

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

April 14, 2006

Mr. Peter Puckett
Berkeley Farms
P.O. Box 4616
Hayward, CA 94540-4616

Mr. Mitch Fine
Armstrong Premier Property LLC
774 Harrison Street
San Francisco, CA 94107-1235

Ms. Karen Bellini
Harmon Management Co.
199 First Street, Suite 212
Los Altos, CA 94022

Subject: Fuel Leak Case No. RO0000245, Berkeley Farms, 4575 San Pablo Avenue, Emeryville, CA - Request for Well Decommissioning

Dear Mr. Puckett, Ms. Bellini, and Mr. Fine:

Alameda County Environmental Health (ACEH) and California Regional Water Quality Control Board staff have reviewed the fuel leak case file and case closure summary for the above-referenced site and concur that no further action related to the underground storage tank fuel release is required at this time. Prior to issuance of a remedial action completion certificate, the monitoring wells at the site are to be properly destroyed, should the monitoring wells have no further use at the site. Please decommission the monitoring wells and provide documentation of the well decommissioning to this office. A remedial action completion certificate will be issued following receipt of the documentation.

Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>). If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: December 16, 2005
	PREVIOUS REVISIONS: October 31, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

Effective **January 31, 2006**, 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.

REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in Excel format. These are for use by assigned Caseworker only.

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



9-4-02

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

RO0000245

September 3, 2002

Ms. Karen Bellini
Harmon Management Corp
199 1st Street, Suite 212
Los Altos, CA 94022

Mr. Norman Alberts
Berkeley Farms
25500 Clawiter Road
Hayward, CA 94545

RE: Former Berkeley Farms Truck at 4575 San Pablo Ave., Emeryville, CA

Dear Ms. Bellini and Mr. Alberts:

I have completed review of Geo-Logic's August 2002 *Work Plan/Proposal, Assessment of Residual Hydrocarbon Vapor in Soil* prepared for the above referenced site. The proposal to advance four soil gas vapor probes and collect soil vapor samples is acceptable with the following additions/changes:

- Soil vapor samples should be collected at approximately 24 inches below grade surface (so as not to puncture the vapor membrane)
- Soil vapor samples should also be analyzed for TPHg and TPHd (in addition to BTEX)

Data from this phase of investigation will be used to supplement the Human Health Risk Assessment previously submitted for the site. Pathways to be evaluated include soil vapor to indoor and outdoor air at a commercial and residential scenario. Field work should commence within 60 days of the date of this letter, or by November 6, 2002.

In the meantime, please continue with semi-annual sampling of well MW-1A. Groundwater should be sampled in September 2002 and March 2003. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

email: Joel Greger (Geo-Logic)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



*Sent 12/28/99
Including cc's*

20245

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 27, 1999

Mr. Mitch Fine
General Manager
Armstrong Installation Services
774 Harrison Street
San Francisco, California 94167

RE: **Former Berkeley Farms Truck Repair Shop and Yard (STID # 6558)**
4575 San Pablo Avenue, Emeryville, CA 94608

Dear Mr. Fine:

This agency has been informed that Armstrong Premier Property, LOC is a prospective purchaser of a portion of the above subject property. I understand that your lender, U.S. Small Business Administration is requesting guidance with respect to groundwater pollution from off-site sources that may potentially impact the subject site. As you know, MW-3, an upgradient well has not detected any petroleum hydrocarbon since groundwater monitoring was initiated in 1998.

Based on the data submitted to date for the site, it does not appear that groundwater pollution from off-site sources has impacted the site, particularly the portion of the property you are currently interested in buying. In general, this agency does not pursue enforcement action against a property owner whose land overlies contaminated groundwater if that contamination is solely the result of the migration of groundwater contaminants from off-site sources. However, this agency may hold such a property owner responsible for investigation or cleanup tasks if he or she refuses to provide reasonable access to an upgradient discharger attempting to investigate and cleanup off-site groundwater pollution.

