

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 699

April 9, 1997
STID# 3792

Mr. Francis Collins
Hollis Street Project
6050 Hollis Street
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: Case Closure - Hollis Street Project (Dream Builders)
6050 Hollis Street, Emeryville, California 94608

Dear Mr. Collins:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of a 500 gallon heating fuel underground storage tank (UST) and a 500 gallon empty UST (unknown historical usage) at the above referenced site.

Please be advised that the three groundwater monitoring wells (MW-H1, MW-H2 and MW-H3) at the site must be properly decommissioned before our agency will issue the "Remedial Action Completion Certification" (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring wells. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

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

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Chief, Environmental Protection Division
Kevin Graves, San Francisco Bay RWQCB
SH / files



August 21, 1996

Francis Collins
6050 Hollis St.
Emeryville CA 94608

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

RE: Dutch Boy Studios Investigation

Dear Mr. Collins:

On August 20, 1996, I met with a group of Dutch Boy Studios tenants. Below I have listed environmental contamination concerns as expressed by them about the property. Please consider these concerns in the course of the investigation.

1. Unit #23 (aka "the dog house"). Lead was received here and possibly mixed with something else for the manufacturing process.
2. Between units 42 and 44, a chute used to exist to carry lead bearing powder from one place to another. A great deal of lead contaminated dust is associated with this area.
3. Building containing units 20, 21, 22. Tenants believe processes took place in this building in which lead was very concentrated. The roof and blower equipment on the roof are believed to be heavily contaminated with lead.
4. Unloading area at rear, center of property (near wooden vertical tanks). Possible spills from past work in this area, lead and other contaminants a concern.
5. Building located on adjacent parcel to the south. Was NL Industries' office, later used by a towing company. A few years ago this building was sand blasted. Tenants are concerned about it as a source of lead dust.
6. Dust on, around building components and grounds. Tenants concerned about lead, other contaminants, in accumulated dust in both accessible areas (that can be cleaned by them) and inaccessible spots (like beams, ceilings, high walls).
7. Reddish "ooze" from indoor pipes, units 35 and 37. Tenants concerned about lead, other contaminants inside pipes.
8. Underground tanks. Tenants believe underground tanks remain in the center courtyard (parking area).
9. Railroad tracks. Tenants are concerned about contamination from past loading/unloading operations, as well as any associated with past track maintenance.
10. Above ground wooden tanks at rear, center of property. Tenants concerned about past uses of these.
11. Barrels containing waste oil by unit 20. Tenants say these have been sitting for a long time and have begun to leak.

NOTE: These barrels were probably the same ones I noted during my March/April visits. Please arrange for disposal as soon as possible.

Francis Collins
Dutch Boy Studios
August 21, 1996
Page 2 of 2

12. Asbestos containing roofing material. Suspect units include 10, 11, 12, 13, 14, 25, 26, and 27.
13. A waste oil transporter operated at the site about 10 years ago. This operation may have contributed to contamination.
14. A storm drain catch basin in the center of the complex may contain high levels of lead and other contaminants that have been picked up by rain water and carried there. This drain is located in the driveway between units 20, 21 and 22 and the building with units 42 and 44 in it.
15. The basement of the rear right hand building (containing unit 49) often becomes flooded. People are concerned that contaminants from groundwater and surface runoff water may have deposited and become concentrated here.

Please consider this letter informational in nature. This site has a complex history and a large number of tenants potentially affected by the investigation and clean up. Thus, I believe that forwarding to you this list of tenant concerns is in the best interests of all concerned with the site. You may contact me with any questions or comments regarding this letter at (510)567-6770. You may also contact Ed Warren with the tenants' association for further information.

