this location occurred during the original tank removal due to the close proximity of underground utilities. A limited site assessment with associated soil and groundwater sampling conducted in 2001 confirmed the presence petroleum hydrocarbons in the vicinity of the former UST #137. Chemical analytical data collected from the soil borings tested maximum concentrations of TPHmo and TPHd 4,900 mg/kg, 340 mg/kg. Benzene and MtBE were not detected above laboratory detection limits.

ACEH recommends that an investigation in the vicinity of former UST #137 be conducted to determine the extent of pollution in both soil and groundwater. During previous investigations it appears that no soil samples were collected below 5 feet bgs. ACEH requests soil samples be collected at the capillary fringe, immediately above the zone where first water is identified, any interval where staining, odor, or elevated PID readings occur and at 12 feet bgs. All soil samples are to be analyzed for TPHg, TPHd, TPHmo, BTEX and MtBE, respectively. Lastly, during the initial UST removal and over-excavation, soil removed during the excavation was stockpiled on site. ACEH has been unable to find any information or documentation related to

either the sampling of the stockpile or possible offsite soil disposal. Please provide the appropriate documentation regarding the status of stockpiled soil. If excavated soil was used as backfill material, ACEH may require the re-excavation and off site disposal of the soil.

5. **Preferential Pathway/Utility Corridor Survey.** We request that you complete the utility survey for the site and evaluate whether any underground utilities could potentially act as preferential pathways for contaminant migration. The purpose of the survey is to determine the potential of petroleum hydrocarbons encountering a preferential pathway, resulting in the dispersion of contamination in subsurface. Please show the location of utilities that may act as preferential pathways along with the high and low depths to groundwater elevation at the site. In particular, please focus on the sanitary sewer line adjacent to former UST #137. Please include graphics (plan view, cross-sections, etc.) to depict the results of your analysis along with your evaluation of whether contamination can encounter/migrate along preferential pathways at this site. Please present your results in the preferential pathway and utility study requested below.

TECHNICAL REPORT REQUEST

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

- **July 1, 2006** – Soil and Groundwater Investigation and Monitoring Well Replacement Work Plan
- **June 15, 2006** – Preferential Pathway and Utility Corridor Study
- **August 15, 2006** – Quarterly Groundwater Monitoring Reports Third Quarter 2006
- **November 15, 2006** – Quarterly Groundwater Monitoring Reports Fourth Quarter 2006
- **February 15, 2007** – Quarterly Groundwater Monitoring Reports First Quarter 2007
- **May 15, 2007** – Quarterly Groundwater Monitoring Reports Second Quarter 2007

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.

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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UNDERGROUND STORAGE TANK CLEANUP FUND

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AGENCY OVERSIGHT

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If you have any questions, please call me at (510) 383-1767.

Mr. John Berry
May 3, 2006
Page 6

Sincerely,

Steven Plunkett
Hazardous Materials Specialist

cc: Mr. Crispin Kraft
Bay Ship & Yacht Co.
2900 Main Street
Alameda, CA 94501

Mr. Stephen Osborne
Fugro West
1000 Broadway, Suite 200
Oakland, CA 94607-4099

Ms. D. Heinze,
Port of Oakland
530 Water Street
Oakland, CA 94604-2064

Mr. Roger Greensfelder
1548 Jacob Avenue
San Jose, CA 95118

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

November 13, 2001
StID 2765/RO0000483

Mr. John Berry
2900 Main St., Suite 100
Alameda, CA 94501

Re: Subsurface Investigations at 2900 Main St., Alameda CA 94501

Dear Mr. Berry:

Our office has received and reviewed the October 2001 Limited Site Assessment report for the above site prepared by Greensfelder and Associates. This report summarizes the past investigations of the three former underground tank areas and provides the results of the May 2001 soil and groundwater investigation of the tank areas near buildings 137 and 85. Previously, our office received the June 2001 monitoring report for MW-1, the well adjacent to the former building 137 tank. As you may be aware, MW-3, near the former building 85 tanks could not be found for sampling and MW-2, near building 133 contained free product and was not sampled. Some difficulty arose in the investigation of this area (near building 133) since the Port of Oakland was interested in widening the estuary in this area and this could impact this area.

Temporary borings were advanced around the former tanks near buildings 137 and 85. Both soil and grab groundwater samples were collected for analysis. The results, in general, indicate residual petroleum contamination in soil immediately below the former tanks has impacted the shallow groundwater. The contamination appears to be limited in lateral extent. Releases of this type typically are expected to bio-remediate over time. No immediate receptors are in jeopardy, therefore, groundwater monitoring is the recommended approach. It will be necessary to either locate or reinstall MW-3 to continue this approach. You may also want to consider some type of enhanced bio-remediation technique to enhance natural attenuation.

In regards to the former underground tank area near building 133, it appears that we can no longer wait until you reach some type of agreement with the Port of Oakland. Because the well in this area, MW-2, has observed free product on it and this area is on the estuary borderline there is a high likelihood that the release from the former tank is impacting the estuary. This area must be characterized and remediated as soon as possible. Please have your consultant provide a work plan to determine the lateral extent of petroleum contamination to soil and groundwater. In the meanwhile, please install an absorbent "sock" into MW-2. You should arrange to have this sock inspected and replaced on a regular basis until free product and hydrocarbon sheen are no longer observed in this well.

Mr. John Berry
November 13, 2001
StID 2765/RO0000483
2900 Main St., Alameda CA 94502
Page 2

Please submit your characterization work plan and any plan to reinstall or bio-remediate from existing wells to our office within 30 days or no later than December 14, 2001.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. H. Mawhinney, 1548 Jacob Ave., San Jose, CA 95118

Ms. D. Heinze, Port of Oakland, 530 Water St., CA 94604-2064

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento,
CA 95814-2828

3-2900MainSt

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

May 15, 2001
StID # 2765

Mr. John Berry
2900 Main St., Suite 100
Alameda, CA 94501

Re: Subsurface Investigation Near Building 133, 2900 Main St., Alameda CA 94501

Dear Mr. Berry:

It appears that you may have been waiting to proceed with your investigation in the area of Building 133 because you were in negotiation with the Port of Oakland. I have spoke with Ms. Diane Heinze of the Port and understand that their widening of the Inner Harbor project in this area will not impact the area near the former underground tank near Building 133. In fact a new bulkhead and additional fill will be brought in to enlarge the current waterfront boundary after the building is demolished. It appears that the previous Environmental Control Associates, Inc. (ECA) April 1, 1997 work plan should be revised to reflect the "new" shoreline available once the Port of Oakland project is complete. Ms. Heinze of the Port will be able to send you and your consultant a copy of their projected plans.

Please submit a new work plan to investigate the petroleum release near MW-2, Buildings 133 and 72, to our office within 30 days or no later than June 18, 2001. You are encouraged to seek reimbursement for this work with the Underground Tank Cleanup Fund.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

✓ C: B. Chan, files

WprqBld133-2900MainSt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Post-it® Fax Note

7671

Date	5/21/01	# of pages	2
To	H. Mawhura	From	B CHAN
Co./Dept.		Co.	ACEH
Phone #		Phone #	510-567-6765
Fax #	510-522-6259	Fax #	

May 9, 2001
StID # 2765

Mr. John Berry
2900 Main St., Suite 100
Alameda, CA 94501

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

Re: Subsurface Investigation Near Buildings 85 and 137, 2900 Main St., Alameda CA 94501

Dear Mr. Berry:

Our office received a facsimile from Greensfelder & Associates dated May 7, 2001 clarifying the amendment to their original August 1999 work plan. As you may recall, their April 1, 2000 initial clarification letter of this work plan added one additional boring within the two former tank pit areas for a total of twelve (12) borings. This additional sampling was approved conditionally by Mr. Larry Seto of this office in his May 5, 2000 letter. The May 7, 2001 transmittal clarifies the specific drilling, sampling and analytical methods.

Please be aware that in accordance with my February 2, 2001 letter, you should observe the following analytical requirements:

Samples taken near former tanks 85A/85B should be run for TPHg, BTEX, MTBE (EPA 8020) and EPA 8260 for confirmation if present, TPHd with silica gel cleanup, TPHmo in place of TOG and PNAs on the highest TPHd or TPHmo soil and groundwater sample.

Samples taken near former tank 137 should be run for TPHd with silica gel cleanup, TPHg, MTBE (EPA 8020) and EPA 8260 for confirmation if present, BTEX and TPHmo.

I understand this work is tentatively scheduled for Friday, May 18, 2001.

In regards to the investigation of the area near former 600 gallon diesel tank between Buildings 133 and 72, we are still waiting for a status report on when you will proceed with this investigation. Please be aware that you remain the responsible party for this investigation regardless of whether some settlement has been made with the Port of Oakland. My February 2, 2001 letter requested written clarification on the status of this area's investigation. You may recall, Environmental Control Associates, ECA, submitted an April 1, 1997 work plan for additional investigation of this area. Please provide a map of this area as it currently exists to see where additional sampling can occur. You should also have your current consultant provide a work plan for additional characterization of this area.

Lastly, you were requested to start monitoring of the three wells. This should start immediately and a monitoring report and the work plan for Building 133/72 area should be submitted within 45 days or no later than June 22, 2001. The State Clean-up Fund will be notified if you do not comply by this date. (Claim number 2367)

Mr. John Berry
StID # 2765
2900 Main St., Alameda CA 94501
May 9, 2001
Page 2

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

✓ C: B. Chan, files

Mr. Roger Greensfelder, 1548 Jacob Ave., San Jose, CA 95118

Ms. D. Heinze, Port of Oakland, 530 Water St., CA 94604-2064

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento CA 95814-2828

2-2900MainSt

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

February 2, 2001
StID # 2765

Mr. John Berry
2900 Main St., Suite 100
Alameda, CA 94501

Re: Subsurface Investigation at Alameda Gateway, 2900 Main St., Alameda CA 94501

Dear Mr. Berry:

Please be advised that I have taken over the oversight of the above referenced site. I have discussed the status of the site with the former case worker, Mr. Larry Seto, Ms. Helen Mawhinney of Greensfelder and Associates (your consultant) and Ms. Diane Heinze of the Port of Oakland. This letter serves to clarify my understanding of the site and outline site requirements for you to remain in regulatory compliance.

