

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 589

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

March 2, 1999

Mr. Benny Kwong  
Gateway Housing Corp.  
405 14<sup>th</sup> Street, Suite 400  
Oakland, California 94612

**Subject: Risk Management Plan for 4800 San Pablo Avenue  
Emeryville, California 94608 (STID # 4987)**

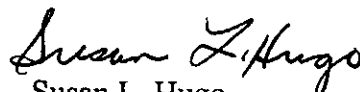
Mr. Kwong:

This agency has received the stormwater prevention plan, dust control measures and the development plan submitted as part of the Risk Management Plan (RMP) for the above referenced property. The RMP is acceptable and must be implemented during construction activities at the subject site.

Please notify this office when construction will begin at the 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: Steve Baker, HydroSolutions of California, P.O. Box 922, Nevada City, CA 95959  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 589

February 16, 1999

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

Mr. Benny Kwong  
Gateway Housing Corp.  
405 14<sup>th</sup> Street, Suite 400  
Oakland, CA 94612

**Subject: Risk Management Plan for 4800 San Pablo Avenue, Emeryville,  
California 94608 (STID # 4987)**

Dear Mr. Kwong:

This agency has reviewed the Risk Management Plan (RMP) dated January 1999, prepared and submitted by HydroSolutions of California for the above referenced site. The RMP is acceptable provided the following issues are addressed:

- 1) A storm water prevention plan during construction activities at the site should be prepared and submitted to this agency.
- 2) Dust control measures to be implemented during construction activities at the site should also be submitted as part of the RMP.
- 3) Please provide our office with a copy of the development plan for the whole project (Oakland and Emeryville sites) showing areas to be landscaped, location of buildings, parking, etc.

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: Steve Baker, HydroSolutions of California, P.O. Box 922, Nevada City, CA 95959  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



✓  
RO#589/RO#2755

ENVIRONMENTAL HEALTH SERVICES

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

January 4, 1999

Mr. Benny Kwong  
Gateway Housing Corp.  
405 14<sup>th</sup> Street, Suite 400  
Oakland, CA 94612

**Subject: Risk Management Plan for 4800 San Pablo Avenue, Emeryville, California 94608  
(STID # 4987)**

Dear Mr. Kwong:


This agency issued a "Remedial Action Completion Certification" for the above referenced property on September 25, 1998. However, a risk management plan (RMP) is required prior to any construction activities at the site. The RMP should include at a minimum the following items:

- 1) An acceptable health and safety plan to be followed during any activities involving exposure to soil and groundwater contamination
- 2) If soils and groundwater are generated during construction activities at the site, a soil management plan and groundwater management plan should be developed
- 3) Site mitigating measures to prevent any potential vertical conduits between the shallow and deeper aquifers
- 4) Description of site history, summary of the residual chemicals of concern in soil and groundwater and site development map showing areas to be landscaped, location of buildings, etc.

You will need to submit a deposit of \$ 1,000.00 payable to Alameda County, Environmental Health Services for regulatory oversight on the subject site. At the completion of the project, any unused monies will be refunded to you or your designee. The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on the project will be debited at the ordinance specified rate, currently at \$100 per hour.

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: Mee Ling Tung, Director, Environmental Health  
Tom Peacock, Program Manager  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO589

ENVIRONMENTAL HEALTH SERVICES

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

June 24, 1998

Mr. Patrick O'Keeffe  
City of Emeryville Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, California 94608

**Subject: Property Located at 4800 San Pablo Avenue, Emeryville, California 94608  
STID # 4987**

Dear Mr. O'Keeffe:

This agency has received a request from Mr. Steve Baker of Hydro Solutions regarding the abandonment of groundwater monitoring wells at the above referenced site. As you know, the site is in the process of closure and no further groundwater monitoring is required.

The five wells (WB-7, WB-8, WB-9, WB-12 and WB-14) at the site must be properly decommissioned prior to future construction activities. A report must be submitted documenting the abandonment of the monitoring wells. Additionally, you will need to notify this office in advance of the well abandonment field activities.

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

Sincerely,

Susan L. Hugo  
Hazardous Materials Specialist

c: Steve Baker, Hydro Solutions of California, P.O.Box 922, Nevada City, CA 95959  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



✓ (LOP) (SLIC)  
R0#589/R0#2755

March 11, 1998

Ms. Maria Bigornia Poncel  
City of Emeryville Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, California 94608

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

**RE: Property Located at 4800 San Pablo Avenue, Emeryville, California 94608  
STID # 4987**

Dear Ms. Poncel:

This letter serves to summarize our telephone conversation today regarding the above referenced site.

I have reviewed the case file and will proceed with evaluating the site as a low risk groundwater case for closure. Further groundwater monitoring is not required at the subject site. A case closure summary will be prepared and has to be reviewed by two LOP staffs. After the closure summary is approved by the staff, it will be submitted to Regional Water Quality Control Board for concurrence with our recommendation that no further work is required regarding the three underground storage tanks reportedly removed from the site.

You will receive a letter from our office requesting that the groundwater monitoring wells at the site should be properly decommissioned after the case closure summary has been approved by the RWQCB. The final closure letter ( Remedial Action Completion Certification ) will be issued by this office after the wells have been properly decommissioned.