Please call me at (510) 567-6780 if you have any questions regarding this letter or the subject site.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Ariu Levi, Chief, Hazardous Materials/Household Hazardous Waste Programs
Chuck Headlee, San Francisco Bay RWQCB
Nina Sinclair, TMC Development, 611 Front Street, San Francisco, CA 94111
Karen Bellini, Harmon Management Corp., 199 First St., Suite 212, Los Altos, CA 94022
Norman Alberts, Berkeley Land Co., 1211 Newell Ave., Suite 120, Walnut Creek, CA 94596
Philip Smith, Treadwell & Rollo, 555 Montgomery St., Suite 1300, San Francisco, CA 94111
SH / files

Sent 12/14/99
Including cc's

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

P0245

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 10, 1999

Mr. Mitch Fine
General Manager
Armstrong Installation Services
774 Harrison Street
San Francisco, California 94167

RE: Former Berkeley Farms Truck Repair Shop and Yard (STID # 6558)
4575 San Pablo Avenue, Emeryville, CA 94608

Dear Mr. Fine:

This agency has been informed that Armstrong Premier Property, LOC is a prospective purchaser of a portion of the above subject property. I understand that the subject site will be split into two parcels. Parcel 1 (the southern portion of the property) is currently occupied by the new KFC Store. Parcel 2 (the northern portion of the site) is occupied by a vacant building and formerly used as repair shop and office. I also understand that you are a potential buyer of Parcel 2 where a former waste oil tank was removed.

Based on the review of all the reports submitted to date for the subject site, no further excavation of soil associated with the former waste oil tank is warranted at the site. In addition, it appears that the extent of the soil and groundwater plume has been adequately characterized. However, quarterly groundwater monitoring of well MW-2 must be continued for at least one more year to show that the plume is stable and the concentration of contaminants in groundwater is decreasing. Monitoring well MW-3 is currently used as a downgradient well for the former Berkeley Farms Dairy Facility located east and directly upgradient of the subject site.

Prior to any redevelopment activities at the subject property, a risk management plan must be prepared and approved by this agency. In addition, if a change in the current land use (commercial/light industrial) is proposed for the subject site to a more conservative scenario (such as residential or day-care facility), then a risk assessment will be necessary to validate that such a conservative scenario is an acceptable use at the site.

Please call me at (510) 567-6780 if you have any questions regarding this letter or the subject site.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Ariu Levi, Chief, Hazardous Materials/Household Hazardous Waste Programs
Chuck Headlee, San Francisco Bay RWQCB
Karen Bellini, Harmon Management Corp., 199 First St., Suite 212, Los Altos, CA 94022
Norman Alberts, Berkeley Land Co., 1211 Newell Ave., Suite 120, Walnut Creek, CA 94596
Philip Smith, Treadwell & Rollo, 555 Montgomery St., Suite 1300, San Francisco, CA 94111
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 12/7/99
Includ. cc's

RO245

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 6, 1999

STID #6558

Berkeley Farms
Attn: Mr. Norman Alberts
25500 Clawiter Road
Hayward, California 94545

Ms. Karen Bellini
Harmon Management Corporation
199 First St., Suite 212
Los Altos, California 94022

**RE: Former Berkeley Farms Truck Repair Facility
4575 San Pablo Avenue, Emeryville, California 94608**

****** SECOND NOTICE****
LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Mr. Alberts and Ms. Bellini :

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). **The first notice was sent to both of you on June 3, 1999.** 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: 4575 San Pablo Avenue, Emeryville
December 6, 1999
Page 2 of 2

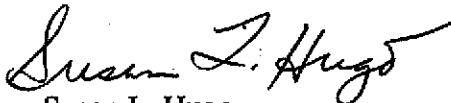
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(Site Name and Address)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ROZYS

June 15, 1999

ENVIRONMENTAL HEALTH SERVICES

Ms. Karen Bellini
Director of Real Estate
Harmon Management Corporation
199 First Street, Suite 212
Los Altos, CA 94022

