

**ALAMEDA COUNTY ENVIRONMENTAL HEALTH**  
1131 Harbor Bay Parkway, Alameda, CA 94502

**LOP & SLIC Program**

Contaminated Site Case Transfer Form

**Referral To:**

Date	10/03/05
Agency	Oakland Fire Department
Attention	Leroy Griffin

**Site Information:**

<b>Site Responsible Party(s)</b>	
Site Name	RO2532 – Fleishman’s Yeast
Site Address	921 98 <sup>th</sup> Avenue, Oakland, CA
Site Phone	na
Site Contractor/Consultant (if available)	ACC Environmental / Geomatrix
Site DBA	na

**Site Conditions:**

<b>UST</b>	
USTs removed? # removed: <u>various removed &amp;/or remain in place ref. OFD records</u> Date removed: <u>various</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Contents (circle): gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify) <u>***</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Observations of system (holes, leaks)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination? o Highest Concentration Detected in Soil Contaminant (specify) <u>***</u> Concentration _____ ppm o Highest Concentration Detected in Water Contaminant (specify) <u>***</u> Concentration _____ ppb	Yes <input type="checkbox"/> No <input type="checkbox"/>
Unauthorized Release Form filed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Future intended use if known? Specify _____	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>NON-UST</b>	
Former industrial use?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination? o Highest Concentration Detected in Soil Contaminant (specify) <u>***</u> Concentration _____ ppm o Highest Concentration Detected in Water Contaminant (specify) <u>***</u> Concentration _____ ppb	Yes <input type="checkbox"/> No <input type="checkbox"/>
Future intended use if known? Specify <u>Residential</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
*** <b>If available, attach pertinent reports:</b> Entire case file including reports attached. Case file indicates other environmental reports apparently exist for site, however these reports not submitted to ACEH. Potential COC's not identified however, appear to include but not be limited to: Pb, Hg, PCBs, formaldehyde, PHCs.	

Transferred as: LOP  SLIC

Level of Update requested:  distribution list  all meetings  all site visits  closure sign off  none

Transfer requested by (ACEH): Donna Drogos Date: 10/03/05

Transfer accepted by (OFD): \_\_\_\_\_ Date: \_\_\_\_\_

R02532

**Wickham, Jerry, Env. Health**

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**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Friday, September 30, 2005 10:45 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** 'David DeMent'; 'Karel Detterman'; 'Al Pelton'  
**Subject:** RE: Revised Report for 921 98th Avenue - RO0002532

Dear Mr. Wickham:

David DeMent has verbally confirmed with Al Pelton that Dreisbach Family Trust (Dreisbach) is the owner and now the responsible party for 921 98th Avenue, Oakland. At this time ACC will be performing services for Dreisbach and would like to address the following two issues:

- 1) What documentation will you need from Dreisbach, Burns Philp, and/or both regarding transfer of regulatory responsibility? Other than taking Burns Philp out of the loop, once Dreisbach is the official responsible party, Dreisbach will sign the GeoTracker authorization form letting ACC submit required data and reports.
- 2) Dreisbach would like a meeting as soon as possible to discuss Interim Corrective Action. In order to schedule a meeting with ACC, Dreisbach, and other interested parties such as Pulte Homes and GeoMatrix, please provide the 3 earliest dates you could meet.

Thank you for working with ACC and hope to hear from you soon.

Trevor Bausman  
 Project Coordinator  
 (510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Trevor Bausman [mailto:tbausman@accenv.com]  
**Sent:** Thursday, September 29, 2005 5:02 PM  
**To:** 'Jerry Wickham'  
**Cc:** 'David DeMent'; 'Karel Detterman'  
**Subject:** RE: Revised Report for 921 98th Avenue - RO0002532

Dear Mr. Wickham:

Attached is the Revised Additional Subsurface Soil Investigation Report for 921 98<sup>th</sup> Avenue, Oakland, California with corrected date of September 14, 2005. ACC was notified after the fact that Burns Philp completed its property transaction with Dreisbach Family Trust for 921 98th Avenue on September 15, 2005, where responsibility for the former tanks and the open regulatory case was therefore transferred to Dreisbach Family Trust. ACC is attempting to confirm this with Al Pelton of Dreisbach Family Trust. In the mean time, ACC has corrected the Report date to reflect when it was actually completed rather than when the hard copy to be delivered to your office could have wet signatures put on it.

ACC is sending to you the coverpage and signage sheet with corrected dates tomorrow. Please replace the appropriate pages of your unbound Report with these sheets.

Thank you for working with ACC on this matter.

Trevor Bausman  
 Project Coordinator  
 (510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Trevor Bausman [mailto:tbausman@accenv.com]

9/30/2005

**Sent:** Wednesday, September 21, 2005 3:41 PM  
**To:** 'Jerry Wickham'  
**Cc:** 'David DeMent'; 'Karel Detterman'; 'Al Pelton'; 'Snow, Sally'  
**Subject:** RE: Revised Report for 921 98th Avenue - RO0002532

Dear Mr. Wickham:

Attached is the final version of the Revised Additional Subsurface Soil Investigation Report for 921 98<sup>th</sup> Avenue, Oakland, California. An unbound hard copy with wet signature was dropped off at your office today.

If you have any questions or comments regarding the Report, please contact David DeMent at (510) 638-8400 ext. 109 or at [ddement@accenv.com](mailto:ddement@accenv.com).

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Trevor Bausman [<mailto:tbausman@accenv.com>]  
**Sent:** Wednesday, September 14, 2005 5:54 PM  
**To:** 'Jerry Wickham'  
**Cc:** 'David DeMent'; 'Karel Detterman'; 'Al Pelton'  
**Subject:** RE: Revised Report for 921 98th Avenue - RO0002532

Dear Mr. Wickham:

Upon review of the PDF of the Revised Additional Subsurface Soil Investigation Report sent to you on September 9, 2005, it seems the some edits were not included in the text and some appendices were left out. ACC apologizes for this oversight and will work to provide a corrected Report to you tomorrow afternoon both by PDF through email and hard copy to your office.

In the mean time, attached is a response letter to your August 5, 2005 letter. A hard copy will accompany the Report.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Trevor Bausman [<mailto:tbausman@accenv.com>]  
**Sent:** Friday, September 09, 2005 5:10 PM  
**To:** 'Jerry Wickham'  
**Cc:** 'ddement@accenv.com'  
**Subject:** Revised Report for 921 98th Avenue - RO0002532

Dear Mr. Wickham:

Attached is the PDF of the Revised Additional Subsurface Soil Investigation and Piezometer Installation Report for 921 98th Avenue, Oakland, California.

ACC will also be sending a PDF copy of the Phase I ESA conducted in 2002 for this property.

ACC will drop off hard copies of the revised Report and Phase I ESA to your office on Monday, September 12.

Trevor Bausman

9/30/2005

RO 2532

**Wickham, Jerry, Env. Health**

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**Attachments:** 6725-001-05 REV RPT 9 05.pdf

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**Subject:** RE: Revised Report for 921 98th Avenue - RO0002532

Dear Mr. Wickham:

10/3/2005



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In the mean time, attached is a response letter to your August 5, 2005 letter. A hard copy will accompany the Report.

Trevor Bausman  
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ACC will drop off hard copies of the revised Report and Phase I ESA to your office on Monday, September 12.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

10/3/2005

21 September 2005

**Alameda County**

**SEP 27 2005**

By courier and e-mail

**Environmental Health**

Mr Jerry Wickham  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Dear Mr Wickham,

**Fuel Leak Case No RO0002532, Fleischmann's Yeast, 921 98<sup>th</sup> Avenue, Oakland, CA**

I refer to previous correspondence in this matter.

As you might be aware, the property at 921 98<sup>th</sup> Avenue, Oakland, CA (the "Property") was purchased on 11 February 2003 by the Dreisbach Family Trust ("Dreisbach") from Burns Philp Food Inc ("BPFI"). Under the terms of the Purchase Agreement relating to the purchase of the Property, BPFI agreed with Dreisbach to, among other things, complete certain environmental remediation.

Up until 30 September 2004, BPFI was a subsidiary of Burns, Philp & Company Limited ("BPC"). On 30 September 2004, BPFI was sold and BPC took over the management of the contractual responsibilities still outstanding between BPFI and Dreisbach in relation to the Property. This is the reason that the Agency has been corresponding with BPC on this issue.

On 15 September 2005, BPC and Dreisbach came to an agreement which had the effect, among other things, of Dreisbach releasing BPC and BPFI from matters outstanding under the Purchase Agreement and the condition of the Property.

Accordingly, from 15 September 2005, Dreisbach, the owner of the Property, is the responsible party for the purposes of concluding the remediation of the Property. I note that you addressed your Response dated 5 August 2005 to Dreisbach as well as to me, and therefore have their contact details.

Please telephone me on +61 2 9259 1309 or email me at [sally.snow@burnsphlp.com](mailto:sally.snow@burnsphlp.com) if you have any questions.

Yours sincerely,



Sally Snow  
**Corporate Counsel**

Copied via email to:

Leroy Griffin, City of Oakland Fire Dept  
Donna Drogos, ACEH  
David DeMent, ACC  
Allen Pelton, Dreisbach



September 13, 2005

Mr. Jerry Wickham  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

RE: Response to ACHCSA's August 5, 2005 Comment Letter  
Fuel Leak Site Case No. RO0002532, Former Fleischmann's Yeast Facility  
921 98<sup>th</sup> Street, Oakland, California

Dear Mr. Wickham:

On behalf of Burns Philp & Company Limited, ACC Environmental Consultants, Inc. (ACC) has prepared this response to your August 5, 2005 Comment Letter prepared for Ms. Sally Snow at Burns Philp & Company Limited, Mr. Al Pelton at Dreisbach Industries, and Mr. Robert Ribbing at Fleischmann's Yeast. Please be advised that Fleischmann's Yeast was purchased by Burns Philp & Company Limited and is no longer a responsible party.

Responses are presented in table format. The intent of this response letter is: 1) clarify information previously submitted by ACC; 2) present new information obtained since the June 14, 2005 Additional Subsurface Investigation and Piezometer Installation Report (Report) was submitted to the Alameda County Health Care Services Agency (ACHCSA); 3) present additional rationale or opinion for statements made in the Report; and 4) respond to ACHCSA's comments to resolve any significant discrepancies.

Technical Comment	ACC Response
#1 - Perjury Statement	ACC requested a cover letter satisfying ACHCSA perjury statement requirements to be submitted with the revised report but Burns Philp refused due their contractual agreements with Dreisbach Industries to take over project oversight and remedial efforts.
#2 - Lack of References or Supporting Information	ACC submitted Figure 2 with the January 17, 2003 Investigation Report. Figure 2 was a scan of the original site plan provided by Fleischmann's Yeast during preparation of the Phase I Environmental Site Assessment (ESA) which illustrated the locations of the two gasoline underground storage tanks (USTs). No other information was available regarding the former USTs from any others sources during the preparation of the Phase I ESA.
#3 - Examples of Lack of References or Supporting Information	ACC provided additional information regarding the geophysical scan and exploratory trenching performed in the revised Report. The locations of the two original USTs and product dispensers have been depicted on all figures. Since the location of UST T1 was correct and the locations of the two product dispenser locations were correct, ACC assumed that the depicted location of UST T2 was also correct prior to advancing exploratory soil borings at that location.

Technical Comment	ACC Response
#4 - Description of Other Releases at the Site	This comment makes assumptions known now but which were not known during the first two soil boring investigations. Since ACC prepared the Phase I ESA, we were aware of the diesel tank removal work performed by IT Corporation circa 1996. The applicability of the diesel tank investigation and remediation work to our area of the site is open to interpretation. The primary goal of the subsurface characterization work summarized in the June 14, 2005 report was to further determine the degree and extent of residual petroleum hydrocarbons in soil and groundwater in the vicinity of the two former gasoline USTs located approximately 500 feet from the former fuel oil USTs.
#5 - Dispensers and Piping	The two product dispensers and product piping associated with Tank T1 were directly observed, and the two product dispensers were in the exact locations depicted on the Site Plan obtained during the Phase I ESA, and product piping leading from Tank T2's dispenser were correctly identified during the geophysical survey.
#6 - Formaldehyde UST	The formaldehyde tank was successfully removed under observation of the Oakland Fire Department and a no further action letter was prepared dated March 21, 2005. A copy of the letter is attached. The formaldehyde UST was not used from 1989 to 2002, was filled with water prior to being cleaned out during plant decommissioning activities in 2003, and was found to be constructed of intact 0.5-inch thick steel during removal.
#7 - Borings Adjacent to Tank T1	Exploratory soil borings B9 and B10 were advanced to further investigate apparently impacted soils at soil boring locations B1 and B2, not specifically located in relation to UST T1.
#8 - Piezometer Installation	The Report has been revised to include additional information about the installation, development, and sampling of the piezometers. Due to an apparent obstruction in piezometer P-2, a fourth piezometer (P-2R) was installed. Subsequent efforts cleared the obstruction in piezometer P-2 which now contains static groundwater.
#9 - Subsurface Conditions	The Report has been revised.
#10 - Analytical Results	Table 5 summarizes fuel oxygenate analytical data provided by the laboratory. Select soil and groundwater samples were analyzed for fuel oxygenates by EPA method 8260B but the laboratory reported only MTBE. Amended lab reports containing fuel oxygenate data have been included in the revised Report.
#11 - Groundwater Flow Direction	ACC will provide calculated gradients and groundwater flow direction from groundwater depth data obtained in the piezometers. Groundwater data obtained to date is inconclusive even with the installation of the fourth piezometer.
#12 - Groundwater Gradient and Aquifer Qualities	Boring logs cannot contain the minute detail observed during logging or conclusively demonstrate to a third party the reported interpretations and professional opinions gained through experience. The opinions expressed in the Report are those of two Professional Geologists and sometimes include observations made during previous investigation at the Site.

Technical Comment	ACC Response
#13 - Isoconcentration Contours	Despite the claims of the interpolation software developers, isoconcentration maps represent a simple interpretation of data between known points. These maps are typically inaccurate but are consistently requested by regulatory agencies. Previously, ACHCSA requested isoconcentration maps for this Site and even requested isoconcentration maps in soil. The discussion about the accuracy of the isoconcentration contours is analogous to the "uncertainties" section of a human health risk assessment.
#14 - Source Areas	The Report has been revised.
#15 - Lateral Extent of TPHg and BTEX in Soils	The Report has been revised or reviewed.
#16 - Lateral Extent of TPHg and BTEX in Groundwater	The Report has been revised or reviewed.
#17 - Vertical Extent of TPHg and BTEX in Groundwater	The Report has been revised or reviewed.
#18 - Risks and Volume of Contaminated Groundwater	The Report has been revised or reviewed.
#19 - Depths for Groundwater Grab Samples	Grab groundwater samples were collected from each borehole upon reaching total maximum depth in the estimated top four feet of encountered groundwater. Pertinent information is included on respective soil boring logs.
#20 - Site Figures	The difference between Figures 2 and 3 is that the former Figure 2 taken from the 2003 report shows the building before it was demolished in 2004 and Figure 3 shows the remaining concrete building pad after the building debris was mostly removed from the site.
#21 - Errors in Boring Logs	There are no boring logs for B21, 28, 29, 31, 32, 33, & 36. These soil borings were advanced with a hydropunch for purposes of collecting grab groundwater samples. Soil boring log B27 has been revised.
#22 - Appendices - Supporting Information	Additional information requested has been provided in the revised Report.
#23 - Well Survey	Well survey information will be provided in a separate report.
#24 - Utilities and Other Preferential Pathways	Utility information will be provided in a separate report.
#25 - Geotracker EDF Submittals	Geotracker will be updated with the revised Report within 14 days.
#26 - Request for Meeting	Dreisbach Industries would like to meet with the ACHCSA as soon as feasible to discuss interim remediation at the Site for purposes of receiving regulatory closure in regards to the former gasoline USTs.

Mr. Jerry Wickham  
September 13, 2005  
Page 4 of 4

ACC General Comments

ACC would like to reiterate that site investigation and subsurface characterization was generally performed in a logical, progressive fashion based on the schedule and goals existing at the time. Initially, the Phase I ESA identified two suspect gasoline tanks. Site inspection indicated the product dispensers were located as depicted on the Fleischmann's site plan but no evidence of UST removal was indicated. ACC trenched across the depicted locations of the two suspect gasoline USTs to confirm if the tanks still existed and observed cut product/vent lines at one tank (T1) that had been bent back apparently by a backhoe. Evidence of the second UST T2 was not observed in the trench so ACC had the area of the two tanks scanned with a magnetometer. Product piping from the tank T2 product dispenser was noted in the correct position to within a few feet of the depicted location of tank T2, and no metallic anomalies indicative of a UST were noted. Following confirmation that the two gasoline tanks no longer existed and noting field evidence of gasoline impact in soil, ACC recommended exploratory soil borings to further characterize soil and groundwater impacts in the vicinity of the two former gasoline USTs.

Despite a number of requests, ACHCSA refused to meet with ACC and Fleischmann's Yeast during this period. Ms. Donna Drogos instructed ACC to wait for regulatory comment from Mr. Amir Gholami and regulatory feedback was inconsistent with the findings of subsurface investigation.

We believe the revised Report and information summarized in this response letter will clarify specific issues and facilitate evaluating the investigation data obtained to date. ACC is currently monitoring the four piezometers and will be providing a letter report of findings by September 20, 2005. We are available at your convenience to discuss previous work performed at the Site.

*"I declare, under penalty of perjury, that the information contained in this letter is true and correct to best of my knowledge and that no information has been withheld pertaining to the subject matter of this document."*

If you have any questions, please contact me at (510) 638-8400, extension 109 or email me at [ddement@accenv.com](mailto:ddement@accenv.com).

Sincerely,



David DeMent, RG, REA II  
Environmental Division Manager

cc: Ms. Sally Snow, Burns Philp & Company  
Mr. Al Pelton, Dreisbach Industries

RO 2 532

# CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency  
Planning & Zoning Services Division

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 238-3254

## COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE FINAL ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING ON THE ARCADIA PARK RESIDENTIAL PROJECT

**PROJECT TITLE:** Arcadia Park Residential Project

**CASE NO.:** GP05-331; RZ05-332; PUD05-335; TTM-7640; CMV05-446; ER05-003

**PROJECT SPONSOR:** Pulte Homes

**PROJECT LOCATION:** The project site is located near the corner of 98<sup>th</sup> Avenue and San Leandro Street in East Oakland. The site is approximately 27 acres in size.

Alameda County  
SEP 12 2005  
Environmental Health

**DESCRIPTION OF PROJECT:** The applicant proposes to construct 366 new residential dwelling units on a site located near the corner of 98<sup>th</sup> Avenue and San Leandro Street in East Oakland. The project consists of 74 single-family homes, 108 small-lot single-family homes (also known as detached condominiums or urban single-family homes), and 184 attached townhomes. The applicant is seeking to amend to the General Plan land use designation for the site from General Industrial/Transportation to Housing and Business Mix in the Oakland General Plan, amend the Redevelopment land use designation for the site from Manufacturing to Residential in the Coliseum Redevelopment Area Plan, and rezone the site from the M-30 General Industrial Zone to the R-30 One-Family Residential Zone and the R-50 Medium Density Residential Zone. The applicant is also seeking approval of a Planned Unit Development (PUD) permit, Tentative Tract Map, Conditional Use Permit, and Variances.

**ENVIRONMENTAL REVIEW:** On July 1, 2005, a Draft EIR was published for this project beginning a 45-day public review period which ended on August 15, 2005. All comments that were received have now been compiled and responded to in a Final EIR, along with changes and clarifications to the Draft EIR. The preparation of the Final EIR has been overseen by the Environmental Review Officer or his/her representative, and the conclusions and recommendations in the document represent the independent conclusions and recommendations of the City. Copies of the Final EIR are available for distribution to interested parties at no charge at the Community and Economic Development Agency, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m.

