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SITE 4428

DRAFT #2

REPORT
SITE HISTORY RESEARCH
U.S. POSTAL SERVICE EMERYVILLE FACILITY
6121 HOLLIS STREET
EMERYVILLE, CALIFORNIA

Job No. 03711-127-043
March 26, 1993

DAMES & MOORE

TABLE OF CONTENTS

ATTACHMENTS

REPORT
SITE HISTORY RESEARCH
U.S. POSTAL SERVICE EMERYVILLE FACILITY
6121 HOLLIS STREET, EMERYVILLE, CALIFORNIA

1.0 INTRODUCTION

Presented in this report are the results of Dames & Moore's Site History Research. This research was conducted as Task 1 of the Environmental Assessment currently ongoing at the U.S. Postal Service Emeryville Facility located at 6121 Hollis Street within the city of Emeryville, California. This work was performed in accordance with Dames & Moore's February 2, 1993 proposal to the U.S. Postal Service.

2.0 PURPOSE AND SCOPE OF SERVICES

Dames & Moore conducted the Site History Research to review past land use practices and site operations and to evaluate the types and potential sources of contamination at the site. The study was prompted by the discovery of what appeared to be a utility/product line and free-phase petroleum hydrocarbons by the site excavation contractor. The site history research included the following elements:

- Review and interpretation of available historical aerial photographs of the site vicinity from the collection of Pacific Aerial Surveys in Oakland, California.

- Review and interpretation of readily available historical land use maps of the site and the area within a 200-foot radius of the subject property for information regarding historical site use that could have involved the manufacture, generation, use, storage and/or disposal of hazardous substances;

- Review of the U.S. Environmental Protection Agency (EPA), state and county lists of known or potential hazardous waste sites, and sites currently under investigation for environmental violations, to identify hazardous waste sites neighboring the subject property that may have the potential to impact subsurface conditions at the subject property. The lists reviewed include the following: U.S. EPA National Priorities ("Federal Superfund") List and CERCLIS list; State of California Expenditures Plan list ("California Superfund"); the California Regional Water Quality Control Board's Leaking Underground Storage Tank list and Non-Tank Data Base List; Abandoned

Sites Program ("CASITES") list; and other agency lists deemed appropriate to review for the subject property; and

- Review of files at the California Regional Water Quality Control Board (RWQCB) and the California Department of Health Services (DHS) Division of Toxic Substance Control (DTSC) to search for site investigation reports, concerning the site or adjacent sites, other than the Harding-Lawson reports.

3.0 HISTORICAL SITE LAND USE

3.1 HISTORICAL AERIAL PHOTOGRAPH AND SANBORN MAP REVIEW

Information regarding past site land use was obtained from the review of selected historical aerial photographs from Pacific Aerial Survey in Oakland, California and available Sanborn Fire Insurance maps that were obtained through the Sanborn Mapping and Geographic Information Service and the Bancroft Library at the University of California, Berkeley. The review included aerial photographs from 1947, 1949, 1953, 1959, 1968, 1969, 1973, 1979, 1985, 1990 and Sanborn maps from 1911, 1930, 1951 and 1967.

1911-1947

Review of the 1911 Sanborn map reveals that the site was not yet developed. The presence of the current Southern Pacific railroad tracks are evident to the immediate west of the subject property including the adjoining spur that runs onto the site.

The 1930 Sanborn map documents the completion of an oil distribution station on the subject site property. This map documents the existence of fourteen storage tanks that were used to store gasoline and oil. Four of the tanks, located generally on the southeastern side of the site, were used to store gasoline. Three of these gasoline tanks were located within a secondary containment 4" cement wall. The ten other storage tanks, located on the southwestern corner of the property, were mounted on a cement pad and held waste oil. Oil pumps and a filling shed were also evident on this document. The oil pumps were located parallel to the railroad spur along the southwestern edge of the property. The filling shed was located directly north of the gasoline tanks along the east-central portion of the subject property. The 1930 Sanborn map indicated that the Shell Oil Company of America occupied the property and evidence was found to suggest that the site was also occupied by the Guardian Oil Company at some point between 1911-1946.

Further study of the Sanborn maps reveal the site vicinity served primarily industrial purposes since the 1930's. Industrial uses in the site vicinity include the General Corporation Cable factory to the north, the Grinnell Company machine shop to the east, the Westinghouse Electrical Corp. (Westinghouse), Union Oil and Standard Oil facilities to the south and a large factory to the west of the site across the rail road tracks. Review of files at DTSC revealed that the Westinghouse facility began operations in 1924. During the 1940's Westinghouse manufactured equipment for the transmission, use and control of electricity (DTSC, 1981).

