



# CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE  
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300

FAX: (510) 658-8095

**RECEIVED**

*By Alameda County Environmental Health at 10:55 am, Mar 19, 2015*

March 16, 2015

Mr. Mark Detterman, PG, CEG  
Senior Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Subject: Response to ACEH Directive Letter of January 6, 2014  
for City of Emeryville Former Fire Station UST Site

Reference: Alameda County Fuel Leak Case No. RO0000068  
GeoTracker Global ID T0600101848

Dear Mr. Detterman:

The City of Emeryville is pleased to submit the attached response to Alameda County Environmental Health (ACEH) directive letter dated January 6, 2014. The response letter was prepared by OTG EnviroEngineering Solutions, Inc. (OTG) under a consultant service contract with the City of Emeryville.

## **Certification**

I certify under penalty of law that this document and all attachments are prepared by OTG under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Please contact Mr. Xinggang Tong at (510) 465-8982 or me at (510) 596-3728 if you have questions or comments.

Sincerely,  
**City of Emeryville**

Nancy Humphrey  
Environmental Programs Analyst

March 18, 2015

Mr. Mark Detterman, PG, CEG  
Senior Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Subject: Response to ACEH Directive Letter of January 6, 2014  
for City of Emeryville Former Fire Station UST Site

Reference: Alameda County Fuel Leak Case No. RO0000068  
GeoTracker Global ID T0600101848

Dear Mr. Detterman:

On behalf of the City of Emeryville (the City), OTG EnviroEngineering Solutions, Inc. (OTG) prepared this response to a 6<sup>th</sup> January 2014 directive letter from Alameda County Environmental Health (ACEH) for the former City-owned fire station located at 4331 San Pablo Avenue, Emeryville, California (the Site, Figure 1). Site background and current status are discussed below.

## **BACKGROUND**

The City operated a fire station at 4331 San Pablo Avenue from the early of 1910s to around 1995 (Lowney Associates, 1999). A 500-gallon underground fuel storage tank (UST) provided fueling services to the station's fire engines. The UST and associated equipment and underground piping were removed on July 26, 1994 under the supervision of ACEH (SEACOR, 1994a & 1994b). Approximately 20 cubic yards of petroleum hydrocarbon impacted soil was also excavated at the time of the UST removal. A soil sample was collected from each of the four sidewalls of the UST excavation pit at the depth of seven (7) feet below ground surface (bgs). In addition, a soil sample was also collected from the base of excavation pit at the fuel dispenser island at 3 ft bgs. The five soil samples were analyzed for TPH-gas, TPH-diesel, and BTEX. TPH-gas ranged from 3 to 190 mg/kg, TPH-diesel from ND (10) to 260 mg/kg, and benzene from ND (0.005) to 0.38 mg/kg. Sample locations and results as presented by SEACOR are attached in Appendix A.

A 2"-diameter groundwater monitoring well (MW-1) was installed approximately 10 feet downgradient of the former UST to a depth of 23 feet bgs, with screen from 6 to 21 feet bgs, on February 21, 1995 (SEACOR, 1995). The well was monitored quarterly in 1995 for TPH-gas, TPH-diesel, and BTEX. At the fourth and the last documented monitoring event conducted on

December 11, 1995, TPH-gas was measured at 8.7 mg/L, TPH-diesel at 98 mg/L, and benzene at 230 ug/L (SEACOR, 1996).

The Site is located within a redevelopment area designated by then the City of Emeryville Redevelopment Agency as “Emery Village Center” as shown on Figure 1. The redevelopment effort was led by Park Emery Associates LP, a private property developer. The initial plan was to build 90 residential townhouses and 30,000 square feet of retail space with additional 10 to 15 residential units above the retail level. This initial development plan is attached in Appendix B. Environ performed a risk assessment and concluded that the risk associated with the contamination levels detected in soil and groundwater within the area is acceptable for the proposed mixed use redevelopment and no further cleanup is required (Environ, 1999). The risk assessment and conclusions were approved by ACEH and California Regional Water Quality Control Board (RWQCB) – San Francisco Bay Region (ACEH, 1999).