Mr. Norman Alberts
Berkeley Farms
25500 Clawiter Road
Hayward, CA 94545

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

**Subject: Former Berkeley Farms Truck Repair Yard
4575 San Pablo Avenue, Emeryville, California 94608 (STID #6558)**

Dear Ms. Bellini and Mr. Alberts:

This agency has reviewed the following reports: Risk Based Corrective Action (RBCA) Tier 2 Risk Assessment (April 2, 1999) and Discovery, Sampling and Remediation of Impacted Soils (February 12, 1999), prepared and submitted by Waterstone Environmental for the subject site.

The referenced reports documented the recent work conducted during construction activities at the property and address potential human health risks associated with petroleum hydrocarbons found in soil and/or groundwater at the site.

The risk assessment concluded that the "soil and groundwater to indoor air" exposure pathway for on-site commercial workers is the only exposure route through which the concentrations exceeded the range of acceptable risk threshold levels (10⁻⁴ to 10⁻⁶) in unabated conditions. However, remedial actions such as three feet of clean soil beneath the building, installation of a vapor barrier and installation of backup vapor collection and exhaust system were conducted at the site. Therefore, the indoor air exposure pathway is not expected as a complete pathway.

In addition, in-situ remediation to reduce the petroleum hydrocarbons found in soil and/or groundwater will be required prior to evaluating the site case for closure. Oxygen releasing compounds (ORCs) were introduced in monitoring wells MW-1 and MW-2. It was also reported that monitoring well MW-1 was destroyed during construction activities at the site. This well must be properly decommissioned and a replacement well must be installed.

Please submit a work plan to address the replacement of the well and the abatement of petroleum hydrocarbons found in soil and /or groundwater at the site.

Your work plan should be submitted to this office no later than August 15, 1999.

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

Sincerely,

Susan L. Hugo

Susan L. Hugo
Hazardous Materials Specialist

c: Ravi Arulanantham, San Francisco Bay RWQCB
Chuck Headlee, San Francisco Bay RWQCB
Clif Davenport, Waterstone Environmental, 2712 Rawson St., Oakland, CA 94619
Joel Greger, Geo-Logic, 1140 5th Avenue, Crockett, CA 94525
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02 45

ENVIRONMENTAL HEALTH SERVICES

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

June 3, 1999

STID #6558

Berkeley Land Company
Attn: Mr. Norman Alberts
1211 Newell Avenue, Suite #120
Walnut Creek, California 94596

**RE: Former Berkeley Farms Truck Repair Facility
4575 San Pablo Avenue, Emeryville, California 94608**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Alberts:

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: 4575 San Pablo Avenue, Emeryville

June 3, 1999

Page 2 of 2

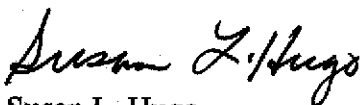
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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
Karen Bellini, Harmon Management Corp., 199 First St., Suite 212, Los Gatos, CA 94022
Clif Davenport, Waterstone Environmental, 2712 Rawson St., Oakland, CA 94619
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

Ro# 245

October 16, 1998

Ms. Karen Bellini
Director of Real Estate
Harmon Management Corporation
199 First Street, Suite 212
Los Altos, California 94022

ENVIRONMENTAL HEALTH SERVICES

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

**Subject: Risk Management Plan for the Former Berkeley Farms Property
4575 San Pablo Avenue, Emeryville, California 94608 (STID #6558)**

Dear Ms. Bellini:

This agency has reviewed the Risk Management Plan dated September 22, 1998, prepared and submitted by your consultant, Waterstone Environmental for the above-referenced site. We are also in receipt of the site map for the proposed development of the property as KFC Restaurant.