1949-1951

The site no longer appears as a petroleum distribution center on the 1949 aerial photograph and 1951 San born map. The documents depict the site with one large warehouse along the eastern edge of the property and three small structures along the north, south and west sides of the site. The Sanborn map indicates that the site was occupied at this time by the Thomas Rigging Co. which specialized in draying and rigging. The map further documents that the large warehouse had earth flooring and was used for the storage and repair of automobiles. Paralleling the spur along the west of the site, are a loading platform and a warehousing structure. Several large trucks were apparent in the 1949 aerial photograph on and around the property.

In the site vicinity, above ground storage tanks and drums were apparent on the adjacent properties, including the General Cable Corp. factory to the north, the Westinghouse facility to the south, and another industrial facility across the railroad tracks to the west. According to documents reviewed at the DTSC, the Westinghouse facility was transformed into a maintenance and repair facility for electric transformers which contained polychlorinated biphenyls (PCBs).

1953-1969

The appearance of the site and site vicinity remained mostly unchanged in the 1953 and 1959 aerial photographs. Review of the 1969 aerial photograph and the 1967 Sanborn map reveals that the Thomas Rigging Co. was replaced by the Grinnell Company (Grinnell). Further review of the Sanborn Map indicates that Grinnell was a plumbing supply business. The map indicated that the subject site structures were used as storage areas for plumbing pipe.

The Sanborn Map shows that most of the site vicinity remained the same during this time period with the exception of the adjacent property to the east which was transformed into a storage yard for building supplies. This is consistent with the 1969 aerial photograph which clearly shows several stacks of lumber to the east of subject site.

1973-1979

The 1973 aerial photograph reveals little change from the 1969 aerial photograph, but the 1979 aerial photograph documents the demolition of the three smaller structures around the main warehouse that were formerly used for the storage of pipe. Further review of this aerial photograph reveals that the storage yard was replaced by the parking lot which is currently located to the east of the subject site.

1981-1988

Review of files at the DTSC revealed that a Hazardous Waste Surveillance and Compliance Report was performed at the ITT Grinnell property on February 10, 1981. A copy of the DTSC's report can be found in Appendix A attached to this report.

The DTSC report contained the following information:

- An oily soil sample collected along a railroad spur from the unpaved vacant lot to the west of the Westinghouse repair facility contained a PCB concentration of 130,000 ppm.

- The subject property was owned by the ITT Grinnell Company and the western portion of the site was leased to the U.C. Livermore Laboratory;

- Soil samples were taken from the neighboring part of the ITT Grinnell property to the immediate east of the subject site and results of samples analyses yielded PCB concentrations ranging from 24 parts per million to (ppm) 17,000 ppm;

- One foot of the raised concrete edge along the northern border of the Westinghouse facility was not curved upwards and any drainage from the Westinghouse yard would flow through this opening onto the eastern portion of the ITT Grinnell property and then west along a railroad spur into the vacant lot to the west of the Westinghouse repair facility. This vacant lot borders the southern end of the subject site (DHS, 1981).

The following paragraphs contain a more detailed discussion of the observations and sampling done by the DHS.

PCB contamination was documented by the DHS along a SW-NE trending railroad spur that runs across an unpaved vacant lot, owned by Westinghouse, to the immediate south of the subject site (see figure on page 3 of Appendix A). The spur continues across the vacant lot and runs along the southern edge of the eastern portion of the ITT Grinnell property. An oily stain was noted along the railroad spur on the vacant lot and was observed to continue onto the ITT Grinnell property.

A review of the available files for the site did not document that a spill or release had ever occurred along the spur. A soil sample collected from the stained soil in the vacant lot contained high concentrations (130,000 ppm) of PCBs. In addition, soil samples collected along the portion of the railroad spur on the southern edge of the ITT Grinnell property, immediately north of the Westinghouse repair facility yard, also contained high concentrations of PCBs, up to 17,000 ppm.

Mr. Steve Laflar, Manager of ITT Grinnell stated in a discussion with Charlene Williams of the DHS that they (ITT Grinnell) had never stored or used PCBs at this facility. He also commented that the railroad spur had not been used for years and he did not know the origin of the oily stains along the railroad spur.

Charlene Williams of the DHS stated in the Hazardous Waste Surveillance and Compliance Report that "the Westinghouse repair facility yard is paved with concrete. At the north edge of the yard the concrete curves upward for approximately 2 inches. This raised edge is present except for a distance of approximately 1 foot from the west edge. There the edge of the concrete was not curved upwards so that any drainage from the yard would flow through this opening onto ITT Grinnell property and then west along the railroad spur into the vacant lot."

Subsequent to the discovery of contamination at the Grinnell property to the east of the site, CH2M Hill performed a Soils Investigation Report in June 1981 to establish the property line along the southern boundary of the Grinnell property and to survey the extent of surface contamination. CH2M Hill concluded that low levels of PCB (3 to 100 ppm) contamination existed in the area to the north of a railbed and approached high levels (2400 ppm) only at the southern property boundary between Grinnell and Westinghouse. One sample taken for this study was located 11 meters away from the southeast corner of the subject property and yielded 2.7 ppm of PCB (CH2M Hill, 1981).