Per ACEH’s request, Lowney Associates (on behalf of Park Emery Associates, LP) prepared a Risk Management Plan for soil management during construction (Lowney Associates, 2000).

## **CURRENT STATUS**

The designated Emery Village Center was eventually developed as an all commercial and recreational use, as shown on Figure 1. The initial proposed residential townhouses were not built. The former City-owned fire station property is now part of an outdoor parking lot.

After Environ’s risk assessment was approved by ACEH in 1999, Park Emery Associates LP led the redevelopment effort and communicated directly with ACEH. The City has searched its internal records twice for post-risk-assessment documents related to the site redevelopment, once in October 2009 by Markus Niebanck (see record in Appendix C) and the second time by Nancy Humphrey in January 2015, and found none. Based on interviews with City’s current and former employees who had been directly or indirectly involved in the project, it became clear that the developer did not deliver a copy of any documents to the City. The City tried to contact the developer, but found it had already dissolved.

At this time, the City is unable to provide any documents beyond what have already been uploaded to the County’s FTP site. The City will continue its effort in document search and will provide any and all new documents identified that are related to the project. Meanwhile, can you please discuss with Ms. Susan Hugo, who was the case manager at ACEH for both the Fire Station case and the Emery Village Center case from the initial site investigation through the entire redevelopment process. It is the City’s understanding that the developer should have submitted all required documents to ACEH to her attention.

## CERTIFICATION

I certify under penalty of law that this document and all attachments are prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Please call Xinggang Tong at (510) 465-8982 or Nancy Humphrey at the City at (510) 596-3728 if you have questions or comments.

Sincerely,  
*OTG EnviroEngineering Solutions, Inc.*



Xinggang Tong, PhD, PE  
Project Manager



Attachments:

Figure 1 – Site Location Map

Appendix A – Location and Results of Confirmation Soil Sampling from UST Removal

Appendix B – The Initial Proposed Redevelopment Plan, Emery Village Center

Appendix C – Email Communication from the City to ACEH on October 26, 2009

## REFERENCES

Alameda County Environmental Health, 1999, Proposed Emeryville Village Center, 45<sup>th</sup> Street and San Pablo Avenue, Emeryville, California (August 13, 1999).

Alameda County Environmental Health, 2014, Request for Information on the Status of City of Emeryville Fire Station (January 6, 2014).

State Water Resources Control Board, 2012, Low Threat Underground Storage Tank Case Closure Policy (LTCP).

Environ, 1999, Final Human Health Risk Assessment Report, Proposed Emeryville Village Center, Emeryville, California (October 12, 1999).

Lowney Associates, 1999, Phase I ESA, Emery Village Center (May 25, 1999).

Lowney Associates, 2000, Risk Management Plan, Emery Village Center, Emeryville, California (November 27, 2000).

