

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SNT
9-29-06

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

September 28, 2006

Mr. Richard Robbins
Wareham Property Group
11220 Nye Street, Suite 400
San Rafael, CA 94901

Subject: Fuel Leak Case No. RO0000052, Peterson Manufacturing Company, 1600 63rd Street, Emeryville, CA

Dear Mr. Robbins:

Alameda County Environmental Health Department (ACEH) staff have reviewed the case file and report entitled, "Groundwater Investigation Report and Work Plan for Additional Investigations", dated January 10, 2000 and prepared on your behalf by SOMA Corporation. Groundwater sampling conducted during May 1999 confirmed the presence of separate phase petroleum hydrocarbon in monitoring well MW-2 and downgradient in soil boring HP-5, at the property boundary. Dissolved phase total petroleum hydrocarbon as diesel (TPHd) was detected at concentrations up to 550,000 µg/L in the vicinity of the former UST and 5,800,000 µg/L at the western property boundary. In addition, total petroleum hydrocarbon as gasoline (TPHg) was tested at concentrations of 210,000 µg/L in the vicinity of MW-2 and 3,000 µg/L at the western perimeter.

Our review of the case file indicates that additional offsite characterization activities followed by onsite interim remediation are required. Off site characterization proposed in January 2000 by SOMA and subsequently approved by ACEH in October 2002 has not been implemented. Therefore, ACEH requests you provide a revised work plan that details your proposal to delineate soil and groundwater contamination downgradient of your site.

Based on the concentrations of TPHg and TPHd detected in the soil and water samples, an offsite investigation is required to assess the extent of soil and groundwater contamination downgradient of your site. We recommend that your investigation incorporate expedited site assessment techniques. Expedited site assessment tools and methods are a scientifically valid and cost-effective approach to fully define the three-dimensional extent of groundwater contamination. Technical protocol for expedited site assessments are provided in the U.S. Environmental Protection Agency's "Expedited Site Assessment tools for Underground Storage Tanks: A Guide for Regulators," (EPA 510-B-97-001), dated March 1997.

Based on ACEH staff review of the case file, we request that you address the following technical comments and prepare a work plan detailing work to be performed, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Site Characterization and Soil and Groundwater Investigation.** Results of previous investigative work performed at the site have been insufficient to adequately characterize the

extent of soil and groundwater contamination downgradient of your site. Based on the concentrations of TPH and TPH constituents detected in the soil and groundwater, additional investigation immediately downgradient of the site is required to assess the extent of soil and groundwater contamination.

ACEH recommend that your investigation incorporate expedited site assessment techniques to collect soil samples and depth-discrete groundwater samples prior to the installation of groundwater monitoring wells. Expedited site assessment tools and methods are a scientifically valid and cost-effective approach to fully define the three-dimensional extent of soil and groundwater contamination. Technical protocol for expedited site assessments are provided in the U.S. Environmental Protection Agency's "Expedited Site Assessment tools for Underground Storage Tanks: A Guide for Regulators," (EPA 510-B-97-001), dated March 1997. Therefore, we recommend that you utilize direct push technology to collect soil samples and depth-discrete groundwater samples. Sampling locations should be positioned to accurately assess the extent of soil and groundwater contamination. Other options for additional investigation may be appropriate to define contamination at your site. Please submit a detailed Work Plan presenting your proposal to fully characterize the lateral and vertical extent of soil and groundwater contamination. The Work Plan should be prepared by a qualified professional and must fully describe the proposed scope and methods for the soil and groundwater investigation.