On December 16, 1981 the U.S. Environmental Protection Agency (EPA), Region 9, conducted a facility investigation of the Westinghouse Electric Corporation. As part of the investigation

several samples were collected and analyzed for PCBs. Samples were collected from both inside the repair facility and the repair facility yard which lies between the ITT Grinnell property to the north, and the repair facility building to the south.

Results of samples collected inside the building showed concentrations of PCBs ranging from 1.3 to 430,000 ppm. Samples collected from the concrete surface of the repair yard showed concentrations of PCBs ranging from 100 to 1,600 ppm. Based on these results the EPA stated that it appeared that PCB contamination at the Westinghouse facility had not been confined to the designated storage area.

The concrete yard area where samples were found to contain PCBs was the area noted by DHS where the absence of a drainage lip on the edge of the concrete would allow drainage runoff from the Westinghouse facility to flow onto the ITT Grinnell property.

A memorandum from ICF Technology Incorporated to the EPA Region 9 regarding a re-assessment of the Westinghouse facility under the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), included the following summary of findings from work conducted by Brown and Caldwell Consulting Engineers (BC).

From January 24 to February 3 in 1983, Brown and Caldwell Consulting Engineers was contracted by Westinghouse to perform a hydrological investigation at the facility. Investigative results revealed elevated levels of PCBs (.072 ppm) and chlorobenzene (2.8 ppm) in groundwater and PCBs (170 ppm) in soil on the Westinghouse property (ICF, 1988). The results of the ICF re-assessment are discussed on page 7 of this report.

Pursuant to litigation initiated by the Environmental Protection Agency under the Toxics Substances Control Act, Westinghouse signed a Consent and Final Order on October 17, 1984, agreeing to remove materials containing PCB's in concentrations greater than 50 parts per million and to monitor groundwater (Order No. TSCA-09-013C). Subsequent to Westinghouse being placed on the California Bond Expenditure list (currently named the Active Annual Workplan list) the RWQCB, pursuant to Section 13304 of the California Water Code, ordered Westinghouse to take certain actions to clean up and abate the discharge of untreated storm water to drainage tributary leading to the San Francisco Bay. This included the installation of sediment runoff control devices (Order No. 85-006) (RWQCB, 1985).

Between 1985 and 1986 Westinghouse initiated clean up and abatement activities including excavation of soil along the its east and north borders to a depth of 15 feet and a width about

the same. The trenches were then filled with clean, hauled in fill. Soils with high PCB content were hauled to Beatty, Nevada, otherwise PCB contaminated soil was left on the property. A slurry wall made of a bentonite and polymer mix was installed around the site to a depth of 30 to 35 feet and the entire site was subsequently covered with a clay cap (DHS, 1985).

In June of 1986 Baseline Environmental Consulting Services performed Soil Sampling Activities at the Grinnell property to the east of the subject site. The report concluded that surface soils appeared to be contaminated to a depth of at least two feet with the highest concentration detected at 38 ppm.. At depths of five feet no PCBs were apparent above the detection limit of 0.2 ppm (Baseline, 1986).

In 1988, under Technical Directive Document No. F9-8709-019, the EPA Region 9 Field Investigation Team was asked to re-assess the risks to human health or the environmental posed by the contamination present at the Westinghouse facility. The field investigation team reported that slurry walls were installed at Westinghouse to prevent migration of contamination at the facility, groundwater monitoring has been on-going at the site since 1983 and that according to the EPA, the site does not pose a significant or an immediate threat to human health and the environment. Based on these conclusions and the fact that there is a zero ground-water target population and a low surface water target population within the Westinghouse vicinity, the team recommended no further action to the EPA (ICF, 1988).

Subsequent to this recommendation the Westinghouse facility was removed from the California Bond Expenditure list and placed on the Backlog Site Cleanup Planning Report list. According to Ms. Barbara Cook of DTSC, this designation indicates that remedial efforts undertaken by Westinghouse were an interim measure that removed the immediate threat of contamination to humans and the environment and the facility will be re-evaluated in the future. Ms. Cook did not believe that Westinghouse would come up for review within the next year (Personal communication, 1993).

1992-Present

Review of the most recent aerial photographs indicates the remaining warehouse on the property was razed between 1985 and 1992 and the subject site is currently vacant.

3.2 AGENCY LISTS AND FILE REVIEW

Dames & Moore reviewed the National Priorities list of federal Superfund sites, the California Active Annual Workplan list of state Superfund sites. No facilities were identified on these current federal and state listings of potentially hazardous waste sites within the immediate subject site vicinity.

Four facilities in the immediate vicinity of the subject site are listed on the RWQCB's list of Leaking Underground Storage Tanks (LUST). These facilities include the Del Monte Corp. located at 4202 Hollis Street; Emeryville Market Place located at 6425 Christie Street; the former Nielsen property located at 5800 Shellmound Street; and the Hollis Street Project located at 6050 Hollis Street. Dames & Moore reviewed the case files for these facilities and did not find evidence to suggest that any underground storage tanks or related piping were located on the site property (RWQCB, 1992). Dames & Moore found that the subject site property is identified on the Abandoned Sites Program (CASITES) list. Review of the list indicates the site was recommended to have a site investigation performed. A medium priority rating was given to the site with the California Department of Health Services as the lead agency.