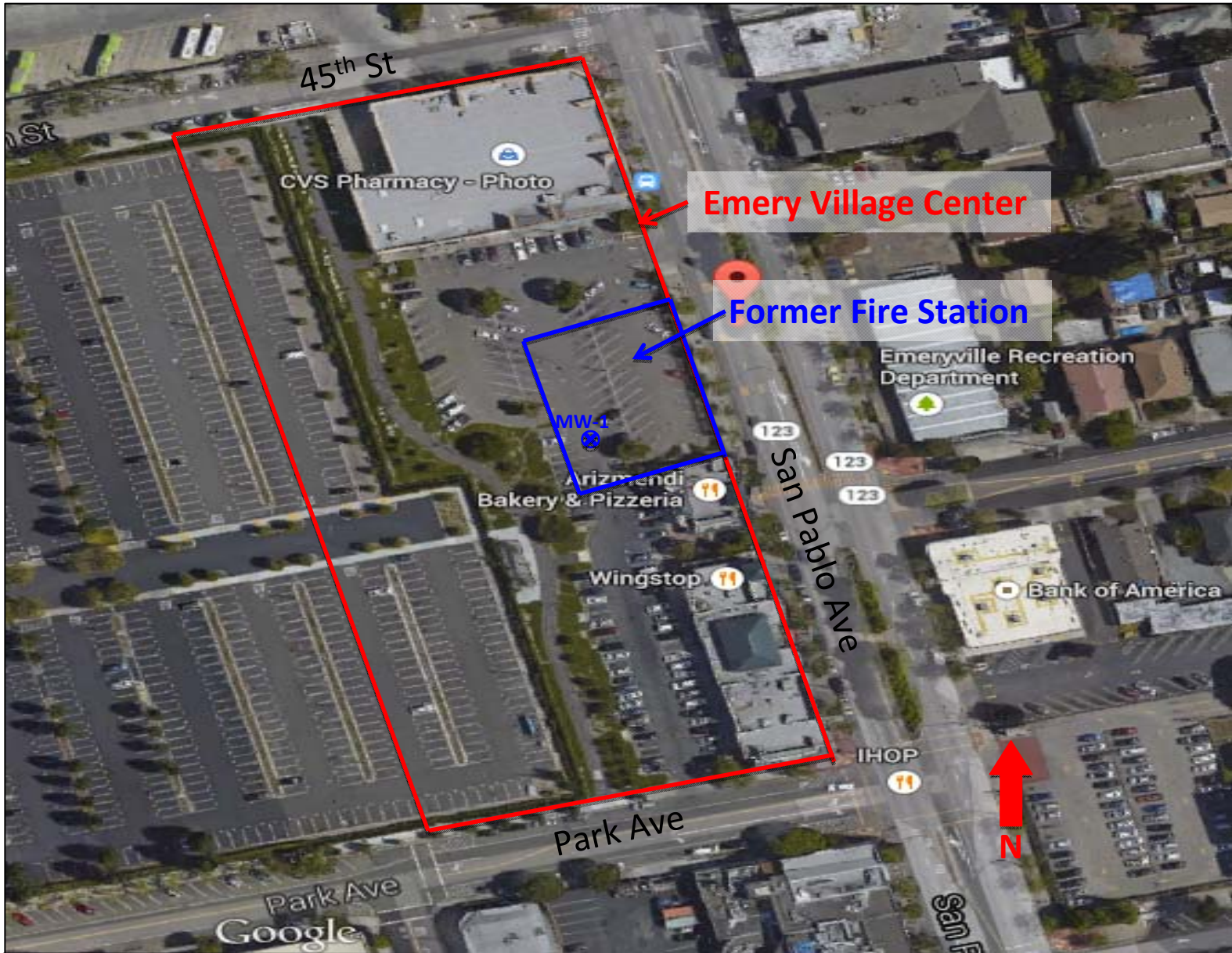
SEACOR, 1994a, Summary Report, Tank Removal and Soil Excavation, City of Emeryville Fire Station, 4331 San Pablo Avenue, Emeryville, California (August 17, 1994).


SEACOR, 1994b, Soil Sampling Results, 4331 San Pablo Avenue, Emeryville, California (August 25, 1994).

SEACOR, 1995, Results of Preliminary Groundwater Investigation and Quarterly Monitoring, City of Emeryville Former Fire Station Project, 4331 San Pablo Avenue, Emeryville, California (September 8, 1995).

SEACOR, 1996, Quarterly Groundwater Monitoring Report, Fourth Quarter 1995, City of Emeryville Former Fire Station Project, 4331 San Pablo Avenue, Emeryville, California (February 20, 1996).