**PUBLIC HEARING:** The City Planning Commission will hold a public hearing on Wednesday, September 21, 2005, at 6:30 p.m. in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, California, to consider approval of the project. This action consists of the certification of the Final EIR and consideration of the planning entitlements for the project. Members of the public are welcome to attend this hearing and provide comments on the Final EIR or the proposed project.

Written comments on the Final EIR or the proposed project should be sent to the attention of Darin Ranelletti, Planner III, City of Oakland, Community and Economic Development Agency, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. Comments should be received no later than 4:00 p.m. on September 21, 2005. If you challenge the environmental document or discretionary planning permits in court, you may be limited to raising only those issues raised at the City Planning Commission public hearing described above, or in written correspondence received by the Community and Economic Development Agency on or prior to 4:00 p.m. on September 21, 2005. For further information, please contact Darin Ranelletti at (510) 238-3663 or [dranelletti@oaklandnet.com](mailto:dranelletti@oaklandnet.com).

CLAUDIA CAPPIO  
Development Director

Date: September 8, 2005



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

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

August 5, 2005

Robert Ribbing  
Fleischmann's Yeast  
240 Larkin Williams Industrial Court  
Fenton, MO 63026

Allen Pelton  
Dreisbach  
2530 East Eleventh Street  
P.O. Box 7509  
Oakland, CA 94601-0509

Sally Snow  
Burns Philp & Company Limited  
Level 23 Pitt Street  
Sydney NSW 2000  
Australia

Subject: Fuel Leak Case N [REDACTED] Fleischmann's Yeast, 921 98<sup>th</sup> Avenue, Oakland, CA

Dear Mr. Ribbing, Mr. Pelton, and Ms. Snow:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the report entitled, "Additional Subsurface Investigation and Piezometer Installation Report," dated June 14, 2005, prepared on your behalf by ACC Environmental Consultants. We have found the referenced report to be incomplete and contain numerous deficiencies, many of which are described in the technical comments below. Due to these deficiencies, the lack of supporting information, and unsubstantiated statements and interpretations made throughout the report, ACEH finds the report unacceptable to evaluate site conditions. ACEH requests that you revise the report to include the additional requested items and address the deficiencies described below. **Please re-submit the report by September 9, 2005.**

**TECHNICAL COMMENTS**

- 1. 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.
- 2. Section 2.0 - Lack of References or Supporting Information in Background Section.** Incomplete information is presented in the Background section of the report without reference or substantiation. The sources of historical information regarding the two former USTs and dispensers are to be described in order for the reader to assess the validity of the conclusions stated. If the sources of historical information are fully described in a Phase I Environmental Site Assessment, that document is to be referenced in the Background section of the "Additional Subsurface Investigation and Piezometer Installation Report," and provided to

ACEH as a reference document for the site. Two examples of the lack of references and supporting information are more fully discussed below in comment #3.

3. **Section 2.0 - Examples of Lack of References or Supporting Information.** Section 2.0 – Background, which describes efforts to locate the two former gasoline USTs, includes two examples of the lack of references or supporting information in the Background section. An exploratory excavation at the presumed former location of gasoline UST T1 is described as revealing “broken and cut product and vent line and engineered fill where soils should have been native silts and clays.” The report does not include a location map or trench log to show the trench location, trench dimensions, types of materials observed along the sides and bottom of the excavation, description of the pipes (size, depths, and orientations), whether the broken and cut pipes were properly abandoned, whether any samples were collected, and whether any staining or odor was observed in the excavation. A second exploratory excavation apparently at the assumed location of UST T2 is simply described as “inconclusive.” No references to previous documents or supporting information regarding the exploratory excavations are described in this background section. ACEH reviewed previous documents to attempt to locate supporting data for the excavations but did not find the information in previous reports. Subsurface investigation reports dated January 17, 2003 and September 2, 2003 contained the identical paragraphs used in Section 2.0 – Background of the June 14, 2005 report. A second example of the lack of references or supporting information in the Background Section is the description of a geophysical scan. The Background section describes the results from the geophysical scan in the following single sentence, “The results of a subsurface magnetometer survey were more conclusive and indicated that no metallic anomalies were located in the area of the former gasoline USTs.” No reference or other information is provided to identify the area where the survey was conducted, the type of equipment used, and the reliability of the conclusions. If the results of the excavations and geophysical scan are described in separate existing documents, please reference the existing documents in the Background section and submit copies of the existing documents to ACEH. If existing documents have not been produced to document the excavations or geophysical scan, please use the field notes to properly document the field activity in an appendix to the revised “Additional Subsurface Investigation and Piezometer Installation Report.”
4. **Section 2.0 - Description of Other Releases at the Site.** The Background section of the report must include a description of previous releases and all subsurface investigations conducted at the site. The Background section currently does not include a discussion of subsurface investigations conducted at the site for two 25,000-gallon diesel USTs. Subsurface investigations of leaks from two 25,000-gallon diesel USTs were conducted at the facility from 1990 through 1996 and the case was closed in 1997. The information derived from the previous UST case, including the installation of monitoring wells and assessment of hydraulic gradient at the site are relevant to this site investigation and must be included in the report. The hydraulic gradients measured during the previous UST investigation are briefly mentioned in Section 5.0 but the data appear to be ignored in estimating the hydraulic gradient for the site. In addition, the previous case closure for the two diesel USTs identified conditions that must be evaluated for the proposed land use change from commercial to residential use. Therefore, the contamination from the two former diesel USTs must be re-evaluated based on a change to residential land use. Please include this information and describe plans to re-evaluate these data in the revised report requested below. In addition,

please describe and include results from any other sampling activities or investigation conducted for other releases at the site.

5. **Section 2.0 - Dispensers and Piping.** Please provide some background information regarding how the former locations of the dispensers were determined. If the locations were determined by direct observation, please state what was observed and the time frame over which observations are available. This information is to be included in the revised report requested below.
6. **Section 2.1 - Formaldehyde UST.** The report does not present information to help assess whether the formaldehyde UST has leaked and whether the formaldehyde UST may be closed in place. Borings B7 and B8 were reported to be completed directly adjacent to the formaldehyde UST yet the purpose of these borings is unclear since no soil samples were collected from these borings and the single groundwater sample collected from boring B7 was analyzed only for TPHg, BTEX, and MTBE. It appears that no laboratory analytical data for formaldehyde was obtained from these two borings. If the formaldehyde UST is to be closed in place under permit to Oakland Fire Services Agency, an investigation to assess potential discharges from the formaldehyde UST and piping is required. If the formaldehyde UST will be closed in place under permit to Oakland Fire Services Agency, please submit a Work Plan to collect and analyze soil and groundwater samples in the vicinity of the formaldehyde UST that will allow an assessment of soil and groundwater conditions in the vicinity of the tank and piping. A description of the tank dimensions, construction, contents, age, and history of operations will be required in the Work Plan. Diagrams of all piping formerly leading to and from the tank must be presented. If the locations of piping are unknown, the Work Plan is to include a scope of work to identify and locate the piping.
7. **Section 2.2 - Borings Adjacent to Tank T1.** The text states that borings B1, B2, B9, and B10 were "advanced adjacent to and on each side of former gasoline UST T1." Tank T1 is shown on each of the site figures in a location northwest of these borings. Please determine whether the text or the figures are accurate and make the text and figures consistent in the revised report requested below.
8. **Unnumbered Section – Piezometer Installation.** The piezometers do not appear to have been installed according to the Work Plan, dated July 19, 2004 or the description in section 3.0 of the June 16, 2005 report. The text in section 3.0 indicates that the borings were continuously-cored and advanced to a depth of approximately 5 feet into the water-bearing zone." The second to last sentence in the same paragraph states that soil samples were collected for soil classification at 5-foot intervals, at lithologic changes, and at the soil/groundwater samples. Therefore, it is not clear whether the borings were continuously cored or sampled at selected intervals. The piezometers were installed at depths of 18, 24, and 12 feet bgs, respectively. The boring logs for borings B23 (P-1) and B-30A (P-2) indicate groundwater was not encountered in the borings. The construction diagrams for the piezometers show a grout seal installed directly over a factory-packed filter pack. Please clarify if this was the actual construction used. If so, please describe in the revised report requested below, why this method was used and what effects this may have on the filter pack and sample quality. In addition, please describe how these temporary piezometers have been or will be abandoned.

9. **Section 4.1 – Subsurface Conditions.** The sixth sentence in this section indicates, “sand content began to increase with depth and a saturated clayey and/or sand was observed in soil borings B22, B27, B30A, B34, and B35.” Please correct this statement to identify the soil types observed in the soil borings. In addition, cross sections are to be added to illustrate the lateral and vertical extent of soil layers, where groundwater was first encountered in borings and the static water levels, observations of free product, staining, and odor, and sample locations and results. Please make these additions and changes in the revised report requested below.
  
10. **Section 4.2 – Analytical Results.** The work plan for this investigation, dated July 19, 2004 stated that “At a minimum, one soil sample from collected in each of the soil borings B@@, B23, and B24, and grab groundwater samples collected from B25 and B27, will be analyzed for TPHg, BTEX, MTBE, and all fuel oxygenates.: Analytical results for fuel oxygenates other than MTBE do not appear to be presented in the report. Please present the analytical results for fuel oxygenates for the specified samples in the revised report requested below or provide an explanation as to why these analyses were not performed. No analyses have been conducted for lead scavengers at the site. Please identify this as a data gap in the revised report requested below or provide the rationale for not conducting analyses for lead scavengers.
  
11. **Section 5.0 - Groundwater Flow Direction.** Investigation of the site has apparently been conducted based on an assumption that the groundwater flow direction is to the northwest. Section 5.0 (Discussion) of the report states that, “the inferred groundwater flow direction is reported to be west – northwest in the vicinity of the Site, which is consistent with regional topography.” No reference or other information is provided to indicate in what document the groundwater flow direction is “reported to be west-northwest.” No discussion of the regional hydrogeologic setting is included in the report. Based on groundwater monitoring conducted from 1992 to 1996 for a leaking UST investigation in the northern portion of the site, the hydraulic gradient at the site varies from southwest to west (IT Corporation, 1996. “Site Closure Recommendation Report”). Given that hydraulic gradient data are available for 921 98<sup>th</sup> Avenue, it is not clear why the hydraulic gradient would be inferred to be to the northwest. The discussion of hydraulic gradient requires revision throughout the revised report requested below.
  
12. **Section 5.2 – Statement Regarding Groundwater Gradient and Aquifer Qualities.** The last sentence in the second paragraph states that, “Due to relatively poor aquifer qualities in shallow water-bearing zones and a relatively shallow groundwater gradient, migration in groundwater is typically defined more by diffusion than groundwater flow direction.” This statement is made without supporting data or foundation. Moreover, this statement is not consistent with site data and basic hydrogeologic principles. Water-bearing zones that are capable of transmitting groundwater and dissolved contaminants by advective flow are described in the boring logs. An example is the boring log for the deepest boring at the site, B22. As shown on the boring log for B22, a silty sand was encountered from approximately 16 feet bgs to approximately 28 feet bgs. Groundwater was encountered at a depth of 18 feet bgs in the boring. Therefore, it is difficult to understand why the report would consider diffusion to be the predominant mechanism for contaminant movement when a silty sand unit with a saturated thickness of approximately 10 feet was encountered in the subsurface. The last sentence in the second paragraph of Section 5.2 is to be deleted in the revised report requested below.

13. **Section 5.2 – Third Paragraph, Isoconcentration Contours.** It is not clear why isoconcentration contours for TPHg and benzene that ACC believes to be inaccurate and contradict the discussion in the text are presented on Figures 8 and 9. In addition, it is not clear why the isoconcentration contours are not considered accurate.
14. **Section 5.2 – Source Areas.** Please revise the last sentence in this section to more clearly discuss the lateral extent of groundwater contamination.
15. **Section 6.0 – Conclusion Regarding Lateral Extent of TPHg and BTEX in Soils.** The second bulleted conclusion states that, "Residual gasoline impacts appear to be present in fine-grained soils primarily between 8 feet to 12 feet bgs in B34 and B35...residual TPHg and BTEX concentrations decrease to nondetect in soil borings B34 and B35 at 20 and 16 feet bgs, respectively." This is another example of a conclusion that is not supported by fact and in this case, is misleading. cursory review of the boring log for B34 shows that "black oil material," was observed in a gravelly clay layer below 16 feet bgs. Review of the boring log for boring B35 shows that a "strong TPH odor," was observed in two clayey gravel layers at depths of approximately 12 to 13.5 feet bgs and 16 to 18 feet bgs, respectively. Based on these descriptions from the boring logs, the contamination does not appear to be "residual impacts", limited to depths primarily between 8 to 12 feet, or limited to fine-grained soils as the stated in the conclusion. This conclusion is to be deleted or modified in the revised report requested below.
16. **Section 6.0 – Conclusion Regarding Lateral Extent of TPHg and BTEX in Groundwater.** The third bulleted conclusion states that "Residual TPHg and BTEX gasoline impacts are present in first-encountered groundwater but these impacts appear to be localized in the vicinity of and downgradient of the two former gasoline USTs T1 and T2, the fuel dispenser." Based on previous groundwater monitoring conducted at the site, the downgradient direction is west to southwest (IT Corporation 1996). Since no groundwater samples have been collected southwest of the USTs, the lateral extent of TPHg and BTEX in groundwater has not been determined. This conclusion is to be deleted or modified in the revised report requested below.
17. **Section 6.0 – Conclusions Regarding Vertical Extent of TPHg and BTEX in Groundwater.** The fourth bulleted conclusion states that "Residual gasoline impacts are present in first-encountered groundwater in soil borings B34 and B35... but these groundwater impacts appear to be localized in thin permeable zones observed in these two soil borings." No depth-discrete groundwater sampling was conducted in this boring to support this conclusion. It is not clear how this conclusion was reached based on one groundwater sample collected from an unspecified depth. This conclusion is to be deleted or modified in the revised report requested below.
18. **Section 6.0 – Conclusion Regarding Risks and Volume of Contaminated Groundwater.** The conclusions in this seventh bulleted item are presented without proper qualification or are incorrect. The conclusion refers to "minimal potential human health risk due to its location in relatively shallow groundwater on a commercial facility," yet discusses residential use of the property later in the report. This conclusion also refers to "the lack of any potential downgradient or onsite receptors," but does not correctly identify the downgradient direction for the site, fails to discuss an on-site water well, and does not consider future residents of the

site to be potential receptors for volatilization from shallow groundwater. The conclusion refers to "the estimated small volume of impacted groundwater," without an actual volume estimate, without qualification, and without having fully characterized the extent of petroleum hydrocarbons in groundwater. The last item in the conclusion refers to "the relatively low to non-detectable concentrations of benzene." This conclusion is generally true with the exception of the detection of 1,500 µg/L of benzene in the grab groundwater sample from boring B25. This conclusion is to be deleted or modified in the revised report requested below.

19. **Table 4 - Depths for Groundwater Grab Samples.** The report does not indicate the depth at which groundwater grab samples were collected. Table 4 is to be revised to show the depth at which each groundwater grab sample was collected. The depth of groundwater grab samples must also be indicated on boring logs and cross sections in the revised report requested below.
20. **Site Figures.** The current Site Plan provides insufficient detail to clearly depict site conditions. Please show additional details on the Site Plan such as sidewalks, streets, railroad tracks, the former locations of buildings and other structures, the locations of product and vent lines, and the location of the formaldehyde UST. In addition, a figure that shows a larger area of the facility at 921 98<sup>th</sup> Avenue and potentially the surrounding area is needed to show the two former diesel USTs in the northern portion of the site, the location of the on-site water well, former buildings and operations, potential off-site receptors, and any other features relevant to this investigation. The building outlines appear to be different between Figures 2 and 3. Please correct the building outline or clarify if Figures 2 and 3 depict the configuration of the building at different points in time. Two borings are labeled B35 on Figures 3 and 4; please correct the figures in the revised report.
21. **Errors in Boring Logs.** No boring logs were included in the report for borings B28, B29, B31, B32, B33, and B36. The boring log for B27 references samples and PID readings from boring B26. Please include all boring logs and correct the boring log for B27 in the revised report requested below.
22. **Appendices – Supporting Information.** The appendices are to include field sheets that describe the methods used and parameters measured during piezometer development and sampling. Please also include copies of the permits obtained for borings and piezometer installation in the revised report requested below.
23. **Well Survey.** We request that you locate all wells (monitoring and production wells: active, inactive, standby, decommissioned, abandoned and dewatering, drainage and cathodic protection wells) within 2,000 ft of the subject site. We recommend that you obtain well information from both Alameda County Public Works Agency and the State of California Department of Water Resources, at a minimum. Submittal of maps showing the location of all wells identified in your study, and the use of tables to report the data (well construction, date installed, location, etc.) collected as part of your survey are required. Please present your results in the revised report requested below.
24. **Utilities and Other Preferential Pathways.** The potential for utility lines and trenches (including sewers, storm drains, pipelines, and trench backfill within the vicinity of the site to act as preferential pathways for contaminant movement is to be evaluated. The depth of

utilities is to be compared to current and potential future groundwater elevations to assess whether utilities are likely or potential preferential pathways for contaminant movement. The locations and depths for utilities located within proximity to the site are to be plotted on a site map. Any sensitive receptors in the vicinity of the site are to be identified and their locations plotted on a map of the site vicinity. Please present these results in the revised report requested below.

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

**26. Request for Meeting.** ACEH is willing to meet to discuss specific issues regarding the site. However, we suggest that the Additional Subsurface Investigation and Piezometer Installation Report be revised prior to meeting in order to more effectively discuss current site conditions.

#### **TECHNICAL REPORT REQUEST**

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

- **September 9, 2005** – Revised Additional Subsurface Investigation and Piezometer Installation Report
- **October 3, 2005** – Work Plan for Investigation of Formaldehyde UST

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.

#### **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.

### **ELECTRONIC SUBMITTAL OF REPORTS**

The Alameda County Environmental Cleanup Oversight Programs (LOP and Toxics) 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 relied upon 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 separate from and in 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, parties responsible for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports 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](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

### **AGENCY OVERSIGHT**

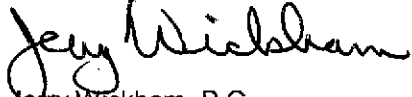
If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section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



Mr. Ribbing, Mr. Pelton, and Ms. Snow  
August 5, 2005  
Page 9

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

Sincerely,



Jerry Wickham, P.G.  
Hazardous Materials Specialist

Attachment: Alameda County Environmental Oversight Programs (LOP and SLIC) Electronic  
Report Upload (ftp) Instructions

cc: Leroy Griffin  
City of Oakland Fire Department  
250 Frank Ogawa Plaza, Suite 3341  
Oakland, CA 94612

David DeMent  
ACC Environmental Consultants, Inc.  
7977 Capwell Drive, Suite 100  
Oakland, CA 94621

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

**Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)**  
**Electronic Report Upload (ftp) Instructions**

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. This e-government initiative is aimed at making our programs more effective and efficient. The electronic copy is intended to replace the need for a paper copy and is expected to be relied upon for all public information requests, regulatory review, and compliance/enforcement activities.

