

Alameda County CUPA Program
Contaminated Site Case Transfer Form

Referral To:

Date	10-25-2012
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	Donna L. Drogos, LOP/SLIC Program Manager

Site Information:

Site Responsible Party(s)	
Site Name	API EMERYVILLE PARKSIDE, LLC.
Site Address	5750-5780 HOLLIS STREET, EMERYVILLE, CA 94608
Site Phone	N/A
Site Contractor Consultant (if available)	DARYL BRUCE BUILD GROUP 415-367-9399 (GENERAL CONTRACTOR) DAGMAR FUNG CARDNO ATC 925-460-5300
Site OWNER	DANIEL EMERSON – PRODUCTION MANAGER ARCHSTONE 807 BROADWAY, SUITE 210, OAKLAND, CA 94607 OFFICE: 510-285-2449

Site Conditions:

UST			
USTs removed? # removed: _____ Date removed: _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Contents (circle): gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify) _____	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? <input type="checkbox"/> Highest Concentration Detected in Soil Contaminant (specify) _____ <input type="checkbox"/> Highest Concentration Detected in Water Contaminant (specify) _____ 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 GAS STATION / SERVICE STATION _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
NON-UST			
Former industrial use?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination? o Highest Concentration Detected in Soil Contaminant (specify) __PCB____ Concentration __11,000__ ppm o Highest Concentration Detected in Water Contaminant (specify) __UNK____ Concentration __UNK__ ppb	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Future intended use if known? Specify __RESIDENTIAL____	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>If available, attach pertinent reports</i>			

Transferred as: LOP SLIC

Level of Update requested: distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: CHRIS TOUGERON *J* Date: 10-25-2012

Transfer accepted by (ACEH): _____ Date: _____

Tougeron, Christopher, Env. Health

From: Hugo, Susan, Env. Health
Sent: Wednesday, October 10, 2012 6:17 PM
To: Tougeron, Christopher, Env. Health
Cc: Weston, Robert, Env. Health; Chan, Barney, Env. Health; Levi, Ariu, Env. Health
Subject: FW: Hazardous Materials Spill Report: Cal EMA Control #:12-6116

Chris - please follow -up.

Thanks.

Susan

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

From: Warning Center [<mailto:Warning.Center@ops.calema.ca.gov>]
Sent: Wednesday, October 10, 2012 5:07 PM
To: Hugo, Susan, Env. Health
Subject: Hazardous Materials Spill Report: Cal EMA Control #:12-6116

California Emergency Management Agency
Hazardous Materials Spill Report

DATE: 10/10/2012 | RECEIVED BY Cal EMA: Kavin Godwin | Cal EMA CNTRL #:12-6116
TIME: 1658 | RECEIVED BY OSPR: | NRC#:

1.a. PERSON NOTIFYING Cal EMA

1. NAME: XXX | 2. AGENCY: NRC
3. PHONE #: 800-424-8802 | 4. EXT: | 5. PAGER #:

1.b. PERSON REPORTING SPILL (If different from above):

1. NAME: Dan Emerson | 2. AGENCY: Archstone
3. PHONE #: 510-285-2450 | 4. EXT: | 5. PAGER #:

2. SUBSTANCE TYPE:

a. SUBSTANCE: / b.QTY: / Amount / Measure / c. TYPE / d. OTHER / e. PIPELINE / f. Vessel Over => 300 tons
1. Polychlorinated Biphenyls / = / Unknown / Unknown / PETROLEUM / / No / No

2.

3.

g. DESCRIPTION: Per NRC FAX: Caller is reporting a release of an unknown amount of PCB's from three transformers at an office building complex, the cause was due to theft, caller stated that someone came to the area and knocked over the transformers. REMEDIAL ACTIONS, Clean-up completed samples of concrete are being conducted.

h. CONTAINED: Yes | i. WATER INVOLVED: No
j. WATERWAY: | k. DRINKING WATER IMPACTED:
l. KNOWN IMPACT: Unknown

3.a. INCIDENT LOCATION: 5750 to 5780 Hollis St
b. CITY: Emeryville | c. COUNTY: Alameda County | d. ZIP:

4. INCIDENT DESCRIPTION:

a. DATE: 10/8/2012 | b. TIME(Military): 1100 | c. SITE:
Merchant/Business | d. CAUSE: Other Reason for Other: Theft e. INJURIES: No | f.
FATALITY: No | g. EVACUATIONS: No | h.
CLEANUP BY: Unknown
e. INJURIES #: | f. FATALS #: | g. EVACS #:

5. SUSPECTED RESPONSIBLE PARTY:

a. NAME: Unknown | b. AGENCY:
c. PHONE#: | d. EXT:
e. MAIL ADDRESS:
f. CITY: | g. STATE: CA | h. ZIP:

6. NOTIFICATION INFORMATION:

a. ON SCENE: | b. OTHER ON SCENE:
c. OTHER NOTIFIED: NRC
d. ADMIN. AGENCY: Alameda County Environmental Health e. SEC. AGENCY:
f. ADDITIONAL COUNTY: g. ADMIN. AGENCY:
h. NOTIFICATION LIST: DOG Unit: | RWQCB Unit: 2

AA/CUPA , DFG-OSPR , DTSC , RWQCB , US EPA , USFWS , Co/Hlth , Co/E-Hlth

Created by Warning Center on 10/10/2012 4:58:32 PM Last
Modified by Warning Center on 10/10/2012 5:07:14 PM

California State Warning Center
California Emergency Management Agency
Phone: (916) 845-8911
Warning.Center@oes.ca.gov

Link to Spill Report:
<http://w3.calema.ca.gov/operational/mal haz.nsf/SpillAllDocs/AE3C615BEB53392C88257A930083B3FD?OpenDocument&Login>



Analytical Report

Enviroserv 15902 South Main Street Gardena, CA 90248	Client Project ID: EBS	Date Sampled: 09/14/12
		Date Received: 09/14/12
	Client Contact: Kent Olsen	Date Reported: 09/20/12
	Client P.O.:	Date Completed: 09/20/12

WorkOrder: 1209367

September 20, 2012

Dear Kent:

Enclosed within are:

- 1) The results of the 4 analyzed samples from your project: **EBS**,
- 2) QC data for the above samples, and
- 3) A copy of the chain of custody.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing McC Campbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
 Laboratory Manager
 McC Campbell Analytical, Inc.

