

SEACOR

April 29, 1992

92 APR 29 10 11 AM '92

Mr. Dennis Byrne
Alameda County Health Care Services
Division of Hazardous Materials
80 Swan Way
Oakland, CA 94612


**1410 64th Street Site
Emeryville, California**

Dear Mr. Byrne:

As we discussed in our telephone conversation of April 27, 1992, I have enclosed documentation from the RWQCB regarding discharge of purge water onsite. I have also enclosed names and addresses of the parties involved in this project and I would appreciate it if you would also address your letter of response to our request for closure to these parties.

Please contact me at (415) 296-7877 if you have any questions.

Sincerely,
SEACOR


Jolynn Sheldon
Senior Hydrogeologist

Enclosure

cc: Mission Taylor Properties

100 Pine Street
Suite 2025
San Francisco, CA 94111
(415) 296-7877
(415) 677-9694 FAX

DATE: 3/13/92

TO : Local Oversight Program

FROM: RON OWCARZ

SUBJ: Transfer of Eligible Oversight Case

Dennis Byrnes

Site name: MISSION TAYLOR PROPERTIES

Address: 1410 64th St City Emeryville zip 94608

Closure plan attached? Y N DepRef remaining \$ 194.00

DepRef Project # 822 STID #(if any) 3789

Number of Tanks: 2 removed? Y N Date of removal 2/23/90

Leak Report filed? Y N Date of Discovery 2/23/90?

Samples received? Y N Contamination: Soil

Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents

Monitoring wells on site 3 Monitoring schedule? Y N

Briefly describe the following:

Preliminary Assessment NA

Remedial Action Soil + water excavation + removal

Post Remedial Action Monitoring 4 quarters of MWs

Enforcement Action respond to last report asking for closure

Comments: No ULA form in file. Last ~~quarterly~~ quarterly report indicates GW contamination upto 0.15 ppm TPHg, 2.7ppb B, ND T, 3.7ppb E, 2.6ppb X, ND TPHd. Questions remain about the gradient and whether this is still the source of contamination.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

(510) 464-1255



January 8, 1992

Ms. Elona Baum
Steeffel, Levit & Weiss
One Embarcadero Center, 29th Floor
San Francisco, CA 94111

SUBJECT: Discharge of 110 gallons of Purge Water from Monitoring Weils at
1410 64th Street, Emeryville, Alameda County

Dear Ms Baum:

A discharger is required to obtain an NPDES Permit before discharging waste to waters of the State. However, we have received your letter, dated December 18, 1991, requesting permission to discharge 110 gallons of purge water generated from the above site into the storm drainage system. Based on the information contained in your letter, the water quality concerns of your discharge are considered to be insignificant. Therefore, I will not recommend that the Regional Board take enforcement action if the subject 110 gallons of purge water are discharged in the proposed manner without an NPDES Permit before February 10, 1992.

If you plan any similar discharge in the future, you must submit a detailed proposal to this Board for review.

Notice is hereby given that it is the responsibility of any person proposing to discharge to a storm drain to obtain authorization to discharge from the agency having jurisdiction over the use of the storm drain system.

Please call Rico Duazo at (510) 464-0837 if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven R. Ritchie", is written over a circular stamp or seal.

Steven R. Ritchie
Executive Officer

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

FRANCISCO BAY REGION
1100 WESTER STREET, SUITE 800
OAKLAND, CA 94612
(415) 464-1234



August 9, 1991
UGF File (379)

Mr. Brian Ho
ESER
1320 Harbor Bay Parkway
Alameda, CA 94501

Dear Mr. Ho:

SUBJECT: Discharge of 165 Gallons of Purge Water from Monitoring Wells
Located at 1410 64th Street, Emeryville, Alameda County

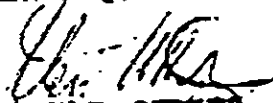
A discharger is required to obtain an NPDES Permit before discharging waste to waters of the State. However, we have received a letter, dated August 5, 1991, requesting permission to discharge 165 gallons of purge water generated during sampling of the monitoring wells at 1410 64th Street in the City of Emeryville to the storm drainage system. Based on the information provided in the August 5, 1991 letter, the water quality concerns of your discharge are considered to be insignificant. Therefore, I will recommend that the Regional Board not take enforcement action if the subject 165 gallons of purge water are discharged in the proposed manner without an NPDES permit before September 1, 1991.

If you plan any similar discharge in the future, you must submit a detailed proposal to our Board for review.

Notice is hereby given that it is the responsibility of any person proposing to discharge to a storm drain system to obtain authorization to discharge from the Agency having jurisdiction over the use of the storm drain system.

If you have any questions, please call John Jang of my staff at (415) 464-0554.

