

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



9-8-03

RO0000328

September 8, 2003

Mr. Jeff Hunt
Plywood Lumber and Sales, Inc.
4050 Horton Street
Emeryville, California 94608

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

RE: Work Plan Approval for Plywood Lumber & Sales, Inc.
4050 Horton Street, Emeryville, California 94608

Dear Mr. Hunt:

I have completed review of RT Hicks Consultants, LTD's (Hicks) August 20, 2003 *Revision of August 14, 2003 Work Plan for Soil and Ground Water Investigation* report prepared for the above referenced site. Hicks proposed up to five (5) soil borings at the site. Soil and grab groundwater samples will be collected for TPHg, BTEX, MTBE, chlorinated solvents, and hexavalent chromium analyses. In addition, soil vapor samples will be collected at approximately 3 feet bgs for the same constituents, with the exception of chromium. The proposed work plan is acceptable with the following changes/additions:

- One of the four interior boreholes should be relocated and advanced southwest of the former UST. The existence or absence of preferential pathway for the migration of contaminants to and away from the site should be evaluated.
- The two proposed boreholes along the sidewalk should be advanced to 15 feet bgs, to delineate the vertical extent of contamination.
- A tight seal is required between the surface soil and probe interface to prevent ambient air infiltration when collecting soil vapor samples.

Field work should commence within 60 days of the date of this letter, or by November 10, 2003. Please provide at least 72 hours advance notice of field activities. Please contact me at (510) 567-6762 if you have any questions concerning the content of this letter.

eva chu
Hazardous Material Specialist

c: Donna Drogos
email: Michelle Hunter, RT Hicks Consultants

horton-2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

RO0000328

June 24, 2003

Mr. Jeff Hunt
Plywood Lumber and Sales, Inc.
4050 Horton Street
Emeryville, California 94608

RE: Additional Information and Investigation, Plywood Lumber & Sales, Inc.
4050 Horton Street, Emeryville, California 94608

Dear Mr. Hunt:

Alameda County Environmental staff has recently reviewed the file regarding the above referenced site. In December 1990, a 1000-gallon underground storage tank (UST) was removed. Soil and groundwater samples collected from the tank excavation revealed that a release of petroleum hydrocarbon had occurred at the site.

Between June 1992 and June 1993, up to 15 test borings were completed at the site to depths ranging from 9.5 to 15.5 feet bgs to delineate the extent of soil contamination. Approximately 600 tons of hydrocarbon-impacted soil and 130 tons of lead-impacted soil were excavated. Final confirmation soil samples were collected. Up to 0.27ppm benzene remain in soil at 7 to 9 feet bgs.

A soil boring (B-16) was advanced within 15 feet and west of the former UST. A grab groundwater sample from the borehole contained 1,100ppb TPHg, 60ppb benzene, 190ppb TCE, and 56,000ppb Cr. It is believed that the TCE and Cr in groundwater is associated with the neighboring Electro-Coatings plume.

In order to facilitate closure of the case, the following requires clarification and additional information regarding the release associated with the former gasoline tank:

1. Please confirm that boring 16 was completed in January 1995 and that the laboratory data that shows that B-16 was first sampled and analyzed in January 1996 is correct. Please explain why the Site Plan states that the investigation was at 2080 Horton, although it appears to be the subject property.
2. Provide a boring log for #16/B-16, if available.
3. Analysis for MTBE in groundwater is required.
4. An evaluation of the need for a permanent ground water monitoring well at the site.

Mr. Hunt
4050 Horton, Emeryville
June 24, 2003
Page 2 of 2

5. Provide an evaluation that assesses whether residual soil and ground water contamination poses a risk to human health or the environment.

Please submit a response and/or a work plan to collect the necessary data to this agency no later than **August 15, 2003**.

All 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.

Please contact me at (510) 567-6762 if you have any questions concerning this letter.

Sincerely,



Eva Chu
Hazardous Material Specialist

c: Donna Drogos

Sent 1/11/00.
Including cc's

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20328

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

January 11, 2000

Mr. Jeffrey Hunt
Plywood Lumber & Sales
4050 Horton Street
Emeryville, California 94608

**RE: Plywood Lumber & Sales (STID# 4255)
4050 Horton Street, Emeryville California 94608**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Hunt:

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: 4050 Horton Street, Emeryville
January 11, 2000
Page 2 of 2

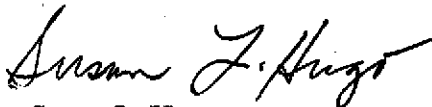
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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 (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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0328

RAFAT A. SHAHID, DIRECTOR

December 7, 1995
STID# 4255

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

Mr. Jeff Hunt
Plywood Lumber and Sales, Inc.
4050 Horton Street
Emeryville, California 94608

RE: Work Plan Amendment 1 - Groundwater Investigation
Plywood Lumber & Sales, Inc.
4050 Horton Street, Emeryville, California 94608

Dear Mr. Hunt:

This office has recently reviewed the Work Plan Amendment 1 for groundwater investigation (May 22, 1995) prepared and submitted by SCI, Inc. for the referenced site. It is my understanding that this latest work plan submittal has not been implemented.

