



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

April 19, 2013

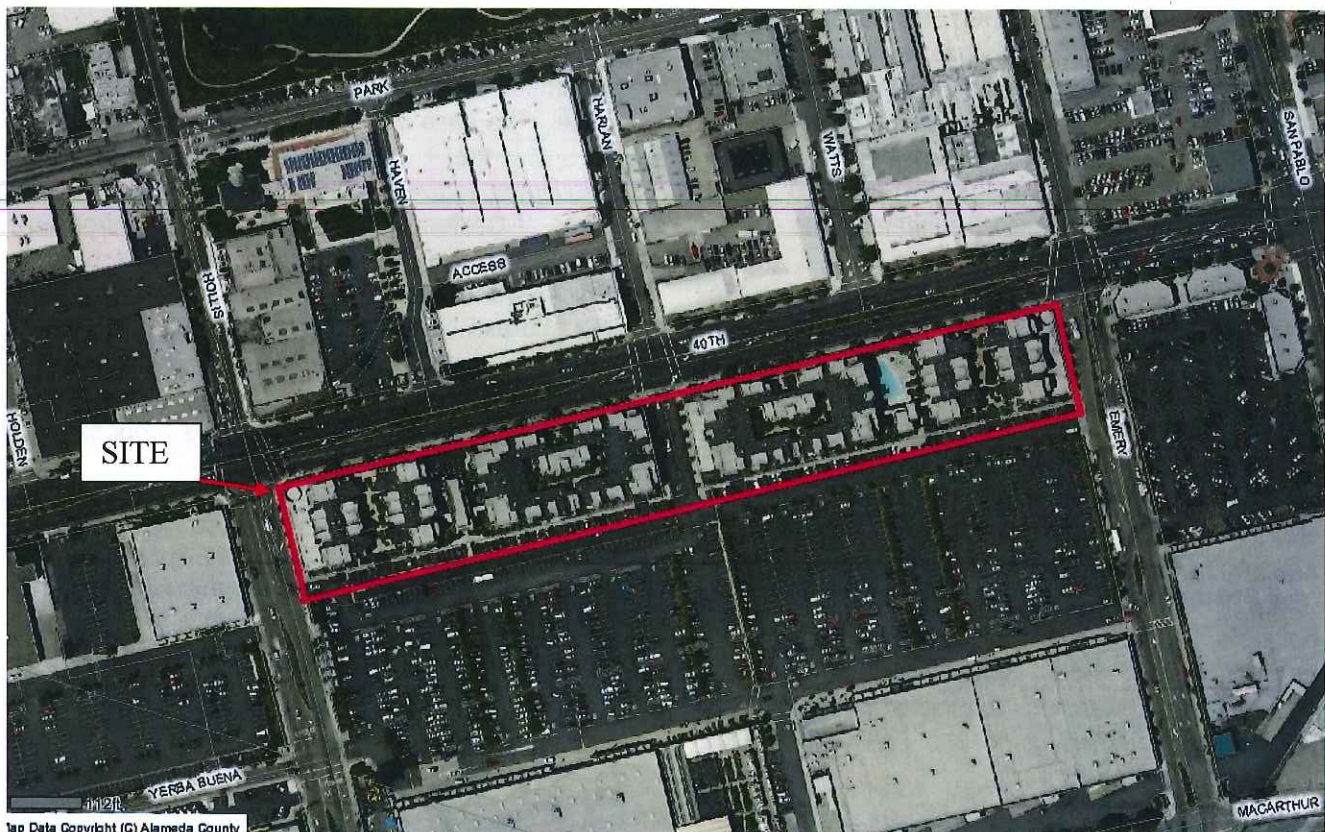
PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE

Site Name: Ransome Company
Site Location: 4030 Hollis Street,
Emeryville, CA 94608
Fuel Leak Case RO0000049 and Geotracker
Global ID T0600101124

Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for the fuel leak case at 4030 Hollis Street in Emeryville, California. The site consists of a commercial/residential mixed

use development of four three-story structures with first floor parking areas and residential apartments on the upper floors and end-unit single-story retail space. Site investigations, remediation and groundwater monitoring activities have been completed by the property owner and it does not appear that the fuel release presents a risk to human health or the environment.

Figure 1:



Background – The former Ransome Company (Ransome) was on the portion of the site situated near the southeast corner of the existing Hollis and 40th Streets. The northern boundary of the former Ransome facility extended northward to the approximate centerline of the current 40th Street. The western facility boundary extended westward into the Hollis Street right of way.