2. **Contamination Plume Delineation.** The lateral extent of the dissolved petroleum hydrocarbon contamination has not been determined at the site. Results from the most recent groundwater monitoring conducted in May 1999 indicate that residual TPH and TPH constituents in groundwater beneath your site may be migrating off site. There has been no data collected downgradient of the site to determine the aerial extent of dissolved hydrocarbon contamination. ACEH believes the monitoring well network -in its current design- is insufficient to adequately define the extent of contamination downgradient of MW-2. To determine the extent of dissolved petroleum hydrocarbon contamination an additional soil and groundwater investigation is required downgradient of your site. Please discuss in detail your proposal to perform this work in the Work Plan requested below.
3. **Interim Remediation.** During May 1999, groundwater-sampling activities detected approximately 3 feet of floating free product in MW-2. SOMA suggests free product removal on a bi-weekly basis by hand bailing. ACEH concurs with the need for interim remedial measures in the vicinity of monitoring well MW-2 in order to mitigate free phase petroleum contamination. However, ACEH suggest a more aggressive approach to remediate free product contamination on site and mitigate offsite migration of dissolved phase petroleum hydrocarbons. Interim remediation will be required for this site due to the elevated concentrations of dissolved hydrocarbons migrating off site. Plans for interim remediation are to be proposed following site characterization as requested below.
4. **Soil Sampling.** All soils from the boreholes are to be examined for staining and odor and are to be screened using a photo-ionizing detector (PID). Soil samples are to be collected from any interval where staining, odor, changes in lithology or elevated PID readings are observed. If no staining, odor, or elevated PID readings are observed, soil sample are to be collected from each boring at the capillary fringe, immediately above the zone where groundwater is first encountered and at 5 ft interval to the total depth of the boring. Results

from the investigation are to be presented in the Soil and Groundwater Investigation Report requested below.

5. **Soil Sample Analysis.** All soil samples collected during the investigation are to be analyzed for TPHg and TPHd by EPA Method 8015M or 8260, BTEX, EDB, EDC, MtBE, TAME, ETBE, DIPE, TBA and EtOH by EPA Method 8260 and total lead. Please present the results from the soil and groundwater sampling in the Soil and Groundwater Investigation Report requested below.
6. **Monitoring Well Rehabilitation and Redevelopment.** Considering that there has been no program of groundwater monitoring at the site since 1999, ACEH requests that prior to groundwater sampling, all monitoring wells are to be rehabilitated and/or redeveloped; thus allowing the collection of a representative sample of formation groundwater. Note that well redevelopment may require additional well volumes to be removed to assure that water quality parameters are satisfied. Please describe and present the results of the well redevelopment and rehabilitation activities in Revised Work Plan for Soil and Groundwater Investigation requested below.
7. **Groundwater Monitoring.** Groundwater monitoring has not been performed since 1999. Please implement quarterly groundwater monitoring for the above referenced site according the schedule presented in the Technical Reports Requested below. ACEH requires that all on site monitoring wells be included in a groundwater-monitoring program. The groundwater samples are to be analyzed for TPHg and TPHd by EPA Method 8015M or 8260, BTEX, EDB, EDC, MtBE, TAME, ETBE, DIPE, TBA and EtOH by EPA Method 8260. Please present the results for sampling in the 4th Quarterly Monitoring Reports requested below.

8. **Preferential Pathway Study**

The purpose of the preferential pathway study is to locate potential migration pathways and conduits and determine the probability of the NAPL and/or plume encountering preferential pathways or conduits that could spread contamination. Of particular concern is the identification of abandoned wells and improperly destroyed wells that can act as vertical conduits to deeper water bearing zones, pumping wells in the vicinity of your site and manmade conduits for shallow migration.

We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site. Discuss your analysis and interpretation of the results of the preferential pathway study (including the detailed well survey and utility survey requested below) and report your results in the Well Installation Report requested below. Include an evaluation of the probability of the dissolved phase and NAPL plumes for all constituents of concern encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper aquifers. The results of your study shall contain all information required by 23 CCR, Section 2654(b).

a) **Utility Survey**

An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of

your study. Submittal of map(s) and cross-sections showing the location and depth of all utility lines and trenches within and near the site and plume area(s) is required as part of your study.