In order to facilitate closure of the case, the threat / impact to water quality of the release associated with the former gasoline tank must be determined. The proposed work plan amendment 1 includes the following:

- 1) Collect soil and groundwater samples from a test boring drilled in the downgradient direction and within 10 feet of the former tank;
- 2) Analyze for TPH gasoline, TPH diesel, TOG, BTEX, lead, chromium, chlorinated solvents and TDS.

The proposed work plan is acceptable to this agency. The work plan must be implemented in a timely manner no later than January 7, 1995.

Please notify this office at least 72 hours in advance of any field activity so a site visit can be arranged by a representative from this office.

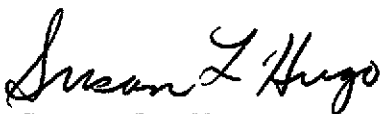
A report must be submitted to this agency within 45 days after completion of the work at the site.

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.

Mr. Jeff Hunt
RE: 4050 Horton Street, Emeryville
December 7, 1995
Page 2 of 2

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

ASP
c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / file
Kevin Graves, San Francisco Bay RWQCB
Jerian Alexander, SCI 171 12th Street, Suite 201
Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0328

RAFAT A. SHAHID, Assistant Agency Director

March 29, 1995
STID# 4255

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

Mr. Jeff Hunt
Plywood Lumber and Sales, Inc.
4050 Horton Street
Emeryville, California 94608

**RE: Underground Storage Tank Removal at Plywood Lumber & Sales
4050 Horton Street, Emeryville, California 94608**

Dear Mr. Hunt:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the files concerning the removal of a 1000 gallon underground gasoline storage tank on December 10, 1990 at the referenced site. This office is in receipt of the Soil Contamination Assessment and Work Plan for Soil Remediation and Groundwater Quality Assessment Report (November 16, 1993) and the Soil Remediation - Gasoline Tank Area Report (August 18, 1994).

Soil samples collected from the excavation wall at approximately 6 feet depth indicated the presence of petroleum hydrocarbon contamination as high as 177 ppm TOG, 44 ppm TPH as diesel, 68 ppm TPH gasoline, 2.2 ppm benzene, 1.6 ppm toluene, 0.45 ppm ethyl benzene, and 1.1 ppm xylene. Groundwater sample collected from the bottom of the excavation showed contamination as high as 200 ppm TPH gasoline, 19 ppm TPH diesel, 6.4 ppm TOG, 11 ppm benzene, 10 ppm toluene, and 4.8 ppm xylene.

On June 18, 1993 six soil borings were drilled and the lateral extent of hydrocarbon contamination was found to be localized to soils within approximately 30 feet of the former tank. Contaminated soils were excavated from the site in June 1994. Confirmation soil sample showed residual contamination as high as 85 ppb benzene (sample #18 collected at 7.5 feet depth) and 11 ppb total xylenes (sample #19 collected at 7 feet depth).

This agency in letter dated June 6, 1994, approved the workplan (dated November 16, 1993, and received by this office in May 25, 1994) which included the investigation of groundwater related to the underground storage tank release.

To date, this office has not received any report documenting the implementation of the approved work plan, specifically the installation of monitoring wells at the site.

Mr. Jeff Hunt
RE: 4050 Horton Street, Emeryville, CA 94608
March 29, 1995
Page 2 of 2

Your report documenting the groundwater investigation conducted at the site must be submitted to this office **no later than April 17, 1995.**

Enclosed is a copy of the June 6, 1994 letter from this office for your reference.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Director, Environmental Health
Kevin Graves, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Arui Levi, Acting Chief, Environmental Protection Div./ files
Jerian Alexander, Subsurface Consultants, Incorporated
171 - 12th Street, Suite 201, Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0328

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 6, 1994
STID# 4255

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. Jeffrey Hunt
Plywood and Lumber Sales, Inc.
4050 Horton Street
Emeryville, California 94608

**RE: Work Plan for Soil Remediation and Groundwater Quality
Assessment - 4050 Horton Street, Emeryville, CA 94608**

Dear Mr. Hunt:

The Alameda County Department of Environmental Health, Hazardous Materials Division has completed review of the Work Plan for Soil Remediation and Groundwater Quality Assessment dated November 16, 1993 and recently received by this office in May 25, 1994. This work plan was prepared and submitted by Subsurface Consultants, Inc. for the referenced site.