The analytical results relate only to the items tested.



McCAMPBELL ANALYTICAL, INC.

1534 WILLOW PASS ROAD
PITTSBURGH, PA 15106

Website: www.mccampbell.com Email: main@mccampbell.com

Telephone: (877) 252-9262 Fax: (925) 252-9269

1209367

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

RUSH 24 HR 48 HR 72 HR 5 DAY

GeoTracker EDF PDF Excel Write On (DW)

Check if sample is effluent and "J" flag is required

Report To: Kent Olsen Bill To: Enviroserve
Company: Environmental Recovery Services, Inc.
15902 South Main Street, Gardena
E-Mail: Enviroserve@aol.com
Tele: (510) 520-9614 Fax: ()
Project #: Project Name: EBS
Project Location: Emeryville
Sampler Signature: *[Signature]*

Analysis Request

Other

Comments

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED									
		Date	Time			Water	Soil	Air	Sludge	Other	ICE	HCL	HNO ₃	Other						
Transformer #1	#1	9/14	11:00	1	p	x														
Transformer #2	#2	9/14	11:00	1	p	x														
Transformer #3	#3	9/14	11:00	1	p	x														
Elevator	#4	9/14	11:00	1	p	x														

BTCA & TPH as Gas (602 / 8021 + 8015) / MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (1664 / 5520 E/R&F)	Total Petroleum Hydrocarbons (418, I)	EPA 802.2 / 601 / 8010 / 8021 (HVOC's)	MTBE / HTEX ONLY (EPA 602 / 8021)	EPA 505 / 608 / 808 (CI Pesticides)	EPA 608 / 8082 PCB's ONLY; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic CI Herbicides)	EPA 824.2 / 624 / 8260 (VOC's)	EPA 825.2 / 625 / 8270 (SVOC's)	EPA 8270 SIM / 8310 (PAH's / PNA's)	CAMEL Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Lead (200.7 / 200.8 / 6010 / 6020)	Filter sample for DISSOLVED metals analysis	PCBs
--	----------------------	--	---------------------------------------	--	-----------------------------------	-------------------------------------	---	--------------------------------	---------------------------------------	--------------------------------	---------------------------------	-------------------------------------	--	---	------------------------------------	---	------

**Indicate here if these samples are potentially dangerous to handle:

**MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate \$250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

Relinquished By: <i>[Signature]</i>	Date: 9/14	Time: 2:50	Received By: <i>[Signature]</i>
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE# 274
GOOD CONDITION _____
HEAD SPACE ABSENT _____
DECHLORINATED IN LAB _____
APPROPRIATE CONTAINERS _____
PRESERVED IN LAB _____
VOAS O&G METALS OTHER
PRESERVATION pH<2



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1209367

ClientCode: ENS

WaterTrax
 WriteOn
 EDF
 Excel
 EQulS
 Email
 HardCopy
 ThirdParty
 J-flag

Report to:

Kent Olsen
Enviroserv
15902 South Main Street
Gardena, CA 90248
(510) 520-9614 FAX: (510) 337-0545

Email: enviroserve@aol.com
cc:
PO:
ProjectNo: EBS

Bill to:

Accounts Payable
Enviroserv
15902 South Main Street
Gardena, CA 90248
sherbert@enviroserv.net

Requested TAT:

5 days

Date Received: 09/14/2012

Date Printed: 09/14/2012

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
1209367-001	Transformer #1	Oil	9/14/2012 11:00	<input type="checkbox"/>	A											
1209367-002	Transformer #2	Oil	9/14/2012 11:00	<input type="checkbox"/>	A											
1209367-003	Transformer #3	Oil	9/14/2012 11:00	<input type="checkbox"/>	A											
1209367-004	Elevator	Oil	9/14/2012 11:00	<input type="checkbox"/>	A											

Test Legend:

1	8082A_PCB_O(MG/KG)	2		3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Zoraida Cortez

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.



Sample Receipt Checklist

Client Name: **Enviroserv**

Date and Time Received: **9/14/2012 6:48:58 PM**

Project Name: **EBS**

Login Reviewed by: **Zoraida Cortez**

WorkOrder N°: **1209367**

Matrix: Oil

Carrier: Client Drop-In

Chain of Custody (COC) Information

Chain of custody present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Chain of custody signed when relinquished and received?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Chain of custody agrees with sample labels?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Sample IDs noted by Client on COC?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date and Time of collection noted by Client on COC?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Sampler's name noted on COC?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Shipping container/cooler in good condition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Samples in proper containers/bottles?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Sample containers intact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Sufficient sample volume for indicated test?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Container/Temp Blank temperature	Cooler Temp: 24.4°C		NA <input type="checkbox"/>
Water - VOA vials have zero headspace / no bubbles?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No VOA vials submitted <input checked="" type="checkbox"/>
Sample labels checked for correct preservation?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Metal - pH acceptable upon receipt (pH<2)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Samples Received on Ice?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

* NOTE: If the "No" box is checked, see comments below.

