

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



F

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

March 12, 2007

Mr. Lawrence Morris
City of Emeryville Redevelopment Agency
1333 Park Avenue
Emeryville, CA 94608

Subject: Fuel Leak Case No. RO0000061, City of Emeryville Fire Station # 2, 6303 Hollis Street, Emeryville, CA

Dear Mr. Morris:

In the interest of moving your case through the regulatory closure process, ACEH requests that additional groundwater monitoring and sampling be conducted at the site. Our request is based on the conclusion that the most recent groundwater monitoring data available in our files dates back to July 1998. In addition, ACEH request a Well Survey is to be complete in order to ascertain if any nearby wells may be acting as a vertical conduit for contamination migration. Considering the length of time that has passed since the site closure request was proposed, and in the interest of moving your case through the regulatory process we offer the following recommendations in the Technical Comments below.

The fuel leak case file for the above-referenced site is under review for case closure by Alameda County Environmental Health (ACEH). If case closure is approved, the fuel leak case will be closed with the requirement that the case be reviewed in the future should land use change. Please provide the certification requested below in the Landowner Notification Requirements that you have notified all responsible landowners of the request for case closure or that you are the sole landowner.

TECHNICAL COMMENTS

1. **Well Survey.** It appears that a well survey has not been completed for your site. The well survey shall include a detailed assessment of all wells (monitoring and production wells: active, inactive, standby decommissioned (sealed with concrete), abandoned, (improperly decommissioned or lost); and dewatering and cathodic protection wells) within a ½ mile radius of the subject site. The well survey should include well data from California Department of Water Resource well database and Alameda County Department of Public Works.
2. **Monitoring Well Rehabilitation and Redevelopment.** ACEH requests that prior to monitoring well sampling, all onsite monitoring wells should be rehabilitated and/or redeveloped; thus allowing the collection of a representative sample of formation groundwater. Note that well redevelopment may require additional well volumes to be removed to assure that water quality parameters are stabilized prior to sampling. Please present the results of the well rehabilitation and sampling in the report requested below.

3. **Monitoring Well Sampling.** Groundwater monitoring and sampling has not been conducted at the site since 1998. Please sample the existing monitoring wells in order to determine current groundwater conditions throughout the site. The water samples are to be analyzed for TPHg and TPHd by EPA Method 8015M or 8260, BTEX, EDB, EDC, MIBE, TAME, ETBE, DIPE, TBA and EtOH by EPA Method 8260 and total lead. If water quality data indicate that groundwater conditions are similar to historical groundwater trends it is likely that the site will be moved toward closure. However, if current groundwater quality data indicate that elevated concentrations of petroleum hydrocarbons exist further investigation may be warranted. Please present the results from groundwater monitoring and sampling in the report requested below.

4. **Geotracker EDF Submittals** - A review of the case file and the State Water Resources Control Board's (SWRCB) Geotracker website indicate that electronic copies of analytical data have not been submitted for your site. 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 website 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 accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). In order to remain in regulatory compliance, 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. Please perform the electronic submittals for applicable data and submit verification to this Agency by March 30, 2007.

TECHNICAL REPORT REQUEST

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

- **April 21, 2007** – Work Plan

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.

LANDOWNER NOTIFICATION REQUIREMENTS

Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee title holders to the site.

For you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee title holders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

A. In accordance with Section 25297.15(a) of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. (Check space for applicable proposed action(s)):

cleanup proposal (Corrective Action Plan)

request for case closure

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

- OR -

B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed

cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of 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 was required in Geotracker (in PDF format). Please be sure that you have claimed your site on the SWWRCB Geotracker website (Global ID T0600101925). Visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

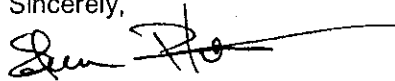
AGENCY OVERSIGHT

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

If you have any questions, please feel free to contact me at (510) 383-1767

Lawrence Morris
March 7, 2007
Page 5

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Plunkett", with a long horizontal line extending to the right.

