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September 11, 1992

SFO28830.OS

Mr. Brian Oliva  
Alameda County Health Agency  
Division of Hazardous Materials  
80 Swan Way, Room 200  
Oakland, CA 94621

Subject: **Update of Remediation Activities Plan for Del Monte Plant 35 - East Parcel located at 1250 Park Avenue in Emeryville, California**

Dear Mr. Oliva:

Del Monte is continuing with remediation activities at the Del Monte Plant 35 - East Parcel located at 1250 Park Avenue in Emeryville, California. This letter updates Del Monte's remediation activities plan for the East Parcel and is a revision of the activities plan submitted to you on June 26, 1992.

During the past seven years, Del Monte has conducted several subsurface investigations and remedial actions at Plant 35. Del Monte is planning to remove some of the above-ground structures at Plant 35 which will allow easier access to some of the subsurface soil. During or after removal of some of the Plant 35 above-ground structures, Del Monte will implement the various subsurface investigations and remedial actions presented within this plan and requests concurrence from ACHA.

## **BACKGROUND**

Del Monte Plant 35 was a food processing plant which has not been in operation since 1989. Plant 35 is located on approximately 13 acres (Figure 1). As described in the December 28, 1989 letter from Jeff Holloway/CH2M HILL to Dennis Byrne/ACHA, the Plant 35 property was subdivided into the West Parcel, located at 4204 Hollis Street and the East Parcel, located at 1250 Park Avenue in Emeryville. The West Parcel is approximately 2 acres in size and the East Parcel is approximately 11 acres in size.

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Past environmental studies, subsurface investigations, and remedial activities conducted at Plant 35 are presented in the "Phase I/II/III Compilation Report Del Monte Plant No. 35, West and East Parcel, Emeryville, California, Volume 1 and 2 (CH2M HILL, March 1992)". Much of this work was conducted with the oversight of Mr. Dennis Byrne of the ACHA. Past activities conducted on the East Parcel and included in the Compilation Report are:

- Removal of a 3,500-gallon underground gasoline tank near 45th Street (January 1986).
- A buried railroad tank car (approximately 20,000 gallons) used to store fuel oil was closed-in-place with grout (1985/1986).
- Removal of a 550-gallon underground gasoline tank near Park Avenue (January 1986).
- Installation and sampling of four groundwater monitoring wells (MW-3, MW-4, MW-5, MW-6) (1988).
- Soil investigation along the proposed Haven Street location (November 1989).

Del Monte proceeded with the June 26, 1992 remediation plan by conducting a subsurface investigation of the closed-in-place underground tank on July 7, 1992. The results of this investigation, submitted to you on August 18, 1992, indicate the presence of petroleum hydrocarbons in the subsurface in the vicinity of the closed-in-place tank. This remediation plan includes Del Monte's plans to remediate the closed-in-place tank area. *Rail Car*

### PLANNED ACTIVITIES

Del Monte will remove various buildings at Plant 35 (Figure 1). During or after the removal of these buildings, Del Monte proposes to conduct the following additional investigative and remedial activities on the East Parcel:

- Excavation and treatment/disposal of soil containing petroleum hydrocarbons along the proposed Haven Street location.
- Excavation of closed-in-place tank and removal of surrounding soil.
- One-time groundwater sampling of monitoring well MW-3 located downgradient of the Haven Street location. *→*
- Investigation and potential excavation of soil beneath sumps, gutters, drains, etc.
- Destruction of monitoring wells MW-3 through MW-6 on the East Parcel.

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### ***Excavation of soil containing petroleum hydrocarbons along the proposed Haven Street location***

During a past soil investigation of the proposed Haven Street location, shallow soil samples contained total petroleum hydrocarbon (TPH) concentrations (EPA method 418.1) in excess of 100 mg/kg. Del Monte is planning to excavate the unsaturated soil along the proposed Haven Street location which exceeds 100 mg/kg (Figure 1). Initially, soil from the excavation will be screened with a photoionizer (HNU) for volatile organic compounds. Unsaturated soil will be excavated in areas where the field screening device or visual observation indicates the presence of petroleum compounds. When soil excavation is determined to be complete according to field screening devices, confirmation soil samples will be collected for laboratory analysis (EPA method 418.1). These confirmation soil samples will be collected at 20-foot interval grid spacing along the base of the excavation and at 20-foot interval spacing along the excavation side walls with a minimum of one sample collected at the base and each side wall. The impacted soil may be aerated onsite to less than 10 mg/kg TPH and then returned to the excavation or disposed of offsite.