A work plan for additional investigation in two of the three former underground tank areas, near Buildings 137 and 85, was approved by Mr. Seto in his May 5, 2000 letter. A total of twelve (12) shallow borings (six at each tank area) will be advanced around and within the former tank pits. A soil sample just above groundwater and one groundwater sample will be collected and tested from each boring. The samples collected near Building 85 will be analyzed for Total Petroleum Hydrocarbons as diesel and as gas, benzene, toluene, ethyl benzene and xylenes (BTEX), methyl tertiary butyl ether (MTBE), total oil and grease and polynuclear aromatics (PNAs). The samples collected near Building 137 will be analyzed for Total Petroleum Hydrocarbons as diesel and as gasoline, BTEX and total oil and grease.

The following additional conditions should also be observed:

- Total Petroleum Hydrocarbons as motor oil should be substituted for Total Oil and Grease since this method is more reproducible and quantitative than Total Oil and Grease.
- Prior to running the samples (water or soil) for diesel and motor oil, please treat the sample with silica gel prior to analysis. This will tend to remove the polar non-hydrocarbon material that might tend to bias the results. Please have the laboratory run a spiked sample to verify no recovery problems would be expected from this treatment.
- The samples from near Building 137 should also be run for MTBE since gasoline was reported in the initial soil sample from the excavation. You may run the samples for BTEX and MTBE by EPA Method 8020 and confirm any reported MTBE using EPA Method 8260 or an equivalent.
- To minimize analytical costs, you may run only the highest reported TPHd/TPHmo sample in soil and groundwater for PNAs. This assumes any PNA found would be associated with these petroleum hydrocarbons.
- The borings may be advanced using "geoprobe" technology, a cost effective method.

I understand that this work was put on hold due a tenant's wine-making activity. Ms. Mawhinney stated that this work can now be scheduled and will inform me prior to this work.

Mr. John Berry
StID # 2765
2900 Main St., Alameda CA 94501
February 2, 2001
Page 2

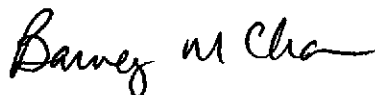
The investigation near monitoring well MW-2 (Building 133) has been put on-hold pending your legal resolution with the Port of Oakland et al. Please provide written clarification as to the status of your negotiation and a schedule for its resolution. Because of the presence of free product in this well, as soon as the liability for this area is resolved, a work plan for additional investigation of this area must be provided. Please copy Ms. Diane Heinze of the Port of Oakland on your correspondence regarding this matter.

Please resume groundwater monitoring at this site. It appears that the last monitoring event occurred in March of 1996. The exception to this is the recent monitoring of MW-2 in August 2000 performed by Subsurface Consultants for the Port of Oakland. Groundwater samples should be tested for TPH as motor oil, as diesel, as gasoline, BTEX and MTBE. The sample from MW-2 should also be tested for PNAs but can omit MTBE since it was non-detectable in the August 2000 sampling event. If your additional subsurface investigation can be done within this month (February), you may hold off monitoring until after this work is done and submit a combined monitoring and investigation report, otherwise, you should schedule a monitoring event no later than 30 days after receipt of this letter.

You are reminded that your eligibility to the State Clean-up Fund depends on your continual compliance with our office and the failure to comply may jeopardize future reimbursement.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. H. Mawhinney, Greensfelder and Associates, 1548 Jacob Ave., San Jose, CA 95118

Ms. D. Heinze, Port of Oakland, 530 Water St., Oakland CA 94604-2064

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento CA 95814-2828

2900MainSt

1/8/01 5210 [#]1585

Mt. #1 R Kiting of ASE re. Lim Prop 250 8th St.
Russell Lim - contact

- o Status of work plan
- o why not target excavation I? (source)

Agreed to : 1) investigate manta w/ pumps
 2) perform offsite mw (3) installations
 3) perform gw pump test.

2/1/01 2900 main St Alameda 94501 #2768

4. USTs from 3 locations removed in 4/90

- 400 gal product & H₂O removed & transported to Refinery Services, Patterern CA

ULR 525190
 MW3
 MW2
 MW1

Tank 85A - 6000 gal diesel	AG-85-01 / 4.8 ppm TPHg
	AG-85-02 1.1 ppm TPHg
Tank 85B - 7000 gal gasoline	AG-85-03 (Ag) 3300 ppb TPHg, 3700 ppb B
	Some overex done, limited due to RR tracks
Bld 133 - 600 gal fuel (oil?) tank	AG-133-01 sidewall
	1100 TPHd, 52 ppm TPHg } limited overex did not determine extent of contamination } no spring
Tank 137 - 1100 gal fuel oil	- holes observed in UST.
	SW AG-137-01
	AG-137-02 38,000 ppm TPHd / 850 g } nearby sample
	AG-137-03 NO TPHd, 2.0 TPHg

No overex. due to proximity of utilities
 Tidal influence observed in MW-2

Clean up Fund Contact:



ENVIRONMENTAL TECHNICAL SERVICES

AN ENVIRONMENTAL CONSULTING FIRM

(800) 200-4ETS

ENVIRONMENTAL
PROTECTION
00 DEC -5 AM 10: 13

November 19, 2000

Larry Seito
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

**RE: Implementation of the amended work plan dated April 2000 at
Alameda Gateway 2900 Main Street, Alameda, California**

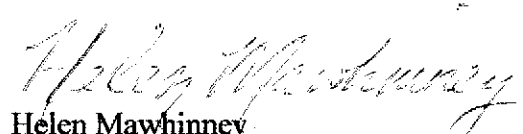
Dear Mr. Seito,

As you were informed during a telephone conversation with Mr. Rich Krinks, property manager for the above referenced site, Rosenbloom Winery, the current tenant is currently processing grapes for the manufacture of wine. They are presently in the grape harvest season. Grapes are stored in the area of a former underground storage tank (UST) and proposed borings. Grape processing is performed outdoors in this area. Performing the assessment in a known contaminated area adjacent to food products would pose a health risk, or halt the manufacturing of wine during this time sensitive harvest season.

Rosenbloom winery has informed Mr. Beery that wine processing should be completed by early 2001, by which time the assessment will be scheduled and performed.

If you have any comments or questions, please feel free to contact our office at (408) 267-6427.

Sincerely,


Helen Mawhinney
Senior Environmental Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

November 16, 2000

Mr. John Beery
2900 Main Street, Suite 100
Alameda, CA 94501
STID 2765

RE: Alameda Gateway, 2900 Main Street, Alameda, CA 94501

Dear Mr. Beery:

I spoke to you on October 18, 2000 concerning the submittal of a subsurface workplan to delineate the extent of hydrocarbon contamination in the area near monitoring well MW-2. I was informed your consultant was preparing this workplan. As of this date, I have not received this workplan. Please contact me within 5 days of the receipt of this letter and inform me when this workplan will be available for my review.

I am being transferred to another position within my Department. Effective January 2, 2000, Mr. Barney Chan @ 567-6765 will be the new caseworker overseeing this site

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Barney Chan, Alameda County Environmental Health
Diane Heinze, Port of Oakland, 530 Water Street, Oakland, CA 94607
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 14, 2000

Mr. John Beery
2900 Main Street, Suite 100
Alameda, CA 94501
STID 2765

RE: Alameda Gateway, 2900 Main Street, Alameda, CA 94501

Dear Mr. Beery:

In my letter dated May 5, 2000, I approved the Work Plan for Limited Site Assessment dated April 1, 2000 near Buildings 85 and 137. As of this date, I have not received a final report on your investigation results. Please submit this report within ten days of the receipt of this letter.

I met recently with Ms. Diane Heinze with the Port of Oakland (Port). The Port and The Army Corps of Engineers are involved with excavating the shoreline to widen the inner harbor turning basin. The Regional Water Quality Control Board, one of the permitting agencies for this project is concerned about existing contaminants at the above site. A groundwater sample (slight sheen observed on purged groundwater) collected by the Port from MW-2 (adjacent to Building 133) in August 2000 and analyzed by Curtis & Tompkins, a State Certified Laboratory, contained 140,000 ppb TPH(diesel) and 660 ppb TPH(gas) and 43 ppb Polycyclic Aromatic Hydrocarbons (PAHs).

The Underground Storage Tank Removal Report dated June 1990 prepared by Mittelhauser Corporation identified after a 600 gallon diesel tank was removed (4/90) near Building 133, a sidewall soil sample was taken from the excavation. 1,100 ppm of TPH(diesel) was detected. The pit was therefore over-excavated approximately two feet to the east and four feet to the west. During the over-excavation activities, a vapor sniffer was utilized to estimate the level of contamination by collecting samples of the soil in glass jars and allowing the material to heat in the sun prior to testing. Using this approach, the concentration of vapors failed to decrease as the excavation was extended, and it was decided to return at a later date to investigate the full extent of the contaminated soil.

Mr. John Beery
2900 Main Street, Suite 100
Alameda, CA 94501
Page 2 of 2
September 14, 2000

The site file identified monitoring well MW-2 was installed in August 1992. The most recent water sample collected from MW-2 by your consultant was on March 29, 1996 that contained 130,000 ppb total oil & grease, 130,000 ppb TPH(diesel) and 1,800 ppb TPH(gas). **A NOTICE OF VIOLATION dated May 28, 1996 was sent to you requesting a workplan to further characterize the elevated contaminant level in MW-2 (copy enclosed). As of this date, this workplan has not been received. Please submit this workplan within 30 days of the receipt of this letter.** In addition, include in your workplan your propose monitoring and sampling schedule for monitoring wells MW-1, MW-2 and MW-3 that should start immediately.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Enclosure(1) Notice of Violation dated May 28, 1996

Cc: Diane Heinze, Port of Oakland, 530 Water Street, Oakland, CA 94607
Beth Christian, Regional Water Quality Control Board, 1515 Clay Street,
Suite 1400, Oakland, CA 94612

Files

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

May 5, 2000

Ms. Robin Bezanson
Greensfelder and Associates
1548 Jacob Avenue
San Jose, CA 95118
STID 2765

RE: Alameda Gateway, 2900 Main Street, Alameda, CA 94501

Dear Ms. Bezanson:

I have reviewed the Maps for Boring Locations for the above site that was faxed to my office today. The drilling of these twelve (12) borings as identified in your Clarification of Work Plan for Limited Site Assessment dated April 1, 2000 prepared by Greensfelder & Associates is acceptable with the following conditions:

1. Soil and groundwater samples collected near Building 85, former location of the gas and diesel tank must be tested for the presence of TPH(d), TPH(g), BTEX, MTBE, TOG and PNA's.
2. Soil and groundwater samples collected near Building 137, former location of the fuel oil tank must be analyzed for the presence of TPH(d), TPH(g), BTEX, and TOG.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: John Berry, Mariner Square & Associates, 2900 Main Street, Suite 100;
Alameda, CA 94601

Files

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

April 17, 2000

Ms. Helen Mawhinney
Greensfelder & Associates
1548 Jacob Avenue
San Jose, CA 95118
STID 2765

RE: Alameda Gateway, 2900 Main Street, Alameda, CA 94501

Dear Ms. Mawhinney:

A letter from this office dated September 29, 1999 requested clarification for the Workplan for Limited Site Assessment dated August 1999 for the above site. As of this date, we have not received a response. This workplan has not been approved. Before work commences, this workplan must be approved.