b) **Well Survey**

The preferential pathway study shall include a detailed well survey of all wells (monitoring and production wells: active, inactive, standby decommissioned (sealed with concrete), abandoned, (improperly decommissioned or lost); and dewatering and cathodic protection wells) within a ½ mile radius of the subject site. The well survey should include well data from California Department of Water Resource well database and Alameda County Department of Public Works. As part of your detailed well survey, please perform a background study of the historical land uses of the site and properties in the vicinity of the site. Use the results of your background study to determine the existence or unrecorded/unknown (abandoned) wells, which can act as pathways for migration of contamination at and/or from your site. Please review historical maps such as Sanborn maps, aerial photos, etc., when performing the background study. Submittal of map(s) showing the location of all wells identified in your study, and the use of tables to report the data collected as part of your survey are required. Include appropriate photographic prints, in stereo pairs, of historic aerial photos used as part of the study. We also request that you list by date all aerial photographs available for the site from the aerial survey company or library you use during your study. Please refer to the Regional Board's guidance for identification, location, and evaluation of potential deep well conduits when conducting your preferential pathway study. Present the result from the preferential pathway study in the report requested below.

9. **Geotracker EDF Submittals** - A review of the case file and the State Water Resources Control Board's (SWRCB) Geotracker website indicate that electronic copies of analytical data have not been submitted for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). In order to remain in regulatory compliance, please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's Geotracker database website in accordance with the above-cited regulation. Please perform the electronic submittals for applicable data and submit verification to this Agency by October 30, 2006.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **October 30, 2006** – Revised Work Plan for Soil and Groundwater Investigation and Monitoring Well Rehabilitation Report.
- **November 30, 2006** – 4th Quarter 2006 Groundwater Monitoring Report
- **February 30, 2007** – 1st Quarter 2007 Groundwater Monitoring Report
- **May 30, 2007** – 2nd Quarter 2007 Groundwater Monitoring Report
- **August 30, 2007** – 3rd Quarter 2007 Groundwater Monitoring Report
- **November 30, 2007** – 4th Quarter 2006 Groundwater Monitoring Report
- **120 Days After Completion of Work Plan** – Soil and Groundwater Investigation, Preferential Pathway Study and Interim Remediation Work Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Should you have any questions, do not hesitate to call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Norman Ozaki
Soma Corporation
1412 62nd Street
Emeryville, CA 94608

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



0-8-02

RO0000052

October 7, 2002

Mr. Dan Nourse
Wareham Property Group
1120 Nye Street, #400
San Rafael, CA 94901

Mr. Richard Robbins
1600 63rd St Assoc
1120 Nye Street, #400
San Rafael, CA 94901

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

RE: 1600 63rd Street, Emeryville, CA

Dear Messrs. Nourse and Robbins:

I have completed review of the case file for the above referenced site. Subsurface investigations conducted to date identified petroleum hydrocarbon contamination in groundwater in the vicinity of former Tank 1 and former Tank 2. Free product was noted in shallow groundwater in well MW-2 by Tank 1, and in the water supply well by Tank 2. The water supply well has been destroyed. The shallow groundwater monitoring wells are screened below groundwater elevation.

In Soma Corporation's report dated January 2000, titled *Groundwater Investigation Report and Workplan for Additional Investigations*, additional investigations were proposed to assess the extent of petroleum hydrocarbons at the downgradient (northwest) off-site area. Four grab groundwater sampling points were proposed downgradient of well MW-2. In addition, three new wells were proposed to replace existing wells that are screened below the groundwater table, and two new wells to confirm and monitor the extent of the plume downgradient of the site. This agency approves of the workplan. In addition, we are also requesting that the source of contamination in the deep aquifer be determined and the extent of the deep water plume be delineated. A deep aquifer investigation proposal can be submitted in a later workplan.

Field work for the shallow groundwater investigation should commence within 60 days of the date of this letter, or by **December 9, 2002**. Please provide at least 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Glenn Leong, Treadwell & Rollo

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROSZ

August 26, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, California 94901

Mr. Alan Johnson
Federal Express Corporation
8950 Cal Center Dr., Suite 370
Sacramento, California 95826

**Subject: Request for an Extension Regarding Notice of Violation Issued for
Federal Express Facility - 1600 63rd Street, Emeryville, CA 94608 (STID #147)**

Dear Messrs. Robbins and Johnson:

This agency has received a letter dated August 25, 1999 from Federal Express Corporation requesting an extension to submit a copy of the **owner / operator agreement** for the two underground storage tanks (USTs) at the subject site.