#### REQUIREMENTS

- Entire report including cover letter must be submitted as a **single portable document format (PDF) with no password protection**. (If you cannot submit in PDF format, please check with us to see if we can accommodate your report format).
- It is **preferable** that reports be converted to PDF format from their original format, (E.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **should** be included and **must** have either original or electronic signature. Alternatively, the paper copy of the signature page and perjury statement can be mailed separately.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted**. If you cannot comply with this you may continue to submit paper documents.
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:  
RO#\_Report Name\_Year-Month-Date  
(e.g., RO#5555\_WorkPlan\_2005-06-14)

#### Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

#### Submission Instructions

1. Obtain User Name and Password:
  - Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - a) Send an e-mail to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org)
    - or
    - b) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
  - In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for**.
  - Note: Both the User Name and Password are Case Sensitive.
2. Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+) or equivalent browser, go to <ftp://alcoftp1.acgov.org>
  - b) Click on File, then on Login As.
  - c) Enter your User Name and Password.  
Note: Both are Case Sensitive.
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
3. Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail
    - Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org  
(e.g., [firstname.lastname@acgov.org](mailto:firstname.lastname@acgov.org))
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**.  
(e.g., Subject: RO1234 Report Upload)

RO 2532

**Wickham, Jerry, Env. Health**

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**From:** Wickham, Jerry, Env. Health  
**Sent:** Wednesday, May 25, 2005 1:54 PM  
**To:** 'Karel Detterman'  
**Cc:** Gholami, Amir, Env. Health  
**Subject:** RE: 921 98th Avenue, Oakland Fuel Leak No. RO0002532

Karel,

Based on your request, we will extend the due date for the report on 921 98th Avenue, Oakland to June 7.

Regards,

Jerry Wickham  
Hazardous Material Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Suite 250  
Alameda, CA 94502-6577  
510-567-6791  
[jerry.wickham@accgov.org](mailto:jerry.wickham@accgov.org)

---

**From:** Karel Detterman [<mailto:kdetterman@accenv.com>]  
**Sent:** Wednesday, May 25, 2005 1:43 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** 'David DeMent'  
**Subject:** 921 98th Avenue, Oakland Fuel Leak No. RO0002532

Hi Jerry: Amir just e-mailed me that you are now handling the 921 98th Avenue, Oakland site and I just wanted to make contact with you in regards to the late lab results and my request for the report deadline extension.

Thank you,

Karel Detterman  
Senior Geologist  
ACC Environmental Consultants  
7977 Capwell Drive, Ste. 100  
Oakland, CA 94621  
(510) 638-8400 Ext. 114  
FAX (510) 638-8404  
[kdetterman@accenv.com](mailto:kdetterman@accenv.com)

5/25/2005

## Gholami, Amir, Env. Health

---

**From:** RobertRibbing@abmauri.us  
**Sent:** Wednesday, April 13, 2005 10:21 AM  
**To:** Sally.Snow@burnsphilp.com  
**Cc:** Gholami, Amir, Env. Health  
**Subject:** Oakland Property

Sally,  
Amir Gholami contacted me today regarding the Oakland Property. I informed him that you are managing the cleanup of the property since ABF purchased the yeast operations. He has requested your contact information. Could you please email him your mailing address, fax number and telephone number.

Also, he told me that the last correspondence in his file was the letter to me and Stephan Vanni dated March 28, 2005. I contacted Trevor Bausman at ACC. Trevor informed me that they emailed a revised site plan to Amir yesterday, but he will confirm that the email was sent.

Please let me know if you have any questions.

Regards

Robert B. Ribbing  
Environmental Manager  
Fleischmann's Yeast  
Phone (636) 349-8844  
Cell (314) 221-0144  
Fax (636) 349-8865  
RobertRibbing@abmauri.us

The contents of this message, together with any attachments, are intended only for the use of the individual or entity to which they are addressed and may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message, or any attachment, is strictly prohibited. If you have received this message in error, please notify the original sender or the AB Mauri/Provesta Help Desk at Tel: 636-349-8800 x 881 immediately by telephone or by return E-mail and delete this message, along with any attachments, from your computer. Thank you.

**Gholami, Amir, Env. Health**

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Wednesday, April 13, 2005 11:13 AM  
**To:** Gholami, Amir, Env. Health  
**Subject:** RE: 921 98th Avenue, Oakland  
**Attachments:** Revised Soil Boring Locations 921 98th Ave.pdf

RO 2532

Dear Mr. Gholami:

Attached is the PDF of the revised "Proposed Soil Borings" Figure 2 for the former Fleischmann's Yeast facility located at 921 98th Avenue, Oakland, California.

To ensure your receipt, ACC will be sending this figure by fax and US Mail to your office.

Please contact me by phone or email if you have any difficulty receiving the attached figure.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

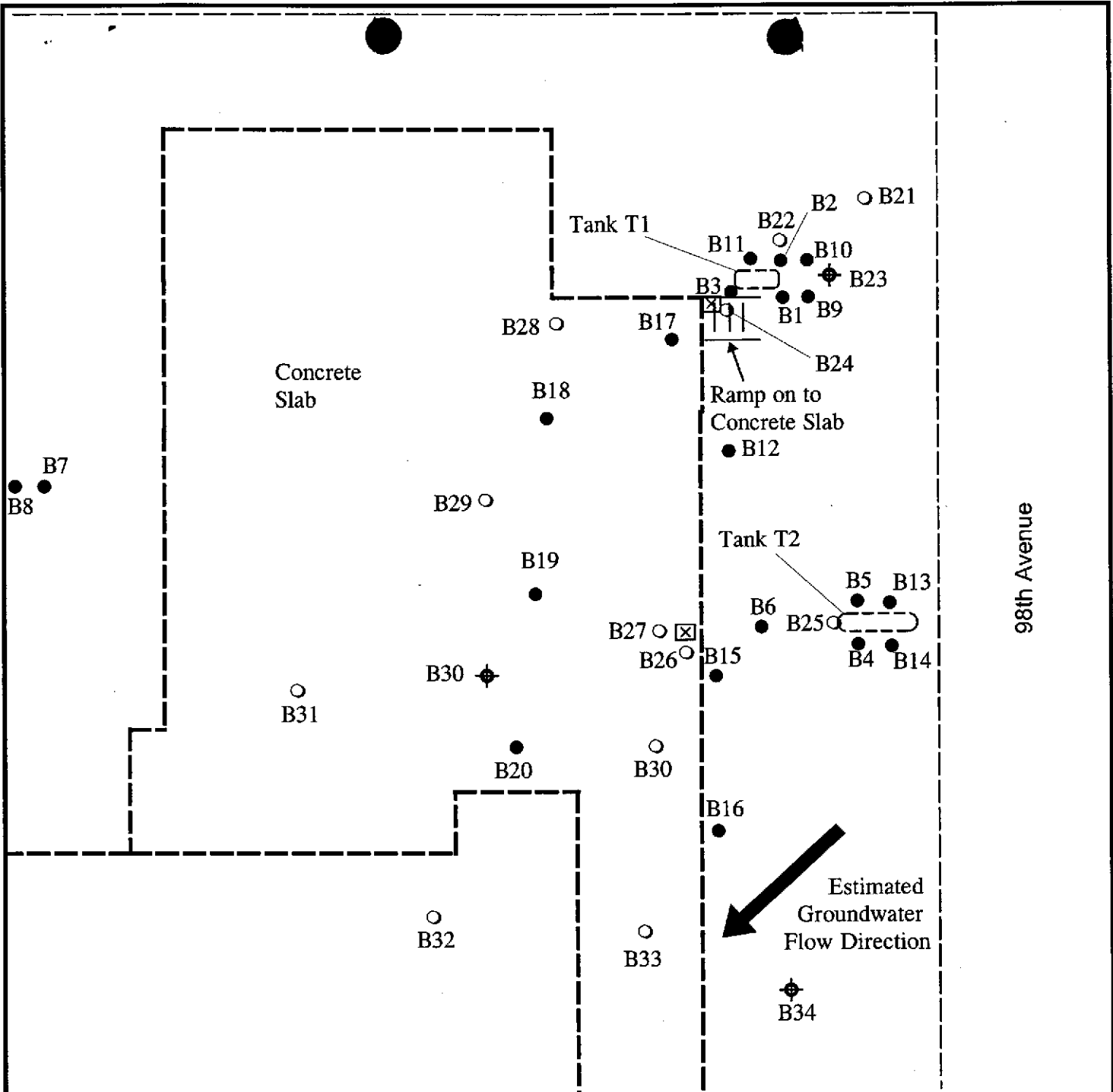
**From:** Trevor Bausman [mailto:tbausman@accenv.com]  
**Sent:** Monday, April 11, 2005 5:26 PM  
**To:** 'Amir Gholami'  
**Subject:** 921 98th Avenue, Oakland

Dear Mr. Gholami:

ACC Environmental Consultants, Inc. will be submitting the revised soil boring locations map tomorrow for the former Fleischmann's Yeast facility located at 921 98th Avenue, Oakland (ACEH case # RO0002532). The delays in communicating with the current responsible party, Burns Philp which acquired Fleischmann's Yeast in 2004, arises out of the company being located in Australia and ACC, the site and your office in California.

In the future ACC does not anticipate any further delays for this project.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)



**LEGEND**

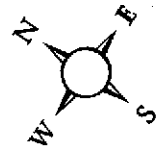
- - Proposed ACC Soil Boring Location
  - ⊕ - Proposed Soil Boring / Piezometer Well Location
  - - ACC Boring Location
  - ⊕ - Former UST Location
  - ⊠ - Former Dispenser
  - - - - - Property Fence Line
- 0 25 50 75

Title: **Proposed Soil Borings**  
**921 98th Avenue**  
**Oakland, California**

Figure Number: 2	Scale: 1" = 50'
Project Number: 6725-001-05	Drawn By: TRB
Date: 4/08/05	



7977 Capwell Drive, Suite 100  
 Oakland, California 94621  
 (510) 638-8400 Fax: (510) 638-8404



RO 2532

**Wickham, Jerry, Env. Health**

---

**From:** Drogos, Donna, Env. Health  
**Sent:** Tuesday, April 12, 2005 4:18 PM  
**To:** 'Griffin, Leroy'  
**Cc:** Levi, Ariu, Env. Health  
**Subject:** RE: Arcadia Park (Fleischman's Yeast) project - hazardous materia ls

**Tracking:** Recipient            Read  
                   'Griffin, Leroy'  
                   Levi, Ariu, Env. Health Read: 4/13/2005 9:24 AM

Hi Leroy,  
 Are you available to meet to talk about sites?  
 I am available this week or next. Donna

---

**From:** Drogos, Donna, Env. Health  
**Sent:** Friday, March 25, 2005 3:18 PM  
**To:** 'Griffin, Leroy'  
**Subject:** RE: Arcadia Park (Fleischman's Yeast) project - hazardous materia ls

Hi Leroy, Amir has a letter for this site that he will be sending Monday.  
 Are you available next week to meet for a bit to talk?  
 Next week would work preferably 1st thing thing in the AM & offsite; am on vacation the week of 04/04

---

**From:** Griffin, Leroy [mailto:LGriffin@oaklandnet.com]  
**Sent:** Wednesday, March 23, 2005 1:48 PM  
**To:** Drogos, Donna, Env. Health  
**Subject:** FW: Arcadia Park (Fleischman's Yeast) project - hazardous materia ls

Donna, can you provide me with an update for this site. In addition, I will be sending you a request to transfer the Sears site to the water board.

LeRoy Griffin  
 Assistant Fire Marshal  
 Oakland Fire Department/ Fire Prevention Bureau  
 Wk (510) 238-7759, Fax (510) 238-7761  
 e-mail lgriffin@oaklandnet.com

-----Original Message-----

**From:** Ranelletti, Darin  
**Sent:** Tuesday, March 22, 2005 11:25 AM  
**To:** Griffin, Leroy  
**Cc:** Patton, Gary  
**Subject:** Arcadia Park (Fleischman's Yeast) project - hazardous materials

Hi Leroy,

Pulte Homes is proposing a 380-unit residential development at the corner of 98<sup>th</sup> Ave and San Leandro St (on the site of the former Fleischman's Yeats plant). They have submitted an initial study that analyses potential

7/28/2005

environmental impacts. We are responding to the developer with comments on the initial study.

As you probably know the site is contaminated. I sent the Phase I & II over to Keith Williams in December 2004 for review. In the initial study they are proposing a number of mitigation measures concerning hazardous materials. Do you have any comments on these mitigation measures? Unfortunately this project is being "fast-tracked" so we have limited time to respond to the developer. Would you or someone else in your department please review the language below (taken from the initial study) and reply to me by this Friday, March 25, if you have any comments/concerns or would like to meet to discuss or need more time/information.

Thanks ahead of time, and sorry for the quick deadline.

Darin Ranelletti

- a. **Potentially Significant Unless Mitigation Incorporated.** The proposed project is a residential development that would not include the routine use, transport, or disposal of hazardous materials. No hazardous materials would be stored on-site in support of the proposed development, other than typical residential-related home care products.

A Phase I Site Assessment Report was prepared by Geomatrix Consultants in July 2004<sup>[1]</sup> which identified a number of contaminants related to past uses of the site as the Fleischman's yeast plant and trucking facilities. The contaminants include lead, mercury, petroleum hydrocarbons and underground storage tanks. Geomatrix Consultants conducted additional soil and groundwater sampling at over 50 locations across the site in July 2004 and September 2004<sup>[2]</sup>, and their subsequent reports recommended actions that should be taken before reconstruction of the site can begin.

The following section summarizes the contaminants that remain on the four parcels that comprise the project area. To assess whether any of the chemicals detected in soil or grab groundwater are present at concentrations of potential concern, the analytical results were compared to the San Francisco Bay Regional Water

Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) for residential land use<sup>[4]</sup>. The ESLs are conservative screening levels that correspond to an acceptable risk level and reflect varying combinations of site characteristics including both residential and industrial land uses. Concentrations of compounds detected below corresponding ESLs can be assumed to not pose a significant threat to human health and the environment. Conversely, exceedance of the corresponding ESL does not necessarily indicate that adverse health effects will occur, but suggests that additional evaluation of the potential risks is warranted. To be conservative, residential ESLs for sites at which groundwater is a current or potential source of drinking water were selected as screening criteria. Please refer to Figure 3 for information on the property locations.

**854 92<sup>nd</sup> Avenue:** Lead was detected above the ESL (200 mg/kg) in shallow soil samples (1.5 feet below ground surface (bgs) from borings drilled on this property.. Lead was not detected above ESLs in deeper soil samples (3 feet bgs) except at one location. The vertical extent of lead contamination above ESLs in soil appears to be confined to 3 feet bgs or less.

Petroleum hydrocarbons were detected at levels above ESLs (100 mg/kg for diesel; 500 mg/kg for motor oil) at two boring locations at 1.5 feet bgs, which coincided with elevated lead levels discussed above. Remediation of lead-affected soil in this area will also address the petroleum hydrocarbons.

**860 92<sup>nd</sup> Avenue:** The former diesel underground storage tanks (USTs) located on this site were removed and the property has received regulatory closure from the Alameda Environmental Health Care Services Agency (the Agency) which has jurisdiction over underground storage tank sites. However, petroleum constituents remain in soil and groundwater in this area. The Agency may request additional sampling prior to allowing residential development on this site.



921 98<sup>th</sup> Avenue: Two former diesel underground storage tanks (USTs) located on this site were removed and the property owner received regulatory closure from the Agency; however separate phase product is still present in the subsurface. The Agency may request additional characterization of soil and/or groundwater, soil vapor sampling, and removal of separate phase product.

Two additional gasoline USTs were removed from the 921 98<sup>th</sup> Avenue site, but have not received regulatory closure. The current property owner has taken responsibility for obtaining closure. Previous data indicates elevated benzene concentrations and the presence of separate phase product in groundwater. The Agency may request additional characterization of soil and/or groundwater, soil vapor sampling, and removal of separate phase product. One formaldehyde UST remains on site. The current property owner has taken responsibility for removing this UST, which is currently in progress.

Mercury and lead were detected above ESLs (2.5 mg/kg for mercury, 200 mg/kg for lead) at one location coinciding with the location of a former smoke stack. The occurrence of lead and mercury appears to be localized.

Petroleum hydrocarbons were detected at levels above ESLs (100 mg/kg for diesel; 500 mg/kg for motor oil) at one boring location at 1.5 feet bgs

The property also contains a deep water well, transformers, and a ditch containing PVC pipe along the northern boundary.

999 98<sup>th</sup> Avenue: Two sumps containing standing water were observed on this site, one of which was observed to have a sheen.

Prior to commencing with development activities, the project sponsor shall consult with the Regional Water Quality Control Board to address the issues described above. Site data will be evaluated based on site-wide representative chemical concentrations and appropriate remedial measures, if necessary, will be developed. The following mitigation measures would address potential impacts related to site contaminants pursuant to state guidelines for the intended residential use of the site.

**Mitigation Measure VII.1a:**

854 92<sup>nd</sup> Avenue: The project sponsor will work with the Regional Water Quality Control Board to remediate the elevated levels of lead identified during on site soil sampling. Remediation activities will include excavation of lead-affected soil and off-site disposal at an appropriate hazardous waste facility. The project sponsor shall obtain regulatory closure from the Regional Water Quality Control Board for this property for the proposed residential reuse of the site. A worker health and safety plan will be prepared prior to commencement of grading that addresses measures to be taken to reduce exposure of remediation and construction workers to chemicals present in site soil and groundwater.

**Mitigation Measure VII.1b:**

860 92<sup>nd</sup> Avenue: Although the USTs previously received regulatory closure from the Alameda County Health Care Services Agency (Agency), this action was based on continued use of the site for industrial uses. The project sponsor shall obtain regulatory approval from the Agency for residential reuse. A worker health and safety plan will be prepared prior to commencement of grading that addresses measures to be taken to reduce exposure of remediation and construction workers to chemicals present in site soil and groundwater.

**Mitigation Measure VII.1c:**

921 98<sup>th</sup> Avenue: The project sponsor shall receive approval from the Regional Water Quality Control Board for the proposed residential reuse of the site. Additionally, the deep water well should be properly abandoned under the oversight of the appropriate agency. A worker health and safety plan will be

## Gholami, Amir, Env. Health

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Monday, April 11, 2005 4:26 PM  
**To:** Gholami, Amir, Env. Health  
**Subject:** 921 98th Avenue, Oakland

Dear Mr. Gholami:

ACC Environmental Consultants, Inc. will be submitting the revised soil boring locations map tomorrow for the former Fleischmann's Yeast facility located at 921 98th Avenue, Oakland (ACEH case # RO0002532). The delays in communicating with the current responsible party, Burns Philp which acquired Fleischmann's Yeast in 2004, arises out of the company being located in Australia and ACC, the site and your office in California.

In the future ACC does not anticipate any further delays for this project.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

4/13/2005

St. Louis Business Journal - October 11, 2004

<http://stlouis.bizjournals.com/stlouis/stories/2004/10/11/story6.html>

## ST. LOUIS BUSINESS JOURNAL

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### EXCLUSIVE REPORTS

From the October 8, 2004 print edition

## London-based food company buys Fleischmann's Yeast

Rick Desloge

Some 50 employees at the North American headquarters for Fleischmann's Yeast in Fenton now report to a new owner.

Associated British Foods of London completed its acquisition Oct. 1 of the yeast, bakery ingredients and spice businesses that had been owned by Burns, Philp & Co. of Sydney, Australia. That deal included the Fleischmann's Yeast business in suburban St. Louis. In addition to the local corporate staff, Fleischmann's has approximately 300 employees in North America spread across plants in Memphis, Tenn.; Greenville, Texas; and Calgary and La Salle in Canada .

The spice business included in the deal was Tone Brothers, of Ankeny's, Iowa, which produces the Durkee and Spice Islands brands. Associated British Foods said it plans to combine the spice business with its ACH Food Cos. Inc. in Memphis. Burns Philp had 37 yeast and bakery ingredients plants worldwide. The North American yeast plants also produce some bakery ingredients.

It was not clear what impact the sale would have on the North American Fleischmann's business here. Frank Schoonyoung, president of Fleischmann's Yeast/North America, was traveling and could not be reached for comment. A spokesperson for Associated British Foods was not immediately available.

Associated British Foods had annual sales last year of \$8.7 billion and 35,000 employees. It announced its plans to buy the yeast, bakery ingredients and spice business in late July for \$1.35 billion. It said then the combined companies had an operating profit of \$129 million on sales of \$708 million for the year ended June 30, 2003. The British company did not break out sales for the individual business units but said about half of the sales were from North America, which included the Tone spice company in Iowa. About 40 percent of sales come from worldwide yeast businesses included in the purchase.

