

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R049

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

February 22, 1994
STID# 1667

Ms. Kimberly Brandt
Catellus Development Corp.
201 Mission Street, 30th Floor
San Francisco, California 94105

← In RBase.
STID# 1667
"Ransome company" at
4030 Hollis St.
Emeryville, CA
(R049)

**RE: Removal of Two Underground Storage Tanks at the
Beach Street Area - Yerba Buena / East Baybridge Project**

Dear Ms. Brandt:

The Alameda County, Department of Environmental Health, Hazardous Materials Division has recently reviewed the "Report on the Removal of Two Underground Fuel Storage Tanks and Soil Remediation Activities Beach Street Area Yerba Buena / East Baybridge Project" (October 20, 1993) prepared by Levine Fricke for the referenced site.

Two 12,000 gallon underground fuel storage tanks were removed in August 31, 1993. These tanks were uncovered during excavation of petroleum hydrocarbon contaminated soil at the site. Soil samples collected beneath the tank excavation detected concentration of petroleum hydrocarbon up to 200 ppm TPH diesel, 2200 ppm oil and grease, 540 ppm TPH motor oil and 31 ppm TPH gas. Overexcavation of petroleum hydrocarbon affected soil was conducted in September, 1993 and the following concentration of residual soil contamination remains on site : 750 ppm TPH diesel, 4100 ppm oil and grease, 1400 ppm TPH motor oil, 100 ppm TPH gas, 0.14 ppm toluene, 1.7 ppm ethyl benzene, 5.6 ppm xylene. In addition, monitoring well LF-12 was abandoned during the overexcavation activities.

Based on this review, a soil and/or groundwater investigation must be conducted to determine the vertical and lateral extent of contamination resulting from the former leaking tanks. A workplan must be submitted to delineate the extent of the contaminant plume. Soil and groundwater samples should be analyzed for the following target compounds: TPH gasoline, TPH diesel, oil and grease, benzene, toluene, ethyl benzene and xylene. The elements of the workplan must be consistent with the "Tri Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tanks Sites" (August 10, 1990). Your workplan must be submitted to this office no later than April 22, 1994.

Ms. Kimberly Brandt

RE: Beach St., Yerba Buena / East Baybridge Project, Emeryville

February 22, 1994

Page 2 of 2

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this office). In addition, the following items must be incorporated in your future reports or workplans :

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project.

If you have any questions concerning this letter, please contact me at (510) 271-4530.

Sincerely,

Susan L. Hugo

Susan L. Hugo

Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Edgar B. Howell, Chief, Hazardous Materials Division / file
Rich Hiett, RWQCB, San Francisco Bay Region
Jenifer Beatty, Levine Fricke - 1900 Powell St., 12th Floor
Emeryville, California 94608

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R049

August 4, 1993
STID# 1667

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

Ms. Jenifer Beatty
Levine Fricke
1900 Powell Street, 12th Floor
Emeryville, California 94608

RE: Catellus - Yerba Buena Project , Emeryville

Dear Ms. Beatty:

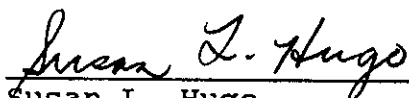
As per your request, this letter documents the verbal approval for abandoning and replacing of monitoring wells as discussed during our June 2, 1993 meeting.

This office concurs with the scope of work included in the " Work Plan for Site Characterization and Remediation Activities to be Conducted in Conjunction with the Proposed Site Development, Yerba Buena/East Baybridge Project Site" dated April 28, 1993 and prepared by Levine Fricke.

Also discussed during our meeting was the requirement of a Notice to be placed on the recorded deed(s) of affected parcel where soils with elevated levels of pollutants are contained. It is my understanding that Catellus is working on this issue.

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division / file
Kimberly Brandt, Catellus Development Corporation
201 Mission Street, Suite 202
San Francisco, California 94105

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R049

4 February 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

S. Kinear Smith
Ransome Company
P.O. Box 8506
4030 Hollis Street
Emeryville, CA 94662

Subject: Soil and Groundwater Investigation being conducted at the former Ransome Company site, 4030 Hollis Street, Emeryville.

Dear Mr. Smith:

Thank you for the report prepared by Aqua Resources Incorporated, dated 16 January, 1991, and submitted to this office for review. This agency is satisfied in the quality of the soil investigation conducted at this site and approval is granted for the excavation of contaminated regions of the property as proposed in the Aqua Resources report. Please ensure that verification samples are collected in each excavation zone to ensure that no hydrocarbon contamination in excess of 1,000 parts per million remains. The absence of this verification sampling will hinder a final closure of the project in accordance with guidelines established by the Regional Board.