Ransome Company, an engineering and construction firm, occupied the property from about 1938 in to the 1980s. It operated two diesel and two gasoline underground storage tanks (USTs), an above ground asphalt emulsion tank, and a waste oil tank and stored 55-gallon drums containing lubricants and transmission fluid for their fleet of vehicles. An additional gasoline UST and a heating oil UST were encountered in the 40th Street-side of the Ransom facility during grading activities for site redevelopment. All tanks and associated piping were removed.

Site characterization work detected maximum soil concentrations of 11,000 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg), total petroleum hydrocarbons as diesel (TPHd) to 2,700 mg/kg, total petroleum hydrocarbons as oil (TPHo) to 4,600 mg/kg, and total oil and grease (TOG) to 10,000 mg/kg. Benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations were detected up to 100 mg/kg, 240 mg/kg, 300 mg/kg, and 10,000 mg/kg, respectively, in soil. Metals detected in site soil included up to 330 mg/kg lead (Pb) and 320 mg/kg zinc (Zn). Final soil concentrations after remediation were detected at up to 3.3 mg/kg TPHg, 73 mg/kg TPHd, 100 mg/kg TPHo, TOG to 700 mg/kg and up to 0.014 mg/kg benzene, 0.093 mg/kg toluene, 0.047 mg/kg ethylbenzene and 0.033 mg/kg xylenes. Final maximum metals concentrations in soil were detected at 5.8 mg/kg Pb and 28.7 mg/kg Zn.

Site investigation groundwater samples detected up to 20,000 micrograms per liter (µg/L) TPHg, 12,000 µg/L TPHd, 2,000 µg/L TPHo, and 3,000 µg/L benzene, 2,200 µg/L toluene, 730 µg/L ethylbenzene and 3,300 µg/L xylenes. Groundwater samples collected after site remediation detected up to 250 µg/L TPHd, with

TPHo, TPHg, and BTEX each reported below the laboratory detection limit. Soil and groundwater contaminants have been cleaned up to residential standards.

Remediation activities at the site included the excavation of approximately 26,800 cubic yards of petroleum and metals contaminated soil and the removal of 17,600 gallons of petroleum contaminated water. Clean backfill was placed in the excavations. Soil and groundwater contamination has been cleaned up to residential standards.

This fuel leak case has been evaluated for closure consistent with the criteria in the State Water Resource Control Board's Low Threat Closure Policy (LTCP). Sites that meet the general and media-specific criteria in the LTCP are considered to not pose a threat to human health, safety, or the environment and are appropriate for closure pursuant to Health and Safety Code section 25296.10. Residual petroleum hydrocarbons that may potentially be present in soil or groundwater are expected to biodegrade over time. It does not appear that the site presents a risk to human health for residents or site workers. Therefore, ACEH is considering potential closure of the fuel leak case.

Next Step – The public is invited to review and comment on the potential closure of the fuel leak case. The case file can be viewed over the internet on the ACEH website at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board Geotracker website <http://geotracker.swrcb.ca.gov>. Please send written comments to Keith Nowell at the address below; all comments will be forwarded to the responsible party. **Comments received by June 18, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Keith Nowell of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6764 or by email at keith.nowell@acgov.org.

