### **HEALTH CARE SERVICES**

### **AGENCY**

DAVID J. KEARS, Agency Director



Alameda County CC458U Environmental Health Services 1131 Harbor Bay Pkwy., #250 Alameda CA 94502-6577 (510)567-6700 FAX(510)337-9335

July 18, 1996

Mr. Dick Herring 353 Beacon Ridge Lane Walnut Creek, California 94502

RE: Groundwater Flow Study in Emeryville

Dear Mr. Herring:

The Alameda County Department of Environmental Health, Environmental Protection Division (ACDEH) and the Department of Toxic Substances Control (DTSC) are coordinating a groundwater flow study in Emeryville, specifically in the area near the Cypress Freeway (880) reconstruction project and the EBMUD North Interceptor sanitary sewer relocation due to what appeared to be inconsistent flow directions observed at nearby sites.

The following sites under the oversight of either ACDEH or DTSC are requested to participate in this study:

202496 - Good Guys - 5800 Christie Avenue (ACDEH) Shellmound I, II and III - Eastshore Highway (DTSC) 2043/ - Barbary Coast - 4300 Eastshore Highway  $\mathbf{ODTSCD}$ 2069 - Powell Street Plaza (PIE) - 5500 Eastshore Highway (ACDEH) Ro7/2 - Days Inn Hotel - 1603 Powell Street 2000 - BP Oil Station - 1700 Powell Street (ACDEH) (ACDEH) Rozs4 - Shell Oil Station - 1800 Powell Street (ACDEH) Myers Container - 4500 Shellmound Street (DTSC) 2070 - Hacros Pigment Plant - 4650 Shellmound Street (ACDEH) 201/ - Goldsmith Lathrop - 5813 Shellmound Street (ACDEH)

It is necessary to coordinate / tie-in (using the same bench mark) the groundwater elevation readings of the monitoring wells at 5800 Christie Avenue (Good Guys) with wells at the above listed sites.

Please inform your consultants that the tentative schedule for the groundwater elevation measurements for all the sites listed above will be on July 30, 1996.

If you have any questions regarding this letter, please contact me at (510) 567-6780 or Ted Park of DTSC at (510) 540-3847.

Sincerely,

Lucon L'Augo Susan L. Hugo, Senior Hazardous Materials Specialist

C: Mee Ling Tung, Director, Environmental Health Gordon Coleman. Acting Chief, Environmental Protection / files Ted Park, DTSC, 700 Heinz Ave., Berkeley, CA 94710-2737 Sum Arigala, San Francisco Bay RWQCB Walter Loo, ETS, 2081 15th Street, San Francisco, CA 94114 Christine Noma, 1111 Broadway, 24th Fl., Oakland, CA 94607

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# R0431



1 October 1990

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

Michael Corvarrubias The Martin Group 6475 Christie Avenue Emeryville, CA 94608

Subject: Chiron Site Development, 4300 Eastshore Highway,

Emeryville. (4215 Shellmound St.)

Dear Mr. Corvarrubias:

Thank you for the hazardous waste manifests and analytical data concerning the removal of Zinc contaminated soil from the location listed above. All of these documents have been reviewed and found to be in order. The results of the verification sampling demonstrate that the excavation carried out on this property have been sufficiently thorough to ensure that no hazardous wastes remain on this site.

In a letter to this office dated 25 September 1990, from Marc Papineau, of Earth Metrics Incorporated, the contention is made that no evidence of contamination has been found to indicate the need for a ground water investigation on this property. All of the documentation submitted to this office has been reviewed and, in the opinion of this agency, such an investigation is required.