In the Aqua Resources report various options for the treatment of contaminated soil are proposed. The options specified include:

The on-site aeration of gasoline contaminated soil.

The on-site bioremediation of diesel and oil contaminated soil.

The transport of diesel and oil contaminated soil to an off-site location for bioremediation treatment.

The off-site transport of contaminated soil for landfill disposal.

This agency has no objection to the pursuit of these four options, however, please be aware that the involvement of other regulatory agencies may be involved and that prior to this office granting approval for the implementation of a specific treatment process assurance will be required that all appropriate requirements of other agencies are being met.

S. Kinnear Smith
Ransome Company
P.O. Box 8506
4030 Hollis Street
Emeryville, CA 94662
Re. 4030 Hollis, Emeryville
4 February 1991
Page 2 of 3

The on-site aeration of gasoline contaminated soil may require the issuance of a permit from the Bay Area Air Quality Management District. Following the issuance of this permit or the granting of a waiver for the need for such a permit, approval for the implementation of this process will ensue.

The off-site transportation of contaminated soil for treatment at another location or landfill disposal will first require that this soil be characterized in accordance with § 66700 and § 66702 of Title 22 of the California Code of Regulations. Should this soil constitute hazardous waste, transport off-site will require adherence to the uniform hazardous waste manifest provisions of Title 13 of the CCR. An off-site location treating hazardous wastes must be licensed by the state as a hazardous waste treatment, storage and disposal facility.

If testing results determine that this soil constitutes hazardous waste, on-site treatment may proceed provided that a permit for the treatment is obtained from the Department of Health Services or that the Permit by Rule provisions of § 66392 of Title 22 of the CCR are strictly followed. If the soil constitutes non-hazardous waste than no such permit will be required for treatment. The specific classification of this soil must be completed prior to this agency granting approval for the implementation of a specific treatment proposal outlined in the Aqua Resources report.

Approval is granted for the installation of an additional groundwater monitoring well in the vicinity of the former fuel pump island. It is our understanding that this installation will take place following the completion of further soil excavation in this region.

As recommended in the Aqua Resources report, further groundwater monitoring is required at this site. Please be aware that further investigative actions may be required if a groundwater problem necessitating greater clarification is detected during this monitoring program. You can anticipate a minimum of one year of quarterly monitoring as being the minimum necessary to fulfill the requirements of the San Francisco Bay Regional Water Quality Control Board. The frequency of or need for further monitoring will be based upon the data derived during this first year.

S. Kinnear Smith
Ransome Company
P.O. Box 8506
4030 Hollis Street
Emeryville, CA 94662
Re. 4030 Hollis Emeryville
4 February 1991
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If you have any questions concerning this matter or the steps which must now be taken, please contact me at (415)271-4320. The contents of this letter have been discussed with Mark Milani of Aqua Resources Incorporated.

Sincerely,



Dennis J. Byrne
Senior Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Howard Hatayama, DOHS
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health.
Ric Notini, Catellus Development Corporation
Mark Milani, Aqua Resources Inc.
Amanda Spencer, Levine-Fricke

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R049

14 September 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

S. Kinnear Smith
Ransome Company
P.O. Box 8506
4030 Hollis Street
Emeryville, CA 94662

Subject: 4030 Hollis Street, Emeryville.

Dear Mr. Smith:

Thank you for the amended work plan prepared by Aqua Resources Incorporated for the environmental investigation of the former Ransome Company site listed above. This proposal has been reviewed and approval is granted for it's implementation.

If you have any questions concerning this matter, please contact me at (415) 271-4320.

Sincerely,


Dennis J. Byrne
Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health.
Ric Notini, Catellus Development Corporation
Mark Milani, Aqua Resources Inc.
Amanda Spencer, Levine-Fricke

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R049

18 April 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Prem P. Chaudri
Asset Manager
Santa Fe Pacific Realty Corp.
Suite 202
201 Mission Street
San Francisco, CA 94105

Subject: Underground Storage Tank Removal Project being conducted at
4030 Hollis Street, Emeryville.

Dear Mr. Chaudri:

This office has received and reviewed an analytical report and hazardous waste manifests submitted in regards to the underground storage tank removal project being conducted at the address listed above. The reported data indicate that further action is required to address the soil contamination identified.