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

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: John Beery, Mariner Square & Associates, 2900 Main Street, Suite 100,
Alameda, CA 94601

Files

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 29, 1999

Ms. Helen Mawhinney
Greensfelder & Associates
1548 Jacob Avenue
San Jose, CA 95118

RE: Alameda Gateway, 2900 Main Street, Alameda, CA 94501

Dear Ms. Mawhinney:

I have reviewed the Workplan for Limited Site Assessment for the above site dated August 1999 that was prepared by your office. I have left a couple of messages on your office answering machine, but have not received a return call. Please amend your workplan to address my concerns listed below:

- 1) Identify the suspected contaminants in each soil sample that will be submitted to the laboratory for analysis.
- 2) Soil samples B-1 through B-5 near Building 85 (tank 85B, 7,000 gallon gas tank) must be tested for TPH(gas), BTEX and MTBE

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: John Beery, Mariner Square & Associates, 2900 Main Street, Suite 100,
Alameda, CA 94601

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 8, 1997

Mr. John Beery
2236 Mariner Square
Alameda, CA 94501

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

STID 2765

Re: Work plan for investigations at 2900 Main Street, Alameda, California

Dear Mr. Beery,

This office has reviewed Environmental Control Associates, Inc.'s work plan, dated April 1, 1997, for investigations at the above site. This work plan is acceptable to this office. This work plan should be implemented within 45 days of the date of this letter. Please notify this office at least one week in advance of implementing the work plan. Per the work plan, a letter report will be submitted following the field work summarizing Phase I of the proposed investigations. This letter report should be submitted to this office within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin

Senior Hazardous Materials Specialist

cc: Timothy B. Tyler
Environmental Control Associates, Inc.
P.O. Box 52
Tahoe City, CA 96145

Chief



Ca/EPA

**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>

Stid #2765
Juliet Shur



Pete Wilson
Governor

APR 2 1997

JOHN BEERY
ALAMEDA GATEWAY, LTD
2900 MAIN ST #100
ALAMEDA, CA 94501

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 002367, FOR
SITE ADDRESS: 2900 MAIN ST, ALAMEDA 94501

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 \$28,000. 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 in the LOC. The State Board will take steps to withdraw this LOC after 90 calendar days from the date of this letter unless you proceed with due diligence with your cleanup effort.

NOTE: You must also submit your first reimbursement request for the costs that you reported to have incurred within 90 calendar days from the date of this letter or submit a **written** explanation as to the status of the cleanup and **when** a reimbursement request can be expected. Failure to submit a request or an approved explanation may result in the removal of committed funds. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is important that you make use of the funding that has been committed to your cleanup in a timely manner.

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.



Recycled Paper

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.

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 Cheryl Gordon at (916) 227-4539.

Sincerely,



Dave Deaner, Manager *ds*
UST Cleanup Fund Program

Enclosures

cc:

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



LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 002367

AMENDMENT NO: 0

CLAIMANT: ALAMEDA GATEWAY, LTD

BALANCE FORWARD: \$0

CO-PAYEE: NONE

THIS AMOUNT: \$28,000

JOINT CLAIMANT: NONE

NEW BALANCE: \$28,000

ATTN: JOHN BEERY

CLAIMANT ADDRESS: 2900 MAIN ST #100
ALAMEDA, CA 94501

TAX ID/SSA NO: 94-2919819

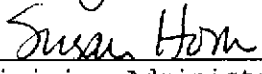
Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse ALAMEDA GATEWAY, LTD (Claimant) for eligible corrective action costs at ALAMEDA GATEWAY 2900 MAIN ST, ALAMEDA, CA 94501 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed **\$28,000** unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 10th day of April, 1997.

STATE WATER RESOURCES CONTROL BOARD

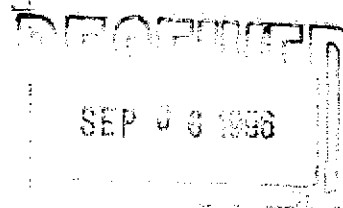
BY 
Manager, Underground Storage Tank Cleanup Fund Program

BY 
Chief, Division Administrative Services

STATE USE:
CALSTARS CODING:
0550 - 569.02 - 30530
\$ _____



**ENVIRONMENTAL
CONTROL
ASSOCIATES, INC.**



September 5, 1996

Mr. John Beery
2236 Mariner Square
Alameda, CA 94501

**RE: Request for Field Investigation
Hydrocarbon Source Area near Monitoring Well MW-2
Alameda Gateway Property**

Dear John:

Based on our conversation and your subsequent fax, you requested Environmental Control Associates, Inc. (ECA) provide a brief review of a proposed soil vapor survey and propose a cost effective alternative to fulfill requirements specified in a March 22 letter from Alameda County Health Agency (ACHA) at the referenced site.

Soil Vapor Survey

Smith Environmental has proposed collecting 26 soil vapor samples to determine source areas for high concentrations of hydrocarbons entering well MW-2. Smith states that the study will determine areas where volatile petroleum hydrocarbons are present. These volatiles are usually associated with gasoline. Water quality summary data indicate oil & grease and diesel are the main problems around MW-2, not gasoline, so ECA is perplexed why such a study is even proposed. Further, Smith acknowledges that the survey must be followed up with additional subsurface investigations (ie. borings or wells). ECA believes that costs associated with a soil vapor sampling program can be better utilized by conducting a groundwater sampling program to delineate areas of high hydrocarbon contamination in an attempt to fulfill ACHA requirements.

Field Program Design

Smith reports that groundwater levels in the wells in January were less than 5 feet below ground surface, allowing relatively easy groundwater sampling using hydroprobes. ECA proposes installing about 12 hydroprobes and collecting water samples for analyses of oil & grease, diesel, gasoline, and benzene, toluene, ethylbenzene, and xylenes.

Cost Proposal - Preparation of Work Plan

Project Manager (6 hours @ \$75.00/hour)	\$450.00
Registered Geologist (2 hours @ \$80.00)	\$160.00
Clerical/ Administrative (2 hours @ \$40.00)	\$80.00

Implementation of Work Plan / Field Work

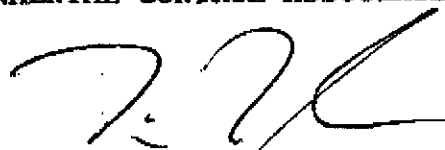
Project Manager (12 hours @ \$75.00)	\$900.00
(includes 2 hours travel to and from site)	
Travel Costs	\$60.00

Expenses	\$50.00
<u>Subsurface Sampling Crew/ Equipment</u>	
Daily Rate (\$1,300.00 for equipment, 2-man crew offsite decontamination time)	\$1,300.00
Travel Costs (4 hours @ \$75.00/hour)	\$300.00
<u>Analytical Laboratory Costs</u>	
assume 12 samples @ \$140.00 ea. (includes O & G, TPHd, TPHg, BTEX analyses)	\$1,680.00
<u>Preparation of Field Investigation Report</u>	
Project Manager (6 hours @ \$75.00/hour)	\$450.00
Registered Geologist (2 hours @ \$80.00/hour)	\$160.00
Clerical Administrative (2 hours @ \$40.00/hour)	\$80.00
Expenses (ie. communications, supplies)	<u>\$50.00</u>
Total Cost Proposal	\$5,720.00

If groundwater problems are the result of UST's you may qualify for funding for this proposed work under the UST Cleanup Fund. ECA thanks you for the opportunity to submit this proposal. Please call if you have questions or desire additional information.

Very truly yours,

ENVIRONMENTAL CONTROL ASSOCIATES, INC.



Timothy B. Tyler, Project Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

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

May 28, 1996

Mr. John Beery
2236 Mariner Square
Alameda, CA 94501

STID 2765

Re: Required investigations at Alameda Gateway, located at 2900 Main St., Alameda, CA

NOTICE OF VIOLATION

Dear Mr. Beery,

On January 29, 1996, this office sent you a letter requiring the submittal of a work plan addressing further characterization of the elevated contaminant levels identified in Well MW-2 (please refer to attached copy of letter). This work plan was due to this office by May 10, 1996. To date, this office has not received this work plan or any correspondence regarding the status of this work plan.

Per Article 11 Title 22 California Code of Regulations, you are required to submit a work plan, addressing the concerns outlined in the January 29, 1996 letter, to this office **within 45 days of the date of this letter (i.e., by July 9, 1996)**. Any extensions, or modifications of the required task, shall be requested in writing and approved by this agency.

Finally, the last quarterly monitoring report in our files documents the December 1995 sampling event at the site. The monitoring report documenting the March 1996 sampling event is currently due to this office.

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

John Beery
Re: 2900 Main Street
May 28, 1996
Page 2 of 2

cc: Cheryl Gordon
SWRCB
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

March 22, 1996

Mr. John Beery
2236 Mariner Square
Alameda, CA 94501

DEPARTMENT OF PUBLIC HEALTH
499 Fifth Street
Oakland, California 94607
(510)

STID 2765

Re: Investigations at the Alameda Gateway site, located at 2900 Main St., Alameda, California

Dear Mr. Beery,

This office has completed review of Smith Environmental Technologies' Groundwater Sampling Report, dated January 29, 1996. Elevated levels of Total Petroleum Hydrocarbons as diesel (TPHd) at 20,000 parts per billion (ppb), TPH as gasoline (TPHg) at 23,000 ppb, and Total Oil & Grease (O&G) at 30,000 ppb were identified in the groundwater sample collected from Well MW-2. Lower levels of these contaminants have been identified in Wells MW-1 and MW-3.

According to a tidal influence study conducted at the site by Subsurface Consultants in September 1992, the groundwater level in Well MW-2 was shown to vary up to 2 feet between high and low tides while the groundwater levels in Wells MW-1 and MW-3 were not affected by the tidal changes. This office is concerned about potential impacts to surface water based on the close proximity of Well MW-2 to the shoreline (100 to 200-feet), the elevated contaminant levels observed in this well, and the fact that Well MW-2 is tidally influenced. Additionally, there appears to be an on-going source for the observed TPHd contamination, due to the fact that TPHd concentrations in Well MW-2 have steadily increased since monitoring began in 1992 (from 820ppb to 20,000ppb).