Sincerely,


STEVEN R. RITCHIE
Executive Officer

Central Pacific Properties
John D. Stoddard
c/o Charles W. Trainor, Esq.
Trainor, Robertson, Smits & Wade
701 University Avenue, Suite 200
Sacramento, California 95825-6708
Telephone: (916) 929-7000
Facsimile: (916) 929-7111

Berlin Packaging Corp.
c/o Neal H. Weinfield, Esq.
Schiff Hardin & Waite
7200 Sears Tower
Chicago, Illinois 60606
Telephone: (312) 876-1000
Facsimile: (312) 258-5600

Dianne G. Moretzsohn, Esq.
Law Department
ALCO Standard Corporation
825 Duportail Road
Wayne, Pennsylvania 19087
Telephone: (215) 296-8000
Facsimile: (215) 640-4056

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name _____ Today's Date 2/23/90
 Site Address 1410 64th St EPA ID# _____
 City Emeryville Zip 94 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month?

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

- | | | |
|-----------------------------------|---------------------------------|---------|
| ___ | 1. Waste ID | * 66471 |
| ___ | 2. EPA ID | 66472 |
| ___ | 3. > 90 days | 66508 |
| ___ | 4. Label dates | 66508 |
| ___ | 5. Biennial | 66493 |
| <hr/> | | |
| Manifest | ___ 6. Records | 66492 |
| | ___ 7. Correct | 66484 |
| | ___ 8. Copy sent | 66492 |
| | ___ 9. Exception | 66484 |
| | ___ 10. Copies Rec'd | 66492 |
| <hr/> | | |
| Misc. | ___ 11. Treatment | 66371 |
| | ___ 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | ___ 13. Ex Haz. Waste | 66570 |
| <hr/> | | |
| Prevention | ___ 14. Communications | 67121 |
| | ___ 15. Aisle Space | 67124 |
| | ___ 16. Local Authority | 67126 |
| | ___ 17. Maintenance | 67120 |
| | ___ 18. Training | 67105 |
| <hr/> | | |
| Conlin. gency | ___ 19. Prepared | 67140 |
| | ___ 20. Name List | 67141 |
| | ___ 21. Copies | 67141 |
| | ___ 22. Emg. Coord. Trng. | 67144 |
| <hr/> | | |
| Containers, Tanks | ___ 23. Condition | 67241 |
| | ___ 24. Compatibility | 67242 |
| | ___ 25. Maintenance | 67243 |
| | ___ 26. Inspection | 67244 |
| | ___ 27. Buffer Zone | 67246 |
| | ___ 28. Tank Inspection | 67259 |
| | ___ 29. Containment | 67245 |
| | ___ 30. Safe Storage | 67261 |
| | ___ 31. Freeboard | 67257 |
| <hr/> | | |
| I.B TRANSPORTER (Title 22) | ___ 32. Applic./Insurance | 66428 |
| | ___ 33. Comp. Cert./CHP insp. | 66448 |
| | ___ 34. Containers | 66465 |
| <hr/> | | |
| Manifest | ___ 35. Vehicles | 66465 |
| | ___ 36. EPA ID #s | 66531 |
| | ___ 37. Correct | 66541 |
| | ___ 38. HW Delivery | 66543 |
| | ___ 39. Records | 66544 |
| <hr/> | | |
| Can't's | ___ 40. Name/ Covers | 66545 |
| | ___ 41. Recyclables | 66800 |

Comments:

Observed removal of 2 UGT's
 1) 10,000 gal diesel, no obvious holes
 in tank. Water in excavation
 with considerable oil/tar floating
 2 soil samples collected at 6' + 5'

2) 1,000 gal gasoline, no obvious holes
 in tank.
 2 soil samples collected at a depth
 of 6' + 5'

One water sample collected

One soil sample to be collected from
 under the dispenser upon removal

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: O Brown

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320**

565622
45700
1-9-90
Date: _____

ACCEPTED
1/9/90
DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 874-7237

Those plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction. Once completed, all required plans must be on the job and available to all contractors and craftsmen involved with the removal.