Comments: PCB should be in glass



McC Campbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mcccampbell.com / E-mail: main@mcccampbell.com

Enviroserv 15902 South Main Street Gardena, CA 90248	Client Project ID: EBS	Date Sampled: 09/14/12
		Date Received: 09/14/12
	Client Contact: Kent Olsen	Date Extracted: 09/14/12
	Client P.O.:	Date Analyzed: 09/18/12-09/19/12

Polychlorinated Biphenyls (PCBs) Aroclors by GC-ECD*

Extraction Method: SW3550B

Analytical Method: SW8082

Work Order: 1209367

Lab ID	1209367-001A	1209367-002A	1209367-003A	1209367-004A	Reporting Limit for DF =1	
Client ID	Transformer #1	Transformer #2	Transformer #3	Elevator	O	W
Matrix	O	O	O	O		
DF	50000	50000	50000	1		
Compound	Concentration				mg/kg	ug/L
Aroclor1016	ND<100,000	ND<100,000	ND<100,000	ND	2.0	NA
Aroclor1221	ND<100,000	ND<100,000	ND<100,000	ND	2.0	NA
Aroclor1232	ND<100,000	ND<100,000	ND<100,000	ND	2.0	NA
Aroclor1242	ND<100,000	ND<100,000	ND<100,000	ND	2.0	NA
Aroclor1248	ND<100,000	ND<100,000	ND<100,000	ND	2.0	NA
Aroclor1254	ND<100,000	ND<100,000	ND<100,000	ND	2.0	NA
Aroclor1260	850,000	870,000	920,000	8.6	2.0	NA
PCBs, total	850,000	870,000	920,000	8.6	2.0	NA

Surrogate Recoveries (%)

%SS:	---#	---#	---#	90	
Comments	h4	h4	h4	h4	

* water samples in µg/L, soil/sludge/solid/product/oil/non-aqueous liquid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter, and all TCLP & SPLP extracts are reported in mg/L.

ND means not detected above the reporting limit/method detection limit; N/A means analyte not applicable to this analysis; %SS = Percent Recovery of Surrogate Standard; DF = Dilution Factor

surrogate diluted out of range or surrogate coelutes with another peak.

h4) sulfuric acid permanganate (EPA 3665) cleanup



QC SUMMARY REPORT FOR SW8082

Test Method: SW8082 (PCBs Only)

Matrix: O

WorkOrder: 1209367

EPA Method: SW8082

BatchID: 70770

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 70770 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1209367-001A	09/14/12 11:00 AM	09/14/12	09/18/12 7:18 PM	1209367-002A	09/14/12 11:00 AM	09/14/12	09/18/12 7:56 PM
1209367-003A	09/14/12 11:00 AM	09/14/12	09/18/12 8:34 PM	1209367-004A	09/14/12 11:00 AM	09/14/12	09/19/12 2:56 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = $100 * (MS - Sample) / (Amount\ Spiked)$; RPD = $100 * (MS - MSD) / ((MS + MSD) / 2)$.

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



ENVIRONMENTAL RECOVERY SERVICES, INC.

15902 SOUTH MAIN STREET - GARDENA, CALIFORNIA 90248 - TEL. (800) 368-4778 - FAX (562) 490-7272

E Mail: enviroserve@aol.com

October 10, 2012

Jody Halvorsen
Complete Environmental Solutions, Inc.
4690 East Second Street Unit 3
Benicia, CA 94510

Re: Emeryville PCBs

Hello Jody:

On Monday I was contacted by you regarding a spill of transformer fluid at the API project in Emeryville. This spill was evidently caused by thieves who had knocked the transformers over to steal the copper components inside. I had previously sampled these transformers and found they contained very high levels of PCBs. After we spoke I was contacted by Chad Krause with Build GC. We agreed that Enviroserve would respond to the spill on Tuesday morning. He asked that I send him preliminary pricing and work on making sure we were able to meet the project insurance requirements. I sent those costs the same day. My office is working on the insurance documents.

On Tuesday morning at 7:30 am my crew loaded and prepared supplies at our facility in San Leandro, and dispatched to the site. We arrived onsite at 9:00 am. It was agreed in an impromptu meeting with you Chad Krause, Daniel Emerson, a Project manager and I that the first course of action was to assess the area and clean up the spill. I was told at this meeting, by Daniel Emerson, that notification had been made to the appropriate agency about the spill.

It was further discussed that a consulting group, ATC, had made a recommendation that the area be scrubbed with diesel numerous times and then sealed with an Epoxy or similar coating. Please feel free to contact me if you have any additional questions or concerns. I recommended that we explore other options, such as concrete scarification or removal instead, because this site is to be demolished.

Once my crew contained the spill we proceeded to containerizing all the waste and contaminated debris. We filled one 55-gallon drum with liquid waste and 5 with solid materials (debris, absorbent, PPE, etc.). All the transformers were emptied and filled with absorbent. The transformer which had been tipped over was up righted and placed into the secondary containment pan with the other two transformers. The floors were vacuumed, swept, and scrubbed down with diesel soaked rags. All of the drums were placed into the same room with the transformers.

During the cleanup we noticed a metal plate on the floor. This plate is not secure or sealed in any way. We lifted the plate to see what was below it. The plate covers a hole with a gas or water main inside. The hole is in the dirt. There was a box made out of wood at one time but it has since collapsed. It is likely that PCBs have affected this area. It was further observed that the slab in this area is about 2" thick.



ENVIRONMENTAL RECOVERY SERVICES, INC.

15902 SOUTH MAIN STREET - GARDENA, CALIFORNIA 90248 - TEL. (800) 368-4778 - FAX (562) 490-7272

E Mail: enviroserve@aol.com

It is my recommendation that we sample the soil where accessible and determine if it's hot or not. Further sampling should take place to see how far the PCBs have traveled outside the room. Three of the walls in this room are drywall and are probably hot. After that I believe the easiest and most cost effective approach would be to remove the contaminated concrete and debris and ship them offsite once they have been characterized. We need to know how big the affected area is so that we can assess a cost and time efficient plan to remove the problem.

If you should have any questions, please do not hesitate to contact me. I may be reached at (510) 520-9614.

