

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 4-13-2000  
incl cals

R0248

ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 25C  
Alameda, CA 94502-6577  
(510) 567-6700

April 12, 2000

Ms. Carol Light  
Emeryville Farms, L.L.C.  
1201 Park Avenue, Suite 100  
Emeryville, CA 94608

**Subject: Former Berkeley Farms Facility (STID # 1754)  
4550 San Pablo Avenue, Emeryville, California 94608**

Dear Ms. Light:

The Alameda County Environmental Health Services has reviewed the "Comprehensive Site Closure Report" dated February 1, 2000 and Addendum to Comprehensive Site Closure Report dated March 6, 2000, prepared and submitted by Soma Environmental Engineering, Inc. for the above subject site.

The subject site was formerly a dairy facility from 1946 up to 1997. A vacant two-story building occupies the northwestern portion of the property. The site is bounded by San Pablo Avenue to the west, 47<sup>th</sup> Street to the north and 45<sup>th</sup> Street to the south. The site is proposed to be developed into commercial office building.

The referenced reports document the recent investigation conducted at the site and included historical data to validate that the site meets the low risk soil and /or groundwater case. The Site Closure Report also addresses the short-term and long-term potential risks to human health and the environment from residual soil and groundwater contaminants at the site and provided guidelines to be followed during the planned redevelopment of the site as commercial offices.

This agency concurs with the general scope of the Comprehensive Site Closure Report. Based upon the available information and with the provision that the information provided to this agency is accurate and representative of site conditions, no further action is required at the site at this time other than quarterly groundwater monitoring of existing wells MW-1 and MW-2 for three additional sampling events. The groundwater at the site must be analyzed for the following target compounds: Total Petroleum Hydrocarbon (TPH) as diesel, TPH as gasoline, benzene, toluene, ethyl benzene, xylene, methyl

Ms. Carol Light  
RE: 4550 San Pablo Avenue, Emeryville, CA  
April 12, 2000  
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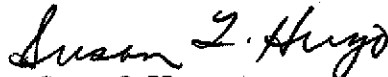
tertiary butyl ether (MTBE) and semivolatile organic compounds by EPA Method 8270.

As you know, one of the groundwater monitoring wells at the former Berkeley Farms Truck Repair Yard located west of the subject site is being used historically as the downgradient monitoring well. You will need to coordinate groundwater sampling with the former Berkeley Farms Truck Repair Yard or install a downgradient monitoring well for your site. Data collected during the three additional monitoring events will be evaluated and if results indicate that the groundwater plume is stable and the concentrations are decreasing over time, then the site will go through case closure process until issuance of "Remedial Action Completion Certificate" or closure letter.

The construction risk management plan should be implemented during redevelopment of the subject site. Please notify this office when redevelopment will begin at the site.

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

Sincerely,



Susan L Hugo  
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health Services  
Ariu Levi, Chief, Hazardous Materials and Household Hazardous Programs  
Chuck Headlee, San Francisco Bay RWQCB  
Patrick O'Keefe, City of Emeryville, 2200 Powell Street, Emeryville, CA 94608  
Barrie Cromartie, City of Emeryville, 2200 Powell Street, Emeryville, CA 94608  
Norman Albert, Berkeley Land Co., 1211 Newell Ave., #120, Walnut Creek, CA 94596  
Mansour Sepehr, SOMA Environmental, 2680 Bishop Dr., Suite 203, San Ramon, CA 94583  
SH / files

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)

PO248

June 3, 1999

STID #1754

Berkeley Land Company  
Attn: Mr. Norman Alberts  
1211 Newell Avenue, Suite #120  
Walnut Creek, California 94596

**RE: Berkeley Farms - 4550 San Pablo Avenue, Emeryville, California 94608**

**LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Mr. Alberts:

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: 4550 San Pablo Avenue, Emeryville

June 3, 1999

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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



R02929(SUC)

V R0248(LOP)

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1992

Berkeley Farms Inc.,  
4550 San Pablo Ave.,  
Emeryville, CA 94608

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

Re: FIVE-YEAR PERMITS FOR OPERATION OF TWO  
UNDERGROUND STORAGE TANKS (UST's) AT  
4550 San Pablo Ave., Oakland, Ca 94608

According to our records the above mentioned facility has not received a five-year permit to operate UST's. Please complete the following items marked below and return them to me within 30 days. The example plans enclosed should be used only as guidelines and may not meet your requirements under Title 23.

- 1. Complete UST PERMIT FORM A - one per facility. (enclosed)
- 2. Complete UST PERMIT FORM B - one per tank. (enclosed)
- 3. Complete UST PERMIT FORM C - one per tank if information is available. (enclosed)
- ✓ 4. A written tank monitoring plan. (enclosed)
- 5. Results of precision tank test(s) (initial and annual).
- 6. Results of precision pipeline leak detector tests (initial and annual).
- ✓ 7. An accurate and complete plot plan. (enclosed)
- 8. A written spill response plan. (enclosed)

Title 23 of the California Code of Regulation prohibits the operation of ANY UST without a permit. Please feel free to contact Brian P. Oliva at 510/271-4320 if you have any questions which may arise in completing the mandatory five year permit process.

Sincerely,

Brian P. Oliva, REHS, REA  
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney  
Rafat Shahid, Assistant Agency Director, Alameda County  
Department of Environmental Health  
Ed Howell/files