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

Sincerely,

  
Susan L. Hugo  
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health  
Dick Pantages, Chief, Environmental Protection  
Stephen Hill, San Francisco Bay RWQCB  
Steve Baker, Hydrosolutions of California , P.O. Box 922, Nevada City, CA 95959  
Sh / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#589

RAFAT A. SHAHID, DIRECTOR

February 7, 1996  
STID# 4987

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Ms. Maryann Leshin  
City of Emeryville Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, California 94608

RE: Proposed Groundwater Monitoring Program  
4800 San Pablo Avenue, Emeryville, CA 94608

Dear Ms. Leshin:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the proposed groundwater monitoring program dated January 3, 1996, prepared and submitted by Hydro Solutions of California, Inc. for the above referenced site.

The proposed groundwater monitoring program is acceptable to this department with the following modifications:

- \* The five monitoring wells (WB-7, WB-8, WB-9, WB-12 and WB-14) should be sampled initially for TPH gasoline and BTEX.
- \* TPH diesel and TPH as motor oil (by GC-FID) must be included as target compounds in addition to TPH gasoline and BTEX during the initial sampling on monitoring wells WB-8, WB-12 and WB-14.
- \* Monitoring wells WB-7 and WB-12 can be dropped from the quarterly monitoring program if the initial sampling results showed no detectable concentration of TPH gasoline and BTEX.
- \* Monitoring wells WB-8 and WB-14 must be sampled every quarter for TPH gasoline, TPH diesel, TPH motor oil and BTEX.
- \* Monitoring well WB-9 must be sampled every quarter for TPH gasoline and BTEX.

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.

Ms. Maryann Leshin  
RE: 4800 San Pablo Avenue, Emeryville, CA 94608  
February 7, 1996  
Page 2 of 2

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

Sincerely,

*Susan L. Hugo*

Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Jun Makishima, Interim Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
Stephen Baker, HSCI - 5917 Moss Creek Circle, Suite 2,  
Fair Oaks, California 95628  
Balwant Grewal, 754 Taylor Avenue, Alameda, California 94501

bc

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



✓ R0589 (LOP)  
R02755 (SLIC)

RAFAT A. SHAHID, DIRECTOR

September 11, 1995  
STID# 4987

Ms. Maryann Leshin  
City of Emeryville Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, California 94608

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

**RE: Proposed Remedial Action**  
4800 San Pablo Avenue, Emeryville, CA 94608

Dear Ms. Leshin:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the Proposed Remedial Action (December 1994) prepared by HydroSolutions of California, Inc. for the referenced site. The above mentioned proposal was received by this office on August 2, 1995.

The proposed remedial action consists of the following tasks:

- \* submittal of a remedial action plan (RAP) incorporating the non attainment provision as amended in the Basin Plan
- \* qualitative risk assessment to evaluate the level of protection needed for the subject site
- \* plume management plan which includes the groundwater monitoring program
- \* submittal of a health and safety plan for on site workers
- \* limited excavation of contaminated soil and collection of verification samples

The proposed remedial action is acceptable to this agency and can be implemented provided the following items are addressed:

- 1) The qualitative risk assessment should address the future land use for the site
- 2) The plume management plan should include institutional controls such as deed notification, contingency plan, etc. Target analyses for the ground water monitoring program should include TPH as diesel and TPH as motor oil if these contaminants are detected in the soil samples.



Ms. Maryann Leshin  
RE: 4800 San Pablo Avenue, Emeryville, CA 94608  
September 11, 1995  
Page 2 of 3

- 3) Verification soil samples collected after completion of the excavation activities must be analyzed for TPH as diesel and TPH as motor oil in addition to TPH as gasoline and BTEX.
- 4) Stockpiled soil maybe used as backfill with prior approval from this agency.
- 5) A site health and safety plan shall be submitted to this agency prior to implementing the remedial action.
- 6) Please notify this office 72 hours in advance of any field work at the site.
- 7) Any waste (hazardous or non hazardous) generated from this investigation shall be disposed appropriately. Documents of all waste disposal must be provided to this office.
- 8) Applicable permits from other regulatory agencies must be followed.

A report must be submitted to this agency within **45 days** after completion of any phase of the remedial action. Until clean up 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. In addition, the following items must be incorporated in your future reports or work plans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels

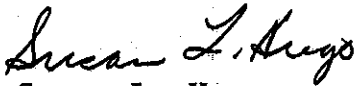
Ms. Maryann Leshin  
RE: 4800 San Pablo Avenue, Emeryville, CA 94608  
September 11, 1995  
Page 3 of 3

- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

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.

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

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Director, Environmental Health  
George Young, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
Stephen Baker, HSCI - 5917 Moss Creek Circle, Suite 2,  
Fair Oaks, California 95628  
Balwant Grewal, 754 Taylor Avenue, Alameda, California 94501

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02755 (SUC)

✓ R0589 (LOP)

RAFAT A. SHAHID, Assistant Agency Director

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

9 March 1992

Mr. Balwand S. Grewal  
754 Taylor Avenue  
Alameda, CA 94501

Subject: 4800 San Pablo Avenue, Emeryville.

Dear Mr. Grewal:

This agency contains no records indicating that underground storage tanks have ever been associated with the address listed above. Furthermore, this agency is unaware of any environmental contamination that would hinder the development of this site. Consequently, this agency has no objection to your development of 4800 San Pablo Avenue.

Please be aware that California law requires that evidence of environmental contamination discovered during ordinary construction and development projects be reported to the appropriate regulatory agency. This agency would be that which you would be obligated to report to if soil or ground water contamination is encountered on your property in Emeryville. The detection of any such contamination may require further investigative followup on your part, under the direction of this agency.

If you have any questions concerning this matter, please feel free to contact Brian Oliva, Hazardous Materials Specialist, at (510) 271-4320.

Sincerely,

Dennis S. Byrne  
Senior Hazardous Materials Specialist

cc: Brian Oliva, Hazardous Materials Specialist