ATTACHMENT 1

Public Participation Notification

Notification Listing

Resident
1231 40th Street, Apt #117
Emeryville, CA 94608

Resident
1321 40th Street, Apt #117
Emeryville, CA 94608

Resident
1321 40th Street, Apt #118
Emeryville, CA 94608

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Emeryville, CA 94608

Resident
1231 40th Street, Apt #323
Emeryville, CA 94608

Occupant
3995 Emery Street
Emeryville, CA 94608

Occupant
3985 Emery Street
Emeryville, CA 94608

Bask N Robbins
1199 40th Street
Emeryville, CA 94608

Little Ceasars
1199 40th Street
Emeryville, CA 94608

Occupant
3990 Hollis Street
Emeryville, CA 94608

Resident
1221 40th Street, Apt #314
Emeryville, CA 94608

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Emeryville, CA 94608

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Emeryville, CA 94608

Occupant
3980 Hollis Street
Emeryville, CA 94608

Resident
1321 40th Street, Apt #329
Emeryville, CA 94608

Resident
1231 40th Street, Apt #330
Emeryville, CA 94608

Occupant
3990 Harlen Street
Emeryville, CA 94608

Resident
1321 40th Street, Apt #330
Emeryville, CA 94608

Resident
1231 40th Street, Apt #331
Emeryville, CA 94608

Occupant
3980 Harlen Street
Emeryville, CA 94608

Resident
1321 40th Street, Apt #331
Emeryville, CA 94608

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Emeryville, CA 94608

Occupant
1325 40th Street 40th Street
Emeryville, CA 94608

AZARM BEN F
Parcel #: 49-618-98
4053 HARLAN ST #306
EMERYVILLE CA 94608

BELLIS CAROLYN K TR
Parcel #: 49-618-72
4053 HARLAN ST #117
EMERYVILLE CA 94608

BENOIT LYNDA T & PETER
Parcel #: 49-618-93
4053 HARLAN ST #301
EMERYVILLE CA 94608

BLOM LAURA
Parcel #: 49-618-97
4053 HARLAN ST #305
EMERYVILLE CA 94608

CARROLL DORION & MULLER
Parcel #: 49-618-99
4053 HARLAN ST #307
EMERYVILLE CA 94608

CHANG AUDREY
Parcel #: 49-618-88
4053 HARLAN ST #213
EMERYVILLE CA 94608

CHU KEITH & BUENVIAJE
Parcel #: 49-618-67
4053 HARLAN ST #112
EMERYVILLE CA 94608

CITY OF EMERYVILLE
Parcel #: 49-618-4
1333 PARK AVE
EMERYVILLE CA 94608

CROMPTON WILLIAM P &
Parcel #: 49-618-104
4367 RAYMONDE WAY
SANTA ROSA CA 95404

EASON SUSAN E
Parcel #: 49-618-62
4177 RANDOLPH AVE
OAKLAND CA 94602

EASON SUSAN E
Parcel #: 49-618-76
4177 RANDOLPH AVE #122
OAKLAND CA 94602

EAST BAY BRIDGE RETAIL
Parcel #: 7-617-23-1
66 FRANKLIN ST #200
OAKLAND CA 94607

EAST BAY BRIDGE RETAIL
Parcel #: 49-619-3
66 FRANKLIN ST #200
OAKLAND CA 94607

EAST BAY BRIDGE RETAIL
Parcel #: 49-619-5
66 FRANKLIN ST #200
OAKLAND CA 94607

ERDMANN HEIDI
Parcel #: 49-618-71
5 BUCKANEER WAY
CORONADO CA 92118

FOSTER RICHARD TR
Parcel #: 49-618-77
4053 HARLAN ST #201
EMERYVILLE CA 94608

FRAENKEL BERNARD G
Parcel #: 49-618-81
4053 HARLAN ST #205
EMERYVILLE CA 94608

GELLNER ARROL A
Parcel #: 49-618-59
1195 PARK AVE #202
EMERYVILLE CA 94608

GEORGE LANDING L P
Parcel #: 49-617-23
33 TYSON CIR
PIEDMONT CA 94611

GERALDI RICHARD L & RITA
Parcel #: 49-618-103
836 BAY ST
SAN FRANCISCO CA 94109

GREEN CHARLENE C TR
Parcel #: 49-618-65
4053 HARLAN ST #109
EMERYVILLE CA 94608

HAMILTON COLLEEN A
Parcel #: 49-618-87
4053 HARLAN ST #212
EMERYVILLE CA 94608

HELLER PAUL G &
Parcel #: 49-618-101
2808 ADELIN ST #2
BERKELEY CA 94703

HITLIN JOAN A
Parcel #: 49-618-106
4053 HARLAN ST #315
EMERYVILLE CA 94608

HSIAO DORI
Parcel #: 49-618-86
4053 HARLAN ST #211
EMERYVILLE CA 94608

IZU DAVID & LEE EVELYN C
Parcel #: 49-618-95
579 WALAVISTA AVE
OAKLAND CA 94610

JAEGER ERICH B
Parcel #: 49-618-100
5065 MONROE AVE
SAN DIEGO CA 92115

JOHNSON DAVID & ROBERT B
Parcel #: 49-618-58
4053 HARLAN ST #101
EMERYVILLE CA 94608

KIBBEY ANDREW
Parcel #: 49-618-61
1625 SHATTUCK AVE #102
BERKELEY CA 94709

KOSHKIN SANDY & LEVIN
Parcel #: 49-618-102
5 ASCOT CT
OAKLAND CA 94611

LANG JASON & KAYLIN
Parcel #: 49-618-94
4053 HARLAN ST #302
EMERYVILLE CA 94608

MA KENNETH K & WINNIE W
Parcel #: 49-618-108
2774 CALIFORNIA ST
SAN FRANCISCO CA 94115

MA KENNETH K & WINNIE W
Parcel #: 49-618-107
2774 CALIFORNIA ST
SAN FRANCISCO CA 94115

MARCUS FELICIA
Parcel #: 49-618-64
4053 HARLAN ST #108
EMERYVILLE CA 94608