As a condition of alterations of these plans and specifications and the transfer of this Department and to the Fire and Building Department, Department to determine if such changes meet the requirements of State and local laws. The Department at least 48 hours prior to the following required inspections:

- _____ Removal of Tank and Piping
- _____ Sampling
- _____ Final Inspection

Failure of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.
THERE IS A FINANCIAL PENALTY FOR NOT COMPLYING WITH THESE REGULATIONS.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name _____
Business Owner Mission-Taylor Properties c/o Lowenberg Corp.
2. Site Address 1410 64th Street
City Emeryville Zip 94608 Phone _____
3. Mailing Address 44 Montgomery Street
City San Francisco Zip 94104 Phone _____
4. Land Owner Mission-Taylor Properties c/o Lowenberg Corp.
Address 44 Montgomery St. City, State S. Francisco CA Zip 94104
5. EPA I.D. No. CAC000225017
6. Contractor Ramcon
Address 1401 Halvard Drive, Suite 130
City West Sacramento CA Zip 95691 Phone 916/372-7535
License Type A ID# 94-2721041
7. Consultant Ramcon
Address 1401 Halvard Drive, Suite 130
City West Sacramento Phone 916/372-7535

8. Contact Person for Investigation

Name Susan Lowenberg Title _____

Phone 415/392-4500

9. Total No. of Tanks at facility 2

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

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Transporter

Name Refinery Services EPA I.D. No. CAD083166728

Address P.O. Box 1171, 13331 North Highway 33

City Patterson State CA Zip 95363

b) Rinsate Transporter

Name Refinery Services EPA I.D. No. CAD083166728

Address P.O. Box 1171, 13331 North Highway 33

City Patterson State CA Zip 95363

c) Tank Transporter

Name H + H Ship Service EPA I.D. No. CAD004771168

Address 220 China Basin Street

City San Francisco State CA Zip 94107

d) Tank Disposal Site

Name H + H Ship Service EPA I.D. No. CAD004771168

Address 220 China Basin Street

City San Francisco State CA Zip 94107

e) Contaminated Soil Transporter

Name M.P Vacuum Truck Service EPA I.D. No. CAT000624247

Address 3400 North Manor Street

City Bakersfield State CA Zip 93308

12. Sample Collector

Name Jeff Weiser
 Company Western Environmental Science & Technology
 Address 1046 Olive Drive, Suite 3
 City Davis State CA Zip 95616 Phone 916 753-9500

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10,000	Diesel	soil and/or groundwater if present	soil / backfill interface into 2' native soil
1,000	Regular gasoline		

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

If yes, describe. _____

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

If yes, describe. 20 lbs. dry ice per 1,000 gallon volume

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

16. Laboratories

Name Western Environmental Science & Technology
 Address 1046 Olive Drive Suite 3
 City Davis State CA Zip 95616
 State Certification No. 340

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 fuel	Hexane extraction for diesel 8015 modified BTX & E method 8020	GC Method
Regular gasoline fuel	Total Petroleum Hydrocarbon - for gasoline modified 8015 BTX & E method 8020	Purge & Trap

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No []

Copy of Certificate enclosed? Yes [] No Previously sent

Name of Insurer State Compensation Fund

20. Plot Plan submitted? Yes No []

21. Deposit enclosed? Yes 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
- d) Attachment A summarizing laboratory results

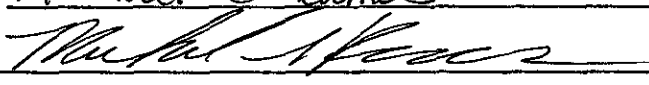
I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin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

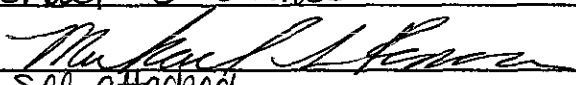
I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

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) Michael S. Ramos
Signature 
Date 1/4/90

Signature of Site Owner or Operator

Name (please type) Michael S. Ramos
Signature AGENT 
Date 1/4/90 see attached.

RECEIVED NOV 27 1989



MISSION-Taylor Properties
C/O

Lowenberg Corporation

44 Montgomery Street
San Francisco, California 94104
Telephone (415) 392-4500
FAX (415) 392-4508

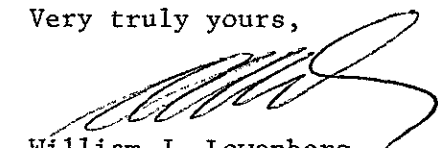
November 22, 1989

Mr. Michael S. Ramos
RAMCON
P.O. Box 1024
West Sacramento, CA 95691

Dear Mike,

This letter authorizes you to sign and obtain all necessary permits for the removal of two underground tanks at 1410 - 64th Street, Emeryville, California.