Sincerely,

Kent Olsen

Brian Davey

From: Chad Krause
Sent: Wednesday, October 10, 2012 2:54 PM
To: Emerson, Daniel (DEEmerson@archstonemail.com)
Cc: Daryl Bruce; Brian Davey; Enviroserve@aol.com; Jody Halvorsen (cdi.halvorsen@att.net)
Subject: FW: Transformer Clean-up
Attachments: Archstone- Emeryville 2.docx

Dan,

See attached the work completed to date and the recommendation of our environmental contractor. We concur with their recommendations and think testing should be done on the accessible soil, concrete slab and drywall. The concrete slab appears to only be 2" thick, can be confirmed by testing. Pending the test results, we would most likely do the following:

1. Demolish the Ceiling
2. Remove and dispose of the old transformers.
3. Demolish the concrete slab and drywall, dispose.
4. Take samples of the soil to determine the extent of contamination.
5. Remove and dispose of contaminated soil.

Best Regards,
Chad Krause
C: (415) 286-6953

From: cdi.halvorsen@att.net [mailto:cdi.halvorsen@att.net]
Sent: Wednesday, October 10, 2012 12:48 PM
To: Chad Krause
Subject: Transformer Clean-up

Please review the attached from Enviroserve and let me know...

Jody P. Halvorsen

Complete



657 Minna Street, Suite 100, San Francisco, CA 94103
www.buildgc.com
ckrause@buildgc.com

October 8, 2012

Mr. Dan Emerson
Archstone
807 Broadway, Suite 210,
Oakland, CA 94607
Transmitted Via E-Mail: DEEmerson@archstonemail.com

Cardno ATC

6602 Owens Dr.
Suite 100
Pleasanton, CA 94588

Phone +1 925 460 5300
Fax +1 925 463 2559
www.cardno.com

www.cardnoatc.com

Subject: PCB Consulting Services – Hidden Condition Sampling/Clearance
5750-5780 Hollis Street AKA Building A Basement
Project #75.75077.0004

Dear Mr. Emerson:

Per your request Cardno ATC is pleased to provide the following guidance regarding an accidental polychlorinated biphenyls (PCBs) release located at the above referenced subject location.

Background

Cardno ATC's understands that approximately (≈) 125 gallons of PCBs were released by site vandalism from a transformer onto a concrete floor. The discovery this morning affected a contiguous area of ≈ 100 square feet (≈ 10' by 10'). The concentration of PCBs in the transformer oil had previously been analyzed and was found to range from 850,000 to 920,000 mg/kg. As defined by the Code of Federal Register (CFR), Title 40, Subsection 761.123, the concentration in these transformers are considered as a "high-concentration". The affected concrete floor is considered as a nonimpervious solid surface which is porous and is more likely to absorb spilled PCBs prior to the completion of the cleanup requirements.

Required Notifications

Within 24 hours of discovery of all spills involving a pound or more by weight of PCB, a notification must be reported to the National Response Center [NRC] at 1-800-424-8802 as required by the National Contingency Plan.

Within 24 hours of discovery of a PCB spill of 10 pounds or more by weight, the local Environmental Protection Agency (EPA) office shall be notified.

The notification conveyed to NRC and the EPA shall include the following at a minimum:

- Information of the area of the spill, visible contamination, noting the extent and the source location.
- Methods initiated to restrict access and accidental contact with the hazardous material including a 3-foot buffer zone and hazard warning signage in appropriate languages.

PCB Consulting Services – Hidden Condition Sampling/Clearance
5750-5780 Hollis Street AKA Building A Basement
Project #75.75077.0004
October 8, 2012

- Initiation of cleanup activities within 72 hours of discovery by a remediation contractor that is experienced and familiar with the EPA PCB spill clean-up policy and processes, specifically for nonimpervious solid surfaces¹, the use of appropriated personal protective equipment for PCB exposure and the proper disposal of generated waste.

Although notification does not appear to be required, Cardno ATC strongly recommends that the PCB spill be reported to State of California, Emergency Management Agency (Cal/EMA) at 1-800-852-7550 immediately. Cal/EMA will then convey any additional required notifications to other state agencies. Along with Cal/EMA notification, notification to the local Emeryville response agency should be done. The response agency will either be the Emeryville Fire Department, Certified Unified Program Agency (CUPA), Administering Agency (AA) or Participation Agency (PA).

Post-cleanup Sampling

As required in 40 CFR 761.130, Cardno ATC will perform post-cleanup sampling (five day turnaround time for results – Rush Results are double what was quoted in the email) in the reported affected spill area that was cleaned along with an additional one foot boundary (resulting in an area of 12' by 12'). The sampling protocol was developed following EPA document 560/5-85-026, Verification of PCB Spill Cleanup by Sampling and Analysis, August 1985. This protocol is designed to characterize the degree of contamination within the entire affected area with a high degree of confidence, while using fewer samples. Therefore, a total of 25 wipe samples will be collected using a hexagonal grid and the previously referenced EPA sampling method to verify the concrete cleanup levels for PCB.

Post-Sampling Result Actions

If the results of the sampled area suggest with 95% confidence that the area has been cleaned to a level of 10ug/100cm², no further action on the concrete floor is required.

If the results of the sampled area suggest with 95% confidence that the area has been cleaned to a level of 10ug/100cm² to 100ug/100cm², the area can either be double wash/rinsed again or encapsulated with a sealant such as epoxy paint. However, the latter option can be disallowed by the Regional EPA Administrator depending on the particulars of the situation. Another round of post-cleanup sampling will need to be conducted after the washing/rinsing.

If the results of the sampled area suggest with 95% confidence that the area has been cleaned to a level above 100ug/100cm², another round of washing/rinsing followed with another post-cleanup sampling will need to be conducted.

If the soil beneath the cleaned concrete is exposed due to any reason, the soil should be tested for its levels of PCB due to the porosity of concrete.