The Risk Management Plan (RMP) is comprehensive and addresses this agency's concern regarding future redevelopment at the site. The RMP is approved and construction activities may proceed on the southern half of the property where the restaurant is to be built subject to the following conditions:

- 1) Proof of recordation of the RMP should be submitted to this office. Please send the copy to my attention.
- 2) Prior to any construction activities at the site, a comprehensive site management plan which should include the health and safety plan for construction workers, soil and groundwater management plan, storm water prevention plan and dust control measures must be prepared and submitted to this office.
- 3) A Risk Based Corrective Action (RBCA) Evaluation must be prepared and submitted to this agency. RBCA evaluation must be approved by this office prior to occupancy of the building.
- 4) Three shallow groundwater monitoring wells are present at the site. These wells should be adequately protected during construction activities at the subject site.
- 5) A report should be submitted to this agency following completion of construction activities at the site. At a minimum, the report should include if applicable, results of soil and/or groundwater samples, site map indicating location of where samples were taken, and copies of records for soil and groundwater disposed off-site.

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

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

- c: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, San Francisco Bay RWQCB
Norman Albert, Berkeley Farms, 25500 Clawiter Road, Hayward, CA 94545
Mary Ortendahl, EDAB, 1221 Oak Street, Suite 555, Oakland, CA 94612
Claudia Cappio, City of Emeryville Planning & Building Dept., 2200 Powell St., #1200, Emeryville, CA 94608
Clif Davenport, Waterstone Environmental, 2712 Rawson St., Oakland, CA 94619
Joel Greger, Geo-Logic, 1140 5th Avenue, Crockett, CA 94525
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 245

ENVIRONMENTAL HEALTH SERVICES

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

July 16, 1998

Mr. Norman Albert
Berkeley Land Company, Inc.
1211 Newell Avenue, Suite #120
Walnut Creek, CA 94596

**Subject: Berkeley Farms Truck Repair Shop and Yard (STID # 6558)
4575 San Pablo Avenue, Emeryville, CA 94608**

Dear Mr., Albert:

This agency has reviewed the case file concerning the soil and groundwater investigations at the above referenced site. We are in receipt of the following reports submitted by Geo-logic:

- Phase 2 Soil and Groundwater Investigation Results (10/24/97) prepared by D & A
- Work Plan Proposal for Installation of Monitoring Well (11/15/97) prepared by Geo-Logic
- Waste Oil Stockpiled Soil Sampling, Groundwater Disposal, & Overexcavation at Former Waste Oil Tank Pit (2/10/98) prepared by Geo-Logic
- Soil and Groundwater Sampling Report (February 10, 1998) prepared by Geo-Logic
- Monitoring Well Installation Report (3/7/98) prepared by Geo-Logic
- Overexcavation of Former Waste Oil tank Pit (4/4/98) prepared by Geo-Logic
- Soil Sampling Report for Overexcavation of Former Fuel Storage Tank Pit & Second Quarterly Monitoring & Sampling (6/9/98) prepared by Geo-Logic

The subject site used to be a truck repair shop and yard for Berkely Farms. Prior to that, a service station used to operate at the site. In 1997, a Phase 2 soil and groundwater investigation was conducted to determine the presence of contamination related to past land usage of the subject property. Nine soil borings were placed near potential source of releases such as former underground storage tanks (USTs), above-ground storage tanks, storm drain access, former hydraulic hoist and other heavily stained areas. Results of grab water sample collected from boring SB-2 (possible location of former USTs) found up to 48,000 ppb TPH gasoline. Water sample from boring SB-7 (location of former waste oil UST) found up to 10,000 ppb TPH diesel, 21,000 ppb TPH motor oil, 4200 ppb TPH gasoline and low levels of chlorinated VOCs. Methyl tertiary butyl ether at 69 ppb was identified in the water sample from boring SB-9, which appears to be an up-gradient boring. Soil samples collected from boring SB-7 detected up to 810 ppm TPH gasoline, 8200 ppm TPH diesel, 25,000 ppm TPH motor oil and 11 ppm 1,2 dichlorobenzene.

