

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



MADHULLA LOGAN, Assistant Agency Director

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

January 03, 1994

ATTN: Maryann Leshin

City Of Emeryville
2200 Powell St. 12th Floor
Emeryville CA 94608RE: Project # 5034A - M
at 1056 48th St. in Emeryville 94608

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$600.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Madhulla Logan at (510) 271-4320.

Sincerely,

Handwritten signature of Edgar B. Howell III in cursive.

Edgar B Howell III, Chief
Hazardous Materials Division

c: files/inspector

4/7/92

Site - 1056 - 48th St. Emeryville.

Brian:

- 1) - They will proceed w/ construction w/in 10 days of the date of letter (3/23/92).
- 2) Further analysis required for Mercury, Cadmium, Lead, Zinc (page 2 & 3).
- 3) Clean up level of 1,000 ppm for HC? when did they get this number?
- 4) Further Toxicological analysis still warranted
- 5) Discuss this site with Rich Klett & Ravi for comments
- 6) Inform them that further analysis is required & more time is needed to review this risk assessment report.

Susan

Here is the complete file for this case & enclosed is the deposit beyond worksheet. need more deposit.



**CITY OF EMERYVILLE
REDEVELOPMENT AGENCY**

2200 POWELL STREET, SUITE 1200

EMERYVILLE, CALIFORNIA 94608

(415) 596-4350

91 OCT 24 AM 10:55

October 23, 1991

Larry Seto
Hazardous Materials Specialist
Alameda County
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

Dear Mr. Seto:

The Emeryville Redevelopment Agency owns a vacant lot located at 1056-48th Street which is to be developed into affordable housing units for sale to median income households, under the Agency's Vacant Housing Program.

We have been working with Susan Hugo on the project for the past few months, and while she has been very helpful, we would like to meet again with Susan and yourself to discuss more reasonable remediation alternatives.

Extensive soils investigations have been conducted at the site, and the soils seem to be contaminated with PNAs and Lead, and oil and grease. Satisfactory remedial work for the PNA and Lead contaminated soils was approved. However, your office was concerned with the high concentrations of oil and grease found in a small area at the north end of the property.

The Agency addressed the County's concern by conducting additional soils and groundwater investigations. Results showed that oil and grease were found in two borings, the other borings showed oil and grease to be non-detected, and all three groundwater monitoring wells to be free of contamination.

The two options presented to the Agency were; 1) Complete excavation and disposal of all contaminated soils and replacing them with clean imported soils, or 2) Leave the contamination in place, capping the site with impervious surfaces, preparing a risk assessment and conducting groundwater monitoring for the life of the project. Leaving the contamination in place was not the

Larry Seto
October 23, 1991
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County's preferred choice. Unfortunately, neither of these options are economically feasible for such a small project.

The Redevelopment Agency implemented the Vacant Housing Program to replace blighted properties in the community with high quality, affordable housing developments. However, this can not be accomplished when regulatory agencies impose such stringent requirements.

The source of the contamination is unknown. Thus it is possible that the contamination exists over a larger area beyond the Agency's property. In fact it seems at this time that the contamination originated from fill brought to this location at the time the Flood Control District constructed the culvert for the Temescal Creek. Although we could remove hot spots within our property by performing extensive work, it seems rather unreasonable to believe that comprehensive excavation at the site will totally eliminate all concerns of your department.

The possibility of the contamination extending along the length of the Creek is of great concern to the City Council. Clearly there is a possibility of extreme depression of property values along the Creek if the County pursues this extensive course of action. Consequently, our political body is very hesitant to proceed with this project, as well as other projects within the program, fearing the threat of exorbitant remediation expenses to the surrounding residents.

We would like to schedule a meeting with you and Susan Hugo to find a more reasonable remediation plan. I understand your office will be repositioning staff in November. Please let us know if it might be better to wait until after the repositioning takes place. Our office will be contacting you soon.

