

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

P061

June 9, 1999

Mr. Ignacio Dayrit  
City of Emeryville Redevelopment Agency  
2200 Powell Street, 12<sup>th</sup> 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

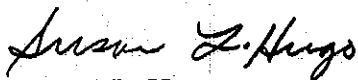
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2061

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. Zinggang 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

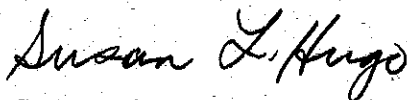
c: Mee Ling Tung, Director, Environmental Health  
Gordon Coleman, Chief, Environmental Protection Division / SH / files  
Ravi Arunalantham, San Francisco Bay RWQCB  
Kevin Graves, San Francisco Bay RWQCB  
Zinggang Tong / Marco Lobascio, WCC, 500 12th St., Suite 100, Oakland, CA 94607

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  
Xinggang Tong, Woodward Clyde Consultants, 500 12th Street  
Suite 100, Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 61

October 8, 1996  
STID #3998

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

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.

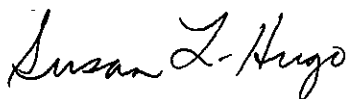
A Risk Based Corrective Action (RBCA) evaluation using the ASTM Standard E-1739-95 is proposed as one of the tasks of this additional investigation to determine the need for remediation. This approach is acceptable to this agency.

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



RO#61

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 excavation 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.**

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R061

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.



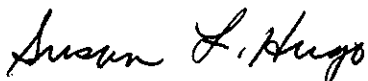
Mr. Ignacio Dayrit  
RE: 6303 Hollis Street, Emeryville, CA 94608  
June 15, 1995  
Page 2 of 2

- 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  
Xinggang Tong / Albert Ridley, Woodward Clyde Consultants,  
500 12th Street, Suite 100, Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROGI

RAFAT A. SHAHID, Assistant Agency Director

October 26, 1993

Juan Arreguin  
City of Emeryville  
2200 Powell Street,  
Emeryville, CA 94608

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

Subject: City of Emeryville Corporation Yard, 6303 Hollis St.,  
Emeryville, CA 94608

Dear Mr. Arreguin:

This office has received and reviewed the results of the "Preliminary Assessment, Emeryville Corporation Yard, 6303 Hollis St.", dated May 5, 1993, and submitted by Environmental Science and Engineering (ESE), your consultant of record. Thank you for sending the required information to this office in such a prompt manner.

In reviewing the data that involves the closure in place of an underground storage tank (UST), a slant boring underneath the tank was accomplished yielding sample results as required by the SFBRWQCB guidelines. The results indicated that the area underneath the tank was free from contamination, as all results were non-detect (ND) for BTEX, and fuel oil.

In light of the information supplied, this office concurs with the recommendations of your consultant that the tank be "closed in place". **No further action** need be taken by the City of Emeryville regarding the tank other than filling the tank with neat cement, if such has not been accomplished, and sending this office a final closure document indicating that this step has been completed.

If you have any questions regarding this document, please do not hesitate to call this office. The number is (510) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Brian P. Oliva".

Brian P. Oliva, REHS, REA  
Hazardous Material Specialist

cc: Edgar Howell, Chief, Hazardous Materials Division  
George Warren, Emeryville Fire Department  
Pat Galvin, ESE Inc.

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R061

RAFAT A. SHAHID, Assistant Agency Director

March 16, 1993

Juan Arriguin  
City of Emeryville  
2200 Powell Street  
Emeryville, CA 94608

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

Subject: City of Emeryville Corp Yard, 6303 Hollis St.  
Emeryville, CA 94608

Dear Mr. Arriguin:

This office is in receipt of a workplan from Environmental Science and Engineering, Inc. (ESE), dated February 25, 1993, submitted to this office for review. Thank you for the prompt attention given this site closure. Upon review of the workplan and closure plan submitted concurrently, there are several points in need of clarification prior to permitting the underground tank "closure in place":

- 1) Please provide a letter from the Emeryville Fire Department indicating that their department is aware of the closure and that such "closure in place" does not present a fire hazard.
- 2) If the soil cuttings from the slant boring underneath the tank are contaminated, such spoils must be manifested and disposed of in an appropriate land fill.
- 3) This office concurs with the request by ESE that a grab sample of water be substituted for a monitoring well. However, if the sampling confirms the presence of significant contamination consistent with those previously stored in the UST, monitoring wells may be required to investigate the potential impact to groundwater.

Following a letter from your consultant addressing the above points, the removal plan will be approved. If you have any questions, please call this office. The number is (510) 272-4320.

Sincerely,

Brian P. Oliva, REHS, REA  
Hazardous Materials Specialist

CC: Patrick Galvin, Environmental Science and Engineering  
Ed Howell/files