The California Department of Health Services has designated 1,000 parts per million of petroleum hydrocarbon contamination in soil as constituting hazardous waste. Soil contaminated to such an extent must be physically removed for proper disposal

Guidelines established by the San Francisco Bay Regional Water Quality Control Board specify certain follow-up actions which must be initiated to address soil contamination associated with underground tank sites. Soil contaminated with petroleum hydrocarbons in excess of 10 parts per million cannot be placed back in the excavation pit unless first treated by a means sufficient to reduce the level of contamination to this value. Analytical documentation attesting to the success of the treatment process would have to be submitted for review prior to the approval for such a burial.

In addition, the measurement of soil petroleum hydrocarbon contamination exceeding 100 parts per million necessitates that a ground water investigation be initiated. The purpose of such a program would be to determine the gradient of ground water flow and to gauge if ground water quality has been impacted by the release of material from the underground tank. The guidelines specify that data from a minimum of three wells be used to define the gradient of ground water flow and that all boring logs and analytical data be submitted for review. Should ground water contamination be encountered it is then necessary to define the lateral extent of any contaminant plume by installing additional borings until the zero point can be identified. A minimum of two years of quarterly monitoring is required before a sign-off of the project can be anticipated.

Pram P. Chaudri
Santa Fe Pacific Realty Corp.
Suite 202
201 Mission Street
San Francisco, CA 94105
Re. 4030 Hollis Street, Emeryville
18 April 1990
Page 2 of 2

In regards to the project at 4030 Hollis Street in Emeryville, soil contamination exceeding 1,000 parts per million was measured in both the waste oil and diesel tank pits. Hydrocarbon contamination exceeding 1,000 parts per million was also measured in some of the samples collected from piping trenches. These areas will require further excavation and the collection of verification samples to demonstrate that no hazardous waste remains on the site. Upon the completion of this task the ground water investigation described earlier will have to be initiated.

It has been communicated to this office that an in depth environmental assessment of this property is currently underway. It is possible that much of the information needed to gauge the extent of contamination associated with these underground storage tanks may already be available. If such an assessment is being developed than please notify this office as to a tentative date upon which this information will be available for review. Or submit a proposal specifying the actions which you intend to follow to fulfill the requirements of the Regional Board's Guidelines and a timetable for their implementation.

If you have any questions or require further clarification concerning actions which need to be taken to address this matter, please contact me at (415) 271-4320.

Sincerely,



Dennis J. Byrne
Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Doug Krause, DOHS
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health.
S. Kinnear Smith, The Ransome Company
Bob Schenker, Kennedy/Jenks/Chilton, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R049

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, California 94612
(415)

May 23, 1988

Ransome Company
4030 Hollis St.
Emeryville, CA 94608
Attn: Mark Smith

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

Dear Mr. Smith:

On February 19, 1988, our office received a report from Testing and Technology regarding failed underground storage tank tests at your facility.

The California Administrative Code, Title 23, requires all unauthorized releases to be reported. Section 2652(b) requires within five (5) working days of detecting the release, the operator or permittee shall submit to the local agency (Alameda County Hazardous Materials Division) a full written report to include all of the following information which is known at the time of filing the report:

1. List of type and quantity of hazardous substances released.
2. The results of all investigations completed at that time to determine the extent of soil or groundwater or surface water contamination due to the release.
3. Method of clean-up implemented to date, proposed clean-up actions, and approximate cost of actions taken to date.
4. Method and location of disposal of the released hazardous substance and any contaminated soils or groundwater or surface water (indicate whether a hazardous waste manifest(s) is utilized).

Ransome Company
UGT Unauthorized Release (Leak)/
Contamination Site Report
May 23, 1988
Page 2 of 2

5. Proposed method of repair or replacement of the primary and secondary containers.
6. Facility operator's name and telephone number.

Until clean-up is complete, the operator or permittee shall submit reports to the County and the Regional Water Quality Control Board (RWQCB) every three (3) months or at a more frequent interval if specified by either agency. The reports shall include the information requested in 2, 3 and 4 of the above. The report requested above shall be prepared in accordance with the San Francisco Regional Water Quality Control Board's "Guidelines for Addressing Fuel Leaks," September 1985. The initial investigation report shall be submitted within 30 days and shall include a site safety plan.

Soils contaminated at hazardous waste concentrations shall be transported by a licensed hazardous hauler and disposed of or treated at a California Department of Health Services approved facility. Soils contaminated below hazardous waste concentrations may be managed as non-hazardous but are subject to waste discharge requirements of the Regional Board.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" forms which should be completed and returned within five (5) working days. Should you have any questions regarding this letter, please contact Lizabeth Rose, Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:mam

cc: RWQCB
Emeryville Fire Dept.

Enclosure