Steven Plunkett
Hazardous Materials Specialist

cc: Xinggang Tong
EnviroEngineering Solutions, Inc.
PO Box 70125
Oakland, CA 94612

Donna Drogos, ACEH
Steven Plunkett, ACEH
File



ENVIRONMENTAL HEALTH SERVICES

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

June 9, 1999

Mr. Ignacio Dayrit
City of Emeryville Redevelopment Agency
2200 Powell Street, 12th Floor
Emeryville, California 94608

**RE: City of Emeryville Fire Station #2 (STID # 3998)
6303 Hollis Street, Emeryville, California 94608**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Dayrit:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION
Re: 6303 Hollis Street, Emeryville
June 9, 1999
Page 2 of 2

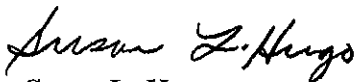
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(Site Name and Address)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

cleanup proposal (corrective action plan)

site closure proposal

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



November 6, 1997

Mr. Ignacio Dayrit
City of Emeryville Redevelopment Agency
2200 Powell Street, Suite 1200
Emeryville, California 94608

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

RE: RBCA Evaluation Report (Development of Site-Specific Target Levels for Soil and Groundwater) Fire Station No. 2 - 6303 Hollis Street, Emeryville, CA 94608 (STID# 3998)

Dear Mr. Dayrit:

This agency has reviewed the "RBCA Evaluation Report" dated May 1997, prepared and submitted by Woodward-Clyde Consultants (WCC) for the above referenced site. The report provided the results of a risk-based evaluation to develop site-specific target levels (SSTLs) for chemicals detected in soil and groundwater at the subject site.

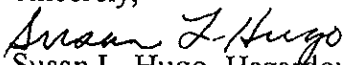
I have also received and reviewed the addendum to the report documenting changes made on pages 3-1 and 3-3 as discussed with Mr. Zinggong Tong and Mr. Marco Lobascio of WCC on June 20, 1997 and July 10, 1997.

This office concurs with WCC's recommendations that no further action for soil is warranted and groundwater monitoring program should be implemented to demonstrate plume stability and chemical degradation. In addition, the site will be evaluated for closure as a low risk soil and groundwater case with the following conditions: free product is not present in any of the wells, the plume is stable, chemical degradation is present and benzene concentration in groundwater is below the site specific target level (SSTL).

Thank you for the submittal of the report documenting the results of additional soil and groundwater investigation conducted at the site on March 1997. Groundwater monitoring should continue on a quarterly basis for one year. Please submit a copy of the groundwater monitoring results collected to date for the site.

If you have any questions regarding this letter, please contact me at (510) 567-6780.

Sincerely,


Susan L. Hugo, Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Chief, Environmental Protection Division / SH / files
Ravi Arunalantham, San Francisco Bay RWQCB
Kevin Graves, San Francisco Bay RWQCB
Zinggong Tong / Marco Lobascio, WCC, 500 12th St., Suite 100, Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 8, 1996
STID #3998

Mr. Ignacio Dayrit
City of Emeryville Redevelopment Agency
2200 Powell Street, 12 th Floor
Emeryville, California 94608

RE: Fire Station #2 - 6303 Hollis Street, Emeryville, California 94608

Dear Mr. Dayrit:

The Alameda County Department of Environmental Health Environmental Protection Division has completed review of the Work Plan for Additional Site Investigation (August 7, 1996) prepared by Woodward Clyde Consultants for the above referenced site.

The proposed work plan which includes drilling of four soil borings (SB-13 through SB-16) , collecting soil and grab water samples from each boring and installing one monitoring well (MW-1) within ten feet downgradient of the former gasoline tank location is acceptable with the following conditions:

- 1) Groundwater flow direction must be established at the site. Groundwater data from monitoring wells at nearby sites maybe used to determine gradient.
- 2) At a minimum, one soil sample from the borings should be collected at the soil /water interface.
- 3) The presence of methyl tertiary butyl ether (MTBE) using EPA method 8020A should be verified by identifying MTBE using 8240B.
- 4) MTBE should be analyzed in the groundwater sample to be collected from well MW-1. Table 3 indicates that MTBE will not be analyzed in MW-1.
- 5) Please notify our office 72 hours in advance of any field activity at the site.