The Westinghouse Electric Corp. facility located to the immediate south of the site was formerly listed on the state Superfund list and is currently identified on the RWQCB's North Bay Toxics list and the DTSC Backlog Site Cleanup List. According to Ms. Barbara Cook of DTSC, the Westinghouse facility will be re-evaluated to assess its potential threat to human health and the environment. As stated previously, it is not expected it to come up for evaluation this year.

4.0 CONCLUSIONS

Based on Dames & Moore's site history study, potential environmental concerns from historical land use of the subject property include the possible presence of underground storage tanks and related distribution lines, gasoline, oil and residues in fill and groundwater due to the existence of the oil distribution operations which stored large quantities of petroleum products on the subject site. Other potential environmental concerns include the possible presence of gasoline, diesel fuel, or solvents in shallow soil and groundwater due to the use of the substances in the auto repair garages that formerly occupied the site. Acids, solvents and other chemicals associated with laboratory activities may be present in the soil and groundwater due to the presence of the U.C. Livermore Laboratory. The site is currently listed on the CASITES list due to the detection of PCB contamination in soil samples collected at the former Grinnell property to the immediate east of the site.

The land within the immediate vicinity of the site has been primarily used for industrial activities since the early 1920's. While no federal or states lists identify potential hazardous waste facilities near the site, manufacturing, oil distribution facilities, trucking facilities and other land uses that have taken place around the site are commonly related with contamination problems. The Westinghouse facility located to the south of the site has a history of PCB contamination problems and is currently on the DTSC Backlog Site Cleanup Report list and will be re-evaluated in the future to assess its potential threat to human health and the environment. Off-site PCB contamination was documented at the eastern end of the ITT Grinnell property by the DHS. This contamination was found in oily stains along a NE-SW trending railroad spur that runs through an unpaved vacant lot west of the Westinghouse repair facility and along the southern edge of the eastern portion of the ITT Grinnell property. The documents reviewed do not state whether the source of the stains along the spur are from a release along the spur or from runoff transporting PCB contamination from the Westinghouse facility yard, where the EPA documented surface contamination, to other off-site areas.

Based on the documents reviewed for this site history research, there was no evidence to indicate that any historical use of the ITT Grinnell property was directly associated with the use of PCBs. The DHS stated that drainage from the Westinghouse repair facility yard, which had documented surface PCB contamination, would flow through an opening in the concrete lip surrounding the yard onto the ITT Grinnell property and then west along the railroad spur into the vacant lot bordering the southern end of the subject site. Given this information the source of PCBs at the subject site is most likely attributed to runoff originating from the Westinghouse repair facility and moving onto ITT Grinnell property and running west along or near the railroad spur.

5.0 REFERENCES

Historical aerial photographs were reviewed at Pacific Aerial Surveys in Oakland, California:

Date	Reference
9/16/49	AV 28-12-32
8/14/53	AV 119-09-27
7/3/59	AV 337-06-25
5/2/69	AV 902-06-17
4/24/73	AV 1100-06-19
9/14/79	AV 1750-06-18
5/15/85	AV 2640-06-18
4/8/92	AV 4230-8-19

Baseline Environmental Consulting, Sampling Activities at 6121 Hollis Street, June 1986.

California EPA, List of Active Annual Workplan Sites, January 1993.

CH2M Hill, Report of Soils Investigation at the ITT Grinnell Property in Emeryville, June 1981.

Cook, Barbara, California Department of Health Site Mitigation Department, March 1993.

Department of Health Service, Hazardous Waste Surveillance and Compliance Report at ITT Grinnell, February 1981.

Department of Health Services, Record of Communication, September 1985.

ICF Technology Incorporated, memorandum: Reassessment of Westinghouse Electric Corporation, July 1988.

RWQCB, List of Leaking Underground Storage Tanks, November 1992.

RWQCB, Cleanup and Abatement Order No. 85-006, January 1985.

Sanborn Mapping and Geographic Information Service, Field Survey Maps, 1911, 1951 and 1967.

United States EPA, National Priorities List of Federal Superfund Sites, November 1992.

Woodward-Clyde Consultants, Environmental Assessment for the Former Nielsen Freight Line Site and Adjacent properties, August 1987.

If you have any questions regarding this report please feel free to call us.