Burns Philp & Co. moved the Fleischmann's Yeast business here from San Francisco in the 1990s to capitalize on St. Louis' location near major baking companies, which then included the Continental Baking unit of Ralston Purina, Interstate Bakeries Corp. in Kansas City, and Earthgrains. Since then, Interstate acquired Continental Baking, Sara Lee acquired Earthgrains, and Interstate Bakeries filed for bankruptcy in September.

Associated British Foods officials said they were interested in buying Fleischmann's because it gives them control of the sales market leader in bakers yeast in North America, Latin America and Asia and the No. 3 producer in Europe. Fleischmann's holds roughly 75 percent of the consumer yeast business worldwide, according to information at the Burns Philp & Co. Web site. The market for bakers yeast is growing at 3 percent to 4 percent worldwide, Associated British Foods said in a statement when it announced the purchase. The fastest growth is in developing countries such as China, where the growth rate is 10 percent.

Associated British Foods also said the acquisition would fit with its worldwide food businesses with 45 manufacturing sites in 24 countries.

[rdesloge@bizjournals.com](mailto:rdesloge@bizjournals.com)



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

March 28, 2005

**RO0002532**

Mr. Robert Ribbing  
Fleischmann's Yeast  
240 Larkin Williams Industrial Court  
Fenton MO, 63026

Mr. Stephan Vanni  
Fleischmann's Yeast  
921 98th Ave.  
Oakland, CA 94603

**Re: Fuel Leak Investigation, Site No. RO0002532, Fleischmann's Yeast, 921 98<sup>th</sup> Ave., Oakland, CA 94603**

Dear Mr. Ribbing and Mr. Vanni:

Alameda County Environmental Health (ACEH) staff has reviewed the Work Plan for Additional Site Characterization Report, dated July 19, 2004, prepared by Mr. David R. Dement of ACC Environmental Consultants (ACC). We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

**TECHNICAL COMMENTS**

**Source Characterization-**

- 1- Please perform sampling and analysis to depths sufficient to define the vertical extent of soil contamination and determine if submerged NAPL is present in source areas at your site.
- 2- The area north and northeast of Tank T1 needs to be investigated since this area appears to be upgradient of the source but the soil is contaminated. Please investigate and identify the source of this contamination.
- 3- B26, B27, B28, B33, B32 seems to be excessively away (125 to 200 feet) from the source area and would not result in any valuable information. Neither would it seem to further complement the "site conceptual model "discussed below.

- 4- We recommend that Boring B29 be placed Southwest of B30 to better define the area as a line of intercept.
- 5- This office does not have analytical results from the B3 boring area. Please collect a soil sample from this area as well.
- 6- Please ensure that all soil samples are to be collected at every five feet, change in lithology, discoloration, or areas where warranted (using Hnu and or other proper equipment) up to the depth of 25 feet. This includes collecting discrete soil samples using direct push technology below the groundwater level. This step will also help in drawing of geological cross sections of the site. Enclosed for your review please find a copy of the article "Three-Dimensional Sampling, by Gary A. Robbins, a professor at University of Connecticut".

Dissolved Plume (S) -

- 7- We request that you also incorporate a depth discrete groundwater sampling to reflect concentrations at different depths rather than an average concentration derived at a typical monitoring well.
- 8- We recommend that you consider the use of temporary piezometers to determine the groundwater gradient.
- 9- Please develop a site conceptual model (SCM) and your workplan should attempt to further refine/complete the developed SCM.

Formaldehyde UST-

- 10- We understand that Oakland Fire Services Agency had requested the removal of the UST and subsequent soil and groundwater analyses be performed. Please provide documentation on the formaldehyde UST regarding this issue and include this information and your conclusions and recommendations regarding your results in the workplan requested below

**TECHNICAL REPORT REQUEST**

Please submit the following technical reports to ACEH (Attention: Amir K. Gholami):

April 11, 2005

Revised sampling location map

May 28, 2005

Soil and water report

If you have any questions and or concerns, please call me at 510-567-6876.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. David DeMent, A.C.C. Environmental Consultants, 7977 Capwell  
Drive, Suite 100, Oakland, CA94621  
D. Drogos, A. Gholami

**Drogos, Donna, Env. Health**

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**Sent:** Wednesday, March 23, 2005 1:48 PM  
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LeRoy Griffin  
 Assistant Fire Marshal  
 Oakland Fire Department/ Fire Prevention Bureau  
 Wk (510) 238-7759, Fax (510) 238-7761  
 e-mail lgriffin@oaklandnet.com

-----Original Message-----

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**To:** Griffin, Leroy  
**Cc:** Patton, Gary  
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Darin Ranelletti

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- a. **Potentially Significant Unless Mitigation Incorporated.** The proposed project is a residential development that would not include the routine use, transport, or disposal of hazardous materials. No hazardous materials would be stored on-site in support of the proposed development, other than typical residential-related home care products.

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The following section summarizes the contaminants that remain on the four parcels that comprise the project area. To assess whether any of the chemicals detected in soil or grab groundwater are present at concentrations of potential concern, the analytical results were compared to the San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental

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The property also contains a deep water well, transformers, and a ditch containing PVC pipe along the northern boundary.

999 98<sup>th</sup> Avenue: Two sumps containing standing water were observed on this site, one of which was observed to have a sheen.

Prior to commencing with development activities, the project sponsor shall consult with the Regional Water Quality Control Board to address the issues described above. Site data will be evaluated based on site-wide representative chemical concentrations and appropriate remedial measures, if necessary, will be developed. The following mitigation measures would address potential impacts related to site contaminants pursuant to state guidelines for the intended residential use of the site.

#### **Mitigation Measure VII.1a:**

854 92<sup>nd</sup> Avenue: The project sponsor will work with the Regional Water Quality Control Board to remediate the elevated levels of lead identified during on site soil sampling. Remediation activities will include excavation of lead-affected soil and off-site disposal at an appropriate hazardous waste facility. The project sponsor shall obtain regulatory closure from the Regional Water Quality Control Board for this property for the proposed residential reuse of the site. A



worker health and safety plan will be prepared prior to commencement of grading that addresses measures to be taken to reduce exposure of remediation and construction workers to chemicals present in site soil and groundwater.

**Mitigation Measure VII.1b:**

860 92<sup>nd</sup> Avenue: Although the USTs previously received regulatory closure from the Alameda County Health Care Services Agency (Agency), this action was based on continued use of the site for industrial uses. The project sponsor shall obtain regulatory approval from the Agency for residential reuse. A worker health and safety plan will be prepared prior to commencement of grading that addresses measures to be taken to reduce exposure of remediation and construction workers to chemicals present in site soil and groundwater.

**Mitigation Measure VII.1c:**

921 98<sup>th</sup> Avenue: The project sponsor shall receive approval from the Regional Water Quality Control Board for the proposed residential reuse of the site. Additionally, the deep water well should be properly abandoned under the oversight of the appropriate agency. A worker health and safety plan will be prepared prior to commencement of grading that addresses measures to be taken to reduce exposure of remediation and construction workers to chemicals present in site soil and groundwater.

**Mitigation Measure VII.1d:**

999 98<sup>th</sup> Avenue: The project sponsor shall decommission the two sumps located on this property under appropriate regulatory oversight. If required by the oversight agency, the project sponsor shall implement additional soil and groundwater testing as directed by the oversight agency to confirm that the sumps have not impacted site soil and groundwater. If impacts to site soil and groundwater are present, the project sponsor shall work with the Regional Water Quality Control Board to obtain approval for the proposed residential reuse of the property. A worker health and safety plan will be prepared prior to commencement of grading that addresses measures to be taken to reduce exposure of remediation and construction workers to chemicals present, if any, in site soil and groundwater.

**Significance after Mitigation:** The implementation of Mitigation Measures VII.1a, VII.1b, VII.1c, and VII.1d as a condition of approval would ensure that potential impacts related to the use of the site for residential development would be less than significant.

- d. ***Less-than-Significant-Impact.*** The hazardous materials technical report prepared for the project found that the site is identified on the Cortese, LUST, and CA FID lists. The Cortese list identifies public drinking water wells with detectable concentrations of constituents, hazardous substances sites selected for remedial action, and other release sites. As noted in the project description, the site does contain three water wells, two of which have been abandoned. The third well will be abandoned as part of development of the site.

The LUST list is the Leaking Underground Storage Tank database, which contains records of leaking underground storage tank sites. A formaldehyde Underground Storage Tank, scheduled for removal, is located at the Fleishmann's facility at 921 98<sup>th</sup> Avenue.

The CA FID list contains records of active and inactive underground storage tank locations listed by the State Water Resource Control Board. The site does contain inactive storage tanks associated with the former use. The USTs were removed previously and the Alameda County Health Services Agency issued a closure letter for the site based on continued use for industrial uses. The Agency may require additional sampling and testing to be done in order to prepare the site for residential development.

Implementation of mitigation measures VII.1a through VII.1d would ensure all existing contaminants are remediated to levels consistent with the reuse of the site for residential purposes. No additional mitigation would be required.

-----  
Darin Ranelletti, Planner III  
City of Oakland, Planning & Zoning Division  
(510) 238-3663 direct phone

(510) 238-4730 fax

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[1]

*Phase I Environmental Site Assessment*, Arcadia Park Development, Oakland, California, dated July 2004.

[2]

Results of Phase I Soil and Grab Groundwater Investigation, Arcadia Park Development, Oakland, California

[3]

Results of Additional Soil Sampling for Lead Characterization 854 92<sup>nd</sup> Avenue, Arcadia Park Development, Oakland, California

[4]

California Regional Water Quality Control Board, San Francisco Bay Region, 2003, Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater, Interim Final, July.



2832

June 25, 2004

Mr. Amir Gholami  
Alameda County Health Care Services Agency  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

RE: Response to ACHCSA Letter Dated June 9, 2004  
Former Fleischmann's Yeast Facility  
921 98<sup>th</sup> Avenue, Oakland, California  
*ACC Project Number: 6725-001.03*

Dear Mr. Gholami:

ACC Environmental Consultants, Inc. (ACC) has prepared this letter on behalf of Fleischmann's Yeast in response your letter dated June 9, 2004 regarding issues related to the former underground storage tanks (USTs) at 921 98<sup>th</sup> Street, Oakland, California (Site).

**BACKGROUND**

In April and June 2002, ACC performed a Phase I Environmental Site Assessment. Data obtained indicated two gasoline underground storage tanks and their dispensers were formerly located in the parking lot area along 98<sup>th</sup> Street. Initially, ACC hired a subsurface utility locator to confirm that the USTs had been removed. When this survey did not provide the necessary confirmation, ACC hired an excavation contractor to trench in the former UST locations. Trenching verified that the USTs had been removed but that impacted soil existed in the former UST excavations. In September 2002, ACC advanced eight exploratory soil borings at select locations adjacent to two former USTs, designated T1 and T2. Representative soil and grab groundwater samples were collected for analysis. Based on the findings summarized in ACC's January 17, 2003 *Subsurface Investigation Report*, the City of Oakland Fire Services Agency referred the case to the ACHCSA for regulatory oversight.

In August 2003, ACC advanced twelve additional exploratory soil borings at select locations adjacent to and downgradient of the former gasoline USTs and dispensers. Findings of the second investigation were summarized in ACC's September 2, 2003 *Additional Subsurface Investigation Report* and submitted to the ACHCSA for review. ACC requested a meeting to discuss the site investigation findings obtained to date but was instructed to wait for ACHCSA comment. ACHCSA subsequently requested a closure summary and ACC submitted its *Closure*

Mr. Amir Gholami  
June 25, 2004  
Page 2 of 2

*Summary* on December 12, 2003. Following submission of the closure summary, ACHCSA requested additional site investigation in its June 9, 2004 letter.

## **DISCUSSION**

ACC primarily performed subsurface investigation to characterize soil and groundwater in the vicinity of the former USTs and ultimately to obtain data that would support regulatory closure. Groundwater investigation has verified that two relatively localized plumes of petroleum hydrocarbon-impacted groundwater exist in the vicinity of UST #1 and the dispenser associated with UST #2.

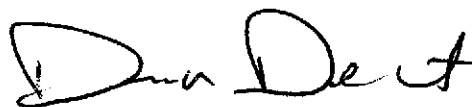
In order to move this project forward in an expeditious manner and avoid misunderstanding, Mr. Robert Ribbing of Fleischmann's Yeast formally requests a meeting with ACC, ACHCSA, and Ms. Betty Graham of the Regional Water Quality Control Board. Specific issues for discussion include:

1. Regulatory oversight;
2. Further investigation requirements;
3. Any necessary soil remediation;
4. Any necessary groundwater monitoring; and
5. Closure requirements.

Due to Fleischmann's strong desire to meet as soon as feasible with the decision-making parties involved with obtaining full regulatory closure, ACC requests an extension for the Work Plan requested in the June 9, 2004 ACHCSA letter to 15 business days following the requested meeting.

ACC looks forward to working with you on this project. Please contact me at (510) 638-8400 extension 109 or email me at [ddement@accenv.com](mailto:ddement@accenv.com) if you have any questions.

Sincerely,



David DeMent, RG, REA II  
Environmental Division Manager

Enclosures

/tb:dd

cc: Mr. Robert Ribbing, Fleischmann's Yeast  
240 Larkin Williams Industrial Court  
Fenton, Missouri 63026



June 23, 2004

Mr. Robert Ribbing  
Fleischmann's Yeast  
240 Larkin Williams Industrial Court  
Fenton, Missouri 63026

RE: Response to ACHCSA Letter Dated June 9, 2004  
Former Fleischmann's Yeast Facility  
921 98<sup>th</sup> Avenue, Oakland, California  
*ACC Project Number: 6725-001.03*

Dear Mr. Ribbing:

ACC Environmental Consultants, Inc. (ACC) has prepared this letter in response to the June 9, 2004 letter from the Alameda County Health Care Services Agency regarding several issues related to the former underground storage tanks (USTs) at 921 98<sup>th</sup> Street, Oakland, California (Site).

Source Characterization – The vertical and horizontal extent of petroleum hydrocarbon impact has not been fully defined and that subsurface petroleum hydrocarbon impacts exist in the vicinity of the former dispenser piped to UST #2.

**RESPONSE:** Initial site investigation was performed primarily to characterize subsurface soils and groundwater for gross indications of petroleum hydrocarbon impact from the former gasoline USTs and dispensers. The initial findings were forwarded to ACHCSA when the Oakland Fire Services Agency (OFSA) transferred the case due to apparent groundwater impacts. Subsequent investigation was performed to further characterize the Site and to solicit feedback with the intent of performing remediation of impacted soil and/or groundwater above risk-based levels. The following recommendation was presented in ACC's September 2, 2003 report of findings, "ACC recommends meeting with the ACHCSA to discuss the site history, the findings of this additional site characterization, and the potential need for and scope of remedial soil removal. The goal of the meeting will be to discuss agency concerns and identify specific data necessary to justify full regulatory closure in regards to the two former gasoline USTs."

Starting in September 2003, ACC repeatedly sought regulatory feedback and corresponded with the ACHCSA on tasks to assist with evaluating the site for closure. ACHCSA requested a closure plan in November 2003, received it in mid-December 2003, and Fleischmann's received this response letter in June 2004. If Fleischmann's and ACC would have met with ACHCSA in November 2003 as we requested, confusion would have been avoided, pertinent issues could have been discussed, and timely oversight could have been provided.

Northern California: 7977 Capwell Drive, Suite 100 • Oakland, CA 94621 • (510) 638-8400 • Fax (510) 638-8404  
Southern California: 1541 Wilshire Blvd., Suite 516, Los Angeles, CA 90017 • (213) 353-1240 • Fax (213) 353-1244

Mr. Robert Ribbing

June 23, 2004

Page 2 of 2

Dissolved Plume(s) – The lateral and vertical extent of dissolved contamination at your site is undefined...ACC has not collected data sufficient to support their interpretation of the hydrogeology at the Site.

**RESPONSE:** While the plume is not fully defined, the degree and extent of impact has been largely defined and hydrogeological conditions in this geographic area are known with a HIGH degree of confidence. Basic water-bearing zone parameters such as aquifer type, thickness, and estimated groundwater flow direction and gradient are known or estimated with a high degree of confidence. Pending the results of remedial soil excavation and potential pit dewatering, additional groundwater characterization can be performed.

Formaldehyde UST – Please provide documentation on the formaldehyde UST removal in the Work Plan.

**RESPONSE:** ACC is currently negotiating with the OFSA for cost-effective removal of this tank. Data related to the formaldehyde tank will be provided as necessary.

#### DISCUSSION

ACC submitted reports of its findings in a timely manner, immediately requested a meeting to discuss the findings, and was specifically told by Ms. Dona Drogos to wait for a comment letter. Comment came on February 24, 2004 asking for a Work Plan without any specific feedback. Further comment was provide in the June 9, 2004 ACHCSA letter but limits discussion to what we do not know and ignores the data that we currently have. ACC has communicated that this is a property transaction and has discussed soil remediation to accelerate the closure process. In hindsight, ACC should have insisted on a meeting following submission of the Work Plan in December 2003. Any data gaps could have been addressed at that time and remedial soil excavation would be complete.

ACC recommends that Fleischmann's request a meeting to discuss the case. If the ACHCSA is reluctant to do so, we recommend that we formally pursue comment from the Regional Water Quality Control Board and/or the State Water Resources Control Board.

If you have any questions regarding this letter, please contact me at (510) 638-8400, extension 109 or email me at [ddement@accenv.com](mailto:ddement@accenv.com).

Sincerely,



David DeMent, RG, REA II  
Environmental Division Manager

/tb:dd

**Trevor Bausman**

---

**From:** Gholami, Amir, Env. Health [amir.gholami@acgov.org]  
**Sent:** Monday, June 14, 2004 9:25 AM  
**To:** 'robert\_ribbing@bpna.com'  
**Cc:** Drogos, Donna, Env. Health; 'ddement@accenv.com'; 'tbausman@accenv.com'; Levi, Ariu, Env. Health  
**Subject:** RO2532 Fleischmann's Yeast

Dear Mr. Ribbing:

Per our phone conversation, you have not yet received the copy of the letter regarding the above subject site.

Attached please find a copy of the letter per your request.

Sincerely,

Amir Gholami

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Friday, June 11, 2004 9:50 AM  
**To:** 'Robert\_Ribbing@bpna.com'  
**Subject:** RE: Fleischmann's Site

Dear Mr. Ribbing:

Mr. Gholami left a voicemail for David DeMent yesterday afternoon stating it was on its way and we should receive it soon. I will call / email Mr. Gholami to receive another copy of the letter and upon receipt email you a copy. I believe David will also be calling.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Robert\_Ribbing@bpna.com [mailto:Robert\_Ribbing@bpna.com]  
**Sent:** Friday, June 11, 2004 8:15 AM  
**To:** Trevor Bausman  
**Subject:** Fleischmann's Site

Have you received a copy of the letter? I have left a message with Amir asking him for the status of the letter.

Robert B. Ribbing  
Environmental Manager  
Fleischmann's Yeast  
Phone (636) 349-8800 x844  
Cell (314) 221-0144  
Fax (636) 349-8865  
Robert\_Ribbing@bpna.com



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

June 9, 2004

RO0002532

Mr. Stephan Vanni  
Fleischmann's Yeast  
921 98<sup>th</sup> Ave.  
Oakland, CA 94603

Re: **Fuel Leak Investigation, Site No. RO0002532, Fleischmann's Yeast, 921 98<sup>th</sup> Ave., Oakland, CA 94603**

Dear Mr. Vanni:

Alameda County Environmental Health (ACEH) staff has reviewed the Additional Subsurface Investigation Report, dated September 2, 2003," and "Case Closure Summary, Dated December 12, 2003", prepared by ACC Environmental Consultants (ACC). Based on our review, additional work is necessary to progress to case closure. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below:

**TECHNICAL COMMENTS**

- **Source Characterization-** The vertical extent of contamination in the source areas at your site has not been adequately defined. Up to 2,500 ppm TPHg and 23 ppm Benzene have been detected in soil at depths of 12 feet bgs with the vertical extent of contamination left undefined. Little to no soil analyses occurred in the dispenser source areas even though there were field observations of gasoline odors and discoloration during drilling. These boring also detected high concentrations of dissolved contaminants. Additional sampling and analysis to depths sufficient to define the vertical extent of soil contamination, determine if submerged NAPL is present, etc., is needed in source areas at your site. Please analyze your soil samples for TPHg, BTEX, MTBE, EDB, and EDC. Include your proposal for this work in the workplan requested below.

