

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 2833

February 5, 1999

Southland Company
Attn: Mr. Tom Fisher
417 Fourth Street
Oakland, California 94607

ENVIRONMENTAL HEALTH SERVICES

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

RE: Project # 5533 A - Type A (STID # 6449)
Property located at 1372 Ocean Avenue, Emeryville CA 94608

Dear Mr. Fisher:

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 \$2,500.00 payable to Alameda County, Environmental Health Services within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any used monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 100 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address (see RE: line above).

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

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Thomas Peacock, Program Manager
Vincent Russell, 855 Keeler Avenue, Berkeley, CA 94708
Doug Ralston, Plant Insulation Co., 1300 64th St., Emeryville, CA 94608
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 2833

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

January 08, 1999

ATTN: Accounts Payable

Plant Insulation Co
1300 - 64th St
Emeryville CA 94608

RE: Project # 5533A - Type A
at 1372 Ocean Ave 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 \$2,000.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#2833

November 6, 1998

1370 Ocean Avenue LLC Corp.
c/o Mr. Vincent Russell
855 Keeler Avenue
Berkeley, California 94708

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

**Subject: Conditional Closure for the Property Located at
1372 Ocean Avenue, Emeryville, California 94608 (STID# 6449)**

Dear Mr. Russell:

This agency has reviewed the case file including the following recent reports, ASTM RBCA Health Risk Assessment (8/24/98) and Modifications to Health Risk Assessment (10/22/98) prepared and submitted by Blymyer Engineers, Inc. for the above referenced site. It is our understanding that the property is intended to be redeveloped into six live-work units and will be sold to future residents.

The subject site is currently vacant and consists of a warehouse and an adjoining storage yard reportedly built in 1955 and used by a trucking company between 1950's and 1960's. An underground storage tank (UST) was reportedly removed prior to Plant Insulation Company's ownership of the property in 1975. In March 1997, as part of a property transfer, an investigation consisting of exploration and excavation in the suspected UST and fuel dispenser area was conducted and it was confirmed that no UST exist at the site. Soil and groundwater samples were collected from the former UST and dispenser area. Up to 150 parts per million (ppm) TPH gasoline, 430 ppm TPH diesel, 0.20 ppm toluene, 0.38 ppm ethylbenzene, 1.2 ppm xylenes, 4.4 ppm lead, and low levels of semi-volatile organic compounds were found in the soil at the site. Grab water sample showed up to 7,000 ppb TPH diesel, 330 ppb TPH gasoline, 8.5 ppb methyl tertiary butyl ether (MTBE), 0.69 ppb xylenes, 13 ppb lead, 9.4 ppb cis 1,2-dichloroethene, 2.4 ppb trans 1,2-dichloroethene, 40 ppb trichloroethene, 2.7 ppb trichlorofluoromethane, and 1.5 ppb vinyl chloride. On October 11, 1997, a shallow groundwater monitoring well was installed within ten feet downgradient of the former tank area to assess the extent of groundwater impact. Three groundwater-sampling events were conducted at the site. The last sampling event (6/21/98) showed the following concentrations: 65 ppb TPH gasoline, 180 ppb TPH diesel, 7.1 ppb MTBE, 17 ppb cis 1,2-dichloroethene, 2.1 ppb trans 1,2 dichloroethene, 78 ppb trichloroethene and 2.2 ppb vinyl chloride.

Based on the review of all the reports submitted to date and with the provision that the information provided to this agency was accurate and representative of site conditions, it appears that the release associated with the UST is a low risk soil and groundwater case. The site can be closed with an approved Long - Term Risk Management Plan (RMP). The RMP should include at a minimum the following items:

Mr. Vincent Russell
RE: 1372 Ocean Avenue, Emeryville, CA 94608
November 6, 1998
Page 2 of 2

- 1) Assurance that the RMP will be maintained in the future, including a letter outlining the process of deed notification.
- 2) Proof of recordation of the deed notice should be submitted to the RWQCB, City of Emeryville Building and Planning Department and this office.
- 3) Notification of change in land use should be submitted to RWQCB and this agency.
- 4) No vertical conduit should be created between the shallow and deeper aquifer.
- 5) Due to the presence of solvents, petroleum hydrocarbon, and semi-volatiles in soil and / or groundwater at the site, construction site workers who may handle soil and /or groundwater during future construction activities should take appropriate precautions.
- 6) If soils and groundwater are generated during construction activities at the site, a soil management plan and groundwater management plan should be developed and submitted to this agency.
- 7) Any impacted soil not overlain by concrete or asphalt (i.e. , landscaped areas) should be covered as part of site development with a minimum cover of 18 inches of clean top soil.