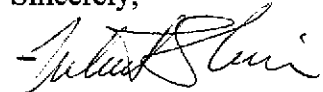
Based on the above information, this office is requesting that further investigations be conducted to delineate the extent of the contamination observed in Well MW-2. If a release to the adjacent surface waters is identified, you will be required to abate further impact to the surface waters and/or prepare a risk assessment showing that the quantity/concentrations being released to the surface waters will not pose a threat to human health or the environment.

A work plan addressing the above concerns should be submitted in conjunction with the next quarterly groundwater monitoring report, due to this office by May 10, 1996.

If you have any questions or comments, please contact me at (510) 567-6763.

Mr. John Beery
2236 Mariner Square
March 22, 1996
Page 2 of 2

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

JG cc: Cheryl Gordon
SWRCB
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief-File

DETAILED REVIEW CHECK LIST

Page 3

Claim No: 002367	Claimant Name: Alameda Gateway, Ltd.
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COMPLIANCE DOCUMENTATION	
DATE	ACTION/RESPONSE
4/11/90	Four USTs were removed. 600 gal diesel tank revealed no holes or other signs of corrosion, does not appear that tank leaked except perhaps through the riveted seams. 7,000 gal gasoline tank was in good condition with no indication of leakage found. 600 gal tank contained several holes. The 1100 gal fuel oil tank showed obvious signs of corrosion and several holes observed.
5/30/90	USEF listed w/ County
3/7/92	Site transferred to W.P.
5/26/92	County letter to claimant - Based on results of samples from tank removal, a preliminary soil assessment to must be conducted.
7/2/92	County received a Workplan for PSA.
8/17/92	County approved Workplan with some inclusions.
11/6/92	County rec'd a Groundwater Investigation Report - Three test boreholes drilled 12-15 feet deep and were completed as monitoring wells. Geol Survey was performed to determine TOC elevations of wells & tidal study was conducted to determine influence of tidal changes on the GW levels in wells & soil and GW samples taken. Identified elevated levels of TTH and TOC. Lead identified in one of the wells at 360 ppb.
11/8/92	County responded to above report - Commit to submit quarterly GW monitoring reports.
1/7/93	Quarterly GW Monitoring Report submitted.

Continued on Reverse

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE

- 3/5/96 Claimant in Corrective Action Compliance
- 5/8/95 Claimant NOT in Corrective Action Compliance
- Claimant NOT in Corrective Action Compliance

Post-it* Fax Note	7671	Date 3/5/96	# of pages 2
To: Phil Star		From: Cheryl Gordon	
Attn: Alameda Health		Co: Cleanup Fund	
Phone: (510) 517-1663		Phone: (916) 227-4539	
Fax: (510) 337-9335		Fax: (916) 227-4530	

LEAD AGENCY SIGNATURE: *Cheryl Gordon* DATE: 3/5/96
 CLAIMS REVIEWER SIGNATURE: _____ DATE: _____

DETAILED REVIEW CHECK LIST

Page 4

Claim No: 002367	Claimant Name: Alameda Pipeline
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COMPLIANCE DOCUMENTATION (Continued)	
DATE	ACTION/RESPONSE
1/19/93	County responded to above Quarterly monitoring reports. Continue to do 6W monitoring. Reminded client that extent of soil examination must still be delineated.
3/18/93	County received a copy 6W monitoring report.
12/9/94	County letter to client. The last 6W monitoring report was rec'd. 3/18/93. Client is delinquent one year in submitting reports. Additionally, County has no info on the sampling results or fate of the excavated soil. Submit info from the excavated soil. Small parcels - Client out of compliance until County requests in 4/9/94 letter.
6/20/95	90 Day WR issued - Resume 6W monitoring and submit report by September 12/1995.
10/11/95	County issued a Notice of Violation. Groundwater monitoring report has not been received.
3/5/96	WR withdrawn from Juliet. Client has submitted 6W report and County considered in compliance.



October 11, 1995

Mr. John Beery
2236 Mariner Square
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

STID 2765

Re: Investigations at the Alameda Gateway site, located at 2900
Main Street, Alameda, California

NOTICE OF VIOLATION

Dear Mr. Beery,

On December 9, 1994 and June 20, 1995, this office sent you a letter requiring continued groundwater monitoring at the above site (Please refer to the attached copies). Since these letters were issued, no correspondence was provided to this office indicating that additional groundwater monitoring had been conducted at the site.

Four underground storage tanks (USTs), one gasoline, one fuel oil, and two diesel USTs, were removed from the above site on April 11, 1990. Holes were noted in one of the diesel USTs and the fuel oil UST. Due to the elevated levels of diesel and gas identified in soil and "grab" groundwater samples, three monitoring wells were installed at the site. Our records show that these wells were sampled on 8/13/92, 11/25/92, and 2/19/93. The analysis results from these quarterly groundwater sampling events identified elevated levels of Total Extractable Hydrocarbons (TEH) consistently in all three wells, and elevated levels of Oil & Grease in Well MW-2.

Based on the results of the previously conducted monitoring events, this office is currently requesting that one additional round of groundwater samples be collected from all three of the on-site monitoring wells. These groundwater samples shall be analyzed for Total Petroleum Hydrocarbons as diesel (TPHd), TPH as gasoline, kerosene, motor oil, Oil & Grease, BTEX, and Polynuclear Aromatics. Additionally, a Total Dissolved Solids (TDS) analysis should be conducted on one of the water samples to confirm whether the groundwater is potentially potable. After reviewing the laboratory results of this additional sampling event, this Department, in conjunction with your office, will try and establish what additional work, if any, will be required at the site after attempting to answer the following questions:

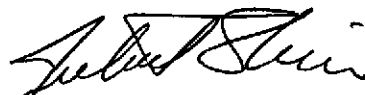
Mr. John Beery
Re: 2900 Main St.
October 11, 1995
Page 2 of 2

- o Are the elevated levels of Oil & Grease, observed adjacent to one of the former diesel USTs, and elevated levels of TEH resulting from an on-site source, or could it be a regional problem?
- o If the site is a contributing source to the observed groundwater contaminant plume, is this plume significantly migrating off site and into the Harbor, and could the contaminant concentrations adversely impact aquatic life or human health?
- o Well MW-3 appears to be screening from approximately 3- to 12-feet below ground surface (bgs), however, the water table in this well was observed to be as shallow as 0.15-feet bgs in the last sampling event. Would the discrepancy in the water table and screened interval of this well create a problem in accurately assessing the contaminant concentrations in the vicinity of Well MW-3?

This office is requesting that the next quarterly groundwater sampling event be conducted within 30 days of the date of this letter, i.e., by November 8, 1995, and that a report documenting this sampling event be submitted to this office within 30 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Cheryl Gordon
State Water Resources Control Board
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Gil Jensen, Alameda County District Attorney's Office
Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 20, 1995

Mr. John Beery
2236 Mariner Square
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

STID 2765

Re: Required investigations for Alameda Gateway, located at
2900 Main Street, Alameda, California

Dear Mr. Beery,

Based on a financial review of your State Trust Fund claim by the State Board, you may be eligible to receive a "Letter of Commitment" for this fund. However, during a recent file review, the State determined that you are not currently in compliance with the requirements for investigations and cleanup at your site.


Four underground storage tanks (USTs), one gasoline, one fuel oil, and two diesel tanks, were removed from the above site. Due to elevated levels of diesel identified in soil samples and elevated levels of gasoline identified in the tank water sample, three monitoring wells were installed at the site. Our records show that these wells were monitored on 8/13/92, 11/25/92, and 2/19/93. Elevated levels of diesel were identified in each of these sampling events. It appears that the identified contamination is attributable to your former tanks.

On December 9, 1994, a letter from this Department formally required you to continue quarterly ground water monitoring, water level measurements, and reporting for the site. Since that letter was issued, this office has not received any additional quarterly groundwater monitoring reports. You are required to resume quarterly ground water monitoring and submit a report to this office within 90 days of the date of this letter, or by September 12, 1995. If you do not comply with our request within the given timeframe, the State Board cannot provide you with a "Letter of Commitment" for funding, and steps may be taken to remove your claim from the underground storage tank cleanup fund priority list.

If you have any questions or comments, please contact me at (510) 567-6763.

Mr. John Beery
Re: 2900 Main St.
June 20, 1995
Page 2 of 2

Sincerely,


Juliet Shin
Senior Hazardous Materials Specialist

cc: File



January 10, 199~~4~~⁵

Ms. Juliet Shin
Senior Hazardous Materials Specialist
Alameda Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda CA 94502-6577

Re: Alameda Gateway, 2900 Main Street, Alameda CA

Dear Ms. Shin:

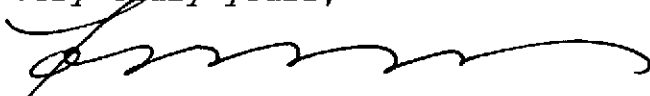
Regarding your letter dated December 9, 1994, received December 14, enclosed is a copy of the original Underground Storage Tank Unauthorized Release (Leak) report.

The report was filed by Timothy L. Carson, representing Mittelhauser Corp, who supervised removal of the tanks.

If an additional Unauthorized Release report is required, please let me know.

Thank you for your continued cooperation and assistance.