A Risk Based Corrective Action (RBCA) evaluation using the ASTM Standard E-1739-95 is proposed as one of the tasks of this additional investigation to determine the need for remediation. This approach is acceptable to this agency.

Mr. Ignacio Dayrit
RE: 6303 Hollis Street, Emeryville, CA 94608
October 8, 1996
Page 2 of 2

The result of this soil and groundwater investigation will determine if additional monitoring wells or further work will be required at the subject site.

If you have any questions or comments concerning this letter or the subject site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Kevin Graves, San Francisco Bay RWQCB
Zinggang Tong, Woodward Clyde, 500 12th Street, Suite 100, Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

May 29, 1996

Mr. Ignacio Dayrit
City of Emeryville
Redevelopment Agency
2200 Powell Street, 12th Floor
Emeryville, California 94608

**RE: Underground Storage Tank Removals at Fire Station No. 2
6303 Hollis Street, Emeryville, California 94608
STID # 3998**

Dear Mr. Dayrit:

This office has recently reviewed the case file regarding the removal of two underground storage tanks (1- 1000 gallon diesel and 1 -1000 gallon gasoline) at the above referenced site.

A soil and groundwater investigation (Phase I) was conducted at the site in March 1995. Petroleum hydrocarbon contamination was present in soil (up to 540 ppm TPH gasoline, 0.63 ppm benzene, 11 ppm toluene, 10 ppm ethyl benzene, 51 ppm xylene) and in groundwater (up to 990 ppb TPH gasoline, 220 ppb benzene, 3,800 ppb toluene, 2,500 ppb ethylbenzene, 14,000 ppb xylene). Further soil and groundwater characterization (Phase II) was conducted in July 1995 to define the lateral extent of the hydrocarbon plume. Contamination was detected in soil (up to 480 ppm TPH gasoline, 1.2 ppm benzene, 5.3 ppm toluene, 8.6 ppm ethyl benzene and 47 ppm xylene) and in groundwater (up to 5,500 ppb TPH gasoline, 40 ppb benzene, 130 ppb toluene, 180 ppb ethyl benzene, 510 ppb xylene).

The two USTs were removed on October 12, 1995. Soil samples collected following the removal of the USTs found up to 380 ppm TPH gasoline, 0.34 ppm benzene, 4.2 ppm toluene, 8.7 ppm ethylbenzene, 42 ppm xylene and 0.28 ppm MTBE. Although groundwater was present in both tank exvacation pits, groundwater sample was not collected due to the data previously collected during the Phase I and Phase II investigations.

Based on the review of all the data collected for the subject site, the petroleum hydrocarbon plume in the soil and groundwater has not been completely characterized specifically in the western and southern direction of the former tanks. In addition, a groundwater investigation / monitoring program must be conducted at the site to evaluate the threat and/or impact of the petroleum hydrocarbon plume to public health, safety, the environment including threat to water quality. A work plan which addresses the issues mentioned above must be submitted to this office **no later than July 15, 1996.**

Mr. Ignacio Dayrit
RE: 6303 Hollis Street, Emeryville, CA 94608
May 29, 1996
Page 2 of 2

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 professionals involved with the project.

If you have any questions concerning this letter, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Kevin Graves, San Francisco Bay RWQCB
Xingang Tong, Woodward Clyde Consultants, 500 12th Street
Suite 100, Oakland, CA 94607

BILLING ADJUSTMENT FORM

Billing Acct.#	
<input type="checkbox"/> Generator ...H	_____
<input type="checkbox"/> HMMP.....L	_____
<input checked="" type="checkbox"/> UST.....T	11023

Date: 10-18-95
HazMat StID#: 3998

Caller: _____ Phone: _____

Company Name : Emeryville Fire Dept.