Recordkeeping

All documentation of the cleanup work must be maintained for a minimum of five (5) years by the responsible party. The records shall consists of the following:

- Identification of the source of the spill (type of equipment),
- Estimated date and time of the spill,

¹ Wipe Sampling and Double Wash/Rinse Cleanup as Recommended by the Environmental Protection Agency PCB Spill Cleanup Policy, June 23, 1987, Revised and Clarified on April 18, 1991, Section II, Description of Double Wash/Rinse.



PCB Consulting Services – Hidden Condition Sampling/Clearance
5750-5780 Hollis Street AKA Building A Basement
Project #75.75077.0004
October 8, 2012

- Date(s) and time(s) of cleanup completion,
- A brief description of the spill location and the nature of the materials contaminated (indoors in a non-restricted access area),
- Pre-cleanup sampling data used to establish the spill boundaries (measurements, photos) and a brief description of the sampling methodology used to establish the spill boundaries,
- A brief description of the solid surfaces cleaned,
- If applicable, the approximate depth of the soil excavated and the amount removed, and
- Post-cleanup verification data, a brief description of the sampling methodology and analytical technique used.

Limitations

Cardno ATC provided these services consistent with the level and skill ordinarily exercised by members of the profession currently providing similar services under similar circumstances at the time the services were provided. This statement is in lieu of other statements either expressed or implied. This report is intended for the sole use of Prudential Real Estate Investors. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document, the findings, conclusions, or recommendations is at the risk of said user.

The Client recognizes and agrees that all testing and remediation methods have reliability limitations, no method nor number of sampling locations can guarantee that a condition will be discovered within the performance of the services as authorized by the Client. Additionally, the passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations or conditions that could affect the recommendations made.

After reviewing this document and you have questions or need additional assistance, please feel free to contact me at the number below.

Sincerely,

A handwritten signature in black ink that reads 'Dagmar Fung'.

Dagmar Fung, CIH
Senior Project Manager
for Cardno ATC
Cell 1 925 580 2457
Email: dagmar.fung@cardno.com

A handwritten signature in black ink that reads 'Cory Suppes'.

Cory Suppes
Branch Manager
for Cardno ATC
Cell 1 510 909 9399
Email: cory.suppes@cardno.com

Tougeron, Christopher, Env. Health

From: Emerson, Daniel [DEEmerson@archstonemail.com]
Sent: Thursday, October 11, 2012 2:11 PM
To: Tougeron, Christopher, Env. Health; Carmen Santos (santos.carmen@epa.gov); Carmen Santos (Santos.Carmen@epamail.epa.gov); 'Cory Suppes' (cory.suppes@atcassociates.com); Dagmar Fung (fung75@atc-enviro.com); Brian Davey; Chad Krause; Enviroserve@aol.com
Cc: Kirk, Karl
Subject: Parkside Emeryville - PCB Release Summary

Below is a summary regarding the Vandalism and spill which occurred at the Parkside Emeryville project on Monday, October 8, 2012.

10/8/12

- An accidental polychlorinated biphenyls (PCBs) release was discovered in the basement of the existing structure located at 5750-5780 Hollis Street. A break-in and subsequent theft and vandalism to three transformers in the basement appears to have been the cause of the spill.
- Archstone personnel notified Cardno ATC (Cory Suppes) of the occurrence (mid-day), the project environmental consultant overseeing the project abatement on behalf of Prudential. A follow up conversation with ATC's industrial hygienist advised that the following steps be taken to address initial concerns:
 - Notification to the Environmental Protection Agency (EPA) and the National Response Center (NRC).
 - Establish a buffer zone of no less than 3' from the affected area.
 - Commencement of clean-up (in accordance with the EPA wash/rinse within 72 hours of discovery).
 - Subsequent testing to verify clean-up efforts would be necessary given the extent of the release.
- Build Group was advised to proceed forward and mobilize Enviroserve and their emergency response team. (*Enviroserve is the subcontractor of the demolition contractor (Complete Environmental Services) also currently responsible for the building abatement*)
- Archstone contacted the EPA to provide notification of the release (phone).

10/9/12

- Enviroserve mobilized a team to the site on Tuesday morning (10/9/12), and proceeded to containerize (in accordance with standard protocol) all waste and contaminated debris, yielding a total of six 55-gallon drums, one for liquids, and five for solid materials (debris, absorbent, PPE, etc.).
- In an effort to prevent any further release, all three transformers were drained and filled with absorbent material. The affected was cleaned and scrubbed in accordance with the EPA wash/rinse protocol. The entire process was completed by mid-day.
- During the cleanup efforts (morning), Enviroserve personnel discovered an unsecured metal plate on the transformer room floor. Upon lifting the plate up, a slab block-out was identified. While unable to clearly determine the extent, it was believed that the hydraulic oil (and PCBs) may have reached soil in this area.
- Archstone personnel made a follow up to the Region 9 (EPA) office by voicemail.

10/10/12

- As a result of the recent discovery by Enviroserve, both Archstone and Cardno ATC personnel contacted the EPA to discuss next steps to clean the facility and set up a meeting to review. A conference call was scheduled with Carmen Santos of EPA Region 9 to discuss the testing and cleanup protocol.
- The NRC was notified of the incident (phone).

NEXT STEPS SCHEDULED

10/11/12

- Call with (EPA Region 9 and Alameda County) – 2:00 pm.
- Archstone to file a police report regarding the break-in and subsequent damage.
- Notification of the Cal/EMA and Emeryville Fire as recommended by Cardno ATC.

10/12/12

- Subject to EPA approval, Cardno ATC is prepared to begin sampling both the concrete slab and soils to determine the remaining PCBs levels in the affected area. Results will be available within 3 days and an update on next steps will be provided thereafter.

Weeks of 10/15/12 and 10/22/12

- Pending test results, the ceiling of the transformer room will be demolished and the transformers will be prepped for removal and disposal.
- All areas affected by the spill, above acceptable levels will be removed and treated as hazardous waste
- If any, contaminated soils will be removed. Confirmation samples will be taken to verify clearance and clean up has been completed.