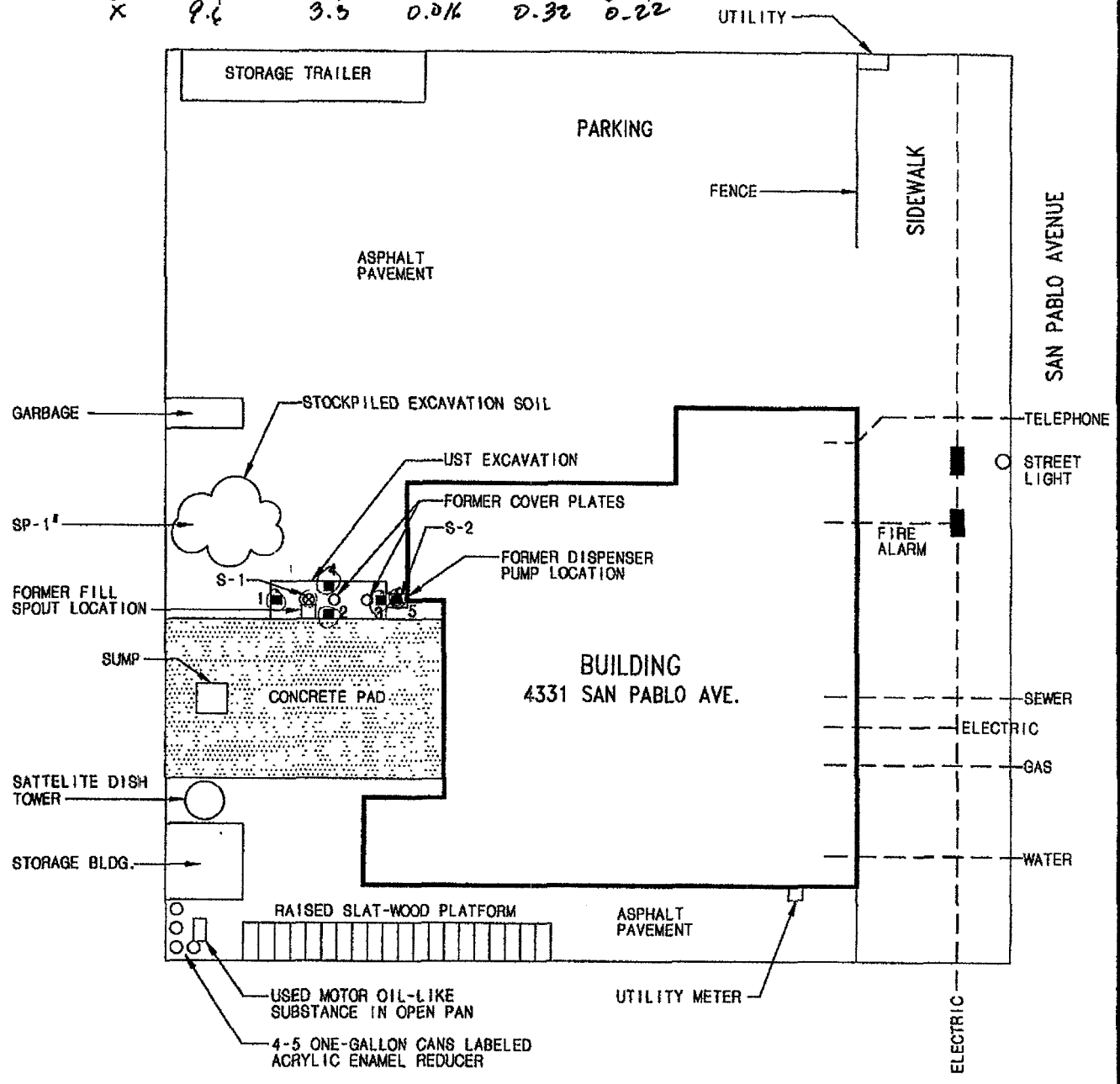
	14EMV03.3000	Figure 1 - Location of City of Emeryville Former Fire Station 4331 San Pablo Avenue, Emeryville, CA
	March 9, 2015	