Mr. Papineau correctly points out that the underground storage tank removed from this site did not present evidence of leakage sufficient to require such an investigation, however, the San Francisco Bay Regional Water Quality Control Board would not be willing to disregard such a study on this property for a number of reasons. Despite their removal, the fact that Zinc contaminated site necessitates discovered on this soils had been investigation to determine if an adverse impact upon ground water In addition, the environmental assessment of this has resulted. property prepared by Earth Metrics Incorporated, dated 28 August 1989, identified ground water contamination of Total Petroleum Hydrocarbons of 1500 parts per billion and Benzene contamination of 160 parts per billion from sample N-10. This Benzene value exceeds the Regional Board's action level of 0.07 parts per billion, necessitating some effort to further define the extent of this contamination.

Michael Corvarrubias The Martin Group 6475 Christie Ave Emeryville, CA 94608 Re. Chiron Site 1 October 1990 Page 2 of 2

In the <u>Plan of Remediation for Development of the Chiron Site in Emeryville, California</u>, prepared by Earth Metrics Incorporated and dated 28 August 1989, paragraph two of section 4.6 states;

The Martin Group proposes that a ground water well be installed at the project site to further characterize the fuel constituents in the site's groundwater and, in conjunction with existing wells, to establish flow gradients and assess potential historical sources of such contamination. This monitoring well would supplement the six existing monitoring wells north of Temescal Creek property or could involve the completion of new wells as part of the development plan for the property. A well installation plan and sampling protocol will be submitted in conformance with applicable regulations and requirements of the County.

We in the Alameda County Department of Environmental Health, Hazardous Materials Division, see no reason to deviate from this original proposal. It may be possible for you to implement your development plans for this property and conduct a ground water investigation simultaneously. We will certainly show as much flexibility in this regards as is practical while meeting our oversight responsibilities for your project.

Please clarify your intentions regarding the conduction of a ground water quality investigation at this site. If you have any questions concerning the actions which this agency would like to see implemented, please contact me at (415) 271-4320.

Sincerely,

Dennis J. Byrne

Hazardous Materials Specialist

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cc: Gil Jensen, Alameda County District Attorney's Office, Consumer and Environmental Protection Division.

Lester Feldman, SFBRWQCB

Rafat Shahid, Assistant Director, Alameda County Department of Environmental Health.

Marc Papineau, Earth Metrics, Inc.



8 January 1990

Michael Corvarrubias The Martin Group 6475 Christie Avenue Suite 500 Emeryville, CA 94608 DEPARTMENT OF ENVIRONMENTAL HEALTH Hazardous Materials Program 80 Swan Way, Rm. 200 Oakland, CA 94621 (415)

Subject: Development of the Marriott Site, Parcel 2, 4300 Eastshore Highway, Emeryville.

Dear Mr. Corvarrubias:

This office has received and reviewed the Plan of Remediation and Development prepared by Earth Metrics Incorporated regarding the site listed above. In the opinion of this agency, the environmental assessment conducted on this parcel has been sufficiently thorough to adequately characterize the issues of contamination which require addressing before approval can be given for the implementation of the proposed development. Specifically, the presence of heavy metal contamination in soil and water and hydrocarbon contamination of groundwater, as reported in the Earth Metrics document, will require disposal and/or treatment.

Up to 20,000 parts per million of lead has been detected in soil borings. Additional soil borings on this site measured Zinc levels of up to 12,000 parts per million and Cadmium levels of up to 200 parts per million. These values exceed the Total Threshold Limitation Concentrations (TTLC) specified for these contaminants in Title 22 of the California Code of Regulations. A soil containing a heavy metal concentration exceeding the TTLC value specified for the given element is considered to be hazardous waste and must be disposed of in accordance with the hazardous waste control laws.

Prior to the initiation of the development planned for this site, those areas in which heavy metal contaminant levels exceed the TTLC values must be physically excavated for disposal as hazardous wastes. At the conclusion of this action, samples will have to be collected to verify that the excavation has been sufficiently thorough to remove all appropriately contaminated soils.