On February 20, 1998, three shallow groundwater monitoring wells were installed at the site. Groundwater sample collected from well MW-1 which is down-gradient of the former waste oil tank found up to 81,000 ppb TPH diesel, 27,000 ppb TPH gasoline, 2,200 ppb benzene, 910 ppb toluene, 1,700 ppb ethyl benzene and 2,700 ppb xylenes. Monitoring well MW-2 which is downgradient of the former USTs detected up to 14,000 ppb TPH diesel, 120 ppb toluene, 460 ppb ethyl benzene, 730 ppb xylenes and 20,000 ppb TRPH. Soil sample collected from MW-1 at 7.5 feet bgs found up to 2,800 ppm TPH gasoline, 8 ppm benzene, 9 ppm toluene, 37 ppm ethyl benzene, and 220 ppm xylenes.

Between November 1997 and January 1998, approximately 195 tons of soil was overexcavated from the former waste oil tank pit and approximately 21,600 gallons of groundwater was pumped from the pit.

Mr. Norman Albert
RE: 4575 San Pablo Avenue, Emeryville, CA 94608
July 16, 1998
Page 2 of 2

Confirmation soil samples collected from the sidewalls and bottom of the excavation pit showed low levels of TRPH (31 ppm), cadmium (0.74 ppm), chromium (29 ppm), lead (9.7), nickel (44 ppm) and zinc (43 ppm). TPH diesel, TPH gasoline, benzene, toluene, ethyl benzene and xylenes were not detected. Grab water sample collected from the excavation found TPH diesel (27,000 ppb), TRPH (40,000 ppb), benzene (37 ppb), toluene (12 ppb) ethyl benzene (56 ppb), xylene (110 ppb), cadmium (26 ppb), chromium (380 ppb), lead (1,200 ppb), nickel (1,700 ppb) and zinc (3,400 ppb).

On April 30, 1998, the former fuel storage tank pit (location of boring SB-2) was over-excavated to a depth of 7.5 feet below grade on the eastern half and 11.5 feet bg on the western half. Approximately 400 yards of soil was removed and 15,000 gallons of water had been purged from the pit. Verification soil samples collected from the sidewalls and bottom of the excavation found low levels of TPH diesel (60 ppm) and no detectable level of TPH gasoline, benzene, toluene, ethyl benzene and xylenes.

The three wells were sampled on 2/27/98 and 6/2/98. Results indicated the presence of elevated concentration of petroleum hydrocarbons in two down-gradient wells (MW-1 and MW-2) up to 105,000 ppb TPH diesel, 34,000 ppb TPH gasoline, 1,900 ppb benzene, 1,600 ppb toluene, 2,400 ppb ethyl benzene, 3,500 ppb xylenes and 80,000 ppb TEPH.

Based on the review of all the reports submitted for the subject site, no further excavation of soil associated with the former waste oil tank and former fuel tanks leaks appears to be warranted at the site. However, the following issues must be addressed:

- 1) The extent of the groundwater contamination at the site has not been completely delineated. Both down-gradient wells showed elevated concentrations of petroleum hydrocarbons.
- 2) Groundwater monitoring wells must be sampled on a quarterly basis.
- 3) Monitoring wells must be sampled for the following target compounds: TPH gasoline, TPH diesel, TPH motor oil, benzene, toluene, ethyl benzene, xylene, MTBE, chlorinated solvents, lead, cadmium, chromium, nickel, and zinc.

Please submit a work plan which should address the items listed above no later than August 28, 1998.

It is my understanding that soil removal and groundwater purging were conducted at the site to facilitate pending property transfer. Prior to any redevelopment activities at the subject site, a risk management plan must be prepared and approved by this agency.

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

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

cc: Charles Headlee, San Francisco Bay RWQCB
Joel Greger, Geo-Logic, 1140 5th Avenue, Crockett, CA 94525
SH/ files