A **Notice of Violation** was issued to Wareham Property Group (owner of the tanks) and Federal Express Corporation (operator of the tanks) by this office on August 11, 1999. Wareham Property Group and Federal Express Corporation failed to submit the **owner / operator agreement** in accordance with the California Code of Regulations, Title 23, Section 2620 (b).

It is our understanding that Mr. Richard Robbins of Wareham Property Group is not available until next week (August 30, 1999). Based on the information provided to our office, the **deadline for the submission of the owner / operator agreement has been extended to September 10, 1999.**

The **owner / operator agreement** must be submitted to this agency **no later than September 10, 1999.** Failure to comply with this requirement will result in our agency proceeding with revocation of the Certificate of Compliance and hence, no fuel can be delivered at the subject site.

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
George Warren, City of Emeryville Fire Department, 2333 Powell St., Emeryville, CA 94608
Ariu Levi, Chief, Hazardous Materials Program
Tom Peacock, Manager, Hazardous Materials Program
Barbara Hodick, Federal Express Corporation, 3975 Airways Blvd. Memphis, TN 38116
Glenn Leong, Soma Corp., 1260 B 45th Street, Emeryville, CA 94608
Robert Weston / SH/ file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROSZ

August 11, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, California 94901

Ms. Donna Escobar
Federal Express Corporation
1600 63rd Street
Emeryville, California 94608

NOTICE OF VIOLATION

Subject: Federal Express - 1600 63rd Street, Emeryville, CA 94608 (STID #147)

Dear Mr. Robbins and Ms. Escobar:

This letter is to notify you that our office **has not received the owner/ operator agreement** for the two underground storage tanks (USTs), a 10,000 -gallon gasoline and a 550-gallon waste oil at the above subject site. Federal Express is listed as the operator of the USTs and Wareham Property Group is the owner of the USTs. In accordance with the California Code of Regulations, Title 23, Section 2620 (b), if the operator is not the owner, then the owner shall enter into a written contract with the operator requiring the operator to monitor the underground storage tanks, maintain appropriate records, and implement reporting procedures as required by any applicable permit.

The owner / operator agreement must be submitted to this agency **no later than August 25, 1999**. Failure to comply with this requirement will result in our agency proceeding with revoking the permit to operate the tanks and hence, no fuel can be delivered or dispense at the subject site.

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
George Warren, City of Emeryville Fire Department, 2333 Powell St., Emeryville, CA 94608
Tom Peacock, Manager, Hazardous Materials Program
Barbara Hodick, Federal Express Corp., Environmental Management, 3975 Airways Blvd.
Memphis, TN 38116
Glenn Leong, Soma Corp., 1260 B 45th Street, Emeryville, CA 94608
Robert Weston / SH/ file

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ROSZ

ENVIRONMENTAL HEALTH SERVICES

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

July 19, 1999

Mr. Dan Nourse
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, California 94901

Subject: Addendum to Additional Ground-Water Investigation Work Plan
Former Peterson Manufacturing Company (STID#147)
1600 63rd Street, Emeryville, California 94608

Dear Mr. Nourse:

This agency has reviewed the letter report dated July 7, 1999, submitted by Soma Corporation for the subject site. The letter provided the initial results of the shallow ground-water sampling conducted at the site on May 14, 1999. Floating product was detected in monitoring well MW-2. As a result, further evaluation of the shallow groundwater condition beneath the site, particularly in the vicinity of monitoring well MW-2 is necessary prior to conducting the deep aquifer investigation using the cone penetrometer test (CPT).

The addendum, which includes the collection of ground-water samples from five temporary borings, is acceptable. Please notify our office of the schedule of field activities at the site.

A report documenting the results of this investigation must be submitted to this office no later than 60 days after completion of the work plan implementation. Your report should include at a minimum the following items: copies of boring logs, detailed description of workplan implementation, analytical results from certified laboratory including quality control/quality assurance, tabulated results, site map and professional findings /recommendations.