In previous discussions on this matter you have expressed an interest in encapsulating these contaminated soils in-place as an alternative to physical removal. We will attempt to display as much flexibility on this issue as is appropriate to meet our

Michael Corvarrubias The Martin Group 6475 Christie Avenue Suite 500 Emeryville, CA 94608 Re. Marriott Project 8 January 1990 Page 2 of 3

oversight responsibilities for this project. Consequently, the Alameda County Department of Environmental Health, Hazardous Materials Division, is willing to evaluate any technical documentation which you would like to present to justify the encapsulation alternative you have proposed for these soils. This scientific documentation must be sufficiently thorough to address any question that public health and environmental quality can be adequately protected by the methods which you propose to utilize. We will make every effort to review materials you submit and respond in a timely manner.

In a related matter, you have suggested using the ongoing groundwater remediation project being implemented at the former P.I.E. site as a method of dewatering the Marriott and Chiron parcels during construction. At this moment we are unable to provide an approval of this proposal. To the knowledge of this agency, no formal request has been made to the owners of the P.I.E. site in this regards and it will take some time to evaluate whether the permit restrictions stipulated for the P.I.E. project by the Department of Health Services and the East Bay Municipal Utilities District would be violated by such an action. For example, would the discharge and monitoring requirements specified on the East Bay MUD permit account for the Arsenic levels measured in the Marriott site groundwater as reported in the Earth Metrics report? Again, we are willing to consider any documentation which you would like to submit to support your proposal.

A final issue in regards to the development of the Marriott parcel concerns the hydrocarbon contamination measured in groundwater. Total Petroleum Hydrocarbon of 5.1 parts per million and Benzene levels as high as 250 parts per billion are listed in the Earth Metrics report. Based upon this data the Regional Water Quality Control Board may require that an active remediation program be established for this site.

Michael Corvarrubias The Martin Group 6475 Christie Avenue Suite 500 Emeryville, CA 94608 Re. Marriott Parcel 8 January 1990 Page 3 of 3

If you have any questions concerning this matter, please contact me at (415) 271-4320.

Sincerely,

Dennis J. Byrne

Hazardous Materials Specialist

Gil Jensen, Alameda County District Attorney's Office cc: Consumer and Environmental Protection Agency

Howard Hatayama, DOHS

Lester Feldman, SFBRWQCB

Rafat Shahid, Assistant Director, Alameda County Dept. of Environmental Health

Ed Howell, Acting Chief, Alameda County Dept. of Environ. Health, Haz Mat Div.

Michael Hogan, Earth Metrics Inc.

2855 Campus Drive, Suite 300

San Mateo, CA 94403

Jim Saucerman, Tenera Environmental Services

1995 University Avenue

Berkeley, CA 94704



16 November, 1989

Michael Corvarrubias
The Martin Group
6475 Christie Avenue
Suite 500
Emeryville, CA 94608

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

Subject: Development of the Chiron Project Site, Parcel 1, 4300 Eastshore Highway, Emeryville.

Dear Mr. Corvarrubias:

This office has received and reviewed the proposal prepared by Earth Metrics Incorporated for the site listed above and a supplementary letter, dated 6 November, 1989, prepared by Marc Papineau of Earth Metrics. Mr. Papineau's letter addressed specific questions raised by this office concerning the actions proposed for this site.

The proposed method for managing excavated soil on the site during the project is acceptable to this office. This soil is to be stockpiled and sampled to determine if it will require disposal as a hazardous waste. This office anticipates being kept closely informed of the results of these analysis.

Excavation will be required in the area of sampling site N-3, where concentrations of Zinc exceeding the TTLC value of 5,000 ppm have been measured. This excavation should be initiated prior to any further development on this site and follow-up sampling will be required to verify that the extent of excavation is sufficiently thorough. This office expects that all soils contaminated with Zinc in excess of the TTLC value of 5,000 ppm will be removed for proper disposal.

At the present time this office is unable to approve Mr. Papineau's proposal to incorporate your dewatering activities into the on-going water treatment process taking place at the P.I.E. site. Our records concerning this project at P.I.E. are incomplete. We are in the process of actively pursuing a review of this project to ensure that it is a legitimate, functional process. Until this review is complete, we cannot consider approving Mr. Papineau's proposal in this regards.