- Dissolved Plume (S) - The lateral and vertical extent of dissolved contamination at your site is undefined. Up to 72,000 ppb TPHg and 1,100 ppb Benzene have been detected in source area groundwater. Groundwater from two borings in assumed down-gradient locations were sampled and determined by ACC to delineate the extent of the dissolved plumes. Further, ACC asserts that the water bearing zones beneath the site exhibit poor aquifer qualities and a flat estimated groundwater gradient. However, stabilized depth to groundwater has not been established at your site and groundwater gradient is unknown. ACC has not collected data sufficient to support their interpretations of the hydrogeology at the site.

We request that you adequately characterize the dissolved plumes associated with your site and establish groundwater gradient. We recommend that you install temporary piezometers and monitor them over several days to establish gradient. We request that you analyze groundwater samples (and soil samples, as needed) from appropriate borings for BTEX, MTBE, EDB, and EDC by EPA Method 8260, and TPHg. Additional sampling locations may be needed to characterize your plume. Include your proposal for this work in the workplan requested below.

- Formaldehyde UST - please provide documentation on the formaldehyde UST removal and subsequent soil and groundwater analyses performed at the site. Include this information and your conclusions and recommendations regarding your results in the workplan requested below. ACEH's case file does not include reports regarding this UST. Please include any reports related to this UST as an attachment to your workplan.

#### TECHNICAL REPORT REQUEST

Please submit the following technical reports to ACEH (Attention: Amir K. Gholami):

July 9, 2004 Work Plan

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

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. David DeMent, A.C.C. Environmental Consultants, 7977 Capwell Drive, Suite 100, Oakland, CA94621  
A. Levi, D. Drogos, A. Gholami

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Tuesday, May 25, 2004 10:29 AM  
**To:** 'robert\_ribbing@bpna.com'  
**Cc:** 'ddement@accenv.com'  
**Subject:** 921 98th Avenue, Oakland

Dear Mr. Ribbing:

I have already corresponded with the Pacific States, the contractor ACC selected last fall, to update their bid for the excavation work and formaldehyde tank removal at 921 98th Avenue, Oakland, California. ACC provided them with the current excavation dimensions estimated (200 cubic yards around UST T1 and 50 yards around the dispenser for UST T2). I should be hearing from them within the next few days and will relay the updated costs to you then.

As for Alameda County Health, I ran into Mr. Amir Gholami at a local restaurant and he stated he talked to you and promised to look at the case and comment to you this week (Dave DeMent affirmed this based on his conversation with you). Therefore, if I do not hear / see something by Thursday May 27, I will email and/or call Mr. Gholami to remind him of what he told me in person.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Wednesday, May 12, 2004 10:57 AM  
**To:** 'robert\_ribbing@bpna.com'  
**Cc:** 'David DeMent'  
**Subject:** 921 98th Ave, Oakland

Dear Mr. Ribbing:

I talked to Mr. Amir Gholami on Monday afternoon. Currently he states while our case is a priority, he has been moved around his office and has been given other files to work on which will not allow him to further review the case until a few weeks out. I mentioned that ACC provided him a hard copy and electronic copy of the materials for the case several weeks ago. He further stated that his 100+ caseload hindered him from looking at it now. I discussed this with Dave DeMent this morning (I was out sick yesterday) and our plan of action is to contact Ariu Levi of the ACHCSA stating that both you and ACC were promised priority for this case, especially when they lost the file. Second, ACC will find out who his supervisor is and who is the contact at the Regional Water Board for Alameda County cases. Depending on Mr. Levi's response, ACC will be contacting either or both of these people to get the ball rolling.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Gholami, Amir, Env. Health [amir.gholami@acgov.org]  
**Sent:** Tuesday, April 20, 2004 11:10 AM  
**To:** 'Trevor Bausman'  
**Subject:** RE: 921 98th Avenue, Oakland

Mr. Bausman

Please be patient, we are in the process of reorganizing our office space, I will complete the review process as soon as possible.

thanks

-----Original Message-----

**From:** Trevor Bausman [mailto:tbausman@accenv.com]  
**Sent:** Tuesday, April 20, 2004 11:03 AM  
**To:** 'Amir Gholami'  
**Cc:** ariu.levi@acgov.org; David DeMent; robert\_ribbing@bpna.com  
**Subject:** 921 98th Avenue, Oakland

Dear Mr. Gholami:

On behalf of Fleischmann's Yeast, ACC would like to inquire as to the regulatory status of 921 98th Avenue, Oakland. The last correspondence ACC had from your office was on March 25, 2004, when ACC provided additional copies of all reports submitted to Oakland Fire Services and your agency. Please call or email me or David DeMent at (510) 638-8400 ext. 109 or [ddement@accenv.com](mailto:ddement@accenv.com). Thank you.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Thursday, March 25, 2004 11:22 AM  
**To:** 'robert\_ribbing@bpna.com'  
**Subject:** FW: 921 98th Avenue

Dear Mr. Ribbing:

I know Dave already talked to you this morning, but here is my perspective to clarify what emails/documents I am sending to ACHCSA. Dave received a call from Ariu Levi on Tuesday stating ACHCSA had lost the case file and they would need copies of the reports. Therefore I sent the reports electronically to Amir Gholami and cc'ed Donna Drogos, Ariu Levi, yourself and Dave DeMent. Mr. Levi also said that because of losing the file, ACHCSA would prioritize the case. Lastly he stated he would contact you and relay all of this information.

In order to expedite this case, I am going to drop off a hard copy of the two reports, a work plan, and the closure summary to the ACHCSA office today.

Trevor Bausman  
 Project Coordinator  
 (510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Gholami, Amir, Env. Health [mailto:amir.gholami@acgov.org]  
**Sent:** Wednesday, March 24, 2004 6:24 PM  
**To:** 'Trevor Bausman'  
**Subject:** RE: 921 98th Avenue EMAIL #1

Hi Trevor:

Yes, please send me hard copies of all these attached files. Furthermore, please send me hard copies of any other files/docs you got besides what you just sent me with the email attachments. Any questions call me at 510-567-6876.

Thanks

-----Original Message-----

**From:** Trevor Bausman [mailto:tbausman@accenv.com]  
**Sent:** Wednesday, March 24, 2004 4:16 PM  
**To:** 'Amir Gholami'  
**Subject:** 921 98th Avenue EMAIL #1

Dear Mr. Gholami:

Attached is the PDF of ACC's Subsurface Investigation Report dated January 17, 2003. A copy of this report was sent to Mr. Hernan Gomez of the Oakland Fire Services Agency. Due to the size of this file, I will be sending the Additional Subsurface Investigation Report dated September 2, 2003 in another email.

Once the emails are sent, I will be forwarding these emails (without the report attachments) to Ariu Levi, Donna Drogos and our client Mr. Robert Ribbing of Fleischmann's Yeast.

ACC would like to assist in any way possible for this project, and can provide hard copies of these files if you need them.

**Trevor Bausman**

---

**From:** Gholami, Amir, Env. Health [amir.gholami@acgov.org]  
**Sent:** Wednesday, March 24, 2004 6:24 PM  
**To:** 'Trevor Bausman'  
**Subject:** RE: 921 98th Avenue EMAIL #1

Hi Trevor:

Yes, please send me hard copies of all these attached files. Furthermore, please send me hard copies of **any other** files/docs you got besides what you just sent me with the email attachments. Any questions call me at 510-567-6876.

Thanks

-----Original Message-----

**From:** Trevor Bausman [mailto:tbausman@accenv.com]  
**Sent:** Wednesday, March 24, 2004 4:16 PM  
**To:** 'Amir Gholami'  
**Subject:** 921 98th Avenue EMAIL #1

Dear Mr. Gholami:

Attached is the PDF of ACC's Subsurface Investigation Report dated January 17, 2003. A copy of this report was sent to Mr. Hernan Gomez of the Oakland Fire Services Agency. Due to the size of this file, I will be sending the Additional Subsurface Investigation Report dated September 2, 2003 in another email.

Once the emails are sent, I will be forwarding these emails (without the report attachments) to Ariu Levi, Donna Drogos and our client Mr. Robert Ribbing of Fleischmann's Yeast.

ACC would like to assist in any way possible for this project, and can provide hard copies of these files if you need them.

Trevor Bausman  
Project Coordinator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Wednesday, March 03, 2004 10:10 AM  
**To:** 'robert\_ribbing@bpna.com'  
**Cc:** 'David Dement'  
**Subject:** FW: 2 former gas tanks at Fleischmann's Oakland facility

Dear Mr. Ribbing:

I was able to speak with Amir Gholami last week regarding the two former gasoline tanks located along 98<sup>th</sup> Ave at the former Fleischmann's facility. He was concerned about the elevated concentrations ACC reported from the soil and especially groundwater in the August 2003 boring and sampling event. Because this was the first time he communicated to ACC since we submitted the Closure Summary in December 2003, called and emailed him over the past two months, I had him write an email (since he said he would not be able to write a letter for several weeks – it is below).

I am in the process of confirming with Dave DeMent what ACC's plan of action will be to address this concern and aim for closure as soon as possible with ACHCSA and communicate this to you this week.

Trevor Bausman  
Project Administrator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Gholami, Amir, Env. Health [mailto:amir.gholami@acgov.org]  
**Sent:** Tuesday, February 24, 2004 3:15 PM  
**To:** 'tbausman@accenv.com'  
**Subject:** 921 - 98th Ave., Oakland

Hi Trevor:

Per our discussion, the concentrations of the constituents are high and I can not recommend closure at this time. Please submit a workplan to remediate the site as discussed. Any questions please call me at 510-567-6876.



**Trevor Bausman**

---

**From:** Gholami, Amir, Env. Health [amir.gholami@acgov.org]  
**Sent:** Tuesday, February 24, 2004 3:15 PM  
**To:** 'tbausman@accenv.com'  
**Subject:** 921 - 98th Ave., Oakland

Hi Trevor:

Per our discussion, the concentrations of the constituents are high and I can not recommend closure at this time. Please submit a workplan to remediate the site as discussed. Any questions please call me at 510-567-6876.

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Friday, February 13, 2004 9:57 AM  
**To:** 'Gholami, Amir'  
**Cc:** 'robert\_ribbing@bpna.com'  
**Subject:** Regulatory Status for 921 98th Ave, Oakland  
**Contacts:** Amir Gholami

Dear Mr. Gholami:

ACC Environmental Consultants, Inc. submitted Closure Summary documents for the former Fleischmann's Yeast Facility located at 921 98<sup>th</sup> Avenue, Oakland, California on December 15, 2003. Since the subject property recently has a new owner, there is a great interest to obtain regulatory site closure regarding the two former gasoline USTs removed from the subject property in the 1980's. On behalf of Fleischmann's Yeast, ACC would like to inquire as to the status of your office's review of the Closure Summary and/or potential issuance of site closure. I would greatly appreciate you contacting me at your earliest convenience regarding regulatory status and/or scheduling a meeting to go over any remaining issues.

Trevor Bausman  
Project Administrator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Tuesday, January 06, 2004 12:04 PM  
**To:** 'Gholami, Amir'  
**Cc:** 'Robert\_Ribbing@bpna.com'  
**Subject:** Regulatory Status for 921 98th Ave, Oakland  
**Contacts:** Amir Gholami

Dear Mr. Gholami:

ACC Environmental Consultants, Inc. submitted Closure Summary documents for the former Fleischmann's Yeast Facility located at 921 98<sup>th</sup> Avenue, Oakland, California on December 15, 2003. Since the subject property recently has a new owner, there is a great interest to obtain regulatory site closure regarding the two former gasoline USTs removed from the subject property circa 20 years ago. On behalf of Fleischmann's Yeast, ACC would like to inquire as to the status of your office's review of the Closure Summary and/or potential issuance of site closure. I would greatly appreciate you contacting me via email or phone at your earliest convenience regarding regulatory status and/or scheduling a meeting to go over any remaining issues.

Trevor Bausman  
Project Administrator  
(510) 638-8400 ext. 113  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Monday, December 15, 2003 9:57 AM  
**To:** 'Gholami, Amir'  
**Cc:** 'Robert\_Ribbing@bpna.com'  
**Subject:** Closure Summary for 921 98th Avenue  
**Contacts:** Amir Gholami

Dear Mr. Gholami:

Attached are the Closure Summary (PDF) and ACHCSA Closure Summary Form (Word to be updated by you) for the former Fleischmann's Yeast Facility located at 921 98th Avenue, Oakland, California. If you have any questions while reviewing the summary and/or other documents, please contact me as soon as possible.

ACC will send a hard copy of these documents to you today.

Trevor Bausman  
Environmental Project Administrator  
ACC Environmental Consultants, Inc.  
7977 Capwell Drive, Suite 100  
Oakland, California 94621  
(510) 638-8400 ext. 113  
(510) 638-8404 fax  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Monday, December 08, 2003 3:01 PM  
**To:** 'Robert\_Ribbing@bpna.com'  
**Subject:** RE: Fleischmann's Oakland Facility Closure Summary Status

Dear Mr. Ribbing:

Mr. Amir Gholami was concerned with "plume" definition, and therefore ACC was adding the TPHg and benzene iso-concentration maps from the August 2003 sampling report. When looking at the figures (attached), there are bull's-eyes around the water sample taken around the former UST T2 dispenser and UST T1.

David DeMent revised the closure summary report to address potential regulatory concerns of these elevated but localized values (sections 4 through 8).

And as for your question regarding timeframe for regulatory closure, ACC has incorporated this in the revised cover letter. ACC will communicate with Mr. Gholami and, after reviewing the Closure Summary, push for meeting this month / as soon as possible between ACHCSA, Fleischmann's, and ACC.

Trevor Bausman  
Environmental Project Administrator  
ACC Environmental Consultants, Inc.  
7977 Capwell Drive, Suite 100  
Oakland, California 94621  
(510) 638-8400 ext. 113  
(510) 638-8404 fax  
[www.accenv.com](http://www.accenv.com)

-----Original Message-----

**From:** Robert\_Ribbing@bpna.com [mailto:Robert\_Ribbing@bpna.com]  
**Sent:** Monday, December 08, 2003 8:42 AM  
**To:** Trevor Bausman  
**Subject:** RE: Fleischmann's Oakland Facility Closure Summary Status

Has the closure request been submitted?

Robert B. Ribbing  
Environmental Manager  
Fleischmann's Yeast  
Phone (636) 349-8800 x844  
Cell (314) 221-0144  
Fax (636) 349-8865  
Robert\_Ribbing@bpna.com

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Thursday, November 06, 2003 10:41 AM  
**To:** 'Robert\_Ribbing@bpna.com'  
**Cc:** David DeMent (ddement@accenv.com)  
**Subject:** Former Fleischmann's Facility Oakland, CA

Dear Mr. Ribbing:

ACC recently contacted Amir Golami, the Alameda County Health Care Services Agency (ACHCSA) caseworker overseeing the former Fleischmann's Yeast facility located at 921 98<sup>th</sup> Avenue in Oakland, California. In order to expedite the case closure process, he has provided a copy of closure summary forms which ACC will complete and return to him promptly. ACC has reiterated Fleischmann's interest in resolving these remaining tank issues as soon as possible, and would like to meet with ACHCSA and ACC to further discuss what needs to be done.

Per David DeMent and our conversation earlier in the week, ACC can assist with disposing of remaining onsite wastes by identifying items and contacting waste vendors regarding disposal pricing. ACC is located close to the former facility, which would allow us to minimize labor costs for disposal oversight and coordination.

Trevor Bausman  
Environmental Project Administrator  
ACC Environmental Consultants, Inc.  
7977 Capwell Drive, Suite 100  
Oakland, California 94621  
(510) 638-8400 ext. 113  
(510) 638-8404 fax  
[www.accenv.com](http://www.accenv.com)

**Trevor Bausman**

---

**From:** Gholami, Amir, Env. Health [amir.gholami@acgov.org]

**Sent:** Thursday, November 06, 2003 10:15 AM

**To:** 'tbausman@accenv.com'

CLOSURE FIRMS

**Trevor Bausman**

---

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Thursday, September 18, 2003 11:22 AM  
**To:** 'Robert\_Ribbing@bpna.com'  
**Subject:** 921 98th Avenue - Formaldehyde Tank Removal Proposal

Dear Mr. Ribbing:

Here is the proposal to remove the formaldehyde tank and approximately 50 cubic yards of gasoline-impacted soil at the former Fleischmann's Yeast facility in Oakland, California. Please review the proposal, sign and date a copy, and email, fax or mail to ACC to initiate the project.

For your records, ACC is sending two hard copies to your office today.

Currently, ACC is anticipating a return call from Ms. Dona Drogos, Alameda County Health manager, as to when we all can meet to discuss the soil excavation around former gasoline Tank #1. ACC will update you as soon as possible regarding the proposed meeting date and time.

Feel free to contact me if you have any questions.

Trevor Bausman  
Environmental Project Administrator  
ACC Environmental Consultants, Inc.  
7977 Capwell Drive, Suite 100  
Oakland, California 94621  
(510) 638-8400 ext. 113  
(510) 638-8404 fax  
[www.accenv.com](http://www.accenv.com)



**Trevor Bausman**

PEAT TUBES  
CARRIES POND FENCE

**From:** Trevor Bausman [tbausman@accenv.com]  
**Sent:** Tuesday, September 02, 2003 5:03 PM  
**To:** 'Robert Ribbing'  
**Subject:** Subsurface Investigation Report, Fleischmann's Yeast Oakland

VIA EMAIL  
(excludes some phone calls)

Dear Mr. Ribbing:

Here is the final PDF copy of the Additional Subsurface Investigation Report – two hard copies have been sent to your office. I dropped off a copy to Mr. Amir Golami of the ACHCSA this afternoon and called him about scheduling a meeting soon. Upon reviewing the Report, ACC will try to have him schedule the meeting for early next week, and will give you an up to date status for the meeting date and time.

Trevor Bausman  
Environmental Project Administrator  
ACC Environmental Consultants, Inc.  
7977 Capwell Drive, Suite 100  
Oakland, California 94621  
(510) 638-8400 ext. 113  
(510) 638-8404 fax  
[www.accenv.com](http://www.accenv.com)

↳

INDICATE THE RESPONSIBLE PARTY TO BE BILLED FOR ADDITIONAL FSA/OES STAFF TIME EXPENDED BEYOND THE HOURS COVERED BY THE INITIAL DEPOSIT AMOUNT. THE PARTY MUST ACKNOWLEDGE THIS RESPONSIBILITY FOR THE ADDITIONAL BILLING BY SIGNATURE AND DATE BELOW.