Site Address : 6303 Hollis St. Emeryville 94608
City Zip

Requested Changes : Removed 2 usts; 1 left onsite

Initials: _____



- Rescind Bill with explanation and date (if available):
- Generator _____
 - HMMP (AB2185) _____
 - UST Removed 2 usts on 10-12-95

- Continue Billing With Following Changes:
- | | | |
|--|----------|----------|
| | From : | To : |
| <input type="checkbox"/> Change number of EMPLOYEES | _____ | _____ |
| <input checked="" type="checkbox"/> Change number of TANKS | <u>2</u> | <u>0</u> |
| <input type="checkbox"/> HMMP (AB2185) | | |
| <input type="checkbox"/> Updated information | | |

Business Name _____ Phone: _____

SITE Address _____
City Zip

BILLING Address _____
City Zip

Inspector: Arnon Z. Hugo Date: 10/19/95

<input type="checkbox"/> Sent to Billing on <u> </u> / <u> </u> / <u> </u> Rev 4/91 Mac-BillAdj-2
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white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 3998 Site Name Emeryville Fire Station #2 Today's Date 10/12/95

Site Address 6303 Hollis Street

City Emeryville Zip 94608 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

* All piping associated w/ the tanks must be removed or permanently capped.
 Comments: TANKS' HAULER = ERICKSON # 61659/94R 5/96
MANIFEST # = 95592402

2 USTs removed: Emeryville Fire Dept. not present requested ACDEH to check the LEL & O2 levels

Tank #1 (near the sidewalk) 1000 gal diesel; steel with tar wrappings; LEL = 0% & O2 = 5%

no obvious holes although some fittings observed. 2 soil samples collected; one from each end of the tank.

(DN 7/95)
(PS 7/95)

Tank #2 (inside the parking lot) 1000 gal unleaded gasoline, steel with fiberglass coating; LEL = 2% & O2 = 3%

(GW 7/95)
(GE 7/95)

Tank appeared to be in good shape. no obvious holes. 2 soil samples collected; one from each end of the tank.

Groundwater is present in both excavation but water sample will be waived due to PSA I & PSA II investigation requiring groundwater investigation (permanent wells).

diesel tank excavation will be backfilled with clean fill after laying the vicques liner. Gasoline tank excavation will be backfilled w/ the stockpiled soil after laying the vicques liner. Stockpiled soil number sampled (1 sample for 20 cu yds.)

Title _____

Inspector SUSAN L. HUGO

Signature David M. Walker

Signature Susan L. Hugo

if the analytical results of stockpiled soil should higher concentration than what was previously identified in PSA I & II then the stockpiled soil must be removed.



Contractor's License #643881

Accutite Environmental Engineering

35 So Linden Avenue
South San Francisco, CA 94080

Tel (415) 952-5551
Fax (415) 952-7631
Tank Testing (415) 952-0327

Sami Melseb, P.E., R.E.A
Project Manager



10/12/95
6303 Hollis St. ST103998
- Tank #1
DIESEL



10/12/95
6303 Hollis St ST103998
- Tank #2
GASOLINE

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 ENVIRONMENTAL PROTECTION DIVISION
 1131 HARBOR BAY PARKWAY, RM 250
 ALAMEDA, CA 94502-6577
 PHONE # 510/567-6700
 FAX # 510/337-9335**

ST1D 3998

SUSAN L. HUGO
 Project Specialist

ACCEPTED

Underground Storage Tank Closure Permit Application
 Alameda County Division of Hazardous Materials
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of State and Local Health Laws. Changes to your closure plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction/destruction.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspections Departments to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the following required inspections:

- Removal of Tank(s) and Piping
- Sampling
- Final Inspection

Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

***THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS:**

Contact Specialist:

*Please note change made
 on page 4 & 5.
 Susan L. Hugo
 10/2/95*

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Name of Business Emeryville Fire Department
 Business Owner or Contact Person (PRINT) Ignacio Dayrit

2. Site Address 6303 Hollis Street
 City Emeryville Zip 94608 Phone (510) 596-3750

3. Mailing Address 2200 Powell Street, Suite 1200
 City Emeryville Zip 94608 Phone (510) 596-4350

4. Property Owner City of Emeryville
 Business Name (if applicable) _____
 Address 2200 Powell Street, Suite 1200
 City, State Emeryville, CA Zip 94608

5. Generator name under which tank will be manifested
City of Emeryville

EPA ID# under which tank will be manifested CALD0075332B

6. Contractor Accutite Environmental Engineering
Address 35 So. Lincoln Avenue
City South San Francisco, CA Phone (415) 952-5551
License Type* hazrdous waste B, B-36 B-61 ID# 643881 exp. 5/31/96

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board.