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

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

cc: Chuck Headlee, San Francisco Bay RWQCB
Glenn Leong, Soma Corp., 1260B 45th Street, Emeryville, CA 94608
SH/ files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ROSZ

ENVIRONMENTAL HEALTH SERVICES

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

June 9, 1999

STID 147

Mr. Dan Nourse
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, California 94901

RE: Former Peterson Manufacturing Company (STID # 147)
1600 63rd Street, Emeryville, CA 94608

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Nourse:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 1600 63rd Street, Emeryville

June 9, 1999

Page 2 of 2

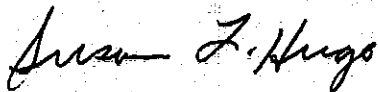
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#52

April 29, 1999

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

Mr. Dan Nourse
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, California 94901

Subject: Former Peterson Manufacturing Co. (STID # 147)
1600 63rd Street, Emeryville, California 94608

Dear Mr. Nourse:

This agency has reviewed the Additional Ground Water Investigation Work Plan (February 23, 1999) prepared and submitted by Soma Corporation for the above subject site.

As you know, I met with Mr. Glenn Leong of Soma and Mr. Jeff Hennier of Azure Environmental on April 7, 1999 to discuss the elements of the work plan and issues related to the investigation of potential presence of contaminants in the deep ground water at the site.

The work plan is acceptable provided the following items are addressed:

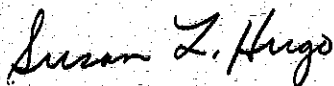
1. No vertical conduits and/or cross contamination should be created between shallow and deeper aquifer.
2. The cone penetrometer test is proposed to collect geologic data to a depth of approximately 150 feet. However, the well decommissioned at the site was 322 feet deep with perforated intervals from 72 to 113 feet, 134 to 166 feet and 195 to 227 feet below ground surface (bgs). The need to assess the presence of contaminants deeper than 150 feet bgs will be evaluated depending on the results of this investigation.
3. The extent of contamination in the shallow groundwater must be determined. The five monitoring wells at the site must be sampled prior to implementing the proposed deep ground water investigation.
4. The CPT boring will be relocated (as discussed in the meeting) downgradient of the deep well depending on site conditions.
5. In addition to ground water samples, soil samples (approximately two to three samples) must also be collected preferably at depths where contamination may be present due to vertical migration.
6. Soil and groundwater samples must be analyzed for all contaminants found in the deep well prior to its abandonment in addition to Total Petroleum Hydrocarbon (TPH) as gasoline, TPH as diesel, TPH as motor oil, benzene, toluene, ethyl benzene, xylene, methyl tertiary butyl ether (MTBE), polychlorinated biphenyl's (PCBs), semi-volatiles, pesticide and chlorinated hydrocarbons. Volatile organic compounds (VOCs) should be analyzed using EPA Method 8010.
7. The presence of the abandoned creek at the site acting as a preferential pathway for migration of contaminants must be evaluated.
8. Prior to evaluating the case for closure, additional soil and groundwater samples downgradient of monitoring well MW-2 should be collected to show that the plume has not migrated off the site.
9. Please notify our office at least 72 hours in advance of any field activity at the site.

Mr. Dan Nourse
RE: 1600 63rd Street, Emeryville, CA 94608
April 29, 1999
Page 2 of 2

A report documenting the results of this investigation must be submitted to this office no later than 60 days after completion of the work plan implementation.

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

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

cc: Chuck Headlee, San Francisco Bay RWQCB
Glenn Leong, Soma Corp., 1260B 45th Street, Emeryville, CA 94608
SH/ files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

R052

June 21, 1995
STID# 147

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

Dan Nourse
Wareham Property Group
1120 Nye St., #100
San Rafael, CA 94901

Re: 1600 - 63rd St., Emeryville, CA 94608

Dear Dan Nourse:

Notice of Violation

On March 8, 1993 you were sent a letter from this office which contained comments concerning a Quarterly Groundwater Monitoring Report dated February 16, 1993 by Harding Lawson Associates. Within this report in #5 was a reminder of your responsibility to perform quarterly groundwater monitoring and to submit a quarterly report to this office. Since that letter you have submitted no reports to this office.