Sincerely,



Pamela J. Evans
Senior Hazardous Materials Specialist

c: Jun Makashima, ACDEH
Gordon Coleman, ACDEH
Madhulla Logan, ACDEH
Gil Jensen, Alameda County District Attorney
Britt Johnson, Oakland Fire Department
Charles Kennedy, Oakland Office of Planning and Building
Ed Warren, Dutch Boy Artists' Community
Chris 'Wabuzoh, Sequoia Environmental Consulting Services
Mark Bradshaw, Consultant
Paul Dezurick, Esq.
Marcus Martin, Esq.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0699

December 16, 1994
STID # 3792

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Mr. Francis Collins
Hollis Street Project
P.O. Box 8685
Emeryville, California 94608

**RE: Soil and Groundwater Investigation Related to the
Underground Storage Tanks Removal at 6050 Hollis Street
Emeryville, California 94608**

Dear Mr. Collins:

The Alameda County Department of Environmental Health,
Environmental Protection Division has recently reviewed the files
concerning the removal of two underground storage tanks at the
referenced site. We are in receipt of the following reports:

- * Underground Storage Tank Removal Soil Sampling Report
(9/30/88) prepared by Brown and Cadwell Laboratories
- * Monitoring Well Installation Report (3/8/89) prepared by
Baseline Environmental Consulting
- * Quarterly Groundwater Monitoring Reports prepared by Baseline
Environmental Consulting and dated 10/10/89, 1/16/90,
4/23/90, 10/15/90 and 1/4/91
- * Workplan for a Groundwater Investigation (June, 1991)
prepared and submitted Baseline Environmental Consulting

Soil samples collected (in July 15, 1987) from the bottom of the
tank excavations exhibited petroleum hydrocarbon contamination as
high as 1700 ppm TPH gasoline, 0.8 ppm benzene, 12 ppm toluene
and 93 ppm xylene. Limited overexcavation was conducted on July
24, 1987 and confirmation soil sample collected at 10-11 feet
depth indicated the following residual soil contamination: 95 ppm
TPH gasoline, 0.5 ppm benzene, 0.7 ppm xylene and < 0.5 ppm
toluene.

One groundwater monitoring well (MW-H1) was installed in February
9, 1989. Four quarters of monitoring events occurred in 1989 and
three sampling events were conducted in 1990 (3/26/90, 7/24/90,
11/16/90). Petroleum hydrocarbon contamination had been detected
in the groundwater at the following concentrations: <0.05 - 1.3
ppm TPH gasoline, <0.05 - 0.55 ppm TPH diesel, <0.0005 - 0.093
ppm benzene, <0.0005 - 0.0032 ppm toluene, <0.0005 - 0.0032 ppm
xylene, and <0.0005 - 0.0018 ppm ethyl benzene.

Mr. Francis Collins
RE: 6050 Hollis Street, Emeryville, CA 94608
December 16, 1994
Page 2 of 3

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues must be addressed regarding the on going investigation / remediation at the subject site:

- 1) The extent of soil and/or groundwater contamination remains undefined. The results of the June, 1991 workplan for groundwater investigation has not been received by this office. It is unclear if any work has been conducted at the site since the last monitoring event of 11/16/90. A workplan must be submitted to determine the vertical and lateral extent of petroleum hydrocarbon contamination resulting from the former tanks.
- 2) Please clarify if all the pipings associated with the former tanks had been removed.
- 3) The groundwater monitoring well must be sampled every quarter for target compounds (TPH gasoline, TPH diesel, and BTEX) and verified downgradient flow direction must be established at the site. Groundwater elevation readings must be incorporated in the quarterly sampling. All monitoring wells must be surveyed to an accuracy of 0.01 foot and referenced to mean sea level.
- 4) The following quantitation reporting limits must be used:
TPH diesel - 1.0 ppm in soil and 50.0 ppb in water
TPH gasoline - 1.0 ppm in soil and 50.0 ppb in water
Benzene, ethyl benzene, toluene and xylene - 0.005 ppm in soil and 0.5 ppb in water.

Response to all the items mentioned above must be provided to this office no later than February 15, 1995.

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 by this agency). 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 workplan
- 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. Francis Collins
RE: 6050 Hollis Street, Emeryville, CA 94608
December 16, 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

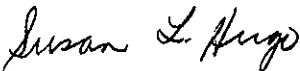
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

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.

Lastly, enclosed is a blank copy of the Underground Storage Tank Unauthorized / Leak Report which must be completed and submitted to this office within **5 working days** upon receipt of this letter.