### ***Excavation of closed-in-place tank and surrounding soil***

The results of the closed-in-place underground fuel oil tank investigation were reported to ACHA on August 18, 1992. The investigation indicated that petroleum hydrocarbons have impacted the soil and groundwater in the vicinity of the closed-in-place tank. The predominant petroleum hydrocarbon constituents are TPH as diesel and TPH as fuel oil. *rail tank area*

Del Monte is currently planning to demolish the building that is located immediately adjacent to the underground tank location. After building demolition, Del Monte will excavate and remove the underground tank and also remove approximately 100 cubic yards of soil. The tank excavation will be conducted according to ACHA and Regional Water Quality Control Board (RWQCB) guidelines. Soil from the excavation sidewalls will be analyzed for TPH as diesel, TPH as fuel oil, and benzene, toluene, ethylbenzene, and xylenes (BTEX).

Del Monte will install a groundwater monitoring well within 10 feet of the removed tank location in the downgradient direction (west). This well will be monitored for BTEX, TPH as diesel, and TPH as fuel oil.

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***One-time groundwater sampling of monitoring well MW-3 located downgradient of the Haven Street location.***

A groundwater sample will be collected from the downgradient monitoring well MW-3 to confirm that petroleum hydrocarbons reported in the soil in the Haven Street area have not impacted shallow groundwater. The sample will be analyzed for BTEX/TPH as gasoline (EPA method 8015 modified) and TRPH (EPA method 8015 modified). No BTEX, TPH as gasoline, or TRPH (reported as TPH as diesel fuel) were detected in a previous sample collected from MW-3 in December 1988. *duch*

***Investigation and potential excavation of soil beneath sumps, gutters, and drains***

Prior to building demolition, five soil samples will be collected from beneath randomly selected gutters and one soil sample will be collected from beneath a randomly selected sump.

After building demolition, unsaturated accessible soil beneath sumps, gutters, and drains will be inspected for stains or odors and screened with a photoionizer (HNu). Soil beneath sewer and storm drains will not be included in this investigation. Soil suspected of containing petroleum hydrocarbons according to visual observation and field screening techniques will be analyzed for BTEX/TPH as gasoline (EPA method 8015 modified) and total recoverable petroleum hydrocarbons (TRPH) (EPA method 418.1). Unsaturated soil containing detectable levels of benzene, or TPH as gasoline or TRPH in excess of 100 mg/kg will be excavated.

***Destruction of monitoring wells MW-3 through MW-6 on the East Parcel***

Groundwater quality is no longer being monitored on the East Parcel. Therefore monitoring wells MW-3 through MW-6 (four wells) will be destroyed according to the California Department of Water Resources Well Standards.

**SOIL TREATMENT/DISPOSAL**

Excavated soil containing petroleum hydrocarbons will be placed in onsite aeration beds. This soil will be aerated according to Bay Area Air Quality Management District guidelines. Soil will be aerated in separate beds according to the constituents present in the soil. Upon completion of soil aeration, discreet soil samples will be collected approximately every 20 cubic yards and submitted for laboratory analysis. Soil

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containing TPH in excess of 10 mg/kg will be transported to an appropriate landfill for disposal. Soil containing less than 10 mg/kg TPH will be backfilled on the Plant 35 property.

I am looking forward to discussing this plan with you on during the week of September 14, 1992. If you have any questions or comments which you would like to discuss, please call me at (510) 251-2888 (ext. 2118).

Sincerely,

CH2M HILL



Bern Baumgartner  
Project Manager

CH2M HILL

Jeff Holloway  
Hydrogeologist



BEB/prep

cc: Mr. Richard Hiatt/RWQCB  
Mr. Steve Ronzone/Del Monte  
Mr. Ron Thibault/Del Monte  
Mr. Lee Bosche/Del Monte  
Mr. Bharat Shah/Del Monte  
Mr. Mark Rosenquist/Del Monte  
Mr. Gene Sylls/Del Monte  
Ms. Liz Dodge/CH2M HILL/SFO

