

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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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: Emeryville Old Town Hall (STID # 3638)
1333 Park Avenue, 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: 1333 Park Avenue, Emeryville
June 9, 1999
Page 2 of 2

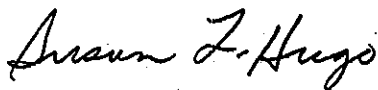
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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



R065

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 28, 1992
STID # 3638

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

Mr. Juan Arreguin
City of Emeryville
2200 Powell Street, 12th Floor
Emeryville, California 94608

RE: City of Emeryville - 1333 Park Avenue, Emeryville CA 94608

Dear Mr. Arreguin:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of a 2000 gallon underground gasoline storage tank at the referenced site. This office is also in receipt and has completed its review of the "Second Quarter, 1992 Report", prepared by Tank Protect Engineering, submitted under City of Emeryville's cover letter dated August 5, 1992.

Based on this review, this department regret to deny your proposal to close the project at this time because of the following issues:

- * Soil sample (VSD-N) collected after limited overexcavation in February 3, 1992 on the north sidewall of the former pump dispenser excavation still showed considerable levels of contaminations. Total petroleum hydrocarbon as gasoline (190 ppm), benzene (0.320 ppm), toluene (5.2 ppm), ethylbenzene (2.7ppm), xylenes (31ppm) were detected. Excavation of this contaminated soil left on site is not feasible due to the impact it may create on the integrity of the nearby building.
- * At this time, only two quarters of monitoring event have been performed at the site. Although free product was not detected during the past two monitoring events, groundwater monitoring wells must be sampled on a quarterly basis for two more quarters and analyzed for target compounds. After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.
- * Groundwater flow direction at the site has been variable within a range of 118 degrees for the last two monitoring events. Groundwater elevation readings must be performed every monitoring events until the site can be recommended to RWQCB for signoff/case closure.

Mr. Juan Arreguin
RE: 1333 Park Avenue, Emeryville 94608
September 28, 1992
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Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency).

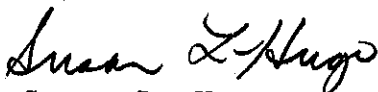
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a Statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to:

Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
John Mrakovich, Tank Protect Engineering - 2821 Whipple Road
Union City, California 94587

ALAMEDA-COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R065

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(415) 271-4300

January 23, 1992

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

Subject: 1333 Park Street, Emeryville CA 94608

Dear Mr. Arreguin:

This office is in receipt of a workplan from Tank Protect Engineering Inc. (TPE), dated January 15, 1992, submitted to this office for review. Thank you for the prompt attention given this investigation. Upon review of the workplan, there are several points in need of clarification prior to concurrence by the Alameda County Division of Hazardous Materials:

- 1) Provide copies of the necessary permit(s) from the Bay Area Air Quality Management District as stated in the workplan.
- 2) There is evidence of soil contamination under the fuel dispenser at the site, as demonstrated by sampling from under said dispenser. Please indicate a plan for addressing this contamination.
- 3) The use of duct tape has been shown to sometimes indicate a "false-positive reading for toluene. It will be adequate to employ "teflon" sealed over with foil, as an alternative.
- 4) Remediated soil should not be employed as backfill without the express permission of the Regional Water Board or the Local Agency (Alameda County). Clean fill should be utilized if at all possible.
- 5) Regarding the installation of monitoring wells at the site, a sieve analysis should be completed on at least one of the constructed wells.
- 6) If free product is encountered in the monitoring wells following their construction and subsequent development, it will be necessary to implement a remedial plan for the removal of said product.


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7) Please extend to this office forty-eight(48) hours notice prior to commencing any work at the site.

Upon receipt of an addendum to the workplan adequately addressing the above issues, this office will concur with the plan's implementation. The required work should be sent to our department by February 23, 1992 (within 30 days).

If you have any questions concerning the above site, please call this office at (510) 271-4320.

Sincerely,



Brian P. Oliva, REHS
Hazardous Materials Specialist

cc: Eddie So, SFBRWQCB
John Mrakovich, Tank Protect Engineering

bc