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
Edgar B. Howell, Chief, Environmental Protection Div./ files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0699

9 August 1990

Francis Collins
6050 Hollis Street
Emeryville, CA 94608
Attn: Daphne Brown

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Subject: Quarantined Containers located at 6050 Hollis Street,
Emeryville.

Dear Ms. Brown:

The containers located at the site listed above and quarantined with certificates numbered 121489-DB-1 through 121489-DB-16, are hereby removed from quarantine. These hazardous wastes are to be disposed of in accordance with the proposal prepared by Erthco Incorporated dated 3 July 1990. Please be aware that any deviation from the means of disposal articulated in the Erthco proposal could constitute an unauthorized disposal of a hazardous waste as stipulated in Section 25189.5 of the California Health and Safety Code. Please submit a copy of the pertinent hazardous waste manifests for these materials to this office for review and inclusion into our records.

An issue remains outstanding in regards to your property. The Notice of Violation which you received from this office, dated 26 January 1990, required that you submit a proposal for the clean-up of paint rinsate discharged onto property located adjacent to your site. To date, this office has received no communication regarding this matter. Please rectify this omission and submit the requested proposal to our office for review.

If you have any questions concerning this matter, please contact me at (415) 271-4320.

Sincerely,


Dennis J. Byrne
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Consumer and Environmental Protection Division
Howard Hatayama, DOHS
Lester Feldman, SFBRWQCB
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health
Frank Ahlino, Assistant Chief Fire Marshal, Emeryville F.D.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0699

9 August 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

(11)

Anthony Miller
Paradiso Construction Company
9220 G St.
Oakland, CA 94603

Subject: Groundwater Monitoring Well Locations in Emeryville.

Dear Mr. Miller:

The following is a list of groundwater monitoring well locations in the City of Emeryville. This information is being sent as per your request.

1000 41st Street	Dunne Quality Paints
(R0402) 1177 47th Street	A.C. Transit Facility
(R02496) 5800 Christie Avenue	Crowley and Herring Investments
(R01079) 5903 Christie Avenue	Weatherford BMW
(R069) 5500 Eastshore Highway	Powell Street Plaza
(R0699) 6050 Hollis Street	Francis Collins Property
(R02704) 4250 Horton Street	Artists' Cooperative
4549 Horton Street	Rifkin Properties
(R0577) 1351 Ocean Avenue	H.F.H. Limited
(R02810) 1250 Park Avenue	Del Monte Corporation
(R066) 1700 Powell Street	Mobil Oil Company
(R0254) 1800 Powell Street	Shell Oil Company
(R02822) 2000 Powell Street	Goldsmith and Lathrop Properties

Should you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat
Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

ALAMEDA COUNTY
HEALTH CARE SERVICE

AGENCY
DAVID J. KEARS, Agency Director



R01207 (2452 -
magnolia)
✓ R0699 (6050 Hollis)

24 April, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Francis Collins
Hollis Street Project
6050 Hollis Street
Emeryville, Ca. 94608

Subject: Groundwater Monitoring Well Installations at 6050 Hollis Street, Emeryville and 2452 Magnolia Street, Oakland.

Dear Mr. Collins:

Thank you for the groundwater monitoring well installation reports prepared by Baseline Environmental Consultants for the two properties listed above. Following a review of the reports is the opinion of the Alameda County Department of Environmental Health, Hazardous Materials Division, that the procedures utilized in the installation of these wells were in conformance with the guidelines established by the Regional Board.

These wells should be sampled on a quarterly basis and analyzed for Total Petroleum Hydrocarbons (EPA Method 5030 GCFID) and Benzene, Toluene, Xylene and Ethylbenzene (EPA Method 8020 or 8240). The data should be submitted to this office for review. Following a full year of quarterly analysis, a decision will be made regarding the need for further sampling at these sites.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415)271-4320.

Sincerely,

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

cc: Dyan Whyte, SFBRWQCB
Yane Nordhav, Baseline Environmental Consultants
5900 Hollis St. Suite D
Emeryville, Ca. 94608