7. Consultant (if applicable) Woodward-Clyde Consultants
Address 500 12th Street, Suite 100
City, State Oakland, CA Phone (510) 893-3600

8. Main Contact Person for Investigation (if applicable)
Name Xingang Tong Title Project Manager
Company Woodward-Clyde Consultants
Phone (510) 874-3060

9. Number of underground tanks being closed with this plan 2
Length of piping being removed under this plan unknown
Total number of underground tanks at this facility (**confirmed with owner or operator) 2

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 Erickson Inc. EPA I.D. No. CAD009466392
Hauler License No. _____ License Exp. Date _____
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site
Name Erickson, Inc. EPA ID# CAD009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392 ✓
Hauler License No. 0019 License Exp. Date 7/31/96
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392 ✓
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

11. Sample Collector

Name David Wallenstein ✓
Company Woodward-Clyde Consultants
Address 500 12th Street, Suite 100
City Oakland State CA Zip 94607 Phone (510) 874-1777

12. Laboratory

Name Chromalab, Inc. ✓
Address 1220 Quarry Lane
City Pleasanton State CA Zip 94566
Federal State Certification No. 68-0140157

13. Have tanks or pipes leaked in the past? Yes^[X] No[] Unknown[] ✓

If yes, describe. soil and groundwater samples in the area of the tanks
indicate the presence of TPH gasoline, but not diesel

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

dry ice purg

Before tanks are pumped out and inerted, 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, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

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)			
1000 gal	tank was used to store diesel fuel	soil (or groundwater if encountered)	no deeper than 2 ft beneath both ends of tank	✓
1000 gal	tank was used to store unleaded gasoline	soil (or groundwater if encountered)	no deeper than 2 ft beneath both ends of tank	✓
		<i>Soil sample only. Groundwater samples will be waived - based on PSA I & PSA II groundwater was impacted; will require MW's.</i>		

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

<p>Stockpiled Soil Volume (estimated)</p> <p>10 cu yd- stockpiled separately from each tank excavation</p>	<p>Sampling Plan</p> <p>2 4 discrete samples from each stockpile to be composited in the laboratory into one sample for each stockpile (two samples total) for analysis</p>
---	--

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

Will the excavated soil be returned to the excavation immediately after tank removal? [] yes [] no [xx] unknown

If yes, explain reasoning _____

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the Specialist 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) Will be working under site health and safety plan submitted with work plan for phase II investigation (6/20/95) ✓

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
TPH as gasoline/ BETX	EPA 5030 soil	EPA Modified 8015/8020	<u>soil</u> gas 1mg/kg BETX 10ug/kg <u>water</u> gas 0.1mg/L BETX 1ug/L
TPH as diesel MTBE	EPA 3550 for soil EPA 3510 for water	EPA Modified 8015 EPA 8020	1mg/kg-soil 0.05 mg/L- water

18. Submit Worker's Compensation Certificate copy

Name of Insurer ~~XXXXX Insurance Co.~~ Reliance National Indemnity Co.

19. Submit Plot Plan ***** (See Instructions) ***** plot plan and depth to groundwater included in work plan for phase II soil and groundwater investigation (submitted

20. Enclose Deposit (See Instructions) June 20, 1995)

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 provided above, may be needed in order to obtain approval from the Environmental Protection 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 County of Alameda.

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

CONTRACTOR INFORMATION

Name of Business Accutite Environmental Engineering

Name of Individual Sami Malaeb

Signature *Sami Malaeb* Date 9/26/95

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business City of Emeryville

Name of Individual Ignacio Dayrit

Signature *[Signature]* Date 9-26-95



CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

09-21-95

PRODUCER

HARSH & MCLENNAN INCORPORATED
1166 AVENUE OF THE AMERICAS
NEW YORK, NY 10036

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A	RELIANCE NATIONAL INDEMNITY COMPANY
COMPANY LETTER B	
COMPANY LETTER C	
COMPANY LETTER D	
COMPANY LETTER E	