Our review of the P.I.E. water treatment project should be

Michael Corvarrubias The Martin Group 6475 Christie Avenue Suite 500 Emeryville, CA 94608 Re. Chiron Project Page 2 of 2

complete by the first week of December, 1989. You may wait until this review is complete in anticipation that Mr. Papineau's proposal will be approved, or you may submit an alternative means of managing the water produced by the Chiron Site development.

Up to 330 ppm of Total Petroleum Hydrocarbon contamination was measured in soil sample 9, collected in the vicinity of a former underground storage tank location. In accordance with guidelines established by the San Francisco Bay Regional Water Quality Control Board, a ground water monitoring well system will be required at this site. This requirement need not hinder development of the parcel as long as it is clearly understood that, within a reasonable amount of time, the monitoring wells will have to be installed in the vicinity in which sample 9 was collected.

Please be aware that the recommendations and approvals specified in this letter apply only to the Chiron Site, that area south of Temescal Creek. The development proposal for this site has been reviewed prior to that of the Marriott Site, north of Temescal Creek, in conformance with the more pressing deadline communicated to this office. It is anticipated that the development proposal for the Marriott Site will be reviewed during the first week of December, 1989. A letter concerning the opinions of this agency in regards to the Marriott Site development will be prepared upon the completion of the review process.

If you have any questions concerning this matter, please contact me at (415) 271-4320.

Sincerely,

Dennis J. Byrne

Hazardous Materials Specialist

cc: Howard Hatayama, DOHS

Lester Feldman, SFBRWQCB

Rafat Shahid, Assistant Director, Alameda County Dept.

Environmental Health.

Marc Papineau, Earth Metrics, Inc.



November 13, 1989

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

Bob Whitney
Barbary Coast Steel
4200 Eastshore Hwy. (Envision: #4300)
Emeryville, CA 94608

## NOTICE OF LEGAL OBLIGATION

Dear Mr. Whitney:

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

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

- 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.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an undergound storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an undergound storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Thomas F. Peacock, Senior HMS Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection Agency Lester Feldman, RWQCB

R0431

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

September 26, 1989

Mr. Mike Covarrubias
The Martin Group
6475 Christie Ave., Ste. 500
Emeryville, CA 94608

SITE LOCATION: CHIRON, PARCEL 1, 4300 EASTSHORE, EMERYVILLE AND MARRIOTT HOTEL, PARCEL 2

Dear Mr. Covarrubias:

We have received your reports dated August 28, 1989. We cannot complete our review of the report since the following information is missing or incomplete:

#### A. Administrative:

- We have not received a deposit for reviewing the report.
   A deposit of \_\_\_\_\_\_ is required. Please make checks payable to Alameda County.
- 2. [] We have exhausted your deposit account. Please send a check for \$1,120 to cover review costs.
- 3. [ ] Other:
- B. Soils Investigation:
  - 1. [x] Description of field soil sampling methodology.
  - 2. [ ] Chemical Methods to be used for sample preparation and analysis (method numbers and references).
  - 3. [ ] Drilling Logs.
  - 4. [ ] Copies of original, signed laboratory reports.
  - 5. [ ] Detection limits for all parameters analyzed.
  - 6. [ ] Site map.

#### C. Groundwater

- 1. [] Background assessment: cause & location, pollutants, site history, etc.
- [x] Groundwater monitoring well design, installation, development (exhibits not included in documents).
- 3. [] Groundwater sampling methodology.
- 4. [ ] Certified Laboratory and DHS Certified number, chain of custody procedures, sample preservation methods, holding times, etc.
- 5. [ ] Method used to measure free product thickness.
- 6. [x] Method used to measure groundwater elevations.
- 7. [x] Vertical and lateral definition of soil contamination.
- 8. [x] Local and Regional Hydrogeology:

Groundwater sensitivity, site specific geology, hydrogeologic setting, nearby surface water descriptions, potential pollutant pathways, hydraulic connections, local gradient evaluation, seasonal fluctuations, aquifer characteristics, soil permeability.