NAME Fleischmann's Yeast

MAILING ADDRESS 240 Lackin Williams Industrial Fenton, MO, 63026  
STREET CITY, STATE, ZIP

DAY PHONE NUMBER (636) 349-8800  
area code phone #

SIGNATURE Edward Giacometti Agent for Fleischmann's Yeast  
Edward Giacometti ACE Environmental Consultants

DATE 8/25/04

## Tank Permit Fees

Type of Request	Permit Processing/Plan Check Fee	Inspection Fee	Total
Aboveground/Underground Removal (1 tank)	\$350.00	\$190.00	\$540.00*
Aboveground Installation (1 tank)	\$350.00	\$380.00	\$730.00*
Closure In Place (underground)(1 tank)	\$350.00	\$190.00	\$540.00*
Dispenser Replacement or Modifications of Aboveground Tanks	\$350.00	\$190.00	\$540.00
Capping a Vent (underground tank)	\$100.00	\$ 50.00	\$150.00
Alter & Repair Monitoring System; Overfill containment installation (aboveground/underground tanks)	\$100.00	\$ 50.00	\$150.00
Modify, Remove, Repair and Replace Piping, Dispensers, Sumps of Underground Tanks	\$350.00	\$190.00	\$540.00*

Underground Tank Installation Fees				
# of Tanks	Annual Fee	Permit Processing/Plan Check Fee	Inspection Fee	Total Payment
1	\$210	\$ 350	\$380	\$ 940
2	\$312	\$ 450	\$380	\$1142
3	\$415	\$ 550	\$380	\$1345
4	\$521	\$ 650	\$380	\$1551
5	\$603	\$ 750	\$380	\$1733
6	\$717	\$ 850	\$380	\$1947
7	\$811	\$ 950	\$380	\$2141

**Note:**

\*\$110.00 for each additional tank

- A separate permit will be issued for tank Removal, Installation etc.
- After hour inspections require additional fees at a rate of \$95.00 an hour

**OAKLAND FIRE DEPARTMENT  
FIRE PREVENTION BUREAU**

**Tank Installation/Removal Processing**

All Tank installation/removal plans and applications will be accepted in the Fire Prevention Bureau. Please provide verification/copy of your City Business License Permit (238-3704). **An application to Install, Repair or Remove** and the following are required for complete submittal:

Permit Type	Closure Plans	U.G.Tank Install/Modify Plans App	Plans (2sets)	Specs	Letter to FM	Plot Plan	Forms A, B	Forms A,B,C	App For Permit to Operate, Maintain or Store
Underground Tank Removal	X					X	X		
Abandon/Close In Place	X					X	X		
Aboveground Tank Removal*			X	X					
Underground Tank Installation/Modification		X	X	X				X	X
Aboveground Tank Installation			X	X					X
Residential (home heating)	X					X			
Capping Vent Piping work				X	X	X			
Underground piping	X		X						
Residential (close in place)					X	X			

\***Planning & Building Approval** required for any Zoning issues or when routing piping into buildings. When sidewalk disturbance occurs you must provide us with a copy/verification of your excavation permit..

**Residential** home heating oil tanks under 1100 gal. are exempt from State requirements (Form A & B not required), closure plans are required. **Residential** closure in place **MUST** accompany a letter to the attention of the Fire Marshal, Jerry E. Blueford describing why, and how the closure will be done. In addition, a plot plan should be included with the application.

**Permit Fees:** varies

Once the application and plans have been reviewed, you will receive your permit, by mail, within 1 to 5 days. **You must schedule in advance when you are prepared to do the work. Please call our office at least 48 hours in advance: (510)238-3851. Be prepared to give us your Permit number, indicated in the upper right corner of your permit. We will try to accomodate your request.**

# MARSH

# CERTIFICATE OF INSURANCE

CERTIFICATE NUMBER  
SEA-000655710-07

**PRODUCER**

MARSH RISK & INSURANCE SERVICES  
P. O. BOX 193880  
SAN FRANCISCO, CA 94119-3880  
CALIFORNIA LICENSE NO. 0437153

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE PROVIDED IN THE POLICY. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES DESCRIBED HEREIN.

**COMPANIES AFFORDING COVERAGE**

COMPANY

A GREENWICH INSURANCE COMPANY

COMPANY

B NATIONAL UNION FIRE INSURANCE CO. OF PA

COMPANY

C

COMPANY

D

101722-PSEC1-POLL-

SAMPL GAWD PSEC

**INSURED**

PACIFIC STATES ENVIRONMENTAL CONTRACTORS, INC.  
11555 DUBLIN BOULEVARD  
DUBLIN, CA 94568

**COVERAGES**

This certificate supersedes and replaces any previously issued certificate for the policy period noted below. 11

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

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	GEC000179304	04/01/04	04/01/05	GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMPIOP AGG \$ 2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$ 1,000,000
	OWNERS' & CONTRACTOR'S PROT				EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> PER PROJECT AGGREGATE				FIRE DAMAGE (Any one fire) \$ 100,000
<input checked="" type="checkbox"/> CONTRACTUAL LIABILITY	MED EXP (Any one person) \$ 5,000				
A	AUTOMOBILE LIABILITY	AEC000179004	04/01/04	04/01/05	COMBINED SINGLE LIMIT \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
<input type="checkbox"/> HIRED AUTOS					
<input type="checkbox"/> NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY:
					EACH ACCIDENT \$
					AGGREGATE \$
	EXCESS LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE \$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WC 6436318	04/01/04	04/01/05	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER \$ 1,000,000
	EL EACH ACCIDENT \$ 1,000,000				
	EL DISEASE-POLICY LIMIT \$ 1,000,000				
	EL DISEASE-EACH EMPLOYEE \$ 1,000,000				
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS  
EVIDENCE OF INSURANCE FOR BID/PROPOSAL PURPOSE

**CERTIFICATE HOLDER**

SAMPLE

**CANCELLATION**

SHOULD ANY OF THE POLICIES DESCRIBED HEREIN BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE INSURER AFFORDING COVERAGE WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER AFFORDING COVERAGE, ITS AGENTS OR REPRESENTATIVES, OR THE ISSUER OF THIS CERTIFICATE.

MARSH USA INC.

By: Michio Nekota

MM1(3/02)

*Michio Nekota*

VALID AS OF: 04/06/04

ACC ENVIRONMENTAL CONSULTANTS  
SITE SAFETY PLAN

A. GENERAL INFORMATION

Project Title: **Fleischmann's Yeast Formaldehyde UST Excavation**  
Project No.: **6725-001.04**

Project Manager: **Ed Giacometti**

Location: **Former Fleischmann's Yeast  
921 98<sup>th</sup> Avenue, Oakland, CA**

Prepared by/date: **Ed Giacometti 08/25/04**

Approved by/date: *Edward Giacometti 9/25/04*

Scope of Work/Objective(s): **Witness underground storage tank (UST) removal and collect soil samples as needed**

Proposed Date of Field Activities: **September 2004**

Documentation/Summary:

Overall Chemical Hazard: Serious [ ] Moderate [ ]  
Low [X] Unknown [ ]

Overall Physical Hazard: Serious [ ] Moderate [X]  
Low [ ] Unknown [ ]

B. SITE/WASTE CHARACTERISTICS

Waste Types(s):  
Liquid [X] Solid [X] Sludge [ ] Gas/Vapor [X]

Characteristics:  
Flammable/Ignitable [ ] Volatile [X] Corrosive [ ] Acutely Toxic [ ]  
Explosive [ ] Reactive [ ] Carcinogen [X] Radioactive [ ]

Other: \_\_\_\_\_

Physical Hazards:  
Overhead [ ] Confined Space [ ] Below Grade [ ] Trip/Fall [X]  
Puncture [ ] Burn [ ] Cut [X] Splash [ ]  
Noise [X]

Other:

Site History/Description and Unusual Features: **One UST**

Locations of Chemicals/Waste: **Residuals may be in soil**

Estimated Volume of Chemicals/Waste: **Unknown**

Site Currently in Operation: Yes [ ] No [X]

### C. HAZARD EVALUATION

List and Evaluate Hazards By Task (e.g., sampling/drilling)

Task	Physical Hazard	Level of Protection
1	Soil Excavation	D
2	Collecting soil samples	D

Chemical Hazard Evaluation:

Compound	PEL/TWA	Route of Exposure	Acute Symptoms	Odor Threshold/Desc.
<b>Formaldehyde</b>	<b>0.75 ppm</b>	<b>Dermal, inhalation</b>	<b>Irritation eyes, nose, throat, respiratory system; lacrimation, cough, wheezing</b>	<b>N/A</b>

### D. SITE SAFETY AND WORK PLAN

Perimeter identified? [Y] Site secured? [Y] Work areas identified? [Y]  
Zone(s) of contamination identified? [N]

Air Monitoring: N/A  
Contaminant of Interest: Formaldehyde  
Type of Monitoring: **Soil**  
Frequency: **Continuous - As needed**  
Equipment: ppb RAE

Decontamination procedures and solutions: **Trisodium phosphate and water, triple rinsed**

Special Site Equipment: (Sanitary facilities, lighting, etc.) **None anticipated**

Site Entry Procedures and Special Considerations: **None**

Work Limitations (time of day, weather conditions, etc.): **None**

General Spill Control, if applicable: N/A

Investigation-Derived Material Disposal (expendables, cuttings, etc.): **No cuttings will be generated.**

Sample Handling Procedures: **Soil samples will be placed in brass liners with tight fitting plastic end caps and water samples will be placed in laboratory-supplied sample vials pending transport to a state-certified analytical laboratory.**

## E. EMERGENCY INFORMATION

Ambulance 911

Hospital Emergency Room: (510) 357-6500

San Leandro Hospital, 13855 East 14th Street, San Leandro, CA.

Directions to Hospital (see attached map):

**Travel south on 98<sup>th</sup> Avenue; Turn left on San Leandro Street; Turn right on E 14th Street/ CA 185; End at 13855 E. 14<sup>th</sup> Street, San Leandro; Hospital on right side**

Poison Control Center 911

Police 911

Fire Department 911

Laboratory **STL San Francisco**

UPS/Fed. Express N/A

Client Contact: **Mr. Robert Ribbing (636) 349-8800**

### SITE RESOURCES

Water Supply Source **On-site**

Telephone **On-site**

Cellular Phone, if available ---

Other ---

### EQUIPMENT CHECKLIST

Protective Gear	Quantity	Equipment	Quantity	Equipment	Quantity
Respirator	1	PID	1	Baggies	1 box
Organic Cartridges	2	Liter bottles	10	Chain of Custody Forms	1 set
Tyvek	1	Rope	100 feet	Labels	1 set
Gloves, Nitrile	1 pair	Surveyors Tape	1	Paper Towels	1 roll
Steel Toed Boots	1 pair	Camera/Film	1	Trash Bags	1
First Aid Kit	1	Cooler	1	Buckets	3
Safety Glasses	1 pair	Brass Liners	10	Brushes	2
Portable eye wash	1	Plastic End Caps	20	TSP	1 box
Ear Plugs	1 pair	Teflon Tape	1 roll	Boring Logs	1 set



SITE SAFETY REVIEW

General Information

Project Number: *6725-001.04*

Site: **Former Fleischmann's Yeast, 921 98<sup>th</sup> Avenue, Oakland, CA**

Client Contact: **Mr. Robert Ribbing (636) 349-8800**

Objectives: **Witness UST removal and collect soil samples**

Types of Chemicals Anticipated: **None**

Physical Hazards: **Typical Hazards associated with UST excavation and removal**

Personal Protection: **Level D, modified as required**

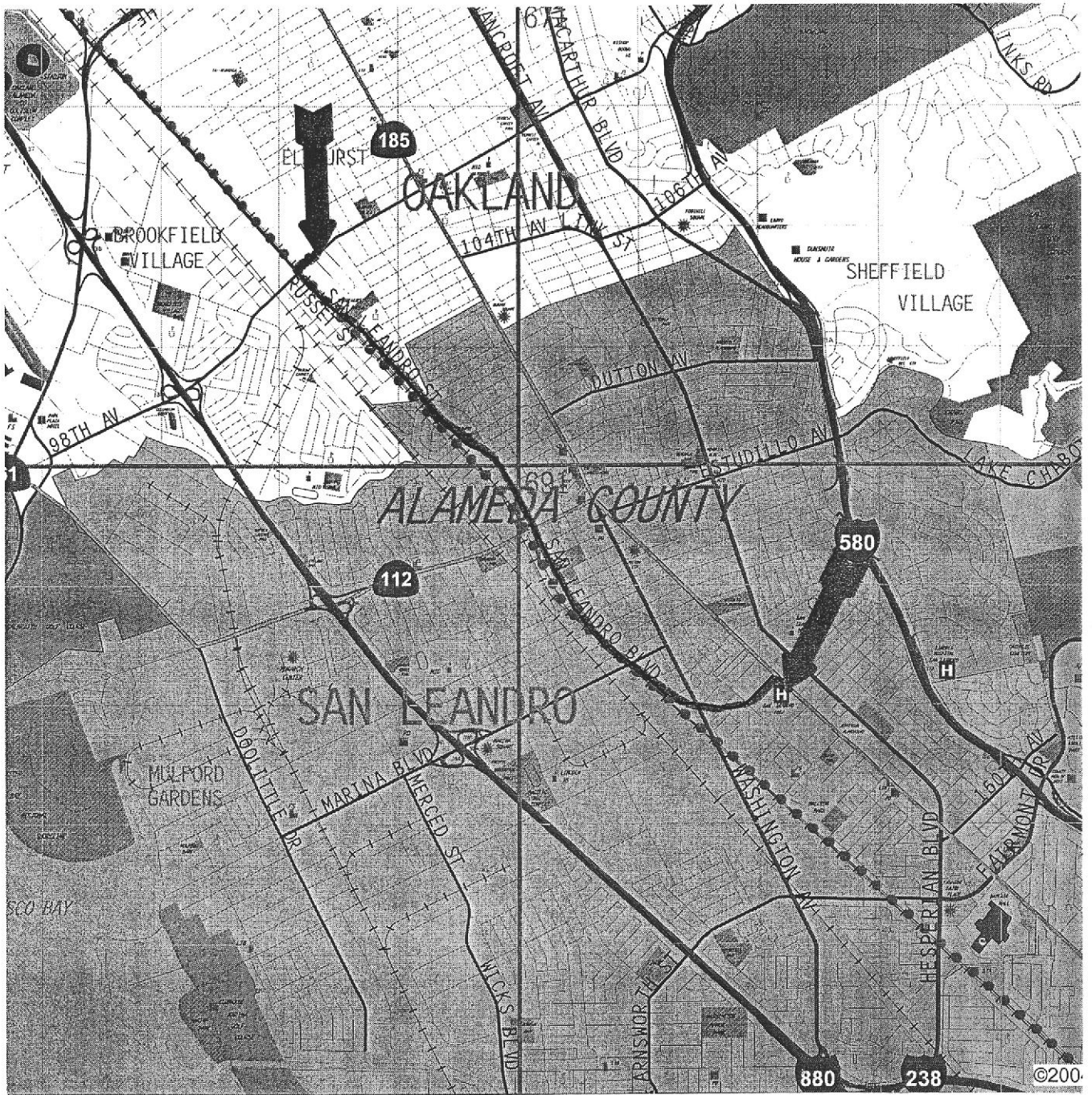
Decontamination: **None**

Special Site Considerations: **None**

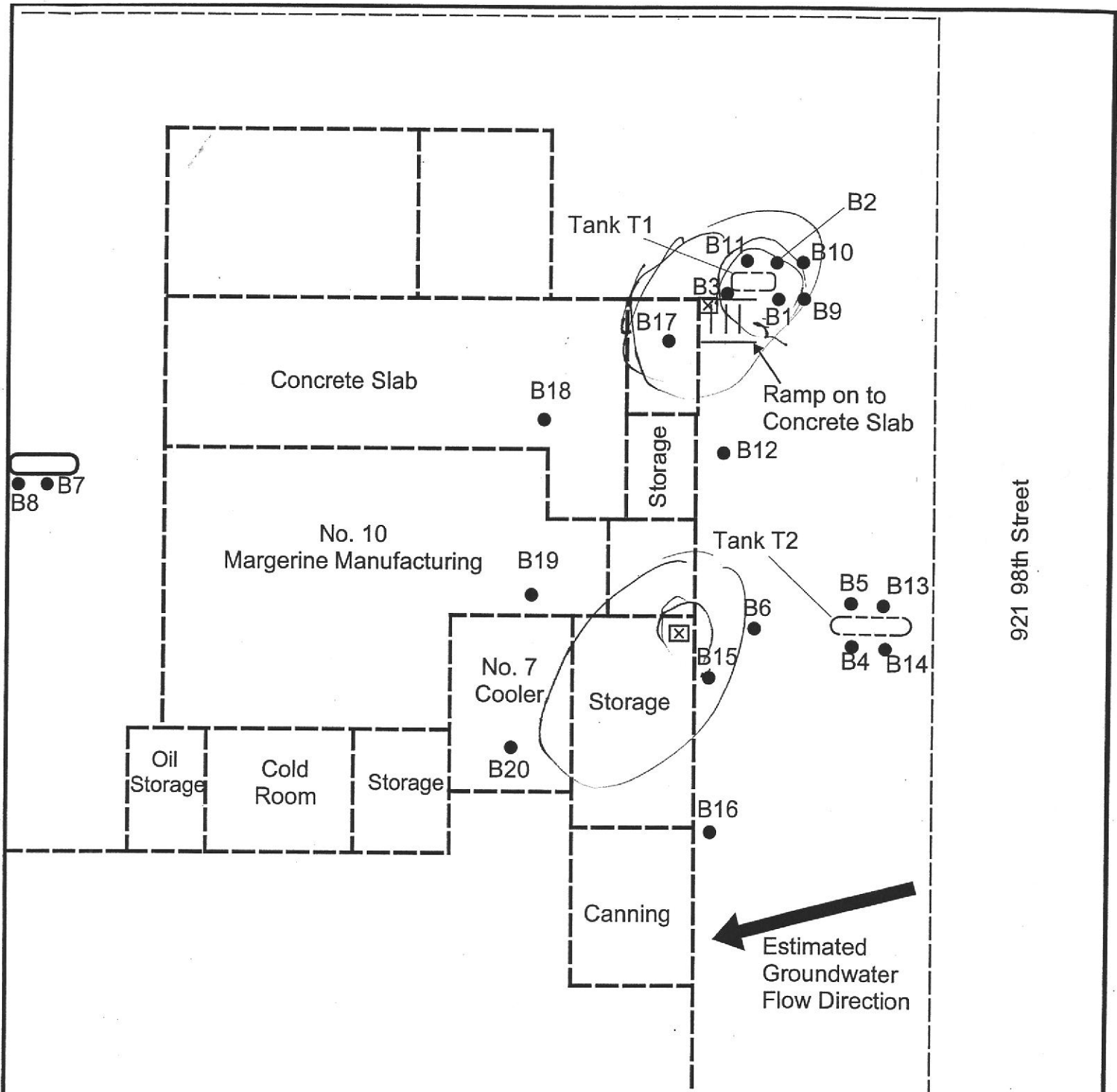
ATTENDEES

Name Printed	Signature

# HOSPITAL LOCATION MAP



Map Source: Thomas Brothers Guide, Bay Area 2004



Storage and Refrigerator Building

### Legend

- Formadehyde UST Locations
- Former UST Locations
- ACC Boring Locations
- Property Fence Line
- Former Dispensers

Title: **Site Plan**  
**921 98th Street**  
**Oakland, California**

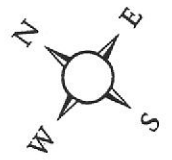
Figure Number: 2      Scale: 1"=50'

Project No: 6725-001.02      Drawn By: EJJ

Date: 7/15/04



7977 Capwell Drive, Suite 100  
 Oakland, California 94621  
 (510) 638-8400. Fax: (510) 638-8404





7977 Capwell Drive, Suite 100  
Oakland, California 94621 (510) 638-8400

021837

U.S. BANK OF CALIFORNIA  
90-2267/1211

CHECK DATE

August 25, 2004

PAY Five Hundred Forty and 00/100 Dollars

AMOUNT \$540.00

TO City of Oakland  
Fire Prevention Bureau  
250 Frank H. Ogawa Plaza, Suite 3341  
Oakland CA 94612

VOID IF NOT CASHED WITHIN SIX MONTHS

AUTHORIZED SIGNATURE

Security Check features included. Details on back.