INSURED

WOODWARD-CLYDE CONSULTANTS
4582 S. ULSTER ST. PARKWAY
SUITE 600
DENVER, CO 80237

COVERAGES

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

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIABILITY LIMITS IN THOUSANDS					
						EACH OCCURRENCE	AGGREGATE			
A	GENERAL LIABILITY	NBR1720593 CONTRACTUAL LIAB. INCLUDED AS RESPECTS THOSE ACTS COVERED BY GENERAL LIAB. INS. \$100,000 STR	07-01-95	07-01-96	BODILY INJURY	\$	\$			
	PROPERTY DAMAGE				\$	\$				
	BI & PD COMBINED				\$ 1000	\$				
	PERSONAL INJURY					\$				
	AUTOMOBILE LIABILITY				NKA0101624-3	01-01-95	01-01-96	BODILY INJURY PER PERSON	\$	
	BODILY INJURY PER ACCIDENT							\$		
	PROPERTY DAMAGE							\$		
	BI & PD COMBINED							\$ 1000		
OTHER THAN UMBRELLA FORM										
A	EXCESS LIABILITY	NUA1253668 EXCESS GEN. & AUTO LIAB.	01-01-95	01-01-96	BI & PD COMBINED	\$ 2000	\$			
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY				NWA0101623-3	01-01-95	01-01-96	STATUTORY		
A		\$ 1000 (EACH ACCIDENT)								
		\$ 1000 (DISEASE-POLICY LIMIT)								
		\$ 1000 (DISEASE-EACH EMPLOYEE)								
	OTHER									

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

PROJECT NO. 941366NA; CITY OF EMERYVILLE REDEVELOPMENT AGENCY. ALL OPERATIONS OF THE INSURED.

CERTIFICATE HOLDER

EMERYVILLE REDEVELOPMENT AGENCY
AGENCY EXECUTIVE DIRECTOR
2200 POWELL STREET, 12TH FLOOR
EMERYVILLE, CA 94608

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

No deposit
LOP site

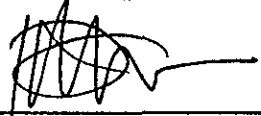
JH 10/2/85

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Acknowledgement of Refund Recipient for Site Account
DEPOSITOR FILLS OUT PER SITE
-- REQUIRED --

The depositor will use this form to acknowledge that the property owner or his or her designee will receive any refund due at the completion of all deposit/refund projects at the site listed below.

SITE NUMBER/ADDRESS:		REFUND RECIPIENT-PROPERTY OWNER		
Site Number		City of Emeryville		
Emeryville Fire Department		Owner's Name		
Company Name		2200 Powell Street, Suite 1200		
6303 Hollis Street		Owner's Address		
Street Address		Emeryville, CA 94608		
Emeryville, CA 94608		Owner's City State Zip		
City	Zip Code	Owner's City	State	Zip

I have read the description of the project Deposit/Refund Procedure, and have had an opportunity to ask questions about it. I understand that regardless of who deposits money into the site account, any deposit money remaining at the completion of all projects being conducted at this site will be refunded solely to the property owner or his or her designee.



Signature of Depositor Date

Ignacio Dayrit

Depositor Name
City of Emeryville

Company Name

2200 Powell Street, Suite 1200

Street Address

Emeryville, CA 94608

City / Zip

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Declaration of Site Account Refund Recipient

SITE OWNER FILLS OUT PER SITE
-- OPTIONAL --

The property owner will use this form to designate someone other than him- or her- self to receive any refund due at the completion of all deposit/refund projects at the site listed below. In the absence of this form, the property owner will receive any refund. Only one person at any one time may be designated to receive any refund.

SITE NUMBER/ADDRESS:

PROPERTY OWNER

Site Number

Company Name

Owner's Name

Street Address

Owner's Address

City

Zip Code

Owner's City

State

Zip

I designate the following person to receive any refund due at the completion of all deposit/refund projects:

Name

Street Address

City / Zip

Property Owner Signature

Date

Property Owner Name

RETURN FORM TO:

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577



LETTER OF TRANSMITTAL

September 28, 1995

TO: Susan Hugo

FROM: Linda Locke

SUBJECT: Emeryville Fire Department UST Removal

Transmitted herewith, please find:

- a completed Underground Tank Closure Plan
- an Acknowledgment of Refund Recipient for Site Account
- Underground Storage Tank Permit Applications for the State Water Resources Control Board (one of Form A and two of Form B)

This information is for the removal of two underground storage tanks (one diesel and one gasoline tank) currently located at Fire Station No. 2 in Emeryville. We would like to remove the tanks within the next few weeks and would appreciate your review of this documentation.