You are hereby directed to conduct groundwater monitoring of the wells on your site and to submit a report thereof to this office within 30 days.

Further investigation needs to be done to delineate the verticle and lateral extent of contamination. Please submit a workplan as attached within 60 days.

This case will be refered to Susan Hugo of this office. If you have any questions concerning this matter please contact this office at (510) 567-6780.

Sincerely,

Thomas F. Peacock, Supervising HMS
Division of Environmental Protection

c: Richard Robbins, 1600-63rd St. Assoc., 1120 Nye St.#400, San
Rafael, CA 94901
Jun Makishima, Acting Chief - Files
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R052

RAFAT A. SHAHID, Assistant Agency Director

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

December 2, 1993

Alan Johnson
Federal Express Corporation
8950 Cal Center Drive, Suite 370
Sacramento, CA 95826

Subject: Five year Underground Storage Tank Operating Permit for
Federal Express Facility, 1600 63rd St., Emeryville,
CA 94608

Dear Mr. Johnson:

Enclosed you will find a five year permit to operate two (2) underground petroleum storage tanks at the above referenced facility. The first tank is a 10,000 gallon double walled fiberglass fuel tank employing single walled suction piping. The second tank is a double walled waste oil tank utilizing a single walled gravity feed. To operate under a valid permit, you are required to comply with the conditions as described in Title 23, of the California Code of Regulations (CCR).

Any changes in the reported monitoring/leak detection systems should be reported to this office with an accompanying State Form "B", attached.

Please consult Title 23, CCR for any additional requirements. To obtain a copy of the Regulations, you may contact the State Water Resources Control Board at (916) 657-0917. This office may be reached at (510) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Brian P. Oliva".

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

cc: George Warren, Emeryville Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R052

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 8, 1993
STID# 147

Dan Nourse
Wareham Property Group
1120 Nye St., #400
San Rafael, CA 94901

Re: 1600 - 63rd St., Emeryville, CA 94608

Dear Dan Nourse:

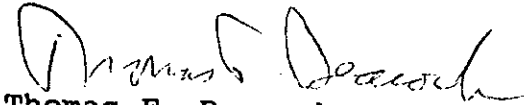
This office has received and reviewed the Quarterly Groundwater Monitoring Report (QGM) for November 1992 dated February 16, 1993 by Harding Lawson Associates. The following are comments concerning this site:

1. The QGM had a site map that showed location of monitoring wells but did **not** show where the underground tanks had been. There apparently used to be 6 underground tanks on the site. UST2 and UST3 are more than 200 feet upgradient from MW2. This was noted in the letter from this office dated August 28, 1992 but there has been no correction to the site drawing.
2. MW4 is more than 200 feet downgradient from the nearest tank site. Although continued analysis of this well may not be warranted it would be unwise to close the well.
3. An Engineering Science Plot Map showed the existence of a "MW1" adjacent to and downgradient from UST's 2 and 3. What has happened to this well. This question was asked in the Aug. 28, 1992 letter but has not been answered.
4. MW5 is cross gradient and in between Tanks 5 and 6. It, too should not be closed at this time. MW3 had 120 ppb TPHd only 2 quarters before the last sample. It is unacceptable to discontinue sampling of this well. The proposal to conduct sampling only semi-annually on only wells MW1 and MW2 is unacceptable.
5. There is no MW downgradient of UST1, the location of the highest contamination. **Further investigation needs to be done to delineate the verticle and lateral extent of contamination. Please submit a workplan as attached within 30 days.**
6. There are no recommendations or conclusions in this report. These should be added to give a plan of what is going to be happening on the site and why. The next quarterly report, for the 1st quarter, 1993, should be accomplished now.