Sincerely,



Kofi Bonner
Director, Department of Economic Development and Housing

cc: Susan Hugo, Alameda County Dept. of Environmental Health
Hazardous Materials Specialist



91 OCT 15 AM 11:23

**CITY OF EMERYVILLE
REDEVELOPMENT AGENCY**

2200 POWELL STREET, SUITE 1200

EMERYVILLE, CALIFORNIA 94608

(415) 596-4350

October 11, 1991

Dennis Byrne
Senior Hazardous Material Specialist
Alameda County
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

Dear Mr. Byrne:

The Emeryville Redevelopment Agency administers the Vacant Housing Program which calls for the acquisition of vacant and/or underutilized properties to be developed as affordable housing for sale to low to moderate income households. This is one of many programs in which the Agency attempts to replace blighted properties in the community with high quality, affordable housing developments.

The Agency's first and only acquisition under this program is the vacant lot located at 1056 - 48th Street. Extensive soils investigations have been conducted at the site, and it seems that elevated concentrations of Polynuclear Aromatic Hydrocarbons and Lead, and oil and grease exist in the soils.

Our consultants recommended that PNA and Lead contaminated soils be excavated and backfilled with clean imported soils. However, your office was concerned with the high concentrations of oil and grease found in a small area at the north end of the property.

Results from additional soils and groundwater investigation show that oil and grease were found in two borings, the other borings showed oil and grease to be non-detected, and all three groundwater monitoring wells to be free of contamination.

Agency staff met with a representative from your office in hope of finding a reasonable remediation plan. It seems the Agency had only two options; 1) Complete excavation - entailing excavation and disposal of all contaminated soils and replacing them with clean

ALAMEDA COUNTY
HEALTH CARE SERVICES



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DAVID J. KEARS, Agency Director

June 3, 1991

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

Ms. Maria Bigonia
City of Emeryville
Redevelopment Agency
2200 Powell Street, Suite 1200
Emeryville, CA 94608

**RE: Preliminary Environmental Assessment
1056 - 48th Street, Emeryville 94608**

Dear Ms. Bigonia:

The Alameda County Department of Environmental Health Hazardous Materials Division has reviewed the Phase 2 Preliminary Environmental Assessment prepared by Subsurface Consultants, Inc. for the above referenced site. Based on this review, specific areas of concern to this department warrant further clarification and must be addressed:

- * **Determination of the extent and magnitude of soil contamination -**
The soil sampling analyses results are inadequate to define the horizontal and vertical extent of soil contamination. Additional work is required for soil contamination to be defined to "non-detect" levels.
- * **Definition of the horizontal and vertical extent of the groundwater pollution plume -**
Because of the extent of soil contamination found at the site, a ground water investigation is required by RWQCB. The ground water contamination plumes must be defined to "non-detect" levels. Verified down-gradient flow of groundwater must be determined at the site. Monitoring wells must be installed according to RWQCB guidelines. Analytical soil samples must be collected every 5 feet to ground water or a maximum of 40 feet. The monitoring wells must be screened to intercept any floating product and any heavier-than-water contaminants (e.g. chlorinated solvents). All monitoring wells must be sampled monthly for free product and dissolved constituents for the first three months following well installation. After three months of consecutive sampling, sampling maybe conducted as needed for remediation purposes but must occur at least quarterly. Before each sampling event is begun, free product thickness and water level must be performed using an optical probe or other device of equal accuracy.

Ms. Maria Bigonia
City of Emeryville
June 3, 1991
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- * **Interpretation of hydrogeologic data -**
Water level contour maps, ground water gradient determinations, and free and dissolved product definition maps must be routinely prepared and submitted with analytical data from each sampling event. Fluctuations in ground levels due to tidal action should also be documented. Geologic cross-sections must be prepared using appropriate boring logs. The geologic characteristics of the aquifer must be described. The cross-sections, ground water gradients (horizontal and vertical) and tidal effects must be interpreted to explain pollution migration pattern.