Very truly yours,



John C. Beery, Jr.
General Partner

JCB:aa
enclosure

AGL/95:JS0110.95

UNDERGROUND STORAGE TANK AUTHORIZED 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 AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 251007 OF THE HEALTH AND SAFETY CODE. SIGNED: _____ DATE: _____
REPORT DATE 04/5/2009	CASE #	

NAME OF INDIVIDUAL FILING REPORT Timothy L. Carlson	PHONE (415) 743-0335	SIGNATURE
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	
ADDRESS 2401 Crow Canyon Rd, Suite 100		
CITY	San Ramon	STATE
		CA
ZIP		94583

NAME Alameda Gateway, LTD	CONTACT PERSON Stan Kinsk	PHONE (415) 521-2727
<input type="checkbox"/> UNKNOWN		
ADDRESS 2900 Main Street		
CITY	Alameda	STATE
		CA
ZIP		94501

FACILITY NAME (IF APPLICABLE) Alameda Gateway, LTD	OPERATOR Stan Kinsk	PHONE (415) 521-2727
ADDRESS 2900 Main Street		
CITY	Alameda	STATE
		CA
ZIP		94501

LOCAL AGENCY Alameda County Health Agency	CONTACT PERSON Katherine Chesick	PHONE (415) 271-4320
REGIONAL BOARD San Francisco Bay Regional WQCB	Lester Feldman	PHONE () 464-1255

SUBSTANCES INVOLVED (1) Diesel	QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN
(2) Fuel Oil	<input type="checkbox"/> UNKNOWN

DATE DISCOVERED 04/01/09	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" 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 PROCEDURE <input checked="" type="checkbox"/> OTHER Removed Tanks
WAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 04/01/09	

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

CHECK ONE ONLY

UNDETERMINED SOIL ONLY GROUNDWATER DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CHECK ONE ONLY

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

CHECK APPROPRIATE ACTION(S)

<input type="checkbox"/> CAP SITE (CS)	<input type="checkbox"/> EXCAVATE & DISPOSE (ED)	<input type="checkbox"/> REMOVE FREE PRODUCT (FP)	<input type="checkbox"/> ENHANCED BIO DEGRADATION (IT)
<input type="checkbox"/> CONTAMINANT BARRIER (CB)	<input type="checkbox"/> EXCAVATE & TREAT (ET)	<input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT)	<input type="checkbox"/> REPLACE SUPPLY (RS)
<input type="checkbox"/> VACUUM EXTRACT (VE)	<input type="checkbox"/> NO ACTION REQUIRED (NA)	<input type="checkbox"/> TREATMENT AT HOOKUP (HU)	<input type="checkbox"/> VENT SOIL (VS)
	<input type="checkbox"/> OTHER (OT)		

COMMENTS: The highest concentration found was 38,000 PPM TPH-D, for a side wall sample collected at the end of a fuel oil tank. As visual observation did not support this reading a second sample was collected 2 feet out from the first. This sample showed less than 5.0 PPM TPH-D.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

* DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

December 9, 1994

Mr. John Beery
2236 Mariner Square
Alameda, CA 94501

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

STID 2765

Re: Required investigations for Alameda Gateway, located at
2900 Main Street, Alameda, California

Dear Mr. Beery,

Four underground storage tanks (USTs), one 7,000-gallon gasoline (Tank 85B) tank, one 1,100-gallon fuel oil tank (Tank 137), and two 600-gallon diesel tanks (Tanks 85A and 133), were removed from the above site on April 11, 1990. Analysis of soil samples collected from the sidewalls of tank pits 133 and 137 identified concentrations of Total Petroleum Hydrocarbons (TPH) as diesel as high as 1,100 parts per million (ppm) and 38,000 ppm. Additionally, a ground water sample collected from tank pit 85A and 85B exhibited 3,300 parts per billion (ppb) TPH as gasoline and 37 ppb benzene.

Since the tank removal, three ground water monitoring wells have been installed at the site. Analysis of soil samples collected during the well installations identified up to 1,600 ppm Oil & Grease and 12,000 ppm Total Extractable Hydrocarbons (TEH) at approximately 5 feet below ground surface (bgs). Since the installation of the three monitoring wells, our records show that these wells have been sampled three times: on 8/13/92, 11/25/92, and 2/19/93. During these sampling events, analysis of ground water samples have identified up to 14,000 ppb TEH, in the diesel range, 360 ppb lead, 73 ppb Total Petroleum Hydrocarbons as gasoline, and 0.6 ppb benzene.

Per Article 5 Title 23 California Code of Regulations, you are required to continue quarterly ground water monitoring at the site. As stated above, the last quarterly ground water report submitted to this office was dated March 15, 1993, documenting the February 19, 1993 sampling event. Therefore, it appears that you are over one year delinquent in the submittal of quarterly reports. Please implement quarterly ground water monitoring and submit the corresponding report **within 60 days** of the date of this letter.

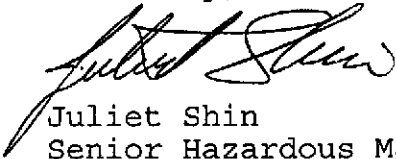
Mr. John Beery
Re: 2900 Main St.
December 9, 1994
Page 2 of 2

Additionally, this office has no information on the sampling results or fate of the excavated soil resulting from the tank removal. Please submit any information/documentation for this excavated soil to this office.

Lastly, please complete the attached Unauthorized Release/Leak Report Form and submit it to this office **within 30 days** of the date of this letter. The submittal of this form is required pursuant to Article 5 Title 23 California Code of Regulations.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Ronald W. Doll
P.O. Box 4717
Walnut Creek, CA 94596

Edgar Howell

LOP - RECORD CHANGE REQUEST FORM

printed:
06/21/93

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

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 2765
 SITE NAME: Alameda Gateway Ltd. DATE REPORTED : 04/11/90
 ADDRESS : 2900 Main St. DATE CONFIRMED: 04/11/90
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 04/06/92
 PRELIMINARY ASMNT: U DATE UNDERWAY: 09/01/92 DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:
 ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 04/06/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 04/11/90 REMEDIAL ACTIONS TAKEN: UK

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: John Berry
 COMPANY NAME: Alameda Gateway, Ltd.
 ADDRESS: 2900 Main
 CITY/STATE: Alameda, C A 94501

INSPECTOR VERIFICATION:			
NAME	SIGNATURE	DATE	
DATA ENTRY INPUT:			
Name/Address Changes Only		Case Progress Changes	
ANPPGMS	LOP	DATE	LOP DATE

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

January 19, 1993

Ronald W. Doll
Attorney at Law
c/o Mariner Square Associates
2236 Mariner Square
Alameda, CA 94501

STID 2765

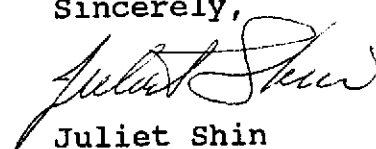
RE: Investigations at Alameda Gateway, located at 2900 Main
Street, Alameda, California

Dear Mr. Doll,

This office has received and reviewed Subsurface Consultant's Quarterly Monitoring Report, dated January 7, 1993. Elevated concentrations of Total Extractable Hydrocarbons continue to be identified in ground water samples collected from all three wells. You are required to continue quarterly ground water monitoring and analyze the samples for all the same constituents as in past quarterly sampling efforts. Additionally, please be reminded that you are still required to delineate and remediate the extent of soil contamination at the site, since past over-excavation activities did not accomplish these tasks.


If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

William Rudolph
Subsurface Consultants, Inc.
171 12th Street, Ste 201
Oakland, CA 94607

Edgar Howell-File(JS) 

LETTER OF TRANSMITTAL

TO: Mr. Ronald W. Doll
Attorney at Law
c/o Mariner Square Associates
2236 Mariner Square
Alameda, California 94501

DATE: January 11, 1993
PROJECT: Alameda Gateway/Quarterly GW Monitoring Report
SCI JOB NUMBER: 554.007

WE ARE SENDING YOU:

2 copies

- | | |
|--|---|
| <input type="checkbox"/> of our final report | <input type="checkbox"/> if you have any questions, please call |
| <input type="checkbox"/> a draft of our report | <input type="checkbox"/> for your review and comment |
| <input type="checkbox"/> a Service Agreement | <input type="checkbox"/> please return an executed copy |
| <input type="checkbox"/> a proposed scope of services | <input type="checkbox"/> for geotechnical services |
| <input type="checkbox"/> specifications | <input type="checkbox"/> with our comments |
| <input type="checkbox"/> grading/foundation plans | <input type="checkbox"/> with Chain of Custody documents |
| <input type="checkbox"/> soil samples/groundwater samples | <input checked="" type="checkbox"/> for your use |
| <input type="checkbox"/> an executed contract | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> <u>Groundwater Monitoring Report/Quarterly</u> | <input type="checkbox"/> _____ |

REMARKS:

COPIES TO: (1) Mr. Rich Hiatt, RWQCB, 2101 Webster Street, #500, Oakland, CA 94612
✓(1) Ms. Juliet Shin, ACHCSA, 80 Swan Way, Room 350, Oakland, CA 94662

BY: _____

Eric Chang
Eric Chang

■ Subsurface Consultants, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

November 8, 1992

John Berry
Alameda Gateway, Ltd.
2900 Main St.
Alameda, CA 94501

STID 2765

RE: Ground water investigations at 2900 Main Street, Alameda,
California

Dear Mr. Berry,

This office received the Ground Water Investigation Report, dated November 4, 1992, for the above site. Analysis of both soil and ground water samples collected from all three wells identified elevated levels of Total Extractable Hydrocarbons (TEH) and Total Oil and Grease (TOG). Additionally, lead was identified in the ground water samples collected from Well MW-3 at 360 ppb, which exceeds both state and federal drinking water standards.

Per Section 2652, Title 23, California Code of Regulations, quarterly ground water monitoring reports, which include water level measurements, shall continue to be submitted until this site qualifies for final RWQCB "sign-off". The ground water samples should continue to be analyzed for TOG, TEH as diesel, Total Volatile Hydrocarbons as gasoline, benzene, toluene, xylene, ethyl benzene, and lead.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script that reads "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Sean O. Carson
Subsurface Consultants, Inc.
171-12th St., Ste. 201
Oakland, CA 94607

Edgar Howell-File (JS)

LETTER OF TRANSMITTAL

TO: Mr. Ronald W. Doll
Attorney at Law
The John Beery Organization
2236 Mariner Square
Alameda, California 94501

DATE: November 5, 1992
PROJECT: Buildings 85, 133 & 137/ GW Investigation
SCI JOB NUMBER: 554.007

ORIGINAL FILED

WE ARE SENDING YOU:

- 6 copies
- of our final report
- a draft of our report
- a Service Agreement
- a proposed scope of services
- specifications
- grading/foundation plans
- soil samples/groundwater samples
- an executed contract
- _____

- if you have any questions, please call
- for your review and comment
- please return an executed copy
- for geotechnical services
- with our comments
- with Chain of Custody documents
- for your use
- _____
- _____

REMARKS:

COPIES TO:

- ✓ (1) Ms. Juliet Shin, Alameda County Health Care Services Agency, 80 Swan Way, Room #350, Oakland, CA 94662-0901
- (1) Mr. Rich Hiatt, Regional Water Quality Control Board, 2101 Webster Street, Suite 500, Oakland, CA 94612

BY: Sean O. Carson
Sean O. Carson

■ Subsurface Consultants, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 17, 1992

John Berry
Alameda Gateway, Ltd.
2900 Main St.
Alameda, CA 94501

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

STID 2765

RE: Work plan for Alameda Gateway, Ltd., located at 2900 Main St.,
Alameda, California

Dear Mr. Berry,

This office reviewed the work plan, dated July 1, 1992, for the
soil and ground water investigations at the above site.