- 9. [x] Groundwater cross section graphics, gradient maps.
- 10. [x] Groundwater Beneficial Uses:

Existing beneficial uses, potential beneficial uses, well surveys (municipal, agricultural, domestic), long term fate of contaminants.

Inadequate.

11. [x] Remediation Activities:

Rationale, soil remediation method and effectiveness, groundwater remediation method and effectiveness, impact on beneficial uses.

12. [x] Remediation Completion:

Final clean-up levels sought, monitoring program verification criteria (frequency, duration, statistical methods), impact of residual pollutants on beneficial uses.

#### D. Site Safety Plan

- 1. [] Elements of Site Safety Plan as specified by 29 CFR 1910.120 (See attached).
- 2. [ ] Other.

#### E. Other

- 1. [ ] Reports are referred to in your plan which have not been supplied to this office.
- 2. [ ] Reference list to the reports cited in document.
- [x] Data format: correlation of lab sample numbers, drilling log sample numbers, cross references, incomplete tables, etc.
- 4. [] Primary contact person for project.
- 5. [] Name and address of organization or persons funding this report.
- 6. [ ] DHS Laboratory Certification Number.
- 7. [] Statement from certified laboratory that analytical methods used in this report have been certified by DHS.
- 8. [x] Quality control and assurance data regarding the analytical information submitted.
- 9. [x] Signature of report by registered engineer or professional (Sections 6735, 7835.1 of Business & Professional Code; Rule 415 of Professionals and Vocational Regulations.).
- 10. [x] Curriculum vitae for persons involved in project.Mr. Marc Papineau's vitae is missing.
- 11. [ ] Other.

If you have any questions on this matter, please contact Lowell Miller, Senior Hazardous Materials Specialist, at 415/271-4320.

Sincerely,

READY

Rafat A. Shahid, Chief Hazardous Materials Division

RAS: LM: mam



June 19, 1989

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

Mr. John A. Flores City Manager City of Emeryville 2200 Powell Street 12th Floor Emeryville, CA 94608

Project: North Judson Steel Plant: Parcels 1 & 2 - Emeryville 94608

Dear Mr. Flores:

We have received your request of June 6, 1989 requesting a summary of the work accomplished and the next steps to be taken on the above project to date. The following represents this summary:

A Closure plan for the removal of an underground tank in the south portion of the property was received by this department. The plan was approved on 4/15/88. Results were submitted to this office in July 1988 by Earth Metrics, Inc. for the Martin Company, Walter Kaczmarek General Partner.

Diesel fuel apparently from a previous underground tank leak appears to be moving from a parcel north of the site, which is now the Powell Street shopping plaza. Cytoculture International is in the process of attempting to clean up the contaminated soil and groundwater in that site.

An underground tank was removed from the subject site. Test results of samples taken in the immediate vicinity of that tank showed no contamination. Two soil borings in the north section of the parcel showed petroleum contamination. It is surmised that this may be comining from north of the site although there is not yet sufficient data to establish this. Heavy metal soil contamination was found in the southern portion of the parcel and is listed below in table 1:

### Table 1

Contaminant	Concentration (ppm)
Cadmium	4.3 - 14.50
Chromium	66.9 - 2228.1 28.0 - 844.2
Copper	
Lead	36.2 - 988
Zinc	96.4 - 5320.4

The site needs a more extensive characterization plan which will be in conformance with the San Francisco Regional Quality Control Board Guidelines. Any soil removal from this parcel should be conducted in conformance with Title 22 of the California Code of Regulations. In addition all construction activities on site should be conducted in accordance with California and Federal Occupational Health and Safety Guidelines for activities on hazardous waste sites.

If you have any questions on this matter, please contact Lowell Miller at 271-4320.