- * **Determination of the potential short- and long-term impacts of the pollution plume on the beneficial uses of ground and surface water in the area -**
Beneficial uses include municipal water supply, ground water recharge, fresh water habitat, wildlife habitat, contact and non-contact recreation, and fish migration.

- * **Development of a remediation plan -**
The overall effectiveness of the remediation plan system should be verified by an appropriate monitoring program. The plan is to include a time schedule for plan implementation and at a minimum address the following:
 - a) Expedient removal of all free product by an appropriate remediation system. Specific information on the system must be submitted. Actual amount of free product must be monitored and tabulated.
 - b) Remediation of dissolved constituents and contaminated soil. Contaminated ground water must be remediated such that beneficial uses of the ground and surface water are restored and/or protected as required by RWQCB's "Policy with Respect to Maintaining High Quality of Waters in California".
 - c) Design of remedial action system. Remedial action systems must be designed base on appropriate review of hydro-geologic and water quality data. Aquifer test data (pump and/or slug testing) must be used to determine aquifer characteristics and the capture zone of the extraction system.

Reports documenting implementation of the above workplan must contain:

1. Actions that have occurred since the last report
2. Water levels records
3. Clear records of field observations

Ms. Maria Bigonia
City of Emeryville
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4. Chain of custody forms
5. Laboratory-originated analytical results
6. Water level contour maps
7. Gradient determinations
8. Status of free product remediation
9. Status of soil remediation
10. Status of soil contamination definition
11. Status of dissolved constituents remediation
12. Status of dissolved constituents plume definition
13. Copies of TSDF to Generator manifests for any hazardous wastes hauled off site
14. Soil boring/well logs of existing/new wells/borings, signed by appropriate **registered or certified professional**

The need for additional investigative or remedial actions at this site will be based upon the data derived from this investigation. You may implement remedial actions before approval of the workplan to diligently act in protecting the waters of the State. However, final concurrence by this office will depend on the extent to which the work done meets the requirements of this letter.

This department will oversee the assessment and remediation for this site. However, RWQCB may choose to take over as lead agency if it is determined that there has been substantial impact to ground water.

A report must be submitted within 30 days after completion of this investigation. Subsequent reports must be submitted **quarterly** until the site can be recommended for RWQCB **"sign off"**. 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 professional involved with the project. Copies of reports and proposals must also be submitted to RWQCB (attention: Lester Feldman).

Please be aware that this is a formal request 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 the RWQCB.

Ms. Maria Bigonia
City of Emeryville
June 3, 1991
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Should you have any questions about this letter, please contact me at (415) 271-4320.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental
Health
Lester Feldman, San Francisco Bay RWQCB
Howard Hatayama, State Department of Health Services
William Wikander, Subsurface Consultants, Inc.



ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

91 MAY -2 P11 2:12

April 9, 1991

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

Ms. Maryann Leshin
City of Emeryville
Redevelopment Agency
2200 Powell Street, Suite 1200
Emeryville, CA 94608

RE: **Preliminary Environmental Assessment**
1056 48th Street, Emeryville 94608

Dear Ms. Leshin:

This letter is in response to our recent conversation regarding a preliminary environmental assessment report that the Alameda County Department of Environmental Health, Hazardous Materials Division will be receiving from Subsurface Consultant, Inc. for the referenced site. Before this report can be reviewed and approved for implementation, it is necessary that you submit to this office a deposit of \$536.00 made payable to the County of Alameda.

This deposit is authorized under **Section 3-141.6 of the Ordinance Code of the County of Alameda** and is used to cover the expenses incurred by the County personnel in the execution of their oversight responsibilities associated with the project. Records of the time County employees commit to the project are maintained and the deposit is charged an hourly rate of \$67.00. Upon completion of the project, the balance of the deposit will be refunded to you.

Once this deposit issue is addressed, our office will review the submitted report and issue a written response in a timely manner. If you have any question concerning this letter, please contact me at (415) 271-4320.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Age
Health
files