

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



2068

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

June 9, 1999

Mr. Ron Gerber
City of Emeryville Redevelopment Agency
2200 Powell Street, 12th Floor
Emeryville, California 94608

**RE: Former City of Emeryville Fire Station (STID # 4058)
4331 San Pablo Avenue, Emeryville, California 94608**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Gerber:

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: 4331 San Pablo Avenue, Emeryville

June 9, 1999

Page 2 of 2

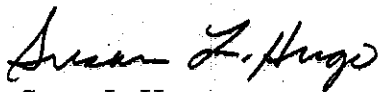
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

RO#68

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

June 20, 1996
STID # 4058

Mr. Juan Arreguin
City of Emeryville
Public Works Department
2200 Powell Street, 12th Floor
Emeryville, California 94608

**RE: City of Emeryville, Former Fire Station
4331 San Pablo Avenue, Emeryville, CA 94608**

Dear Mr. Arreguin:

This office has recently reviewed the case file concerning the removal of one 500 gallon underground storage tank in July 1994 at the above referenced site.

On February 21, 1995, one soil boring was advanced to 23 feet below ground surface (bgs) and converted to a groundwater monitoring well. Soil samples collected from the boring at 5.5 feet to 11.5 feet found contamination up to 35 ppm TPH gasoline, 120 ppm TPH diesel, 420 ppb benzene, 16 ppb toluene, 170 ppb ethylbenzene, and 130 ppb xylene. Groundwater monitoring well MW-1 has been sampled for four quarters from 2/95 to 12/95. The last sampling event showed 8700 ppb TPH gasoline, 98000 ppb TPH diesel, 230 ppb benzene, 19 ppb toluene, 42 ppb ethylbenzene and 58 ppb xylene.

Based on this review, the following items must be addressed regarding the investigation / remediation at the site:

- 1) The petroleum hydrocarbon contamination in soil and in groundwater has not been completely characterized.
- 2) Methyl tertiary butyl ether must be included as target analyte in soil and groundwater samples.
- 3) The threat or impact to public health, safety and environment including water quality must be evaluated.

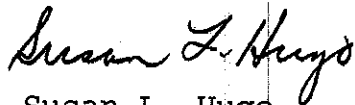
Please submit a work plan which addresses the items listed above **no later than August 16, 1996.**

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Mr. Juan Arreguin
RE: 4331 San Pablo Avenue, Emeryville, CA 94608
June 20, 1996
Page 2 of 2

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Kevin Graves, San Francisco Bay RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R068

RAFAT A. SHAHID, Assistant Agency Director

October 18, 1994
STID# 4058

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

Mr. Juan Arreguin
City of Emeryville
Public Works Department
2200 Powell Street, 12th Floor
Emeryville, California 94608

**RE: Underground Storage Tank Removal
Former City of Emeryville Fire Station
4331 San Pablo Avenue, Emeryville, California 94608**

Dear Mr. Arreguin:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of one 500 gallon underground storage tank (used to store gasoline and/or diesel fuel) on July 20, 1994 at the referenced site. We are in receipt of the Summary Report -Tank Removal and Soil (August 17, 1994) and Soil Sampling Results (August 25, 1994) submitted by Seacor for the subject site.

One sample collected from the native soil beneath the fill end of the former tank at 8.5 feet below ground surface (bgs) found the following contaminants: 86 ppm TPH diesel, 1 ppm TPH gasoline, nd benzene, 0.032 ppm toluene, 0.012 ppm xylene and 0.034 ppm ethyl benzene. Soil sample collected underneath the dispenser (at 0.5 feet bgs) showed 4800 ppm TPH diesel, 18 ppm TPH gasoline, 0.028 ppm benzene, 0.16 ppm toluene, 0.099 ppm xylene, 0.04 ppm ethyl benzene. Strong soil staining and hydrocarbon odor (gasoline) appeared to be present at the site during the removal of the former tank.

On August 16, 1994, overexcavation was conducted around the perimeter of the former tank pit and in the area of the former fuel dispenser. Confirmation samples collected from the sidewalls (at 7 feet bgs) detected the following levels of contaminants: 3 - 190 ppm TPH gasoline, 28 - 260 ppm TPH diesel, nd - 0.38 ppm benzene, 0.057 - 0.37 ppm toluene, 0.05 - 3.9 ppm ethyl benzene, and 0.016 to 9.6 ppm xylene. Confirmation sample collected from the former dispenser area (at 5 feet bgs) identified 5 ppm TPH gasoline, nd TPH diesel, 0.2 ppm benzene, 0.023 ppm toluene, 0.36 ppm ethyl benzene and 0.22 ppm xylene.

Because of the degree of contamination found at the site further environmental assessment is required. A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tank. The information gathered by this investigation will be used to assess the need for additional actions at the site.

Mr. Juan Arreguin
RE: 4331 San Pablo Avenue, Emeryville, CA 94608
October 18, 1994
Page 2 of 3

Groundwater flow direction must be established at the site. One monitoring well should be installed within 10 feet in the verified downgradient location of the former tank excavation. Quarterly monitoring must be performed to determine extent of the groundwater contamination. Groundwater monitoring wells must be sampled and analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene, xylene and lead. Groundwater elevation readings must be incorporated in the quarterly sampling.

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Stockpiled soil from the pit may not be used to backfill these holes without authorization from this office. Only clean fill can be used to backfill the excavation pit. Please provide our office with documentation of the disposal of the stockpiled soil.

It is my understanding that the possible presence of another underground storage tank at the site was investigated. Please provide our office with a copy of the report or findings from this investigation. Additionally, the sump located near the former tank area must be properly closed. The site assessment must include a determination if the sump is a potential source of contamination.

Your work plan must be submitted to this office no later than **November 30, 1994**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

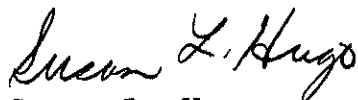
This letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Enclosed is a copy of the Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report which must be completed and submitted to this office **within five working days** upon receipt of this letter.

Mr. Juan Arreguin
RE: 4331 San Pablo Avenue, Emeryville, CA 94608
October 18, 1994
Page 3 of 3

If you have any questions regarding this letter, please contact me
at (510) 567-6700.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Kevin Graves, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division / file



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

January 5, 1993

Maria Bigornia
City of Emeryville
2200 Powell Street
Emeryville, CA 94608

Subject: Former Emeryville Fire Department Station, 4331
San Pablo Ave., Emeryville, CA

NOTICE OF LEGAL OBLIGATION

Dear Ms. Bigornia:

This office has been informed of a change in ownership/responsibility of the above property, a former fire station in the City of Emeryville. (See enclosed letter from the Emeryville Fire Department.)

Our records indicate that there are underground storage tank(s) at your site at the above facility.

In accordance with the California Code of Regulations, Title 23, Division 3, Chapter 16 of the Underground Tank Regulations, you must perform one of the following actions:

- 1) Submit a tank closure plan to this Department as required by Article 7, 2670, or
- 2) Apply for a permit as required by Article 10, 2710.

Notify this Department within 10 days of your intentions and to obtain the necessary instructions and forms.

If you have any questions, please do not hesitate to call this office. The number is (510) 271-4320.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

cc: Mark Thomson, Asst. Alameda Co, District Attorney
Ed Howell/files