Respectfully submitted,

DAMES & MOORE

Eugenia M. Sangines, R.G.
Senior Geologist

Tim Conley
Staff Environmental Scientist

TABLE 1
SUMMARY OF AGENCY LISTS REVIEWED

LIST NAME	LEAD AGENCY	LATEST UPDATE	PURPOSE OF LIST	NO. OF FACILITIES IDENTIFIED IN THE SITE VICINITY
National Priority List (NPL)	U.S. EPA	November 1992	Facilities determined by EPA to require priority remedial actions and for which Superfund monies are available.	None
Annual Work Plan (AWP)	CALEPA	January 1993	Sites authorized for cleanup under the California Annual Work Plan. Formally called "Bond Expenditure Plan List."	None
Fuel Leak List	RWQCB	November 1992	Lists leaking underground storage tanks with RWQCB jurisdiction.	Four
North Bay Toxics List	RWQCB	March 1992	Lists non-fuel toxic cases with impact to groundwater and under RWQCB jurisdiction.	One
Abandoned Sites Program	CALEPA	May 1990	Lists potential hazardous waste sites.	Site identified

EPA = U.S. Environmental Protection Agency
CALEPA = California EPA
WMB = California Waste Management Board
RWQCB = California Regional Water Quality Control Board

CALIFORNIA
NT OF HEALTH SERVI...S

AZARDOUS MATERIALS
ANAGEMENT SECTION

HAZARDOUS WASTE

SURVEILLANCE AND COMPLIANCE REPORT

DATE February 10, 1981

FIRM NAME ITT Grinnell

SITE CLASSIFICATION ☐ I ☐ II-1 ☐ II-2. ☐ III ☒ Other

ADDRESS 6121 Hollis St.

Emeryville, CA 94608

SITE PERMIT NO.

Purpose: Investigation of PCB Contamination.

Background: An oily soil sample collected on adjacent property by Dick Burgard of HMMS - Abandoned Site Project showed a concentration of 130,000 ppm PCB. This oily stain continued onto ITT Grinnell property.

Persons Present: Charlene Williams, DOHS/HMMS.
Steve Leflar, Manager - ITT Grinnell.

Description of Facility: The property is used as a warehouse facility for large pumps. A building on the Hollis St. side of the property houses offices and the shipping dock. Equipment is warehoused outside on a blacktopped surface. The western end of the property is leased to U.C. Lawrence laboratory. An unused RR spur extends across the southern edge of the eastern portion of the property (see attached map).

Observations: The RR spur mentioned above is an extension of the SW-NE spur that runs across the vacant lot owned by Westinghouse (see Westinghouse report of Feb. 9 and 10, 1981 and attached map). The oily stain which was present along this spur in the vacant lot extended along the spur onto the ITT Grinnell property. In addition, several other discrete oily stains were observed along this spur. At one point sawdust was seen at an oily stain next to the fence separating ITT Grinnell property from the Westinghouse repair facility yard. Directly on the other side of the fence on the Westinghouse side there was a transformer, ∿ 3' x 2' x 2', in an open wood crate with sawdust surrounding its base. These areas were sampled (see attached map and sample receipt). Analyses results yielded PCB concentrations ranging from 17,000 ppm - 24 ppm (see attached laboratory report).

The Westinghouse repair facility yard is paved with concrete. At the north edge of the yard the concrete curves upward for ∿ 2". This raised edge is present except for a distance of ∿ 1' on the north side of the yard about 1' from the west edge (at location of sample CFW 149 on attached map). There the edge of the concrete

PECTOR Charlene A. Williams DATE March 24 1981

was not curved upwards so that any drainage from the yard would flow through this opening onto ITT Grinnell property and then west along the RR spur into the vacant lot.