Sincerely,

Rafat Shahid, Chief

Hazardous Materials Division

Department of Vironmental Health Hazardous Mat als Division

80 Swan Way, Room 200 SITE: 4300 East shore Oakland, CA 94621

R0431

Telephone Number: (415) 271-4320

31 January, 1989

EIP Associates 150 Spear Street Suite 1500 San Francisco, Ca. 94105 Attn: Gordon Becker

Subject: Chiron Pilot Plant, Tank Removal Project.

Dear Mr. Becker:

In response to your telephone request of 31 January, 1989, we have once again reviewed our files concerning the underground storage tank removal project conducted at the Barbary Coast Steel Corporation property at 4300 Eastshore Highway in Emeryville. Enclosed you will find reproductions of the site plan submitted to our office with the initial closure request showing the general locations of the six tanks at the facility. In addition, a copy of the analytical report provided by Applied Geosystems Incorporated in regards to this project is also included.

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

Sincerely, Ryc B. Shall

Rafat A. Shahid, Chief, Hazardous Materials Division

RAS: DB

Department of Environmental Health Hazardous erials Division 80 Swan Way, Room 200 Oakland, CA 94621

R0431

Telephone Number: (415) 271-4320

26 January, 1989

EIP Associates 150 Spear Street Suite 1500 San Francisco, Ca. 94105 Attn: Terry O'Hare or Karen Whistler

Subject: EIR Concerning the Chiron Pilot Plant Project.

Dear Mr. O'Hare or Ms. Whistler:

Our records have been reviewed concerning the parcel of land to be utilized for the Chiron Pilot Plant Project. 4300 Eastshore Highway in Emeryville was formally a section of the Judsen Steel Corporation. Our records indicate that it is currently owned by the Barbary Coast Steel Corporation.

Six underground storage tanks were removed from this site on the 25th and 26th of February, 1988. Five of the tanks were constructed of steel, the sixth was constructed of fiberglass. The tanks were reported to have contained gasoline and diesel fuel.

Upon removal, the tanks were inspected for obvious evidence of leakage by employees of Applied Geosystems Inc. of Fremont. No holes were found in the steel tanks. The fiberglass tank was ruptured during the removal so no such inspection was carried out.

Two soil and one water sample was collected for analysis from three of the six tank excavation sites. All samples were analyzed for the presence of Total Petroleum Hydrocarbons as gasoline (TPH-G) and diesel (TPH-D). In addition, an analysis was conducted for the presence of Benzene, Toluene, Xylene and Ethylbenzene. TPH-D levels of 1100 ppm, 9650 ppm and 9870 ppm were measured in three of the soil samples.

The State of California, Department of Health Services, has set a standard of 1000 parts per million of Total Petroleum Hydrocarbons in a soil sample as constituting a hazardous waste. In accordance with this State standard and Guidelines established by the San Francisco Bay Regional Water Quality Control Board, it is the policy of the Alameda County Department of Environmental Health, Hazardous Materials Division, that soils with a TPH contamination in excess of 1000 ppm be fully excavated. These soils must be either treated to reduce the contamination to acceptable levels,

EIP Associates 150 Spear Street Suite 1500 San Francisco, Ca. 94105 26 January, 1989 Chiron Pilot Plant Project Page 2 of 2.

as verified by further analysis, or disposed of as a hazardous waste.

Our records indicate that no further remediation has been conducted at this site. We have been in communication with a representative of Barbary Coast Steel Corporation in regards to this issue. Barbary Coast Steel is in the process of preparing a Plan of Action concerning the soil contamination discovered at this site. This Plan is to be submitted to our office for review and approval.

If you have any questions or require further clarification concerning the remediation actions which are required at this site, please contact Dennis Byrne, Hazardous Materials Specialist, at (415)271-4320.

Sincerely,

Rafat A. Shahid, Chief,

Hazardous Materials Division

RAS; DB

cc: John Flores, City Manager City of Emeryville 2200 Powell Street Emeryville, Ca. 94608