⑈021837⑈ ⑆121122676⑆ 1 534 0003 4804⑈

CC ENVIRONMENTAL CONSULTANTS, INC.  
77 Capwell Drive, Suite 100  
Oakland, California 94621 (510) 638-8400

EMILY BUSINESS FORMS 800.392.6018 ADVANTAGE

021837

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Permit Application	8/25/04	0021753	540.00			540.00
City of Oakland, Fire Prevention 001 1		Totals	540.00			540.00

021837

ENVIRONMENTAL CONSULTANTS, INC.  
 Capwell Drive, Suite 100  
 Oakland, California 94621 (510) 638-8400

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Permit Application	8/25/04	0021753	540.00			540.00
City of Oakland, Fire Prevention 001 1			Totals	540.00		540.00

CITY OF OAKLAND  
FIRE PREVENTION BUREAU  
250 Frank Ogawa Plaza, Ste. 3341  
OAKLAND, CALIFORNIA 94612-2032  
(510) 238-3851

APPLICATION for PERMIT to INSTALL, REMOVE or REPAIR TANKS  
In the CITY OF OAKLAND

Request Submittal Date: 8/25/04

PLEASE CIRCLE APPROPRIATE ACTIONS: Application is hereby made for permit to:

(a) Remove (b) Install (c) Repair (d) Modify (e) Abandon/Close-in Place A

(a) Gasoline (b) Fuel oil (c) Diesel (d) Formaldehyde tank(s) and excavate, commencing:

(a) four feet inside the curb line\*; (b) inside the property line; (c) aboveground; (d) underground tank(s)  
\*inside curb line, please attach copy of sidewalk/excavation permit from PLANNING AND BUILDING

on the NW side of 98th St. Ave 300 feet NW of 98th St. Ave.

Site Address: 921 98th Avenue Present storage Rinsed & Cleaned (Empty)

Owner: Fleischmann's Yeast Address 240 Markin Williams Industrial Phone (301) 249-8800  
Fenton, MD 63026

Applicant: Acc Environmental Consultants Address 377 Capwell Drive, Ste 100 Phone (510) 638-8400 x114  
Oakland, CA 94621

Sidewalk surface to be disturbed NA x NA Number of Tanks 1 Capacity 7,500 Gallons ea.

Remarks Use of the subject tank was discontinued in 1980's and tank has been drained and cleaned. Also does not intend on performing confirmation sampling around the tank.

Signature \_\_\_\_\_

PLEASE ATTACH/SUBMIT: (All applicants must have a City Business License Permit)

- (2) Copies of Closure Plans for underground tank removal(s)
- (2) Sets of plans and (1) copy of specifications for above ground tank removal
- (2) Sets of plans and (2) sets of application packets for underground tank installation/modifications
- (2) Sets of plans for aboveground tank installation and specifications
- copy or prepare to show Planning and Building approval for aboveground tank removal and tank repair

NOTE: FOR TANK INSTALLATION PLEASE SUBMIT THIS APPLICATION FORM ALONG WITH A  
APPLICATION FOR PERMIT TO OPERATE, MAINTAIN OR STORE

FOR OFFICE USE ONLY

Permit No. \_\_\_\_\_

Amt. Recv'd \_\_\_\_\_

Date Issued: \_\_\_\_\_

Copies to: Electrical Inspection

Ck# \_\_\_\_\_ Cash \_\_\_\_\_

Receipt# \_\_\_\_\_ Recv'd by: \_\_\_\_\_

CITY OF OAKLAND  
Fire Department  
Fire Prevention Bureau  
Hazardous Materials Program  
250 Frank H. Ogawa Plaza, Ste. 3341  
Oakland, CA 94612-2032

**UNDERGROUND TANK CLOSURE PLAN**

(Complete according to instructions)

- 1) Name of Business Fleischmann's Yeast  
Business Owner or Contact Person (PRINT) Robert Ribbing
- 2) Site Address 921 98<sup>th</sup> Avenue  
City Oakland Zip \_\_\_\_\_ Phone (636) 349-8800
- 3) Mailing Address 240 Larkin Williams Industrial  
City Fenton, MO Zip 63026 Phone (636) 349-8800
- 4) Property Owner ROBERT RIBBING  
Business Name (if applicable) FORMER FLEISCHMANN'S YEAST  
Address 240 LARKIN WILLIAMS INDUSTRIAL COURT  
City, State FENTON, MO Zip 63026
- 5) Generator name under which tank will be manifested  
Fleischmann's Yeast
- EPA ID Under which tank will be manifested CA N/A (Non-hazardous)



6) Contractor Pacific States Environmental Contractors Inc.  
Address 11555 Dublin Boulevard  
City Dublin, CA 94568 Phone (925) 803-4333  
License Type California Contractors IDS 723241 A-HAZ, C-21

Effective January 1, 1992, Business and Professional Code Section 7058.7 require contractors to also hold Hazardous Waste certification issued by the State Contractor License Board

7) Consultant (if applicable) ACC Environmental Consultants, Inc.  
Address 7777 Capwell Drive, Ste 100  
City, State Oakland, CA 94621 Phone (510) 638-8400 x 114

8) Main Contact Person for Investigation (if applicable)

Name Ed Giacometti Title Staff Geologist  
Company ACC Environmental Consultants, Inc.  
Phone (510) 638-8400 x 114 cell # (510) 773-7355

9) Number of underground tanks being closed with this plan 1 (Confirmed with owner operator)

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

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

a) Product/Residual Sludge/Rinsate Transporter

Name N/A EPA I.D. NO. (No rinsate produced)  
Hauler License No. \_\_\_\_\_ License Exp. Date \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

b) Product/Residual Sludge/Rinsate Disposal Site

Name N/A EPA ID No. (No rinsate produced)  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_



c) Tank and Piping Transporter

Name Dube D Transportation EPA I.D. No. Tank to be hauled under bill of lading not UHWM

c) Hauler License No. CA00397 License Exp. Date N/A

Address 22991 Cluiter Road  
City Hayward State CA Zip 94545

d) Tank and Piping Disposal Site

Name ALCO IRON & METAL CO. EPA I.D. No. Tank to be hauled under bill of lading not UHWM

Address 1091 DOOLITTLE DR.  
City SAN LEANDRO State CA Zip 94577

11) Sample Collector (if needed)

Name Ed Giacometti

Company ARC Environmental Consultants, Inc.

Address 7977 Capwell Drive, Ste 100

City Oakland State CA Zip 94621

Phone (510) 638-8400 x114

12) Laboratory

Name STL-San Francisco

Address 1220 Quarry Lane

City Pleasanton State CA Zip 94566

State Certification No. \_\_\_\_\_

13) Have tanks or pipes leaked in the past Yes  No  Unknown

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

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

Tank has already been cleaned and rendered inert. Tank was taken out of use in the 1980's. Tank is currently empty.

Before tanks are pumped out and inserted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000 must also be contacted for tank removal permit. The use of a combustible gas indicator to verify tank inertness is required. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert. **Note: you may be required to recalibrate the combustible gas indicator on site, to show that it is working properly.**

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

Tank		Material to be sampled (tank contents, soil, groundwater)	Location and Depth of Samples
Capacity	Use History include date last used (estimated)		
7,500 gal	FORMALDEHYDE USE TAKEN OUT OF USE IN 1980'S.	Soils beneath tank will be sampled	Samples to be taken beneath tank at approximately 2 ft bgs. below tank bottom. There is no piping connected to tank.

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

**EXCAVATED/STOCKPILED SOIL**

<b>Stockpiled Soil volume (estimated)</b> Approximately 100 cubic yards of soil.	<b>Sampling Plan</b> Stockpile samples will be one 4-point composite per every 100 cu. yds.
---	--

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

Will the excavated soil be returned to the excavation immediately after tank removal?

- yes     
  No     
  unknown

If yes, explain reasoning \_\_\_\_\_

If unknown at this point in time, please be aware that excavated soil may no be returned to the excavation without prior approval from Fire Services Agency, Office of Emergency Services. This means that the contractor, consultant, or responsible party must communicate with the Hazardous Materials Inspector **IN ADVANCE** of backfilling operations.

16. Chemical methods and associated detection limits to be used for analyzing samples:

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed.

See attached Table 2.

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

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
Formaldehyde	unknown	unknown	unknown

18. Submit Workers Compensation Certificate copy

Name of Insurer Marsh Risk & Insurance Services

19. Submit Plot Plan \*\*\*(Be Instructions)\*\*\*

20. Enclose Permit fee (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery.

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

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

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

I declare that to, the best of my knowledge and belief that the statements and information provided above are correct and true.

I understand that information, in addition to that proved above, may be needed in order to obtain approval from the Hazardous Materials Division and that no work is to begin on this project until this plan is approved.

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

I understand that all work performed during this project will be done in compliance with all applicable OSHA. (Occupational Safety and health Administration) requirements concerning; personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the City of Oakland.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Inspector at least three working days in advance of site-work, to schedule the required inspections.

**CONTRACTOR INFORMATION**

Name of Business ACC Environmental Consultants, Inc.

Name of Individual Ed Gigcometti

Signature Edward Gigcometti Date 8/26/04

**PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)**

Name of Business Fleischmann's Yeast

Name of Individual Robert Ribbing

Signature Edward Giacomelli Agent for Fleischmann's Date 8/25/04  
Edward Giacomelli ACC Environmental Consultants

General Instructions

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

Line Item Specific Instructions

2. SITE ADDRESS

Address at which closure is taking place.

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

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

6. CONTRACTOR

Prime contractor for the project.

10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES

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

15) TANK HISTORY AND SAMPLING INFORMATION

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

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

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

16) CHEMICAL METHODS AND ASSOCIATED DETECTION LIMITS

See attached Table 2.

17) SITE HEALTH AND SAFETY PLAN

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

- a) The name and responsibilities of the site health and safety officer.
- b) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;

- c) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;

#### SITE HEALTH AND SAFETY PLAN

- d) For each hazard, identify the action levels (contaminant concentrations in air) or physical conditions;
  - e) Description of the work habit changes triggered by the above action levels or physical conditions;
  - f) Frequency and types of air and personnel monitoring - along with the environmental sampling techniques and instrumentation - to be used to detect the above action levels. Include instrumentation maintenance and calibration methods and frequencies;
  - h) Confined space entry procedures-(if applicable);
  - g) Decontamination procedures;
  - l) Measures to be taken to secure the site, excavation and stockpiled soils during and after work hour (e.g. barricades, caution tape, fencing, trench plates, plastic sheeting, security guard, etc.);
  - j) Spill containment/emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital near the site;
  - k) Documentation that all site workers have received the appropriate ASIA approved training and participate medical surveillance per 29 CFR 1910.120;
- 1) A page for employees to sign acknowledging that they have read and will comply with the site health and safety plan.

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

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

#### 19) PLOT PLAN

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

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

#### 20) PERMIT FEE

A check payable to the City of Oakland for the amount indicated must accompany the plans.

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

## 22) TANK CLOSURE REPORT

The Tank Closure reports: General description of the closure activities, indicate;

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







## UST - Facility

Formerly SWRCB Form A.

Complete the UST - Facility page for all new permits, permit changes or any facility information changes. This page must be submitted within 30 days of permit or facility information changes, unless approval is required before making any changes.

Submit one UST - Facility page per facility, regardless of the number of tanks located at the site. This form is completed by either the permit applicant or the local agency underground tank inspector. As part of the application, the tank owner must submit a scaled facility plot plan to the local agency showing the location of the USTs with respect to buildings and landmarks [23 CCR §2711 (a)(8)], a description of the tank and piping leak detection monitoring program [23 CCR §2711 (a)(9)], and, for tanks containing petroleum, documentation showing compliance with state financial responsibility requirements [23 CCR §2711 (a)(11)].

Refer to 23 CCR §2711 for state UST information and permit application requirements.

(Note: the numbering of the instructions follows the data element numbers that are on the UPCF pages. These data element numbers are used for electronic submission and are the same as the numbering used in 27 CCR, Appendix C, the Business Section of the Unified Program Data Dictionary.) Please number all pages of your submittal. This helps your CUPA or local agency identify whether the submittal is complete and if any pages are separated:

1. FACILITY ID NUMBER - Leave this blank. This number is assigned by the CUPA. This is the unique number which identifies your facility.
3. BUSINESS NAME - Enter the full legal name of the business.
400. TYPE OF ACTION - Check the reason the page is being completed. CHECK ONE ITEM ONLY.
401. NEAREST CROSS STREET - Enter the name of the cross street nearest to the site of the tank.
402. FACILITY OWNER TYPE - Check the type of business ownership.
403. BUSINESS TYPE - Check the type of business.
404. TOTAL NUMBER OF TANKS REMAINING AT SITE - Indicate the number of tanks remaining on the site after the requested action.
405. INDIAN OR TRUST LAND - Check whether or not the facility is located on an Indian reservation or other trust lands.
406. PUBLIC AGENCY SUPERVISOR NAME - If the facility owner is a public agency, enter the name of the supervisor for the division, section or office which operates the UST. This person must have access to the tank records.
407. PROPERTY OWNER NAME - Complete items 407- 412 for the property owner, unless all items are the same as the Owner Information (items 111-116) on the Business
408. PROPERTY OWNER PHONE
409. PROPERTY OWNER MAILING OR STREET ADDRESS
410. PROPERTY OWNER CITY
411. PROPERTY OWNER STATE
412. PROPERTY OWNER ZIP CODE
413. PROPERTY OWNER TYPE - Check the type of property ownership.
414. TANK OWNER NAME - Complete items 414- 419 for the tank owner,, unless all items are the
415. TANK OWNER PHONE
416. TANK OWNER MAILING OR STREET ADDRESS
417. TANK OWNER CITY
418. TANK OWNER STATE
419. TANK OWNER ZIP CODE
420. TANK OWNER TYPE - Check the type of tank ownership.
421. BOE NUMBER - Enter your Board of Equalization (BOE) UST storage fee account number. This fee applies to regulated USTs storing petroleum products. This is required before your permit application can be processed. If you do not have an account number with the BOE or if you have any questions regarding the fee or exemptions, please call the BOE at (916) 322-9669 or write to the BOE at: Board of Equalization, Fuel Taxes Division, P.O. Box 942879, Sacramento, CA 94279-0030.
422. PETROLEUM UST FINANCIAL RESPONSIBILITY CODE - Check the method(s) used by the owner and/or operator in meeting the Federal and State financial responsibility requirements. CHECK ALL THAT APPLY. If the method is not listed, check "other" and enter the method(s). USTs owned by any Federal or State agency and non-petroleum USTs are exempt from this requirement.
423. LEGAL NOTIFICATION AND MAILING ADDRESS - Indicate the address to which legal notifications and mailings should be sent. The legal notifications and mailings will be sent to the tank owner unless the facility (box 1) or the property owner (box 2) is checked.
- SIGNATURE OF APPLICANT - The business owner/operator of the tank facility, or officially designated representative of the owner/operator, shall sign in the space provided. This signature certifies that the signer believes that all the information submitted is accurate and complete.
424. DATE CERTIFIED - Enter the date that the page was signed.
425. APPLICANT PHONE - Enter the phone number of the applicant (person certifying).
426. APPLICANT NAME - Enter the full printed name of the person signing the page.
427. APPLICANT TITLE - Enter the title of the person signing the page.
428. STATE UST FACILITY NUMBER - Leave this blank. This number is assigned by the CUPA as follows: the number is composed of the two digit county number, the three digit jurisdiction number, and a six digit facility number. The facility number must be the same as shown in item 1.
429. 1998 UPGRADE CERTIFICATE NUMBER - Leave this blank. This number is assigned by the CUPA.

UNIFIED PROGRAM CONSOLIDATED FORM

TANKS

UNDERGROUND STORAGE TANKS – TANK PAGE 1

(two pages per tank)

Page 1 of 2

TYPE OF ACTION  1 NEW SITE PERMIT  4 AMENDED PERMIT  5 CHANGE OF INFORMATION  6 TEMPORARY SITE CLOSURE  
 (Check one item only)  7 PERMANENTLY CLOSED ON SITE  
 3 RENEWAL PERMIT (Specify reason – for local use only) (Specify reason – for local use only)  8 TANK REMOVED 430

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Fleischmann's Yeast FACILITY ID: 3

LOCATION WITHIN SITE (Optional) 30th Northwest of 98th Avenue 431

I. TANK DESCRIPTION (A scaled plot plan with the location of the UST system including buildings and landmarks shall be submitted to the local agency.)

TANK ID # 432	TANK MANUFACTURER 433	COMPARTMENTALIZED TANK <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 434 <small>If "Yes", complete one page for each compartment.</small>
DATE INSTALLED (YEAR/MO) 435	TANK CAPACITY IN GALLONS 436	NUMBER OF COMPARTMENTS 437

ADDITIONAL DESCRIPTION (For local use only) 438

II. TANK CONTENTS

TANK USE 439 <input type="checkbox"/> 1. MOTOR VEHICLE FUEL (If marked complete Petroleum Type) <input type="checkbox"/> 2. NON-FUEL PETROLEUM <input checked="" type="checkbox"/> 3. CHEMICAL PRODUCT <input type="checkbox"/> 4. HAZARDOUS WASTE (Includes Used Oil) <input type="checkbox"/> 95. UNKNOWN	PETROLEUM TYPE 440 <input type="checkbox"/> 1a. REGULAR UNLEADED <input type="checkbox"/> 2. LEADED <input type="checkbox"/> 5. JET FUEL <input type="checkbox"/> 1b. PREMIUM UNLEADED <input type="checkbox"/> 3. DIESEL <input type="checkbox"/> 6. AVIATION FUEL <input type="checkbox"/> 1c. MIDGRADE UNLEADED <input type="checkbox"/> 4. GASOHOL <input checked="" type="checkbox"/> 99. OTHER	COMMON NAME (from Hazardous Materials Inventory page) 441	CAS# (from Hazardous Materials Inventory page) 442
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III. TANK CONSTRUCTION

TYPE OF TANK (Check one item only) <input type="checkbox"/> 1. SINGLE WALL <input type="checkbox"/> 2. DOUBLE WALL <input type="checkbox"/> 3. SINGLE WALL WITH EXTERIOR MEMBRANE LINER <input type="checkbox"/> 4. SINGLE WALL IN VAULT <input type="checkbox"/> 5. SINGLE WALL WITH INTERNAL BLADDER SYSTEM <input checked="" type="checkbox"/> 95. UNKNOWN <input type="checkbox"/> 99. OTHER	TANK MATERIAL – primary tank (Check one item only) <input type="checkbox"/> 1. BARE STEEL <input type="checkbox"/> 2. STAINLESS STEEL <input type="checkbox"/> 3. FIBERGLASS / PLASTIC <input type="checkbox"/> 4. STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC (FRP) <input type="checkbox"/> 5. CONCRETE <input checked="" type="checkbox"/> 95. UNKNOWN <input type="checkbox"/> 8. FRP COMPATIBLE W/100% METHANOL <input type="checkbox"/> 99. OTHER	TANK MATERIAL – secondary tank (Check one item only) <input type="checkbox"/> 1. BARE STEEL <input type="checkbox"/> 2. STAINLESS STEEL <input type="checkbox"/> 3. FIBERGLASS / PLASTIC <input type="checkbox"/> 4. STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC (FRP) <input type="checkbox"/> 5. CONCRETE <input checked="" type="checkbox"/> 95. UNKNOWN <input type="checkbox"/> 8. FRP COMPATIBLE W/100% METHANOL <input type="checkbox"/> 10. COATED STEEL <input type="checkbox"/> 99. OTHER	TANK INTERIOR LINING (Check one item only) <input type="checkbox"/> 1. RUBBER LINED <input type="checkbox"/> 2. ALKYD LINING <input type="checkbox"/> 3. EPOXY LINING <input type="checkbox"/> 4. PHENOLIC LINING <input type="checkbox"/> 5. GLASS LINING <input checked="" type="checkbox"/> 95. UNKNOWN <input type="checkbox"/> 99. OTHER	DATE INSTALLED 447
OR COATING (Check one item only) <input type="checkbox"/> 1. RUBBER LINED <input type="checkbox"/> 3. EPOXY LINING <input type="checkbox"/> 5. GLASS LINING <input checked="" type="checkbox"/> 95. UNKNOWN <input type="checkbox"/> 99. OTHER	OTHER CORROSION PROTECTION IF APPLICABLE (Check one item only) <input type="checkbox"/> 1. MANUFACTURED CATHODIC PROTECTION <input type="checkbox"/> 2. SACRIFICIAL ANODE <input type="checkbox"/> 3. FIBERGLASS REINFORCED PLASTIC <input type="checkbox"/> 4. IMPRESSED CURRENT <input checked="" type="checkbox"/> 95. UNKNOWN <input type="checkbox"/> 99. OTHER	DATE INSTALLED 448	DATE INSTALLED 449	

SPILL AND OVERFILL (Check all that apply) <input type="checkbox"/> 1 SPILL CONTAINMENT <input type="checkbox"/> 2 DROP TUBE <input type="checkbox"/> 3 STRIKER PLATE	YEAR INSTALLED 440	TYPE (local use only) 451	OVERFILL PROTECTION EQUIPMENT: YEAR INSTALLED 452 <input type="checkbox"/> 1 ALARM <input type="checkbox"/> 2 BALL FLOAT <input type="checkbox"/> 3 FILL TUBE SHUT OFF VALVE <input type="checkbox"/> 4 EXEMPT
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IV. TANK LEAK DETECTION (A description of the monitoring program shall be submitted to the local agency.)