# **APPENDIX A**

Location and Results of Confirmation Soil Sampling  
From UST Removal

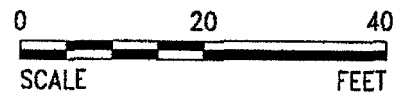
8/19/94 (BRM)

	S1	S2	S3	S4	S5
TPHg	150	190	3	29	5
TPAd	49	260	96	28	ND
BTEX	ND	0.38	ND	0.12	0.20
	0.37	0.34	.057	.0779	0.023
	2.4	3.9	0.05	0.63	0.36
	9.6	3.5	0.016	0.32	0.22



**LEGEND:**

- ✱ COMPOSITE SAMPLE
- SIDEWALL SOIL SAMPLE
- ▲ OVEREXCAVATION SOIL SAMPLE



199407.281516 1 JOBS/EMERY/SITE

**SEACOR**  
ENVIRONMENTAL  
ENGINEERING

DRAWN	CCR
APPR	SB
DATE	17AUG94
JOB NO.	50100-003-01

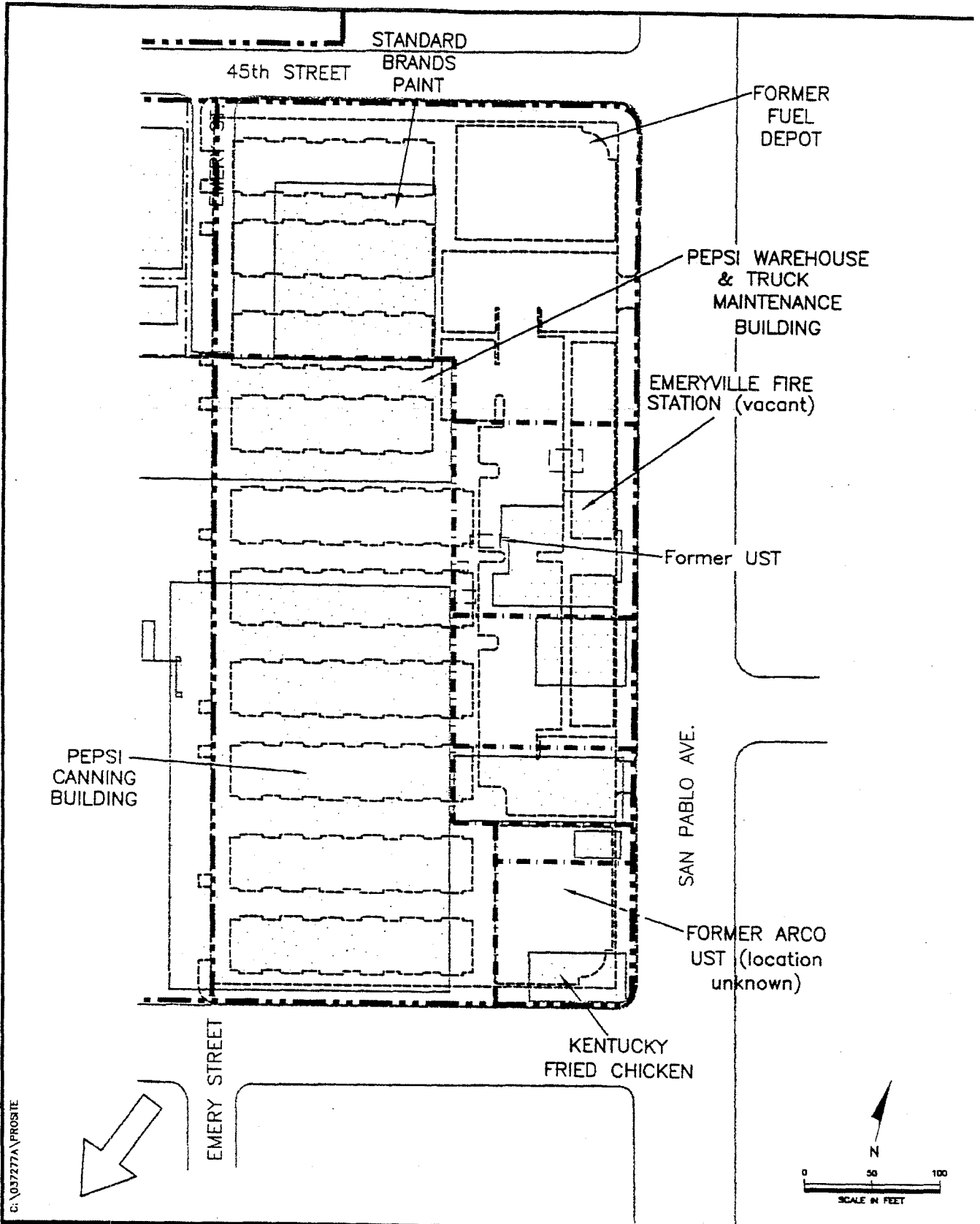
FIGURE  
CITY OF EMERYVILLE  
4331 SAN PABLO AVENUE  
EMERYVILLE, CALIFORNIA

**SITE PLAN**



# **APPENDIX B**

The Initial Proposed Redevelopment Plan  
Emery Village Center



**ENVIRON**

6001 Shellmound St., Suite 700, Emeryville, CA 94608

Historical and Proposed Site Layout  
 Proposed Emeryville Village Center  
 Emeryville, California

Figure

**6**

Drafter: RS

Date: 3/23/99

Contract Number: 03-7277A

Approved:

Revised:

# **APPENDIX C**

Email Communication from the City to ACEH

October 26, 2009

## **Detterman, Mark, Env. Health**

---

**From:** Markus Niebanck [mniebanck@ci.emeryville.ca.us]  
**Sent:** Monday, October 26, 2009 4:18 PM  
**To:** Detterman, Mark, Env. Health  
**Cc:** Michael G. Biddle; Maurice Kaufman; Helen Bean  
**Subject:** ACEHS Cases RO0000068 and RO0002615; Emeryville Fire Station @ 4331 San Pablo Avenue and Emery Village Center

Hi Mark.

This email sends information responding to the last of the lingering sites. My thanks in advance for your help with all of these – I hope the information I've sent over is of use.

I've reviewed the on-line file for referenced cases RO0000068 and RO0002615. 2615 is Emery Village Center, an assemblage of properties along San Pablo between 45<sup>th</sup> Street and Park Avenue. The file appears to have been created in association with and preceding the redevelopment of the property. The City had a Fire Station at 4331 San Pablo, one of the properties in the assemblage and, coincidentally, the subject of Case RO0000068. I believe, at least as far as the City is concerned, that these two files refer to the same former City property.