Daniel Emerson | Production Manager

Archstone | 807 Broadway, Suite 210 | Oakland, CA 94607

D. 510.285.2449 | **C.** 510.306.0263 | **F.** 510.832.1164

demerson@archstonemail.com | ArchstoneApartments.com

Tougeron, Christopher, Env. Health

From: Emerson, Daniel [DEEmerson@archstonemail.com]
Sent: Monday, October 15, 2012 3:05 PM
To: Tougeron, Christopher, Env. Health
Subject: Soil Sample of Sump @ Parkside Emeryville (5750 Hollis Street - PCB Release)

Chris,

Following our discussion, I've confirmed our contractor will have the appropriate tools to take the soil sample tomorrow morning as planned. I am still awaiting confirmation from our industrial hygienist (Dagmar of Cardno ATC) that we will be prepared to capture the sample and transmit it to the lab for testing.

Stay tuned.

Thank you,

Dan

Daniel Emerson | Production Manager

Archstone | 807 Broadway, Suite 210 | Oakland, CA 94607

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demerson@archstonemail.com | ArchstoneApartments.com

Tougeron, Christopher, Env. Health

From: Emerson, Daniel [DEEmerson@archstonemail.com]
Sent: Monday, October 15, 2012 3:00 PM
To: Enviroserve@aol.com
Cc: Tougeron, Christopher, Env. Health
Subject: RE: Pics of Spill Resonse #1

Thanks Kent.

Chris,

Photos as requested.

Daniel Emerson | Production Manager

Archstone | 807 Broadway, Suite 210 | Oakland, CA 94607
D. 510.285.2449 | **C.** 510.306.0263 | **F.** 510.832.1164
demerson@archstonemail.com | ArchstoneApartments.com

From: Enviroserve@aol.com [mailto:Enviroserve@aol.com]
Sent: Monday, October 15, 2012 2:57 PM
To: Emerson, Daniel
Subject: Fwd: Pics of Spill Resonse #1

Kent Olsen

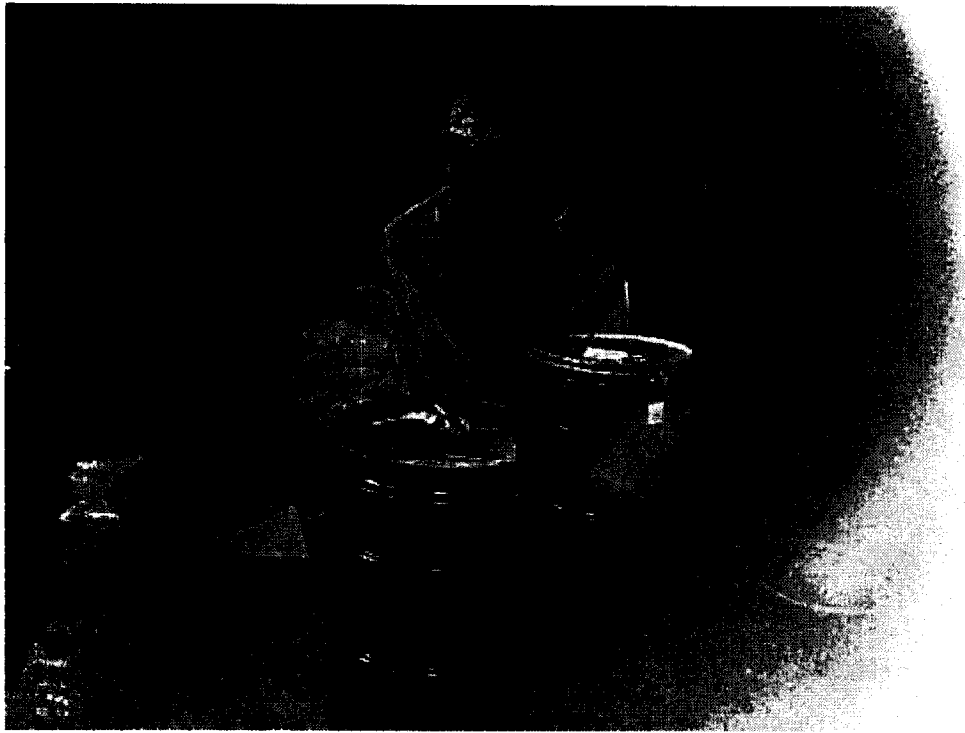
ENVIRONMENTAL RECOVERY SERVICES, INC.
15902 SOUTH MAIN STREET - GARDENA, CALIFORNIA 90248
CELL PHONE: (510) 520-9614
MAIN OFFICE TEL: (800) 368-4778 -
MAIN OFFICE FAX: (562) 490-7272
WEB: WWW.ENVIROSERV.NET

From: Enviroserve@aol.com
To: cdi.halvorsen@att.net
Sent: 10/15/2012 2:00:41 P.M. Pacific Daylight Time
Subj: [Pics of Spill Resonse #1](#)

[Enviroserv cleaning up the spill](#)







Kent Olsen

ENVIRONMENTAL RECOVERY SERVICES, INC.