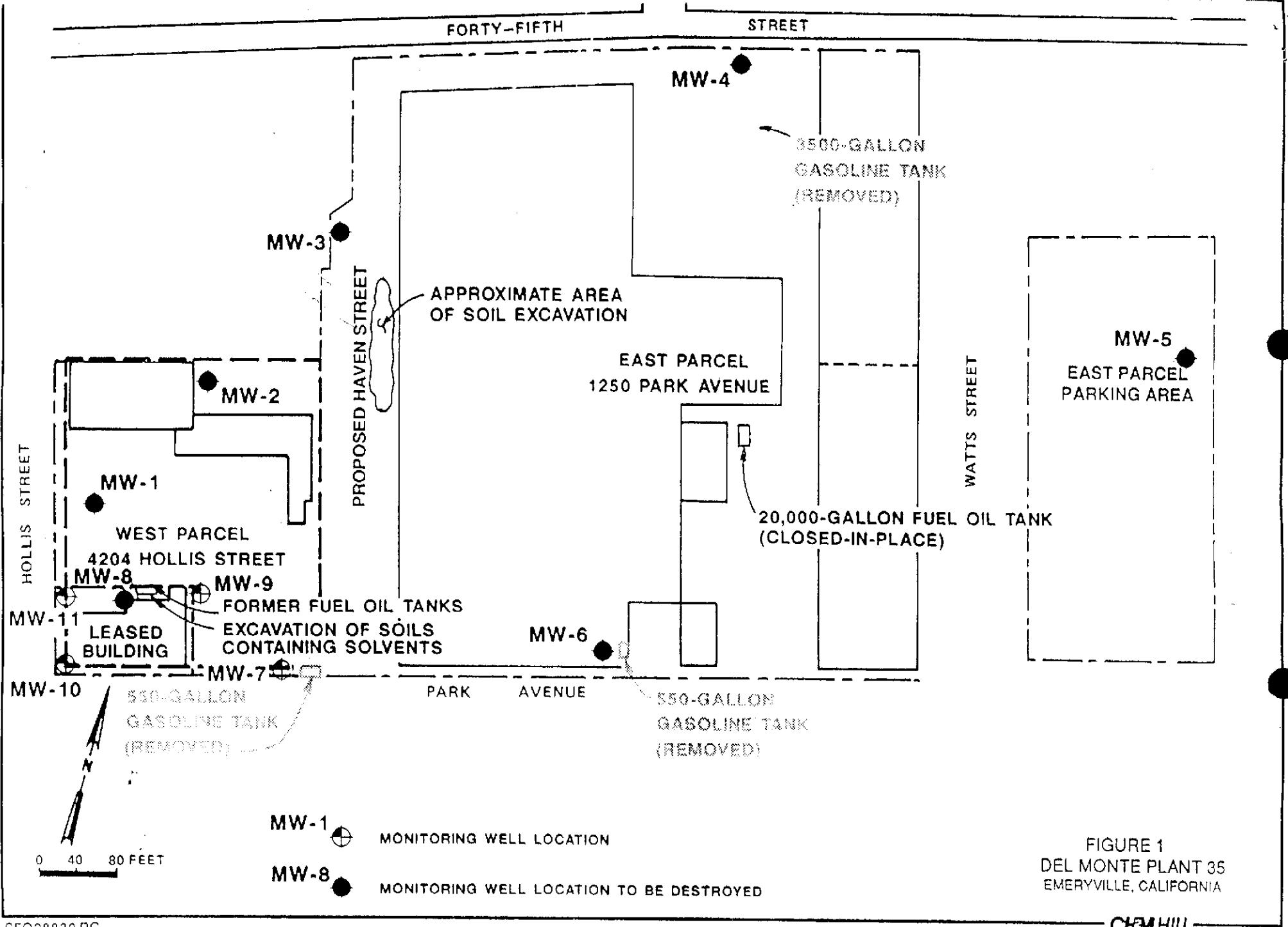


FIGURE 1  
 DEL MONTE PLANT 35  
 EMERYVILLE, CALIFORNIA

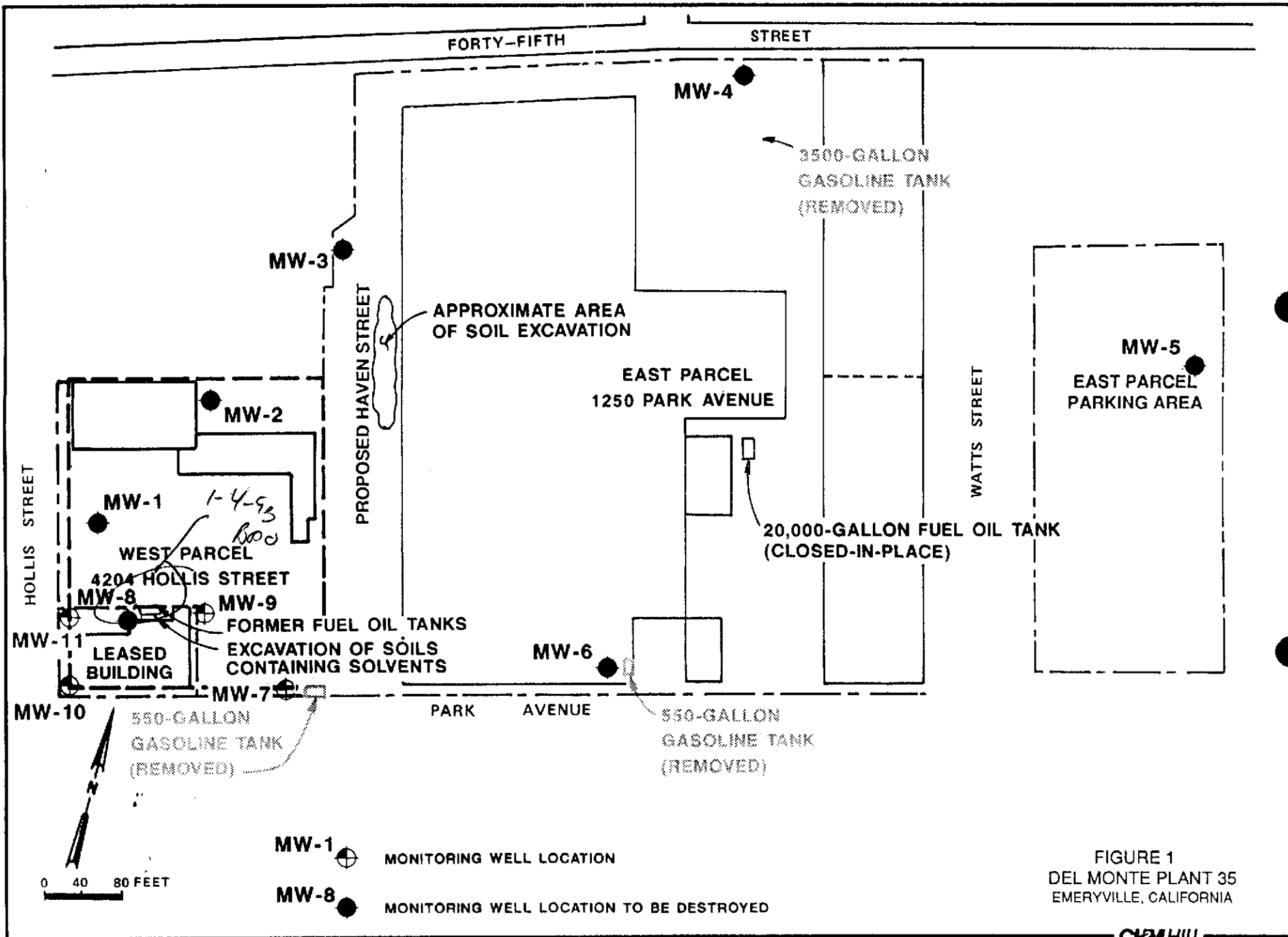


FIGURE 1  
 DEL MONTE PLANT 35  
 EMERYVILLE, CALIFORNIA

Table 1  
Soil Remediation Levels in Fuel Oil Tank Area  
Del Monte Plant 35 - West Parcel

Compound	Method	Detection Limit (ug/kg)
1,2-Dichloroethylene	EPA 8240	5 ug/kg
1,1-Dichloroethylene	EPA 8240	5 ug/kg
1,2-Dichloroethane	EPA 8240	5 ug/kg
Trichloroethylene (TCE)	EPA 8240	5 ug/kg
Perchloroethylene (PCE)	EPA 8240	5 ug/kg
Vinyl Chloride	EPA 8240	10 ug/kg