Dan Nourse
1600 - 63rd St. (STID 147)
March 8, 1993
Page 2 of 2

If you have any questions concerning this matter please contact this office.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc:Lester Feldman, RWQCB
Richard Robbins, 1600-63rd St. Assoc., 1120 Nye St.#400, San
Rafael, CA 94901
Edgar B. Howell, Chief - Files
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R052

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 28, 1992

STID# 147

Dan Nourse
Wareham Property Group
1120 Nye St., #400
San Rafael, CA 94901

Re: 1600 - 63rd St., Emeryville, CA 94608

Dear Dan Nourse:

This office has received and reviewed the November 21, 1991 Harding Lawson Associates (HLA) quarterly monitoring report documenting the results of activities occurring at the site during May 1991. Several other reports dating back to April 1988 were also reviewed. The following are comments concerning this site:

1. The cited HLA report provides a site map showing the locations of monitoring wells, but did not show where the underground storage tanks (UST) were located. Apparently, six (6) USTs were, or are, located at the site.
2. Free and high concentrations of dissolved fuel product was discovered in well MW-2 during the May 1991 sampling event. This is not the first time since the site investigation began that free and dissolved phase product was discovered in this well. Well MW-1 also exhibited elevated concentrations (700 ppb TPH-D) of dissolved product. To our knowledge, May 1991 was the last time these and other wells were sampled.
3. It appears that more than a year has passed since the wells were last sampled, even though the consultant proposed monitoring semi-annually, a proposal that, incidently, was **never approved.**
4. Well MW-4 is more than 200 feet downgradient from the nearest tank site. However, as both well MW-2 and MW-4 are the most downgradient wells, they must both be sampled to continually verify the boundaries of the product plume and confirm site gradient.
5. An Engineering Science Plot Map showed the existence of a "MW-1" adjacent to and downgradient from UST-2 and -3. What has happened to this well?

7. Well MW-3 exhibited 120 ppb TPH-D during the February 1991 sampling event. **Several** quarters of nondetectable or low concentrations of target compounds are required before sampling frequencies will be considered for reduction.
8. **Any** proposal to conduct sampling of only MW-1 and -2 is unacceptable, particularly on a semiannual basis. Well MW-2 still exhibits free product. The extent of the plume downgradient of MW-2 has not been defined.

Quarterly monitoring **must** be reinstated immediately in all wells, with the exception of MW-3, which is the only well to be sampled on a semiannual basis. Target compounds are TPH-D/-G, BTEX, TOG (5520 series), and semivolatile hydrocarbons (method 8270). Well MW-3 may be tested for TPH-D/-G, BTEX, and TOG.

9. Currently, no monitoring well is located downgradient of UST-1, the location of the highest documented soil contamination. Further investigation needs to be done to delineate the vertical and lateral extent of soil and water contamination in the area of this tank.

At this time, you are directed to submit a work plan which addresses the requirement to assess the extent of soil and ground water contamination in the area of UST-1. The scope of this work plan should include the installation of an adequate number of wells to fully assess the limits of the free and dissolved product plume in this quadrant (NW) of the site. The need for off-site wells to accomplish this task is to be explored. This work plan is due within 45 days of the date of this letter, **or by the close of business on October 13, 1992.**

Further, sampling schedules shall follow those outlined in item 8, above. Reports are to be submitted **quarterly** until notified otherwise. Be advised that you presently in violation of Section 2652(d) of Title 23, California Code of Regulations (CCR), for failure to submit such reports since November 1991.

Please be further advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond or a late response will result in this case be referred to the RWQCB for possible enforcement action.

Attached please find a summary listing the information required by the RWQCB in order to consider a case for closure. The investigation needs to closely adhere to this format so that once your case is eligible for closure consideration, the need for additional work may not present itself.

Dan Nourse
1600-63rd St. (S 147)
August 28, 1992
Page 3 of 3

If you have any questions concerning this matter please contact this office.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

enclosure

cc: Rich Hiett, RWQCB
Mark Thomson, Alameda County District Attorney's Office
Richard Robbins, 1600-63rd St. Assoc., 1120 Nye St.#400, San
Rafael, CA 94901

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R052

25 May 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Mark Scher
Wareham Development Group
1600 63rd Street Association, Incorporated
1120 Nye Street
Suite 400
San Rafael, Ca. 94901

Subject: Above Ground Storage Tank Removal at 1600 63rd Street
Emeryville.