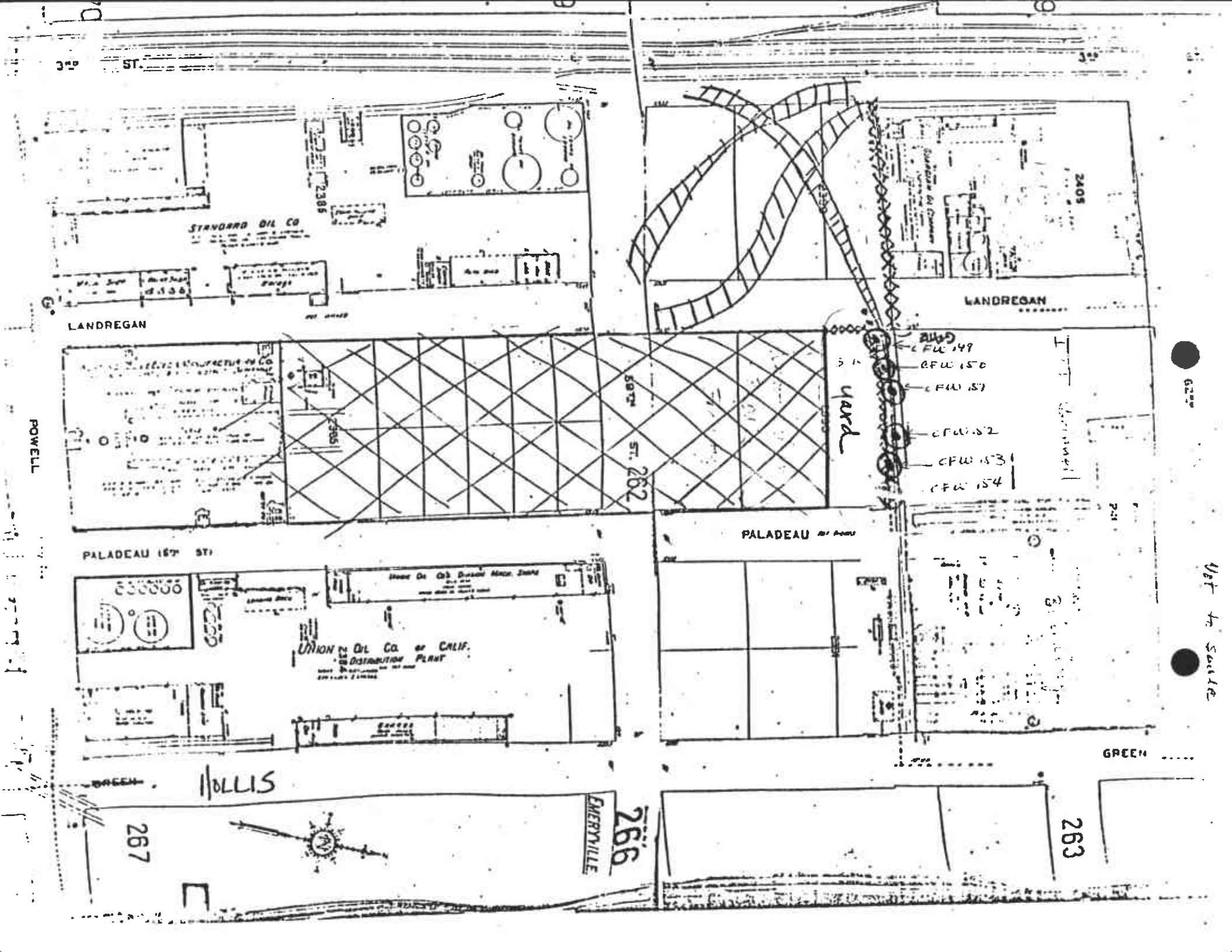
Samples Collected:

Samples CFW 149-154 were collected along the RR spur. See "Sample Receipt" for exact locations.

Discussion: Mr. Leflar stated they had never stored or used PCBs at this facility. He commented that the RR spur had not been used for years. He did not know the origin of the oily stains along the RR spur.

I explained to Mr. Leflar our procedures regarding cleanups. I told him I would return within the next week to look at the rest of the ITT Grinnell property.

Attachments: Map
Sample Receipt
Analysis Request
Laboratory Reports


3RD ST.
STANDARD OIL CO
2386
LANDREGAN
2405
LANDREGAN
ALLEY
CFW 149
CFW 150
CFW 151
CFW 152
CFW 153
CFW 154
59TH ST.
262
yard
POWELL
PALADEAU (167 ST)
PALADEAU
UNION OIL CO. OF CALIF.
DISTRIBUTION PLANT
GREEN
HOLLIS
GREEN
267
266
EMERYVILLE
263

e of California—Health and Welfare Agency

Department of Health Services

OFFICIAL SAMPLE RECEIPT

HAZARDOUS MATERIALS MANAGEMENT SECTION

9 Temple Street
Angeles, 90026
3) 620-2380

744 P Street
Sacramento, 95814
(916) 322-2337

2151 Berkeley Way
Berkeley 94704
(415) 843-7900

Date: 2-10-81

Name: TT Grinnell

ess: 121 Hollis St | City: Emeryville CA | Zip Code: 94608

n Interviewed: Dave Leflar | Position: Manager

Items listed below were collected as official samples on this date as authorized by Section 66328, California Administrative Code, Title 22.

Quantity	Unit Size	Material	I.D. Number
1	quart	Soil Sample. On south side of property, 2' east of RR gate, 1½' north of fence. S of RR tracks ~2" deep.	CFW 149
1	quart	Soil sample. On south side of property, 16' east of RR gate, 2½' north of fence. S of RR tracks ~1" deep.	CFW 150
1	quart	Soil sample. On south side of property, 17' east of RR gate, 9' north of fence. Between RR tracks ~1" deep.	CFW 151
1	quart	Soil sample. On south side of property, 80½' east of RR gate, 3½' north of fence, Between RR tracks ~1' deep.	CFW 152

t acknowledged by

Signature: Teresa R. Leflar

By: Charlene F. Williams
Authorized Agent

(11/79)

e of California—Health and Welfare Agency

Department of Health Services

OFFICIAL SAMPLE RECEIPT

HAZARDOUS MATERIALS MANAGEMENT SECTION

9 Temple Street
Angeles, 90026
3) 620-2380

744 P Street
Sacramento, 95814
(916) 322-2337

2151 Berkeley Way
Berkeley 94704
(415) 843-7900

Date: 2-10-81

Name: TT Grinnell

ess: 121 Hollis St.