If further information is required please call me at (510) 874-3161.

cc w/enc. Ignacio Dayrit - City of Emeryville Redevelopment Agency
cc w/o enc. Xinggang Tong - WCC Project Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J KEARS, Agency Director



RAFAT A SHAHID, DIRECTOR

June 15, 1995
STID# 3998

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

Mr. Ignacio Dayrit
City of Emeryville Redevelopment Agency
2200 Powell Street, 12th Floor
Emeryville, California 94608

**RE: Proposed Work Plan for Phase II - Soil and Groundwater
Investigation, City of Emeryville Fire Station No. 2
6303 Hollis Street, Emeryville, California 94608**

Dear Mr. Dayrit:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the "Proposed Work Plan for Phase II, Soil and Groundwater Investigation" dated May 31, 1995, prepared and submitted by Woodward Clyde Consultants for the referenced site.

The work plan proposed a total of six borings to evaluate the lateral extent of the petroleum hydrocarbon contamination in soil and groundwater. The work plan is acceptable to this agency provided the following issues are addressed:

- 1) Two soil samples per boring will be collected and analyzed for TPH as gasoline using EPA Method 8015 (Modified). One soil sample per boring will be analyzed for BTEX using EPA Method 8020. At a minimum, the soil samples must be analyzed for both TPH gasoline and BTEX. The following practical quantitation reporting limits must be used: TPH gasoline - 1.0 ppm in soil and 50.0 ppb in water; BTEX - 5 ppb in soil and 0.5 ppb in water.
- 2) A health and safety plan must be submitted to this office prior to any field work at the site.
- 3) Please notify this office 72 hours in advance of any field work.
- 4) Groundwater contamination as high as 990 ppb TPH gasoline, 220 ppb benzene, 3,800 ppb toluene, 2,500 ppb ethylbenzene, and 14,000 ppb xylene was found at the site. The data reported in Table 2 of the report for samples SB-1 and SB-3 were interchanged. Please make a note of this error. Permanent monitoring wells shall be installed within ten feet of the tanks in the verified downgradient direction to determine the extent of the groundwater contamination associated with the underground storage tanks at the site.

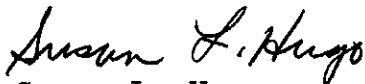
Mr. Ignacio Dayrit
RE: 6303 Hollis Street, Emeryville, CA 94608
June 15, 1995
Page 2 of 2

5) An Underground Storage Tank Unauthorized Release (Leak)/
Contamination Site Report (ULR) shall be submitted to this
office. Enclosed is a blank form which must be completed and
submitted within five working days.

Response to issues # 1, 2, 3 and 4 must be submitted to this
office **prior to implementing the work plan and no later than July
31, 1995.**

If you have any questions concerning this letter, please contact
me at (510)567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Director, Environmental Health
Mee Ling Tung, Acting Chief, Environmental Protection
Division / files
Kevin Graves, San Francisco Bay RWQCB
Xingang Tong / Albert Ridley, Woodward Clyde Consultants,
500 12th Street, Suite 100, Oakland, CA 94607

Norma, please transfer to LDP.
Thanks.
Susan

trns 6/2/95
(71)

DATE: 6/2/95
TO : Local Oversight Program
FROM: SUSAN
SUBJ: Transfer of Eligible Oversight Case

#3998

Site name: City of Emeryville Fire Station # 2
Address: 6303 HOLLIS ST. Emeryville Emeryville 94608

Closure plan attached? Y N DepRef remaining \$ _____

DepRef Project # _____ STID #(if any) _____

Number of Tanks: 2 removed? Y N Date of removal _____

Leak Report filed? Y N Date of Discovery _____

Samples received? Y N Contamination: _____

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

Monitoring wells on site _____ Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment _____

Remedial Action _____

Post Remedial Action Monitoring _____

Enforcement Action _____