Dear Mr. Scher:

Our office has received additional information from Mel Roshanravan, of Darling-Delaware Company, concerning the contents of the above ground storage tanks which had been located at the facility listed above. Mr. Roshanravan has provided analytical documentation which contradicts that provided by Engineering-Science in their report of December, 1988. Specifically, Mr. Roshanravan's analysis illustrates that levels of Chloroform and Toluene present in the tanks' contents were below detectable analytical limits.

Mr. Roshanravan described the materials contained within these tanks as tallow and animal fat. They are currently located in South San Francisco awaiting incorporation into the animal feed processes being conducted at other Darling-Delaware facilities.

In view of the information provided, it would appear that the contents of the above ground storage tanks located at 1600 63rd Street in Emeryville were not hazardous wastes. Consequently, the removal of the tanks themselves would not require that hazardous waste disposal procedures be followed. For this reason we ask that you disregard the request for hazardous waste manifests specified in our letter of 17 May, 1989.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Mark Scher
Wareham Development Group
1600 63rd Street Association, Inc.
1120 Nye Street
Suite 400
San Rafael, Ca. 94901
Above Ground Tank Disposal
25 May, 1989
Page 2 of 2

Sincerely,

Rafat A. Shahid
Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

cc: Mel Roshanravan, Darling-Delaware Company, Incorporated
8737 King George Drive

#200
Dallas, Tx. 75235

Ed Clark, Harding Lawson Associates
P.O. Box 578
Novato, Ca. 94948

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R052

17 May 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Mark Scher
Wareham Development Group
1600 63rd Street Association, Incorporated
1120 Nye Street
Suite 400
San Rafael, Ca. 94901

Subject: Review of the Site Characterization Report Concerning 1600
63rd Street, Emeryville.

Dear Mr. Scher:

Thank you for the site characterization report prepared by Engineering-Science Incorporated, in regards to the property listed above. This report has been reviewed by our department and it appears that the soil excavation conducted at this site has been sufficiently thorough. Furthermore, approval is granted for the installation of additional groundwater monitoring wells as described in the recommendations section of the report.

The only discrepancy noted in regards to this project concerns the final disposal of the above ground storage tanks which had been located at this site. As hazardous waste containers, these tanks should have been disposed of as hazardous wastes. Please submit a copy of the pertinent hazardous waste manifests so that we may include them in our records.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid, Chief,
Hazardous Materials Division

cc: Dan McCullar, Project Manager,
Engineering-Science, Inc.
600 Bancroft Way
Berkeley, Ca. 94710

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY
~~XXXXXXXXXXXX~~ Agency Director



R052

Certified Mailer #P241 310 281

470-27th Street, Third Floor
Oakland, California 94612
(415) 774-7237

October 29, 1987

Mr. William A. Falik
Fraytag, LaForece, Rubinstein, Teofan & Falik
300 Montgomery Street, Suite 1200
San Francisco, CA 94104

Dear Mr. Falik:

We are in receipt of your letter of October 22, 1987, regarding the property located at 1600 - 63rd Street, Emeryville, CA.

You stated that the tanks located on the property are to be removed in the near future. Please submit to this office, a plan of closure, including, but not limited to the following, prior to any actions of removal:

1. The company removing the tanks
2. The method of cleaning, either on site or off site
3. The method of disposal and disposal site
4. The locations of soil samples to be taken and the State Certified Lab to be utilized

At the completion of the closure, copies of all manifest, bills of lading and certified lab analysis of samples taken, must be submitted to this office. Should the soil be found contaminated, a plan of correction will be required.

Since the tanks are to be removed soon, no permit to operate will be necessary, however, a fee for overseeing the closure and or clean-up will be required.

If you have any questions, please contact either, Edgar Howell, Senior Hazardous Materials Specialist or Lizabeth Rose, hazardous Materials Specialist, at 874-7237.

Sincerely,

Rafat A. Shahid
Rafat A. Shahid, Chief,
Hazardous Materials Division

cc: Jim Eversol, Emeryville FD
Greg Zentner, RWQCB
Edgar Howell, SR. HazMat Spec.
Lizabeth Rose, HazMat Spec.