15902 SOUTH MAIN STREET - GARDENA, CALIFORNIA 90248

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WEB: WWW.ENVIROSERV.NET

Tougeron, Christopher, Env. Health

From: Emerson, Daniel [DEEmerson@archstonemail.com]
Sent: Monday, October 15, 2012 3:01 PM
To: Tougeron, Christopher, Env. Health
Subject: FW: Enviroserv Spill Resonse #2

Set 2

Daniel Emerson | Production Manager
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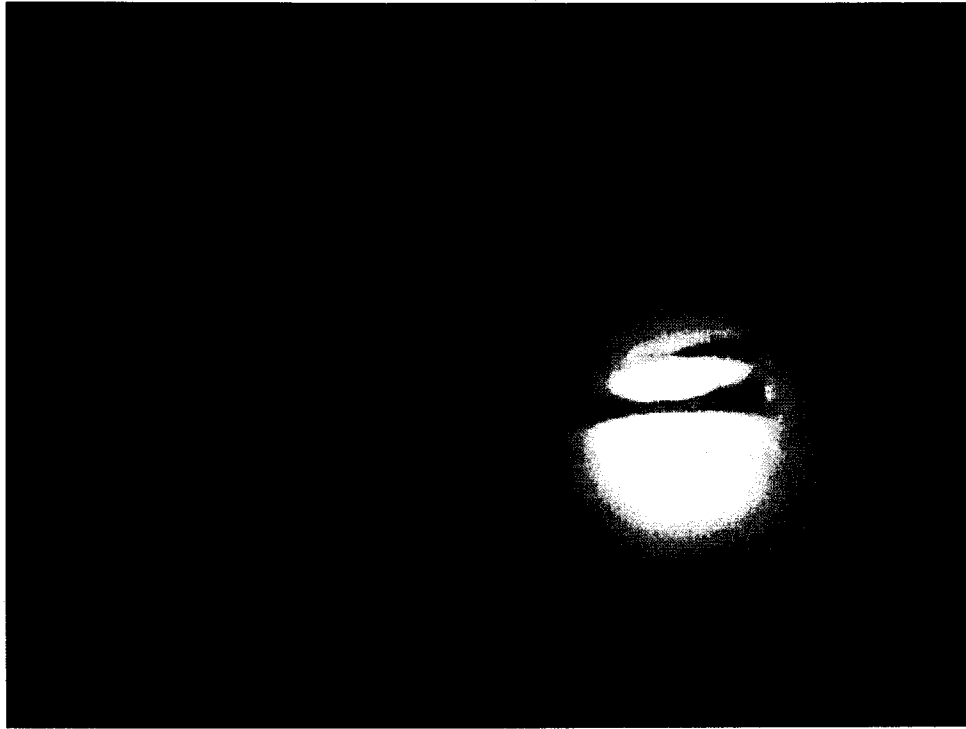
From: Enviroserve@aol.com [<mailto:Enviroserve@aol.com>]
Sent: Monday, October 15, 2012 2:59 PM
To: Emerson, Daniel
Subject: Fwd: Enviroserv Spill Resonse #2

Kent Olsen

ENVIRONMENTAL RECOVERY SERVICES, INC.
15902 SOUTH MAIN STREET - GARDENA, CALIFORNIA 90248
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WEB: WWW.ENVIROSERV.NET

From: Enviroserve@aol.com
To: cdi.halvorsen@att.net
Sent: 10/15/2012 2:07:46 P.M. Pacific Daylight Time
Subj: [Enviroserv Spill Resonse #2](#)

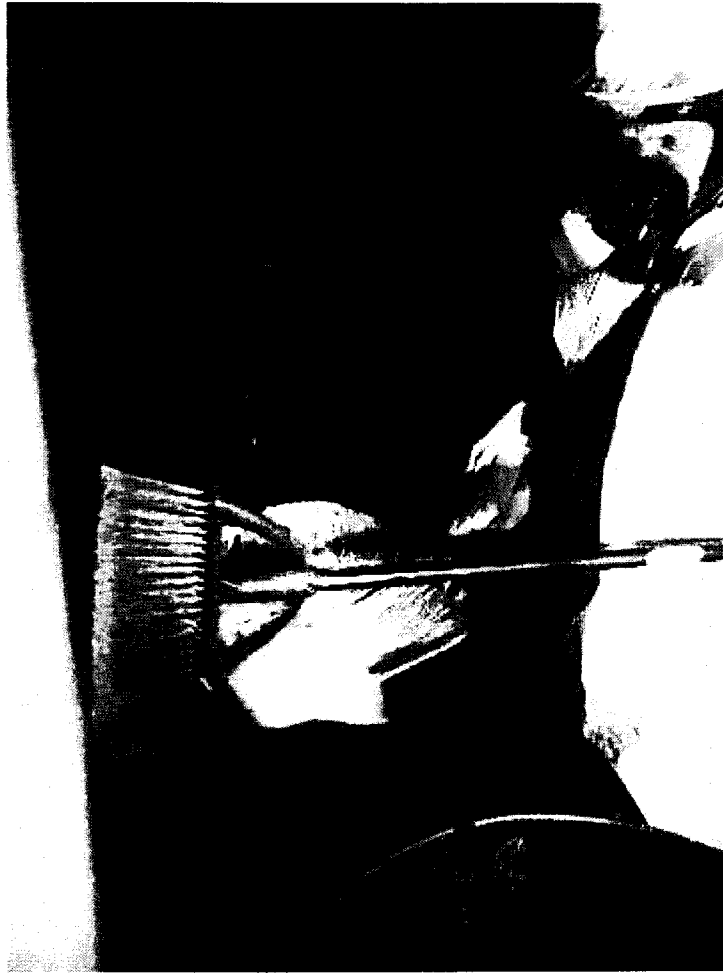
-
-



The Hole in the floor "Sump"



The Hole in the floor "Sump" with my boots



Clean up # 2



Sweeping



More Sweeping



Another view of the "sump"



All cleaned up



How we left it. Complete with signage.

Kent Olsen

ENVIRONMENTAL RECOVERY SERVICES, INC.