IF SINGLE WALL TANK (Check all that apply) 453 <input type="checkbox"/> 1 VISUAL (EXPOSED PORTION ONLY) <input type="checkbox"/> 2 AUTOMATIC TANK GAUGING (ATG) <input type="checkbox"/> 3 CONTINUOUS ATG <input type="checkbox"/> 4 STATISTICAL INVENTORY RECONCILIATION (SIR) BIENNIAL TANK TESTING	<input type="checkbox"/> 5 MANUAL TANK GAUGING (MTG) <input type="checkbox"/> 6 VADOSE ZONE <input type="checkbox"/> 7 GROUNDWATER <input type="checkbox"/> 8 TANK TESTING <input type="checkbox"/> 99 OTHER	IF DOUBLE WALL TANK OR TANK WITH BLADDER (Check one item only) 454 <input type="checkbox"/> 1 VISUAL (SINGLE WALL IN VAULT ONLY) <input type="checkbox"/> 2 CONTINUOUS INTERSTITIAL MONITORING <input type="checkbox"/> 3 MANUAL MONITORING
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IV. TANK CLOSURE INFORMATION / PERMANENT CLOSURE IN PLACE

ESTIMATED DATE LAST USED (YR/MO/DAY) 455	ESTIMATED QUANTITY OF SUBSTANCE REMAINING 456 _____ gallons	TANK FILLED WITH INERT MATERIAL? 457 <input type="checkbox"/> Yes <input type="checkbox"/> No
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## UST - Tank Page 1

### Formerly SWRCB Form B

Complete the UST - Tank pages for each tank for all new permits, permit changes, closures and/or any other tank information change. This page must be submitted within 30 days of permit or facility information changes, unless approval is required before making any changes. For compartmentalized tanks, each compartment is considered a separate tank and requires completion of separate tank pages.

Refer to 23 CCR §2711 for state UST information and permit application requirements.

(Note: the numbering of the instructions follows the data element numbers that are on the UPCF pages. These data element numbers are used for electronic submission and are the same as the numbering used in 27 CCR, Appendix C, the Business Section of the Unified Program Data Dictionary.)

Please number all pages of your submittal. This helps your CUPA or local agency identify whether the submittal is complete and if any pages are separated.

1. FACILITY ID NUMBER - Leave this blank. This number is assigned by the CUPA. This is the unique number which identifies your facility.
3. BUSINESS NAME - Enter the full legal name of the business.
430. TYPE OF ACTION - Check the reason the page is being completed. For amended permits and change of information, include a short statement to direct the inspector to the amendment or changed information.
431. LOCATION WITHIN SITE - Enter the location of the tank within the site.
432. TANK ID NUMBER - Enter the owner's tank ID number. This is a unique number used to identify the tank. It may be assigned by the owner or by the CUPA.
433. TANK MANUFACTURER - Enter the name of the company that manufactured the tank.
434. COMPARTMENTALIZED TANK - Check whether or not the tank is compartmentalized. Each compartment is considered a separate tank and requires the completion of separate tank pages.
435. DATE TANK INSTALLED - Enter the year and month the tank was installed.
436. TANK CAPACITY - Enter the tank capacity in gallons.
437. NUMBER OF TANK COMPARTMENTS - If the tank is compartmentalized, enter the number of compartments.
438. ADDITIONAL DESCRIPTION - Use this space for additional tank or location description.
439. TANK USE - Check the substance stored. If MOTOR VEHICLE FUEL, check box 1 and complete item 440, PETROLEUM TYPE.
440. PETROLEUM TYPE - If box 1 is checked in item 439, check the type of fuel.
441. COMMON NAME - For substances that are not motor vehicle fuels (box 1 is NOT checked in item 439), enter the common name of the substance stored in the tank.
442. CAS # - For substances that are not motor vehicle fuels (box 1 is NOT checked in item 439), enter the CAS (Chemical Abstract Service) number. This is the same as the CAS # in item 209 on the Hazardous Materials Inventory - Chemical Description page.
443. TYPE OF TANK - Check the type of tank construction. If type of tank is not listed, check "other" and enter type.
444. TANK MATERIAL (PRIMARY TANK) - Check the construction material of the tank that comes into immediate contact on its inner surface with the hazardous substance being contained. If the tank is lined do not reference the lining material in this item. Indicate the type of lining material in item 446. If type of tank material is not listed, check "other" and enter material.
445. TANK MATERIAL (SECONDARY TANK) - Check the construction material of the tank that provides the level of containment external to, and separate from, the primary containment. If type of tank material is not listed, check "other" and enter material.
446. TANK INTERIOR LINING OR COATING - If applicable, check the construction material of the interior lining or coating of the tank. If type of interior lining or coating is not listed, check "other" and enter type.
447. DATE TANK INTERIOR LINING INSTALLED - If applicable, enter the date the tank interior lining was installed. This is to assist the CUPA to develop an inspection schedule.
448. OTHER TANK CORROSION PROTECTION - If applicable, check the other tank corrosion protection method used. If other corrosion protection method is not listed, check "other" and enter method.
449. DATE TANK CORROSION PROTECTION INSTALLED - If applicable, enter the date the tank corrosion protection method was installed. This is to assist the CUPA to develop an inspection schedule.
450. YEAR SPILL AND OVERFILL INSTALLED - Check the appropriate box and enter the year in which spill containment, drop tube, and/or striker plate was installed. CHECK ALL THAT APPLY.
451. TYPE OF SPILL PROTECTION - Enter the type of spill containment, drop tube, and/or striker plate. FOR CUPA USE ONLY.
452. YEAR OVERFILL PROTECTION EQUIPMENT INSTALLED - Check the appropriate box and enter the year in which overfill protection was installed or whether there is an exemption from overfill protection. CHECK ALL THAT APPLY, unless tank is exempt.
453. TANK LEAK DETECTION (SINGLE WALL) - For single walled tanks, check the leak detection system(s) used to comply with the monitoring requirements for the tank. CHECK ALL THAT APPLY. If leak detection system is not listed, check "other" and enter system.
454. TANK LEAK DETECTION (DOUBLE WALL) - For double walled tanks or tanks with bladder, check the leak detection system(s) used to comply with the monitoring requirements for the tank. CHECK ONE ITEM ONLY.
455. ESTIMATED DATE LAST USED - For closure in place, enter the date the tank was last used.
456. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN TANK - For closure in place, enter the estimated quantity of hazardous substance remaining in the tank (in gallons).
457. TANK FILLED WITH INERT MATERIAL - For closure in place, check whether or not the tank was filled with an inert material prior to closure.

#### ATTACHMENTS -

1. Provide a scaled plot plan with the location of the UST system, including buildings and landmarks.
2. Provide a description of the monitoring program.

UNIFIED PROGRAM CONSOLIDATED FORM

TANKS

UNDERGROUND STORAGE TANKS – TANK PAGE 2

VI. PIPING CONSTRUCTION (Check all that apply) *(No piping involved)*

Page 2 of 2

UNDERGROUND PIPING				ABOVEGROUND PIPING					
SYSTEM TYPE	<input type="checkbox"/> 1. PRESSURE	<input type="checkbox"/> 2. SUCTION	<input type="checkbox"/> 3. GRAVITY	458	<input type="checkbox"/> 1. PRESSURE	<input type="checkbox"/> 2. SUCTION	<input type="checkbox"/> 3. GRAVITY	459	
CONSTRUCTION	<input type="checkbox"/> 1. SINGLE WALL	<input type="checkbox"/> 3. LINED TRENCH	<input type="checkbox"/> 99. OTHER	460	<input type="checkbox"/> 1. SINGLE WALL	<input type="checkbox"/> 95. UNKNOWN		462	
MANUFACTURER	<input type="checkbox"/> 2. DOUBLE WALL	<input type="checkbox"/> 95. UNKNOWN		461	<input type="checkbox"/> 2. DOUBLE WALL	<input type="checkbox"/> 99. OTHER		463	
<input type="checkbox"/> 1. BARE STEEL <input type="checkbox"/> 2. STAINLESS STEEL <input type="checkbox"/> 3. PLASTIC COMPATIBLE W/ CONTENTS <input type="checkbox"/> 4. FIBERGLASS <input type="checkbox"/> 5. STEEL W/COATING				<input type="checkbox"/> 6. FRP COMPATIBLE w/100% METHANOL <input type="checkbox"/> 7. GALVANIZED STEEL <input type="checkbox"/> 99. Other 464	<input type="checkbox"/> 1. BARE STEEL <input type="checkbox"/> 2. STAINLESS STEEL <input type="checkbox"/> 3. PLASTIC COMPATIBLE W/ CONTENTS <input type="checkbox"/> 4. FIBERGLASS <input type="checkbox"/> 5. STEEL W/COATING				<input type="checkbox"/> 6. FRP COMPATIBLE W/100% METHANOL <input type="checkbox"/> 7. GALVANIZED STEEL <input type="checkbox"/> 8. FLEXIBLE (HDPE) <input type="checkbox"/> 9. CATHODIC PROTECTION <input type="checkbox"/> 99. OTHER 465

VII. PIPING LEAK DETECTION (Check all that apply) (A description of the monitoring program shall be submitted to the local agency.)

UNDERGROUND PIPING		ABOVEGROUND PIPING	
<p><b>SINGLE WALL PIPING</b> 466</p> <p>PRESSURIZED PIPING (Check all that apply):</p> <input type="checkbox"/> 1. ELECTRONIC LINE LEAK DETECTOR 3.0 GPH TEST WITH AUTO PUMP SHUT OFF FOR LEAK, SYSTEM FAILURE, AND SYSTEM DISCONNECTION + AUDIBLE AND VISUAL ALARMS. <input type="checkbox"/> 2. MONTHLY 0.2 GPH TEST <input type="checkbox"/> 3. ANNUAL INTEGRITY TEST (0.1GPH) <p>CONVENTIONAL SUCTION SYSTEMS</p> <input type="checkbox"/> 5. DAILY VISUAL MONITORING OF PUMPING SYSTEM + TRIENNIAL PIPING INTEGRITY TEST (0.1 GPH) <p>SAFE SUCTION SYSTEMS (NO VALVES IN BELOW GROUND PIPING):</p> <input type="checkbox"/> 7. SELF MONITORING <p>GRAVITY FLOW</p> <input type="checkbox"/> 9. BIENNIAL INTEGRITY TEST (0.1 GPH) <p><b>SECONDARILY CONTAINED PIPING</b></p> <p>PRESSURIZED PIPING (Check all that apply):</p> <p>10. CONTINUOUS TURBINE SUMP SENSOR WITH AUDIBLE AND VISUAL ALARMS AND (Check one)</p> <input type="checkbox"/> a. AUTO PUMP SHUT OFF WHEN A LEAK OCCURS <input type="checkbox"/> b. AUTO PUMP SHUT OFF FOR LEAKS, SYSTEM FAILURE AND SYSTEM DISCONNECTION <input type="checkbox"/> c. NO AUTO PUMP SHUT OFF <input type="checkbox"/> 11. AUTOMATIC LINE LEAK DETECTOR (3.0 GPH TEST) WITH FLOW SHUT OFF OR RESTRICTION <input type="checkbox"/> 12. ANNUAL INTEGRITY TEST (0.1 GPH) <p>SUCTION/GRAVITY SYSTEM</p> <input type="checkbox"/> 13. CONTINUOUS SUMP SENSOR + AUDIBLE AND VISUAL ALARMS <p><b>EMERGENCY GENERATORS ONLY (Check all that apply)</b></p> <input type="checkbox"/> 14. CONTINUOUS SUMP SENSOR WITHOUT AUTO PUMP SHUT OFF * AUDIBLE AND VISUAL ALARMS <input type="checkbox"/> 15. AUTOMATIC LINE LEAK DETECTOR (3.0 GPH TEST) WITHOUT FLOW SHUT OFF OR RESTRICTION <input type="checkbox"/> 16. ANNUAL INTEGRITY TEST (0.1 GPH) <input type="checkbox"/> 17. DAILY VISUAL CHECK		<p><b>SINGLE WALL PIPING</b> 467</p> <p>PRESSURIZED PIPING (Check all that apply):</p> <input type="checkbox"/> 1. ELECTRONIC LINE LEAK DETECTOR 3.0 GPH TEST WITH AUTO PUMP SHUT OFF FOR LEAK, SYSTEM FAILURE, AND SYSTEM DISCONNECTION + AUDIBLE AND VISUAL ALARMS. <input type="checkbox"/> 2. MONTHLY 0.2 GPH TEST <input type="checkbox"/> 3. ANNUAL INTEGRITY TEST (0.1GPH) <input type="checkbox"/> 4. DAILY VISUAL CHECK <p>CONVENTIONAL SUCTION SYSTEMS (Check all that apply)</p> <input type="checkbox"/> 5. DAILY VISUAL MONITORING OF PIPING AND PUMPING SYSTEM <input type="checkbox"/> 6. TRIENNIAL INTEGRITY TEST (0.1 GPH) <p>SAFE SUCTION SYSTEMS (NO VALVES IN BELOW GROUND PIPING):</p> <input type="checkbox"/> 7. SELF MONITORING <p>GRAVITY FLOW (Check all that apply):</p> <input type="checkbox"/> 8. DAILY VISUAL MONITORING <input type="checkbox"/> 9. BIENNIAL INTEGRITY TEST (0.1 GPH) <p><b>SECONDARILY CONTAINED PIPING</b></p> <p>PRESSURIZED PIPING (Check all that apply):</p> <p>10. CONTINUOUS TURBINE SUMP SENSOR WITH AUDIBLE AND VISUAL ALARMS AND (Check one)</p> <input type="checkbox"/> a. AUTO PUMP SHUT OFF WHEN A LEAK OCCURS <input type="checkbox"/> b. AUTO PUMP SHUT OFF FOR LEAKS, SYSTEM FAILURE AND SYSTEM DISCONNECTION <input type="checkbox"/> c. NO AUTO PUMP SHUT OFF <input type="checkbox"/> 11. AUTOMATIC LEAK DETECTOR <input type="checkbox"/> 12. ANNUAL INTEGRITY TEST (0.1 GPH) <p>SUCTION/GRAVITY SYSTEM</p> <input type="checkbox"/> 13. CONTINUOUS SUMP SENSOR + AUDIBLE AND VISUAL ALARMS <p><b>EMERGENCY GENERATORS ONLY (Check all that apply)</b></p> <input type="checkbox"/> 14. CONTINUOUS SUMP SENSOR WITHOUT AUTO PUMP SHUT OFF * AUDIBLE AND VISUAL ALARMS <input type="checkbox"/> 15. AUTOMATIC LINE LEAK DETECTOR (3.0 GPH TEST) <input type="checkbox"/> 16. ANNUAL INTEGRITY TEST (0.1 GPH) <input type="checkbox"/> 17. DAILY VISUAL CHECK	

VIII. DISPENSER CONTAINMENT

DISPENSER CONTAINMENT	<input type="checkbox"/> 1. FLOAT MECHANISM THAT SHUTS OFF SHEAR VALVE	<input type="checkbox"/> 4. DAILY VISUAL CHECK
DATE INSTALLED	468	<input type="checkbox"/> 5. TRENCH LINER / MONITORING
	<input type="checkbox"/> 2. CONTINUOUS DISPENSER PAN SENSOR + AUDIBLE AND VISUAL ALARMS	<input type="checkbox"/> 6. NONE
	<input type="checkbox"/> 3. CONTINUOUS DISPENSER PAN SENSOR WITH AUTO SHUT OFF FOR DISPENSER + AUDIBLE AND VISUAL ALARMS	469

IX. OWNER/OPERATOR SIGNATURE

I certify that the information provided herein is true and accurate to the best of my knowledge.

SIGNATURE OF OWNER/OPERATOR	DATE	470
<i>Ed Giacometti Agent for Fleischmann's Yeast</i>	<i>8/28/04</i>	
NAME OF OWNER/OPERATOR (Print)	TITLE OF OWNER/OPERATOR	472
<i>Ed Giacometti ACE Environmental</i>	<i>Owner's Agent</i>	

Permit Number (For local use only)	473	Permit Approved (For local use only)	474	Permit Expiration Date (For local use only)	475
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## UST - Tank Page 2

Formerly SWRCB Form B

(Note: the numbering of the instructions follows the data element numbers that are on the UPCF pages. These data element numbers are used for electronic submission and are the same as the numbering used in 27 CCR, Appendix C, the Business Section of the Unified Program Data Dictionary.)

Please number all pages of your submittal. This helps your CUPA or local agency identify whether the submittal is complete and if any pages are separated.

458. PIPING SYSTEM TYPE (UNDERGROUND) - For items 458 and 459, check the tank's piping system information. CHECK ALL THAT APPLY.  
459. PIPING SYSTEM TYPE (ABOVEGROUND)
460. PIPING CONSTRUCTION (UNDERGROUND) - Check the tank's piping construction information. CHECK ALL THAT APPLY.
461. PIPING MANUFACTURER (UNDERGROUND) - Enter the name of the piping manufacturer.
462. PIPING CONSTRUCTION (ABOVEGROUND) - Check the tank's piping construction information. CHECK ALL THAT APPLY.
463. PIPING MANUFACTURER (ABOVEGROUND) - Enter the name of the piping manufacturer.
464. PIPING MATERIAL AND CORROSION PROTECTION (UNDERGROUND) - For items 464 and 465, check the tank's piping material and corrosion protection.  
465. PIPING MATERIAL AND CORROSION PROTECTION (ABOVEGROUND)
466. PIPING LEAK DETECTION (UNDERGROUND) - For items 466 and 467, check the leak detection system(s) used to comply with the monitoring requirements for the piping.  
467. PIPING LEAK DETECTION (ABOVEGROUND)
468. DATE DISPENSER CONTAINMENT INSTALLED - If applicable, enter the date that dispenser containment was installed.
469. DISPENSER CONTAINMENT TYPE - Check the type of dispenser containment monitoring system.
- SIGNATURE OF OWNER/OPERATOR - The owner or agent of the owner shall sign in the space provided. This signature certifies that the signer believes that all the information submitted is true and accurate.
470. DATE CERTIFIED - Enter the date the page was signed.
471. OWNER/ OPERATOR NAME - Print the name of signatory.
472. OWNER/ OPERATOR TITLE - Enter the title of the person signing the page.
473. PERMIT NUMBER - Leave this blank, this number is assigned by the CUPA.
474. PERMIT APPROVED BY - Leave this blank, this is the name of the person approving the permit.
475. PERMIT EXPIRATION DATE - Leave this blank, this is completed by the CUPA.