MOH AUDREY
Parcel #: 49-618-73
4053 HARLAN ST #118
EMERYVILLE CA 94608

MOON THOMAS E & REBECCA
Parcel #: 49-618-66
4053 HARLAN ST #110
EMERYVILLE CA 94608

NAKKACH SILVIA
Parcel #: 49-618-78
4053 HARLAN ST #202
EMERYVILLE CA 94608

NETHERY STANTON K 3RD &
Parcel #: 49-618-85
321 S MAIN ST #539
SEBASTOPOL CA 95472

NETHERY STANTON K 3RD &
Parcel #: 49-618-84
321 S MAIN ST #539
SEBASTOPOL CA 95472

NOVOTNY JAMES
Parcel #: 49-618-60
4053 HARLAN ST #103
EMERYVILLE CA 94608

OFMAN JACOB
Parcel #: 49-618-105
4053 HARLAN ST #314
EMERYVILLE CA 94608

PINKAS YONATAN M TR &
Parcel #: 49-618-89
1305 BOULEVARD WAY #316
WALNUT CREEK CA 94595

POTTER DENNIS W
Parcel #: 49-618-75
4053 HARLAN ST #120
EMERYVILLE CA 94608

PRENTICE WILLIAM H
Parcel #: 49-618-96
4053 HARLAN ST #304
EMERYVILLE CA 94608

RANDALL DONALD M
Parcel #: 49-618-92
4053 HARLAN ST #217
EMERYVILLE CA 94608

REIMERS RONALD R
Parcel #: 49-618-70
4053 HARLAN ST #115
EMERYVILLE CA 94608

RESIDENT
Parcel #: 7-617-23-1
40TH ST
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-619-3
3838 HOLLIS ST #LOT2
OAKLAND CA 94608

RESIDENT
Parcel #: 49-619-5
3839 EMERY ST
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-617-23
4041 HOLLIS ST
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-4
4062 HOLLIS ST
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-10
4067 WATTS ST
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-59
4053 HARLAN ST #102
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-63
4053 HARLAN ST #106
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-69
4053 HARLAN ST #114
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-62
4053 HARLAN ST #105
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-68
4053 HARLAN ST #113
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-71
4053 HARLAN ST #116
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-61
4053 HARLAN ST #104
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-80
4053 HARLAN ST #204
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-82
4053 HARLAN ST #206
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-79
4053 HARLAN ST #203
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-76
4053 HARLAN ST #122
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-84
4053 HARLAN ST #208
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-85
4053 HARLAN ST #210
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-90
4053 HARLAN ST #215
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-100
4053 HARLAN ST #308
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-89
4053 HARLAN ST #214
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-91
4053 HARLAN ST #216
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-101
4053 HARLAN ST #310
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-102
4053 HARLAN ST #311
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-108
4053 HARLAN ST #317
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-95
4053 HARLAN ST #303
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-103
4053 HARLAN ST #312
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-107
4053 HARLAN ST #316
EMERYVILLE CA 94608

RESIDENT
Parcel #: 49-618-104
4053 HARLAN ST #313
EMERYVILLE CA 94608

ROBERTS CLIFF & STONE
Parcel #: 49-618-69
4053 HARLAN ST
EMERYVILLE CA 94608

SCHMIER ERIC S TR &
Parcel #: 49-618-10
1475 POWELL ST #201
EMERYVILLE CA 94608

SHIPMAN TY L & KRISTINE A
Parcel #: 49-618-82
11909 PALM AVE
BAKERSFIELD CA 93312

SHOEMAKER TREVOR
Parcel #: 49-618-79
3331 SHERI DR #D
SIMI VALLEY CA 93063

SONG ERIC & WU JANET
Parcel #: 49-618-83
4053 HARLAN ST #207
EMERYVILLE CA 94608

TARNAS CHRISTOPHER F
Parcel #: 49-618-74
4053 HARLAN ST #119
EMERYVILLE CA 94608

THRUSH JANE E & HUKILL
Parcel #: 49-618-68
49 BUCKEYE AVE
OAKLAND CA 94618

TROLL KATHREN
Parcel #: 49-618-90
5388 ROGUE RIVER HWY
GRANTS PASS OR 97527

WALTON JAMES T & NANISE
Parcel #: 49-618-91
319 RANDOLPH ST
NAPA CA 94559

WINANS PAUL & GAETJENS
Parcel #: 49-618-80
1509 CHESTNUT ST
OAKLAND CA 94607

WU ANNE E TR & TRENT
Parcel #: 49-618-63
PO BOX 22898
OAKLAND CA 94609