City: Emeryville, CA

Zip Code: 94608

n Interviewed: Steve Leflar

Position: Manager

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antity	Unit Size	Material	I.D. Number
1	quart	Soil sample, on south side of property, 45½' east of RR gate, 2½' north of fence. S of RR tracks, 1" deep.	CFW 153
1	quart	Sawdust & dirt. On south side of property, 51½' west of west post of awning over RR tracks, 6" north of fence, S of RR tracks 2" deep.	CFW 154
Duplicate		Samples provided to firm. Map showing approximate sampling locations provided to firm.	

acknowledged by

Steve R. Leflar
Signature

By Charles J. Williams
Authorized Agent

11/79)

H .RDO MATERIALS LABORATOR

LABORATORY REPORT

TO: Charlene Williams (name of person requesting analysis)

HML # 3150 - 3155

COPY TO

COLLECTOR'S SAMPLE # CFW 149-154

DATE OF REPORT 03/19/81

LOCATION OF SAMPLE COLLECTION:

DATE COLLECTED 02/10/81 (mo day yr)

NAME ITT Grinnell

ADDRESS 6121 Hollis St (number street) Emeryville (city) CA (state) 94608 (zip)

ANALYTICAL PROCEDURES USED: Acetone-hexane extract of sample GC w. ECD

REFERENCE:

ANALYSIS RESULTS:

		PCBs (as Aroclor 1260)
HML 3150	CFW-149	12,000 µg/g
51	150	17,000
52	151	260
53	152	24
54	153	2,000
55	154	160

Supplemental report to follow

ANALYSTS' SIGNATURES:

1. [signature] 2/19/81 (date)

2. _____ (date)

SIGNATURE OF SUPERVISING CHEMIST

[signature] Erma Tina 3/13/81 (date)

1973-1979

The 1973 aerial photograph reveals little change from the 1969 aerial photograph, but the 1979 aerial photograph documents the demolition of the three smaller structures around the main warehouse that were formerly used for the storage of pipe. Further review of this aerial photograph reveals that the storage yard was replaced by the parking lot which is currently located to the east of the subject site.

1981-1988

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The DTSC report contained the following information:

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Insert B

study was located 11 meters away from the southeast corner of the subject property and yielded 2.7 ppm of PCB (CH2M Hill, 1981).

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Pursuant to litigation initiated by the Environmental Protection Agency under the Toxics Substances Control Act, Westinghouse signed a Consent and Final Order on October 17, 1984, agreeing to remove materials containing PCB's in concentrations greater than 50 parts per million and to monitor groundwater (Order No. TSCA-09-013C). Subsequent to Westinghouse being placed on the California Bond Expenditure list (currently named the Active Annual Workplan list) the RWQCB, pursuant to Section 13304 of the California Water Code, ordered Westinghouse to take certain actions to clean up and abate the discharge of untreated storm water to drainage tributary leading to the San Francisco Bay (Order No. 85-006) (RWQCB, 1985).

This includes the installation of sediment runoff control devices.

Between 1985 and 1986 Westinghouse initiated clean up and abatement activities including excavation of soil along the its east and north borders to a depth of 15 feet and a width about the same. The trenches were then filled with clean, hauled in fill. Soils with high PCB content were hauled to Beatty, Nevada, otherwise PCB contaminated soil was left on the property. A slurry wall made of a bentonite and polymer mix was installed around the site to a depth of 30 to 35 feet and the entire site was subsequently covered with a clay cap (DHS, 1985).

In June of 1986 Baseline Environmental Consulting Services performed Soil Sampling Activities at the Grinnell property to the east of the subject site. The report concluded that surface soils appeared to be contaminated to a depth of at least two feet with the highest concentration detected at 38 ppm.. At depths of five feet no PCBs were apparent above the detection limit of 0.2 ppm (Baseline, 1986).

In 1988, under Technical Directive Document No. F9-8709-019, the Region 9 Field Investigation Team was asked to re-assess the risks to human health or the environmental posed by the contamination present at the Westinghouse facility. The field investigation team reported that slurry walls were installed at Westinghouse to prevent migration of contamination at the facility, groundwater monitoring has been on-going at the site since 1983 and that according to the EPA, the site does not pose a significant or an immediate threat to human health and the environment. Based on these conclusions and the fact that there is a zero ground-water target

population and a low surface water target population within the Westinghouse vicinity, the team recommended no further action to the EPA (ICF, 1988).

Subsequent to this recommendation the Westinghouse facility was removed from the California Bond Expenditure list and placed on the Backlog Site Cleanup Planning Report list. According to Ms. Barbara Cook of DTSC, this designation indicates that remedial efforts undertaken by Westinghouse were an interim measure that removed the immediate threat of contamination to humans and the environment and the facility will be re-evaluated in the future. Ms. Cook did not believe that Westinghouse would come up for review within the next year (Personal communication, 1993).