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

c: Chuck Headlee, San Francisco Bay RWQCB
Ignacio Dayrit, City of Emeryville, 2200 Powell St., 12th Fl., Emeryville, CA 94608
Doug Ralston, Plant Insulation Co., 1300 64th Street, Emeryville, CA 94608
Mark Detterman, Blymyer Engineers Inc., 1829 Clement Ave., Alameda, CA 94501
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2833

July 17, 1997
STID # 6449

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

Mr. Doug Ralston
Plant Insulation Company
1300 64th Street
Emeryville, California 94608

**RE: Underground Storage Tank Reportedly Removed at 1372 Ocean Avenue
Emeryville, California 94608**

Dear Mr. Ralston:

This office has completed review of the "Letter Report" dated May 7, 1997, prepared and submitted by International Geologic for the above referenced site. The report documents the exploratory excavation work performed concerning the underground storage tank (UST) reportedly removed at the subject property.

A former fuel dispenser island was identified in the yard area during preparation for the sale of the property. Subsurface locating techniques were utilized at the site but did not identify the presence of the UST. Exploratory excavation was conducted on March 31, 1997 near the former dispenser island. An apparent supply line was uncovered leading from the dispenser island but no UST was found. Pieces of concrete were apparently used as backfill for the excavation where the tank may have been removed.

Two soil samples were collected. Sample S-5.5-B1 was collected from the tank excavation area at 5.5 feet bgs and S-2-D1 was collected 2 feet beneath the dispenser area. Analytical results showed up to 150 ppm TPH gasoline, 430 ppm TPH diesel, 0.20 ppm toluene, 0.38 ppm ethylbenzene, 1.2 ppm xylenes, 4.4 ppm lead, 0.43 ppm 2-methylnaphthalene, 0.18 ppm N-Nitroso-Di-N-Phenylamine and 0.19 ppm phenanthrene. A grab water sample was also collected from the bottom of the tank pit and detected 330 ppb TPH gasoline, 7,000 ppb TPH diesel, 8.5 ppb MTBE, 0.69 ppb xylenes, 13 ppb lead, 11.8 ppb DCE, 40 ppb TCE, 1.5 ppb vinyl chloride and 2.7 ppb trichlorofluoromethane.

Based on this review, the extent of the soil and groundwater contamination must be determine in order to evaluate if the site is a low risk soil or groundwater case. You may address this issue by advancing a boring within ten feet of the former tank area in the verified downgradient direction. At a minimum, one soil sample must be collected preferably at the soil / groundwater interface. In addition, a groundwater sample shall also be collected. Both soil and groundwater samples must

Mr. Doug Ralston
RE: 1372 Ocean Avenue, Emeryville, CA 94608
July 17, 1997
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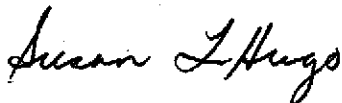
be analyzed for the following target compounds: TPH gasoline, TPH diesel, BTEX, MTBE, chlorinated hydrocarbons and semi volatile organic compounds. If the levels of contaminants detected in the soil and the groundwater samples meet the ASTM Risk Based Corrective Action (RBCA) Tier 1 Risk Based Screening Level (RBSL), we will then evaluate the site for closure as a low risk soil or groundwater case.

Please submit a brief work plan addressing all the items mentioned above no later than September 1, 1997. I have enclosed a blank copy of the Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report which must be completed and submitted to this office within five working days upon receipt of this letter.

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.

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosure

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Chief, Environmental Protection Division
Kevin Graves, San Francisco Bay RWQCB
Steve Bittman, International Geologic, 2831 Sylhowe Road, Oakland, CA 94602
SH / files