Per the conversation between Ms. Juliet Shin, Alameda County
Hazardous Materials Specialist, and Sean Carson, Subsurface
Consultants, on July 7, 1992, analysis for total lead should be
included in the initial soil and ground water testing for the
former tanks 85A and 85B.

Please be reminded that the monitoring wells are required to be
surveyed to 0.01 foot accuracy. Additionally, water level
measurements are to be collected monthly for 3 consecutive months,
and then quarterly thereafter, if no widely varying gradients are
observed.

With the inclusion and implementation of the above requirements,
this office approves of the work plan.

If you have any questions or comments, please contact Ms. Juliet
Shin at (510) 271-4530.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Sean O. Carson
Subsurface Consultants, Inc.
171 12th Street, Std 201
Oakland, California 94607

Edgar Howell-File (JS)

DATE 7/7/92

CONTACT LOG

FROM: Juliet Shin AFFILIATION: Alameda County
TITLE: _____ PHONE: (510) 271-4320
TO: Sean Carson AFFILIATION: Subsurface Consultants, Inc.
TITLE: Project Mgr. PHONE: (570) 268-0461
RE: STID 2765, 2900 Main St., Alameda, California

Ms. Shin requested that Subsurface Consultants submit a map showing the proposed locations of monitoring wells and a figure showing the construction detail to accompany the recently submitted work plan. Ms. Carson does not know if leaded gas was stored in tanks 85 A+B. Ms. Shin also requested that total lead be analyzed for for the soil and groundwater samples collected from MW-1. If the initial samples do not exhibit lead levels of concern, then they can discontinue analyzing for this in subsequent sampling efforts.

Ms. Carson stated that water level measurements will be measured continuously throughout one day, 2 full tidal cycles, to conduct a tidal influence study. After these water level measurements are taken, water level measurements will be collected quarterly along w/ water samples from the monitoring wells.

Ms. Shin stated that the work plan was acceptable to the County, except for the above requests.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID W. KEARS, Agency Director



BARBARA DEFRANCIS, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
- Hazardous Materials Division
30 Swan Way, Rm. 100
Oakland, CA 94621
510/271-4820

May 26, 1992

John Berry
Alameda Gateway, Ltd.
2900 Main St.
Alameda, CA 94501

STID 2765

RE: Required investigations at Alameda Gateway, Ltd., located at
2900 Main St., Alameda, California

Dear Mr. Berry,

Four underground storage tanks (two 600-gallon diesel tanks (Tanks 85A and 133), one 7,000-gallon gasoline tank (Tank 85B), and one 1,100-gallon fuel oil tank (Tank 137)) were removed from the above site on April 11, 1990. Analysis of soil samples collected from the sidewalls of tank pits 133 and 137 identified concentrations of Total Petroleum Hydrocarbons (TPH) as diesel up to 1,100 parts per million (ppm) and 38,000 ppm. Additionally, a groundwater sample collected from tank pit 85A and 85B exhibited 3,300 parts per billion (ppb) TPH as gasoline and 37 ppb benzene.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that a groundwater investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The levels of soil contamination associated with the above tanks and the shallow groundwater beneath the site (observed to be approximately 3 feet below ground surface) would indicate that such an event has occurred.

You are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of latent soil and groundwater contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

John Berry
RE: Alameda Gateway, 2900 Main St.
May 26, 1992

- o At least one groundwater monitoring well must be installed within 10 feet of each of the tank pits, oriented in the confirmed downgradient direction relative to groundwater flow. The groundwater gradient for a given site is to be determined by data derived from three wells placed in a triangular form. During the installation of these wells soil samples are to be collected at five foot depth intervals and any significant changes in lithology until groundwater is reached.

- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, groundwater elevations are to be measured monthly for 12 consecutive months and then quarterly thereafter. Groundwater samples are to be collected and analyzed quarterly. Both soil and groundwater samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to groundwater.

The PSA proposal is due within 45 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports

John Berry
RE: Alameda Gateway, 2900 Main St.
May 26, 1992

are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

The need for any follow-up investigative or remedial actions at this site will be based upon the data derived from the initial investigations.

If you have any questions or comments, please contact Juliet Shin
at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiatt, RWQCB

Richard Quarante, Alameda Fire Dept.

File (JS)

DATE: 3/27/92
TO : Local Oversight Program
FROM: Eoadw
SUBJ: Transfer of Eligible Oversight Case

Site name: Alameda Gateway Ltd.
Address: 2900 Main St. City Alameda Zip 94501
Closure plan attached? Y N DepRef remaining \$ 526.30
DepRef Project # 918 STID #(if any) 2765
Number of Tanks: 4 removed? Y N Date of removal 4/11/90
Leak Report filed? Y N Date of Discovery _____
Samples received? Y N Contamination: soil + water
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site _____ Monitoring schedule? Y N
LUFT category 1 2 3 * H S C A R W G O
Briefly describe the following:
Preliminary Assessment _____
Remedial Action _____
Post Remedial Action Monitoring _____
Enforcement Action _____

Tank # 8 SA + B
Water encountered during excavation, Benzene level at ³⁷ ~~3300~~ ppb and at 3300 ppb TPH-G.

Tank 133 1100 ppm TPH-D, 13 ppm benzene

John Barry
Stan Kintz - consultant
Alameda Gateway Ltd
2900 Main.
Alameda

~~Northern Calif. Power Agency~~
2900 Main
Alameda, 94501

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.

NAME AND ADDRESS OF AGENCY:
Robert B. Suhr & Co.
 P. O. Box 448
 Santa Clara, CA 95052
 FAX (408)244-7981

COMPANIES AFFORDING COVERAGE:
 COMPANY A: Fireman's Ins. Co. via
 COMPANY B: Swett and Crawford
 COMPANY C:
 COMPANY D:
 COMPANY E:

NAME AND ADDRESS OF INSURED:
The Zaccor Companies Inc
 791 Hamilton Avenue
 Menlo Park, California
 94025

CODE: SUB CODE:

==== COVERAGES =====

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE 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 TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COMP LETTER	TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE/EXPIRATION DATE	LIMITS OF LIABILITY IN THOUSANDS (000)
A	GENERAL LIABILITY	FB9CF00852		
X	COMMERCIAL GENERAL LIABILITY		12/31/89 TO 12/31/90	
	X CLAIMS MADE	OCCURRENCE		GENERAL AGGREGATE: \$ 1,000
	OWNERS & CONTRACTORS PROTECTIVE			PRODUCTS COMP/DPS AGG: \$ 1,000
		PERSONAL & ADVERTISING INJURY:		EACH OCCURRENCE: \$ 1,000
		FIRE DAMAGE (ANY 1 FIRE):		\$ 50,
		MEDICAL EXPENSE (ANY 1 PERSON):		

expired

AUTOMOBILE LIABILITY
 ANY AUTO TO
 ALL OWNED AUTOS
 SCHEDULED AUTOS
 HIRED AUTOS
 NON-OWNED AUTOS
 GARAGE LIABILITY

CSL:
 BI:
 (EACH PERSON)
 BI:
 (EACH ACCIDENT)
 PROPERTY DAMAGE:

COMP LETTER	TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE/EXPIRATION DATE	LIMITS OF LIABILITY IN THOUSANDS (000) EA. OCCUR./AGGREGATE
-------------	-------------------	---------------	---------------------------	---

EXCESS LIABILITY

TO

OTHER THAN UMBRELLA FORM

WORKERS COMPENSATION AND EMPLOYERS' LIABILITY

TO

OTHER

TO

STATUTORY

EACH ACCIDENT:
DISEASE POLICY LIMIT:
DISEASE EACH EMPLOYEE:

:
:

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS:

==== CANCELLATION =====

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE BELOW NAMED CERTIFICATE HOLDER, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

==== CERTIFICATE HOLDER =====

Alameda County
Environmental Health
80 Swan Way #200
Oakland, California 94621

DATE ISSUED: 03/29/90

M. Raymond

AUTHORIZED REPRESENTATIVE

50 MAR 30 PM 4: 01

MITTELHAUSER
corporation

23272 Mill Creek Drive, Suite 300
Laguna Hills, California 92653
(714) 472-2444

May 30, 1990

Ms. Katherine Chesick
Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Dear Ms. Chesick:

Enclosed is the completed unauthorized release/contamination report form for the underground storage tank removal conducted at Alameda Gateway, Ltd. on April 11, 1990. Contaminated soil was observed at each of the three excavations, and a report describing the removal of the four tanks and associated sample analyses will be submitted in the near future.

As discussed on the phone last week, the high concentration detailed at the bottom of the form was a surprise based on field observations, and in fact was not confirmed by a second sample collected only two feet away. It is therefore believed to be a hot spot only, and not representative of the soils surrounding the excavation.

If there are any questions, please feel free to call me at (415) 743-0335.

Sincerely,

MITTELHAUSER CORPORATION



Timothy L. Carlson
Senior Environmental Engineer

TLC/mas
P1332L5

cc: Mr. Stan Kinsk

2900 Main St., Oakland

4/11/90

Underground Storage Tank Removal (4 tanks)

Lt. Steve McKinley of Alameda Fire Dept. witnessed the tank pulls & the sampling. No one from our office could be there for the entire time. I checked in with the project activities & people several times. I was concurrently inspecting Bay Decking Co. with the EPA.

- 600 gal fuel oil tank → actually was an 1,100 gallon tank. Had holes & was free product in the excavation. There was ~ 5' of piping associated with the tank. The piping wasn't removed; no samples collected beneath the piping.
 - 600^{gal.} diesel tank
 - 7,000 gal. gas tank
 - 600 gal. fuel oil
- } Shared common excavation pit. Free product floated on water table. No associated piping (dispensers were on top of the tanks).
- some oily sludge (spilled?) in excavation. Piping run of ~ 10' ran from tank to just inside building. Piping not removed or sampled under.