My review of 2615 found that in association with its redevelopment certain response actions were taken and that at the end of the action all was acceptable to ACEHS. Pages 11-12 of the 2615 case file marked CORRES.pdf (the first document listed for this case on the County site) are a draft version of a letter written by Susan Hugo. This letter responds to a Risk Assessment completed by Environ, and indicates that the County concurs with the recommendations in this report, specifically:

"... no further cleanup of the Site is required at this time and development of the Site is warranted provided that the following operating and institutional conditions are met ..." A February 2001 letter in this same electronic file indicates that the operating and institutional requirements were met.

It appears, therefore, that the Emeryville case was closed at or around of the time of the redevelopment in the early 2000s. To be certain, I visited the site last week. There is no sign of former site features or monitoring wells, all appears to have been removed at the time the site was redeveloped (which is consistent with what's in your file).

These two files seem candidates for closure.

This concludes my review of the files on our list as requiring response. If our records don't agree, if there are other open sites requiring our attention, please let me know at your earliest convenience.

Many thanks for bringing these to our attention. I hope what I've sent over has been of use.

Markus

Markus B. Niebanck, PG  
City of Emeryville  
Economic Development & Housing Department  
1333 Park Avenue  
Emeryville, CA 94608

510 693-1241 (cell)  
510 596-4356 (phone)  
510 596-4389 (fax)