Based on this review, the work plan is acceptable provided the following items are addressed:

- 1) Verification soil samples must be collected after excavation of the petroleum hydrocarbon contaminated soil. Samples must be analyzed for the following target compounds: TPH gasoline, TPH diesel, Oil & Grease, benzene, ethyl benzene, toluene, xylene, total lead & soluble lead (if applicable). At a minimum, one soil sample must be collected per twenty lineal feet.
- 2) Construction and placement of the wells must adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990. Monitoring wells must be screened to intercept free floating product and accommodate seasonal water table fluctuations. Please submit a copy of the monitoring well construction diagram.
- 3) During borehole advancement, soil samples must be collected at a minimum of every five feet in the unsaturated zone, significant changes in lithology and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. A minimum of one sample submitted for analysis from each boring must be from the saturated / unsaturated zone interface. Samples must be analyzed for TPH gasoline, TPH diesel, Oil & Grease, benzene, toluene, ethyl benzene, xylene, chlorinated solvents, lead, and chromium.

Mr. Jeffrey Hunt
RE: 4050 Horton Street, Emeryville, CA 94608
June 6, 1994
Page 2 of 3

- 4) Groundwater flow direction must be established at the site. The proposed one monitoring well must be installed in the verified down gradient location of the former underground storage tank. The use of groundwater data from neighboring sites to determine groundwater flow direction must be documented and the rationale must be explained.
- 5) Groundwater samples must be analyzed every quarter for the following target compounds: TPH gasoline, TPH diesel, TOG benzene, toluene, ethyl benzene, xylene and lead. The initial groundwater sample must be analyzed for chlorinated solvents and chromium in addition to the above mentioned target compounds. After four quarters of monitoring, the sampling program will be evaluated.
- 6) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 7) A minimum of 24 hours, and preferably 72 hours should pass between well development and purging/sampling.
- 8) Please submit a site health and safety plan.
- 9) Please notify this office at least 72 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

Items 2 and 8 must be submitted to this office before work plan implementation.

The work plan must be implemented within 30 days of the date of this letter. A report must be submitted within 30 days after completion of this investigation. 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. In addition, the following items must be incorporated in your future reports or workplans:

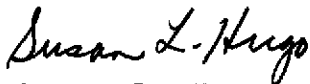
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified

Mr. Jeffrey Hunt
RE: 4050 Horton Street, Emeryville, CA 94608
June 6, 1994
Page 3 of 3

- 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

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
Kevin Graves, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
Mark Kawakami, Subsurface Consultants, Incorporated
171 - 12th Street, Suite 201, Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0328

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 7, 1993
STID# 4255

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. Jeffrey Hunt
Plywood Lumber & Sales
4050 Horton Street
Emeryville, California 94608

RE: One Underground Storage Tank Removal at Plywood Lumber & Sales - 4050 Horton Street, Emeryville, California 94608

Dear Mr. Hunt:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of one underground storage tank (1,000 gallon gasoline) on December 10, 1990 at the referenced site. We are in receipt of the "Removal of One Underground Storage Tank and Subsequent Field Sampling" (February 2, 1991) report prepared by Zaccor Corporation and the Underground Storage Tank Unauthorized Release(Leak)/ Contamination Site Report.

Soil samples collected beneath the tank showed elevated levels of the following contaminants: TPH as gasoline (68 ppm), TPH as diesel (44 ppm), Total Oil and Grease (177 ppm), benzene (2.2 ppm), toluene (1.6 ppm), ethyl benzene (0.45 ppm), and xylene (1.1 ppm). Free floating product was observed in the groundwater at the excavation pit. The groundwater sample collected from the excavation exhibited elevated levels of the following contaminants: TPH as gasoline (200 ppm), TPH as diesel (19 ppm), Total Oil and Grease (6.4 ppm), benzene (11 ppm), toluene (10 ppm), and xylene (4.8 ppm). Because of the degree of contamination found at the site which exceeded regulatory threshold levels, further environmental assessment is required.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed

Mr. Jeffrey Hunt
RE: 4050 Horton Street, Emeryville, CA 94608
May 7, 1993
Page 2 of 3

to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines. You should be prepared to install at a minimum, three monitoring wells to establish gradient direction of the groundwater at the site. One of the wells should be installed within 10 feet downgradient of the former tank location. Monthly water elevation reading for the first six months (reduced to every quarter) is necessary to determine groundwater flow direction and quarterly sampling for target compounds (TPH-G, TPH-D, TOG, BTEX and lead) must occur to determine extent of the groundwater contamination.

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). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Stockpiled soil from the pit may not be used to backfill these holes without authorization from this office. Only clean fill can be used to backfill the excavation pit. Please provide our office with documentation of the stockpiled soil disposal and a copy of the manifest for tank disposal.

Your work plan must be submitted to this office no later than **June 21, 1993**. 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 the reports and proposals 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.

Enclosed is a copy of Appendix A (Workplan for Initial Subsurface Investigation (August 20, 1991) for your reference.

Mr. Jeffrey Hunt
RE: 4050 Horton Street, Emeryville, CA 94608
May 7, 1993
Page 3 of 3

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division / file