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CELL PHONE: (510) 520-9614

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MAIN OFFICE FAX: (562) 490-7272

WEB: WWW.ENVIROSERV.NET

Tougeron, Christopher, Env. Health

From: Emerson, Daniel [DEEmerson@archstonemail.com]
Sent: Thursday, October 18, 2012 10:40 AM
To: Tougeron, Christopher, Env. Health; Dagmar Fung (fung75@atc-enviro.com); Enviroserve@aol.com
Cc: Chad Krause; Brian Davey; Daryl Bruce; 'Cory Suppes' (cory.suppes@atcassociates.com)
Subject: PCB Release - 5750-5780 Hollis Street

Importance: High

Chris,

Following our discussion this morning, please see the below summary of the next steps to be taken to complete our clean-up efforts of the PCB release occurring on October 8th, 2012:

Pending receipt of the soil and concrete test results (for samples taken on 10/16 and 10/17), a report will be prepared by Cardno ATC providing the following:

- Summary of testing and sampling methodology, inclusive of exhibit indicating grid pattern and locations of samples taken on site.
- Results of all sampling
- Recommendations for further soil sampling/testing (based on concrete results)
- Estimated timeline of final cleanup and closure of the incident (coordinated with Build Group and Archstone)
- Final closure report summarizing cleanup efforts and distribution to all regulatory entities.

Additionally, Enviroserve, the cleanup contract will be providing the following documentation and info to Alameda County:

- Plan and summary for disposal of all affected materials – to include location for disposal, hauler, and method of disposal
- Upon completion of disposal, provide a package of all chain of custody documentation and confirmation of disposal (as defined in the initial plan)

Dagmar and Kent,

Please review the above and confirm that you are in agreement with this scope and timeline.

Thanks in advance.

Dan

Daniel Emerson | Production Manager
Archstone | 807 Broadway, Suite 210 | Oakland, CA 94607
D. 510.285.2449 | C. 510.306.0263 | F. 510.832.1164
demerson@archstonemail.com | ArchstoneApartments.com

Tougeron, Christopher, Env. Health

From: Tougeron, Christopher, Env. Health
Sent: Monday, October 22, 2012 2:41 PM
To: 'fung75@atcassociates.com'
Subject: PCB Incident Emeryville

Dagmar,

Below are the code sections we discussed over the phone.

Hazardous Waste (in addition to TSCA regs)

Title 22

66261.113 indicating concentrations above 5,000 ppm as Extremely Hazardous Waste

66261.24 indicating concentrations 5 ppm or greater as a hazardous waste for toxicity using STLC (soluble threshold limit concentration).

see table below

(B) Table III - List of Organic Persistent and Bioaccumulative Toxic Substances and Their Soluble Threshold Limit Concentration (STLC) and Total Threshold Limit Concentration (TTLC) Values:

Substance	STLC mg/l	TTLC Wet Weight mg/kg
Aldrin	0.14	1.4
Chlordane	0.25	2.5
DDT, DDE, DDD	0.1	1.0
2,4-Dichlorophenoxyacetic acid	10	100
Dieldrin	0.8	8.0
Dioxin (2,3,7,8-TCDD)	0.001	0.01
Endrin	0.02	0.2
Heptachlor	0.47	4.7
Kepone	2.1	21
Lead compounds, organic	-	13
Lindane	0.4	4.0
Methoxychlor	10	100
Mirex	2.1	21
Pentachlorophenol	1.7	17
Polychlorinated biphenyls (PCBs)	5.0	50
Toxaphene	0.5	5
Trichloroethylene	204	2,040
2,4,5-Trichlorophenoxypropionic acid	1.0	10

Also CA Office of Environmental Health Hazard Assessment has soil screening levels for PCB

<http://oehha.ca.gov/risk/chhsttable.html>

Please let me know if you have any questions

Thank you

Sincerely,

Chris Tougeron
Hazardous Materials Specialist
Alameda County Health Agency
1131 Harbor Bay Parkway
Alameda, CA 94502
Ph: 510-567-6804
Fax: 510-337-9335
Email: christopher.tougeron@acgov.org
www.acgov.org/aceh

Tougeron, Christopher, Env. Health

From: Emerson, Daniel [DEEmerson@archstonemail.com]
Sent: Thursday, October 25, 2012 11:59 AM
To: Tougeron, Christopher, Env. Health
Cc: Hugo, Susan, Env. Health; Chan, Barney, Env. Health; Detterman, Mark, Env. Health; Jacobs, Jacquelyn, Env. Health; Peter Cusack (pcusack@Langan.com)
Subject: RE: PCB Incident 10-10-2012, 5750-5780 Hollis Street, Emeryville
Attachments: Archstone Parkside +PCB+Results 2012-10-24 - Amended.pdf

Importance: High

Chris,

Following last week's testing, attached is Cardno ATC's formal summary of the results to date.

In response to your previous request and based on these results, Archstone has requested that a work plan (including soil sampling) be prepared by Treadwell Rollo (Langan) and submitted to ACDEH for review. So that we may continue our efforts to expedite the cleanup, who will be the primary contact within the SLC division to review our scope of work at this time?

Thanks in advance.

Dan

Daniel Emerson I Production Manager
Archstone I 807 Broadway, Suite 210 I Oakland, CA 94607 D. 510.285.2449 I C. 510.306.0263 I
F. 510.832.1164 demerson@archstonemail.com I ArchstoneApartments.com

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

From: Tougeron, Christopher, Env. Health [<mailto:Christopher.Tougeron@acgov.org>]
Sent: Friday, October 19, 2012 9:13 AM
To: Emerson, Daniel
Cc: Hugo, Susan, Env. Health; Chan, Barney, Env. Health; Detterman, Mark, Env. Health; Jacobs, Jacquelyn, Env. Health
Subject: PCB Incident 10-10-2012, 5750-5780 Hollis Street, Emeryville

Mr. Emerson,

As we discussed over the phone, attached is the letter requiring a work plan and deposit to oversee cleanup/remediation activities.
A hard copy will be sent via US mail to your office.

Please contact me if you have any questions

Thank you

Chris Tougeron
Sr. Hazardous Materials Specialist
Alameda County Department of Environmental Health
Ph: 510-567-6804
Fax: 510-337-9335
1131 Harbor Bay Parkway
Alameda, CA 94502