Very truly yours,



William J. Lowenberg

WJL:ch

RAMCON
1450 Harbor Blvd. Suite H
WEST SACRAMENTO, CALIFORNIA 95691
(916) 372-7535

JOB _____

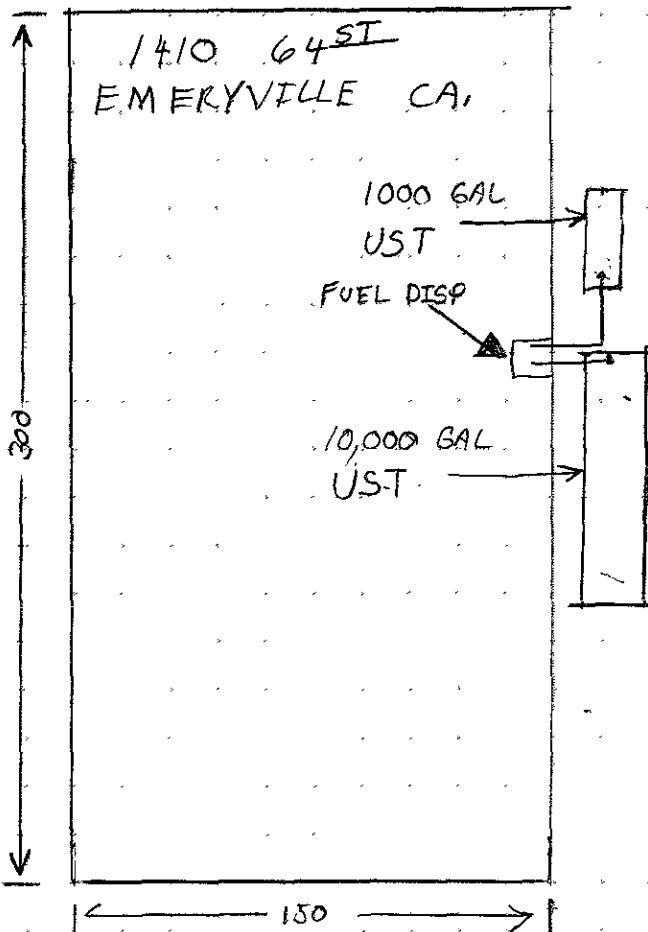
SHEET NO _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE **NOT TO SCALE**

HOLLIS



**STATE
COMPENSATION
INSURANCE
FUND**

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

RECEIVED DEC 18 1989

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

DECEMBER 14, 1989

POLICY NUMBER: 571-89 UNIT 0002202
CERTIFICATE EXPIRES: 10-1-90

COUNTY OF ALAMEDA
HAZARDOUS MATERIALS DIVISION
20 SWAN WAY, ROOM 200
OAKLAND
CA 94621

JOB: ALL CALIFORNIA OPERATIONS

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 ³⁰ten days' advance written notice to the employer.

We will also give you ³⁰TEN 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 #2045 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE 10/01/89 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

MICHAEL S RAMOS
DBA: RAMCON
P.O. BOX 1024
WEST SACRAMENTO
CA 95691



RAMCON

Developer • Contractor • Commercial • Industrial

(916) 372-7535 FAX (916) 372-4209

St License No 510034

RAMCON
SITE SAFETY PLAN
1410 64TH STREET, EMERYVILLE

ALL RAMCON FIELD EMPLOYEES ARE CERTIFIED THROUGH OSHA 29 CFR 1910.120, HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE.

EMPLOYEES WEAR FULL FACE RESPIRATORS, RUBBER GLOVES AND PROTECTIVE CLOTHING.

2-30 POUND FIRE EXTINGUISHERS WILL BE ON SITE AND READILY AVAILABLE.

TRAINED EMPLOYEES WILL DETERMINE THE LOW EXPLOSION LEVEL, USING AN LEL METER.

EMPLOYEES WILL OPEN ALL ACCESSIBLE PORTS TO TANKS BEFORE RINSING.

EMPLOYEES WILL DETERMINE IF THE TANKS HAVE ANY NON-MANUFACTURED PORTS, VISUAL INSPECTION OF TANKS FROM GRADE. VISUAL INSPECTION OF BACKFILL, (i.e. PUDDLING, OR OVER SATURATION IN BOTTOM OF TANK PIT).

IN THE EVENT THAT A SIGNIFICANT AMOUNT OF HAZARDOUS MATERIALS ARE FOUND, EMPLOYEES WILL IMMEDIATELY NOTIFY THE PROJECT MANAGER.

PHONE NUMBERS OF LOCAL AUTHORITIES AND EMERGENCY PERSONAL INCLUDING THE HEALTH DEPARTMENT OFFICIALS SHALL BE POSTED ON SITE.

Maynard Geisler

Staff Geologist



DAMES & MOORE

3700 LAKEVILLE HIGHWAY
P.O. BOX 808024 94975-8024
PESCALUMA, CALIFORNIA 94954
(707) 373-1227 FAX (707) 763-4065
(707) 762-9477

A PROFESSIONAL LIMITED PARTNERSHIP



Lowenberg Corporation

Susan E. Lowenberg

44 Montgomery Street
San Francisco, California 94104

Telephone (415) 392-4500