K. Levick

EXENSION UPDATE 5/10/01

Edit Site

Edit Save Add new Delete Reset

-LOP:A--TRemov:--SLIC:I-

SITE ID: 2765	SOURCE OF FUNDS: F	SUBSTANCE :8006619
SITE NAME: Alameda Gateway Ltd.		DATE REPORTED :04/11/1990
SITE ADDRESS: 2900 -0 Main St		DATE CONFIRMED:04/11/1990
CITY: Alameda	ZIP CODE: 94501	MULTIPLE RPs : N

CASE TYPE: 0 CONTRACT STAT: 4 PRIORITY: 2A3 DATE ER:-0-

RP SEARCH : S		DATE END: 04/06/1992
PRELIM ASSESSMENT : U	DATE BEGIN: 09/01/1992	DATE END: -0-
REMEDIAL INVEST : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL ACTION : -	DATE BEGIN: -0-	DATE END: -0-
POST REMED MONITOR: -	DATE BEGIN: -0-	DATE END: -0-

ENFORCEMENT TYPE: 2	DATE ENFORCEMENT ACTION TAKEN: 05/28/1996
LUFT CATEGORY: 3HSCAWG	CASE CLOSED: - DATE CASE CLOSED: -0-
DT EXC START : 04/11/1990	REMEDIAL ACTIONS TAKEN: U

PgDn for Screen #2

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

STID: 2765

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

RISK ASSESSMENT :-0-	LOC-CleanUp Fund? 04/20/1997
DATE LAST CORSP :04/08/1997	INSPECTOR INIT: BC

CONTACT/RESPONSIBLE PARTY INFORMATION:

RP #1: CONTACT: John Berry	RP COST: \$0.00
RP COMPANY NAME: Alameda Gateway, Ltd.	Ph: -0-
ADDRESS: 2900 Main	
CITY/ST/ZIP: Alameda, C A 94501	

COMMENT: Samples have not been tested for the presence of MTBE.

PgUp For Screen #1;PgDn For More RP'S

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
 Form: SITE Table: SITE Field: FlagDate Page: 2

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION**

MAR 29 AM 11:45

80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

ACCEPTED
DEPARTMENT OF ENVIRONMENTAL HEALTH
475 20th Street 10th floor
OAKLAND, CA 94612
Telephone (415) 271-4320

These plans have been reviewed and found to be acceptable and consistent with the requirements of State and local health laws. Changes to your plans indicated by this Department can be viewed at the Department of Environmental Health, the project engineer's office, or at the local office of any regional health department. A copy of these plans shall be submitted to the local health department in all jurisdictions and treatment involved with the removal.

A change or modification of these plans and specifications may be required due to the ground and to the fire and fighting department. Changes to your plans, such as adding or removing equipment, shall be made in accordance with the Department of Environmental Health and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- _____ Inspection of Tank and Piping
- _____ Sampling
- _____ Soil Inspection

Signature of a party is required to demonstrate compliance with applicable laws and regulations.

3/30/90 Katherine Chavick

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Alameda Gateway Ltd.
Business Owner Stan Kinsk

2. Site Address 2900 Main Street
City Alameda, CA Zip 94501 Phone 415-521-2727

3. Mailing Address 2236 Mariner Sqaure Drive
City Alameda Zip 94501 Phone 415-521-2727

4. Land Owner Alameda Gateway Ltd.
Address 2900 Main Street City, State Alameda, CA Zip 94501

5. EPA I.D. No. CAC000265401 *no longer valid per Helen of DHS (416)324-1781 on 3/29/90*
~~CAX000229831~~

6. Contractor Zaccor Corporation
Address 791 Hamilton Ave.
City Menlo Park, CA Phone 415-363-2181
License Type Class A ID# 478799

7. Consultant -same as above-
Address _____
City _____ Phone _____

568818
4831
3-26-90

8. Contact Person for Investigation

Name Gary Zaccor Title Project Mgr./Pres.
Phone 415-363-2181

9. Total No. of Tanks at facility 4

Permits submitted for 2 tanks only

10. Have permit applications for all tanks been submitted to this office?
Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Allied Oil EPA I.D. No. CAT080014277
Address P. O. Box 399
City Alviso State CA Zip 95002

b) Rinsate Transporter

Name Allied Oil EPA I.D. No. CAT080014277
Address P. O. Box 399
City Alviso State CA Zip 95002

c) Tank Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 225 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 225 Parr Blvd.
City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name - unknown- EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name Tim Carlson
 Company Mittelhauser Corporation
 Address 2401 Crow Canyon Road, Ste. 100
 City San Ramon State CA Zip 94583 Phone 743-0335

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1- 600 gal	Diesel	- Soil	directly underneath tank
2- 600 gal	Fuel oil	- Soil	directly underneath tank
1- 7000 gal	Gasoline	- Soil	Under each end of tank <i>One sample for every 20 ft. of piping</i>

14. Have tanks or pipes leaked in the past? Yes [] No [] unknown

If yes, describe. - unknown -

15. NFPA methods used for rendering tank inert? Yes [x] No []

If yes, describe. ~~triple rinse~~, hydroblast and dry ice at 6.5 lbs per 100 gallons

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Mobile Chem Labs, Inc.
 Address 1678 Reliez Valley Road / 733 Dartmouth Ave. San Carlos 94070
 City Lafayette State CA Zip 94549

State Certification No. 195 / Vehicle license No. MX2172

All piping must be drained and flushed to the tanks before tanks are pumped out. All piping must then be removed or plugged.

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
- Diesel TPH D BTX+E Fuel	3550 unknown 8020 or 8240 prep method	GC FID/DHS Method EPA Method 3550 extraction EPA Method 8020 8020 or 8240 EPA Method 5030/8020 BTEX
- Gasoline TPH G BTX+E	5030 8020 or 8240 prep method	GC FID/DHS Method EPA Method 5030/8020 BTEX 8020 or 8240
- Fuel Oil TPH D BTX+E	3550 8020 or 8240 prep method	GC FID/DHS Method 8020 or 8240

Detection limits must meet RWOCB standards
(see attached yellow sheet)

18. Submit Site Safety Plan

19. Workman's Compensation: Yes [X] No []

Copy of Certificate enclosed? Yes [X] No []

Name of Insurer _____ State Fund _____

20. Plot Plan submitted? Yes [X] No []

21. Deposit enclosed? Yes [X] No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
tanks, product, hydroblast water
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

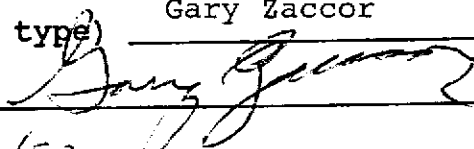
I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

* I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. 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.

Signature of Contractor

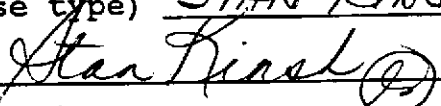
Name (please type) Gary Zaccor

Signature 

Date 3/26/90

Signature of Site Owner or Operator

Name (please type) STAN KINSK

Signature 

Date March 26, 90

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
 - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
 - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
 - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A
SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists 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 Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

rev. 9/88
mam

Attn: Katherine C.

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

March 29, 1990

POLICY NUMBER: 801858-90
CERTIFICATE EXPIRES: 03-15-91

Alameda County Environmental Health
80 Swan Wy Rm 200
Oakland, Ca 94621

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

This policy is not subject to cancellation by the Fund except upon ³⁰~~ten~~ days' advance written notice to the employer.

We will also give you ³⁰~~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.


PRESIDENT

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE
EFFECTIVE 03-15-90 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

Zaccor Companies Inc
791 Hamilton Ave
Menlo Park, Ca 94025

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.

NAME AND ADDRESS OF AGENCY:
 Robert B. Suhr & Co.
 P. O. Box 448
 Santa Clara, CA 95052
 FAX (408)244-7981

COMPANIES AFFORDING COVERAGE:
 COMPANY A: Fireman's Ins. Co. via
 COMPANY B: Swett and Crawford
 COMPANY C:
 COMPANY D:
 COMPANY E:

NAME AND ADDRESS OF INSURED:
 The Zaccor Companies Inc
 791 Hamilton Avenue
 Menlo Park, California
 94025

CODE: SUB CODE:

==== COVERAGES =====

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE 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 TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COMP LETTER	TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE/EXPIRATION DATE	LIMITS OF LIABILITY IN THOUSANDS (000)
A	GENERAL LIABILITY	F89CF00852		
X	COMMERCIAL GENERAL LIABILITY		12/31/89 TO 12/31/90	
				GENERAL AGGREGATE: \$ 1,000
X	CLAIMS MADE OCCURRENCE			PRODUCTS COMP/QPS AGG: \$ 1,000
	OWNERS & CONTRACTORS PROTECTIVE			PERSONAL & ADVERTISING INJURY:
				EACH OCCURRENCE: \$ 1,000
				FIRE DAMAGE (ANY 1 FIRE): \$ 50,
				MEDICAL EXPENSE (ANY 1 PERSON):
	AUTOMOBILE LIABILITY			
	ANY AUTO	TO		CSL:
	ALL OWNED AUTOS			BI:
	SCHEDULED AUTOS			(EACH PERSON)
	HIRED AUTOS			
	NON-OWNED AUTOS			BI:
	GARAGE LIABILITY			(EACH ACCIDENT)
				PROPERTY DAMAGE:

COMP LETTER	TYPE OF INSURANCE	POLICY NUMBER EFFECTIVE/EXPIRATION DATE	LIMITS OF LIABILITY IN THOUSANDS (000) EA. OCCUR./AGGREGATE
	EXCESS LIABILITY	TO	
	OTHER THAN UMBRELLA FORM		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	TO	*STATUTORY*
	OTHER	TO	EACH ACCIDENT: DISEASE POLICY LIMIT: DISEASE EACH EMPLOYEE:

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS:
 Job site: Menlo Oaks
 931 Menlo Oaks Drive

==== CANCELLATION =====

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE BELOW NAMED CERTIFICATE HOLDER, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

==== CERTIFICATE HOLDER =====

San Mateo County
 791 Hamilton Avenue
 Menlo Park, California 94025

DATE ISSUED: 02/20/90

M. Raymond

 AUTHORIZED REPRESENTATIVE

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

MARCH 15, 1990

POLICY NUMBER: 344-90 UNIT 0000030
CERTIFICATE EXPIRES: 4-1-91

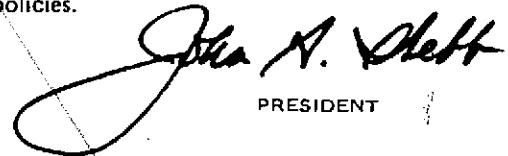
┌
ZACCOR CORPORATION
791 HAMILTON AVE.
MENLO PARK
CA 94025

└
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.


PRESIDENT

EMPLOYER'S LIABILITY LIMIT: \$3,000,000 PER OCCURRENCE.