1992-Present

Review of the most recent aerial photographs indicates the remaining warehouse on the property was razed between 1985 and 1992 and the subject site is currently vacant.

3.2 AGENCY LISTS AND FILE REVIEW

Dames & Moore reviewed the National Priorities list of federal Superfund sites, the California Active Annual Workplan list of state Superfund sites. No facilities were identified on these current federal and state listings of potentially hazardous waste sites within the immediate subject site vicinity.

Four facilities in the immediate vicinity of the subject site are listed on the RWQCB's list of Leaking Underground Storage Tanks (LUST). These facilities include the Del Monte Corp. located at 4202 Hollis Street; Emeryville Market Place located at 6425 Christie Street; the former Nielsen property located at 5800 Shellmound Street; and the Hollis Street Project located at 6050 Hollis Street. Dames & Moore reviewed the case files for these facilities and did not find evidence to suggest that any underground storage tanks or related piping were located on the site property (RWQCB, 1992). Dames & Moore found that the subject site property is identified on the Abandoned Sites Program (CASITES) list. Review of the list indicates the site was recommended to have a site investigation performed. A medium priority rating was given to the site with the California Department of Health Services as the lead agency.

The Westinghouse Electric Corp. facility located to the immediate south of the site was formerly listed on the state Superfund list and is currently identified on the RWQCB's North Bay Toxics list and the DTSC Backlog Site Cleanup List. According to Ms. Barbara Cook of DTSC, the

HAZARDOUS MATERIALS LABORATORY

LABORATORY REPORT

TO: C. Williams (name of person requesting analysis)

HML # 3150 (3155)

COPY TO Bart Simmons

COLLECTOR'S SAMPLE # CFW - 149 - 154

DATE OF REPORT 03/28/81

LOCATION OF SAMPLE COLLECTION:

DATE COLLECTED 02/10/81 (mo/day/yr)

NAME ITT Grinnell

ADDRESS 6121 (number) Hollis St. (street) Emeryville (city) CA (state) 94608 (zip)

ANALYTICAL PROCEDURES USED: 2.0g sample placed in 7 ml septum vial. Heated to 130–140°C in sand bath. Headspace injected into GC w ECD. Quantitation by comparison with standards in hexane.

REFERENCE:

ANALYSIS RESULTS: All amounts in ng/ml of headspace

			Chlorobenzene	1,3 dichlorobenzene	1,4 dichlorobenzene	1,2 dichlorobenzene	1,3,5 trichlorobenzene	1,2,4 trichlorobenzene
HML	3150	CFW 149	<94	10	<6	18	0.2	32
	3151	150	<94	<1	<6	<1	<1	0.3
	3152	151	<94	<1	<6	<1	<1	0.4
	3153	152	<94	<1	<6	<1	<1	0.8
	3154	153	<94	<1	<6	<1	<1	0.3
	3155	154	<94	<1	<6	<1	<1	0.8

ng/ml = ppb

ANALYSTS' SIGNATURES:

1. Norman Kato 3/2/81 (date)

2. _____ _____ (date)

SIGNATURE OF SUPERVISING CHEMIST

BFS Emile Kuo 3/2/81 (date)

Supplemental

HML # 3152 to 3153

HAZARDOUS MATERIALS LABORATORY

LABORATORY REPORT

TO: C. Williams (name of person requesting analysis)

DATE OF REPORT: 3/4/81

COLLECTOR'S SAMPLE #: CFW-151 to 152

DATE COLLECTED: 2/10/81

LOCATION OF SAMPLING:

NAME ITT Grinnell TEL. NO.

ADDRESS (number) (street) (city) (state) (zip)

ANALYTICAL PROCEDURES USED: Nitric acid digest XRF

REFERENCES:

ANALYSIS RESULTS

Metal analysis: PPM

Other analyses

HML #	3152	3153		
Insp. Spl #	CFW ~~154~~ 151	CFW 152		
Ag	—	—		
As	—	—		
Ba	280	500		
Bi	—	—		
Cd	—	—		
Co	—	—		
Cr	—	—		
Cu	190	220		
Fe	46,000	40,100		
Hg	—	—		
Mn	380	250		
Mo	—	11 (±6)		
Ni	—	43 (±11)		
Pb	1200	1700		
Sb	—	—		
Se	—	—		
Sn	—	—		
Sr	32	45		
Tl				
V	—	—		
Zn	860	1900		
Ti	140 (±31)	94 (±26)		
Br	5 (±4)	8 (±4)		
Rb	11	8 (±4)		
Zr	5 (±4)	7 (±6)		
U	22 (±20)	—		

Note: (—): below detection limit of instrument
(blank): not determined

Analyst: Norman Tom signature 3/4/81 date

Supervising Chemist: [illegible] signature 3/6/81 date

Department of Health Services---Hazardous Materials Laboratory