EMPLOYER

┌
TOUCHATT TRUCKING
P.O. BOX 254
REDWOOD CITY
CA 94064

RECEIVED
3/20/90

SITE SAFETY PLAN

1. Site to be barricaded prior to excavation and warning signs and/or tape labeled NO SMOKING UNDERGROUND TANK TEST and CAUTION OPEN TRENCH put around areas of excavation.
2. All personnel from Zaccor Corporation will have hard hats, rubber gloves, eye protection and disposable coveralls (if needed)
3. All personnel will have cartridge type respirators.
4. Gastech 1314 Vapor Meter supplied by Zaccor Corporation will be present. A second Gastech will be supplied by Environmental Bio-Systems during sampling.
5. Air Quality Control Board will be notified prior to excavation.
6. Underground Service Alert will be contacted prior to excavation for underground utilities.
7. Zaccor Corporation will supply an industrial hygienist only in the event of large scale remediation requirements.

2900 MAIN ST - ALAMEDA - SITE OVERVIEW

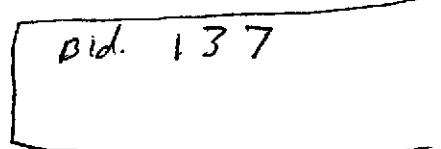
Existing Railway

Existing concrete PAD



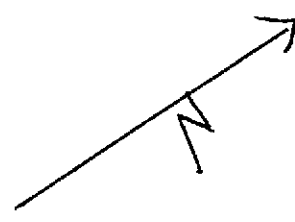
600 Gal Diesel Tank under dispenser Island
7K Gas tank

MAIN ST (2900)

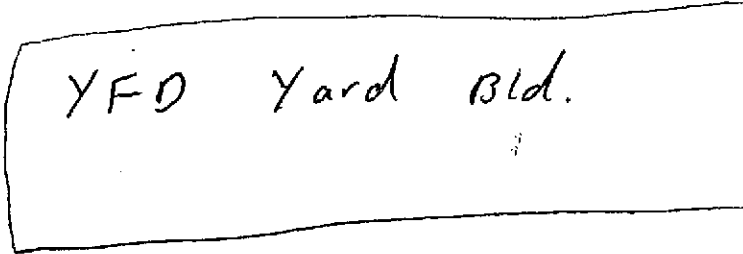


Bld. 137

manhole, per Gary Zaccor 3/29/90



600 Gallon fuel oil Tanks

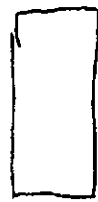


YFD Yard Bld.



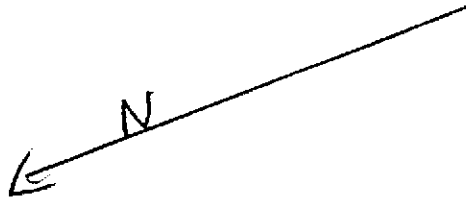
Bld 133T

600 Gal Fuel Oil

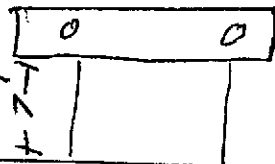


OAKLAND - ALAMEDA ESTUARY

YFD YARD BLD.



Existing "600" gal fuel oil



Existing 600 gal fuel oil tank



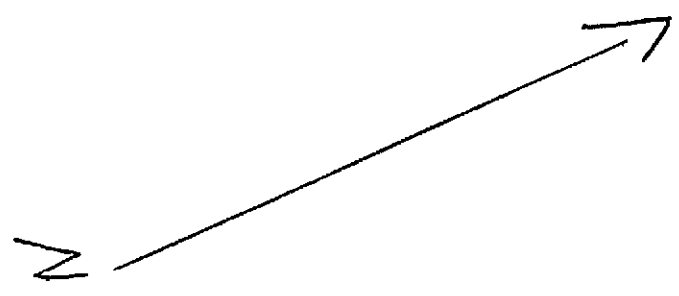
← mandate, per Gary Zaccaro on 3/29/90

187'

BLD 137

BLD 67

Existing Pad
2900 Main St 430' From tanks



Access RD

7K Gasoline

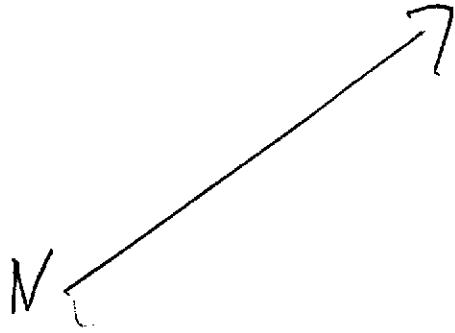
Existing Railway

Existing concrete Pad

600 Diesel

571
Bldg

OAKLAND - ALAMEDA ESTUARY



Existing
warehouse

600 Gal
Fuel oil
TANK

Bld 133T

ZACCOR COMPANIES, INC.
PETTY CASH ACCOUNT
415/363-0166
1784 CHANNING AVENUE
PALO ALTO, CALIFORNIA 94303

2309

90-3800
1211

Mar 26 1990

Pay to the
order of

Alameda County

\$ 831⁰⁰

eight hundred - thirty one and ⁰⁰/₁₀₀ Dollars



University National Bank
& Trust Company
250 Lytton Avenue • Palo Alto, CA 94301

For

Permits - 2900 Main St., Alameda

[Signature]

⑈002309⑈ ⑆121138000⑆

01134817101

TABLE 12
REVISED 6 OCTOBER 1988

RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR
UNDERGROUND TANK LEAKS

<u>HYDROCARBON LEAK</u>	<u>SOIL ANALYSIS</u>		<u>WATER ANALYSIS</u>	
<u>Unknown Fuel</u>	TPH G TPH D BTX&E	GCFID(5030) GCFID(3550) 8020 or 8240	TPH G TPH D BTX&E	GCFID(5030) GCFID(3510) 602 or 624
<u>Leaded Gas</u>	TPH G BTX&E ---Optional--- TEL EDB	GCFID(5030) 8020 or 8240 DHS-LUFT DHS-AB1803	TPH G BTX&E TEL EDB	GCFID(5030) 602 or 624 DHS-LUFT DHS-AB1803
<u>Unleaded Gas</u>	TPH G BTX&E	GCFID(5030) 8020 or 8240	TPH G BTX&E	GCFID(5030) 602 or 624
<u>Diesel</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Jet Fuel</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Kerosene</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Fuel Oil</u>	TPH D BTX&E	GCFID (3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Chlorinated Solvents</u>	CL HC BTX&E	8010 or 8240 8020 or 8240	CL HC BTX&E	601 or 624 602 or 624
<u>Non Chlorinated Solvents</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Waste Oil or Unknown</u>	TPH G TPH D O & G BTX&E CL HC	GCFID(5030) GCFID(3550) 503D&E 8020 or 8240 8010 or 8240	TPH G TPH D O & G BTX&E CL HC	GCFID(5030) GCFID(3510) 503A&E 602 or 624 601 or 624

---If any of the above detected, include:---

ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn
METHOD 8270 FOR SOIL OR WATER TO DETECT:
PCB
PCP
PNA
CREOSOTE
PCB
PCP
PNA
CREOSOTE

Reference: Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, 2 June 1988, SF Bay RWQB

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

1. OTHER METHODOLOGIES are continually being developed (such as cryogenic focusing), and as they are accepted by EPA or DHS, they also can be used. GCMS using Focused Cryogenic procedures may be substituted for BTX&E, TPH or chlorinated hydrocarbon analyses.
2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.
3. APPROPRIATE STANDARDS for the material stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.

4. TO AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.
5. PRACTICAL QUANTIFICATION/REPORTING LIMITS are matrix dependent. Those listed are provided for guidance and should be achievable in most instances. Practical quantitation reporting limits for the above soil and water analyses should be as follows:

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

When not achievable, sufficient justification should be submitted.

6. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by GC/EID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydrocarbons, or extracted by sonication using 3550 methodology for extractible hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.
7. TETRAETHYLLEAD (TEL) may be analyzed as total lead. However, a confirming analysis must be completed using a soil sample at the same soil depth in another borehole, or for water, from an upgradient well that is not contaminated with hydrocarbons.
8. CHLORINATED HYDROCARBONS (CHC) and BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020, respectively, (or 8240) and for water 601 and 602, respectively, (or 624).
9. 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.

JOHN BEERY ORGANIZATION
BUSINESS AND REAL ESTATE INVESTMENTS

March 8, 1990

COPY

Mr. Dwight R. Hoenig
Mittelhauser Corporation
2401 Crow Canyon Road
San Ramon CA 94583

Subject: Underground Tank Removal at Alameda Gateway
2900 Main Street, Alameda, CA 94501

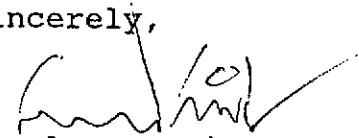
Dear Mr. Hoenig:

This will confirm our conversation of today during which Mittelhauser Corporation was authorized to effect the removal of the four (4) underground storage tanks at the above location.

It is understood that you will prepare the necessary closure plan as soon as possible and coordinate as require with the Department of Environmental Health. As mentioned, Thomas Peacock, Senior HMS, indicated that Kathrine Chesick would be the initial contact person at the Department.

As soon as we have had a chance to review your recommended scope of work and the associated sub-contract proposals, we will authorize work to begin.

Sincerely,



Stanley M. Kintz,
Project Manager

SMK:aa
cc: T. F. Peacock

File

JOHN BEERY ORGANIZATION
BUSINESS AND REAL ESTATE INVESTMENTS

89 NOV 16 PM 12:52

November 13, 1989

Mr. Thomas F. Peacock, Senior HMS
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland CA 94621

Subject: Underground Tanks at Alameda Gateway
2900 Main Street, Alameda, CA 94501

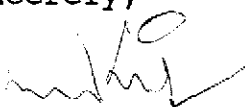
Dear Mr. Peacock:

This will acknowledge receipt of your letter dated
October 31, 1989, received November 7.

The underground tanks referred to in your letter are not in
use. Mittelhauser Corporation is currently finalizing their
environmental evaluation of the site, including the subject
tanks. Following this evaluation, Mittelhauser will prepare
a formal remediation plan, which Alameda Gateway will follow
in a timely manner.

Based on this information, we request your permission to
defer the removal of the underground tanks until the overall
remediation plan is complete.

Sincerely,


Stanley M. Kintz
Project Manager,
Alameda Gateway

SMK:aa

*Close Plan
11-30-89
JFP*

SMK/P:20

2236 Mariner Square Drive
Alameda, California 94501
415 / 521-2726