

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-17-00

R0608 (1330A;9)

R02849 (1330B;9)

November 15, 2000

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

Mr. Larry Stone
Olive Lofts, L.L.C.
490 Mandana Blvd.
Oakland, CA 94610

**RE: Underground Storage Tank Removal at 1200 65th Street, Emeryville, California 94608
(STID # 1330)**

Dear Mr. Stone:

This office has reviewed the case file including the Tank Removal Report (September 30, 2000) prepared and submitted by William Dubovsky Environmental for the above referenced site.

This report documents the activities conducted during the removal of one 1,500-gallon heating fuel underground storage tank on September 20, 2000. The tank was uncovered during redevelopment of the subject property.

Two 8,000-gallon solvent underground storage tanks were previously removed at the site in November 1991. Soil and groundwater investigation was conducted and a closure letter (no further action) was issued on June 1, 1995.

Review of the submitted tank removal report dated September 30, 2000 showed no significant release from the former heating fuel tank. The heating fuel tank has been removed in full compliance with the requirements of Title 23, California Code of Regulations.

Based on the information provided to this office and with the provision that the information provided for the subject site is accurate and representative of site conditions, no further action related to the heating fuel underground storage tank removed at the subject site is required.

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: Ariu Levi / Tom Peacock, Environmental Health Services
Chuck Headlee, San Francisco Bay Regional Water Quality Control Board
George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St., 12th Floor, Emeryville, CA 94608
William Dubovsky, 6264 Pleasant Valley Road, P.O. Box 99, El Dorado, CA 95623
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0608

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

May 24, 1999

Mr. David Kuhre
Oliver Rubber Company
1200 65th Street
Emeryville, California 94608

Subject: Oliver Rubber Company (SLIC# 1330)
1200 65th Street, Emeryville, CA 94608

Dear Mr. Kuhre:

This agency and the Cal-EPA / San Francisco Bay Regional Water Quality Control Board (RWQCB) have reviewed the following reports submitted for the subject site:

- Human Health Risk Assessment for Oliver Rubber Company Plant 1 (December 4, 1998), prepared and submitted by McLaren Hart
- Risk Assessment Work Plan for Oliver Rubber Company Plant 1 (November 18, 1998), prepared and submitted by McLaren Hart
- Report Regarding the Presence and Source of Chlorinated Solvents in Groundwater Beneath the Oliver Rubber Company Property (November 30, 1998), prepared and submitted by Aqua Science Engineers
- Additional Soil and Groundwater Assessment Report (September 25, 1998), prepared and submitted by Aqua Science Engineers

Groundwater Impact

The referenced reports documented the recent work conducted to address the source of low concentrations of chlorinated solvents found in the groundwater and the potential human health risks associated with the impacted groundwater. This agency and the RWQCB have evaluated the data collected for the site. Based on our review of the data submitted to date for the subject site and with the provision that all information provided to the agencies are accurate and representative of site conditions, we find that the source of chlorinated solvents found in the groundwater is unknown. The low concentration of chlorinated solvents occasionally found in this general area appears to be a regional problem.

In addition, the human health risk assessment looked at the potential health risk associated with the live/work residential scenario and concluded that the impacted groundwater does not pose an adverse health effects to the occupants.

At the low concentration of solvents found in the groundwater and with the use of institutional controls (please see listed below), no further action is necessary related to the impacted groundwater.

Closure of Raffex Containing Tanks

On August 12, 1998, the County issued a letter regarding the Raffex (a heavy petroleum hydrocarbon similar to liquid tar at elevated temperatures) found in soil and groundwater at the site. No further action related to the Raffex tank vault release is required provided the following conditions are met:

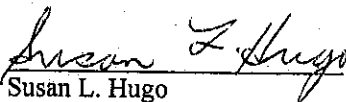
Mr. David Kuhre
RE: 1200 65th Street, Emeryville, CA 94608
May 24, 1999
Page 2 of 2

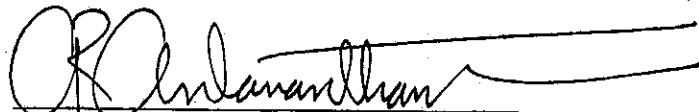
- 1) Preventive measures should be in place to protect the disturbance of the closed tank vault. Your proposal to place a use restriction at the site is acceptable to both agencies.
- 2) The closed tank vault should be identified on the parcel map for the site.
- 3) Use restriction (#1) and parcel map (#2) should be recorded and a copy of the recorded deed should be submitted to both agencies and the City of Emeryville Building and Planning Department.
- 4) If the closed tank vault is proposed to be disturbed, a risk management plan (RMP) should be submitted and approved by this office. The RMP should include at a minimum the following items: an acceptable health and safety plan to be followed during activities involving exposure to soil and groundwater contamination, soil and groundwater management plan, site mitigating measures to prevent any potential vertical conduits between shallow and deeper aquifers, etc.

It is our understanding that there is an on-going property transfer and the potential buyer intends to develop the property for work/live residential usage. This office and the RWQCB have no objection to develop the subject site for this proposed use provided all the above conditions and applicable requirements from other regulatory agencies are met.

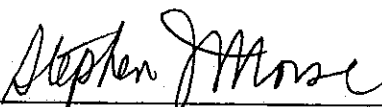
If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780 or Ravi Arulanatham at (510) 622-2308, email at ra@rb2.swrcb.ca.gov.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist


Ravi Arulanatham, Ph.D.
Staff Toxicologist, Cal-EPA/S.F. Bay RWQCB

Concur:


Stephen Morse, P.E., Chief
Toxics Cleanup Division, Cal-EPA/S.F. Bay RWQCB

c: Mee Ling Tung, Director, Environmental Health
Barbara Cook, P.E., Chief, Cal-EPA/DTSC, 700 Heinz Ave., Bldg. F, Suite 200, Berkeley, CA 94710
Dick Pantages, Chief, Hazardous Materials Programs
Tom Peacock, Manager, Hazardous Materials Programs
Claudia Cappio, Emeryville Building and Planning Dept., 2200 Powell St., 12th Floor, Emeryville, CA 94608
Ignacio Dayrit, Emeryville Redevelopment, Agency, 2200 Powell St., 12th Floor, Emeryville, CA 94608
David Allen, Aqua Science Engineers, Inc. 208 West El Pintado Road, Danville, CA 94525
RKK Wenning, McLarenHart/ChemRisk, 1320 Harbor Bay Parkway, Suite 100, Alameda, CA 94502
SH /RA/ files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02849
R0608

May 12, 1998

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

ATTN: Sir Or Madam

Aqua Science Engineers
2411 Old Crow Canyon Rd. #4
San Ramon CA 94583

RE: Project # 1713B - Type R
at 1200 65th St in Emeryville 94608

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$634.50, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or 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 this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO # 608

January 7, 1998

Mr. David Kuhre
Oliver Rubber Company
1200 65th Street
Emeryville, CA 94608

ENVIRONMENTAL HEALTH SERVICES

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

**RE: Project # 1713 C - Type M (STID # 1330)
Oliver Rubber Company - 1200 65th Street, Emeryville, CA 94608**

Dear Mr. Kuhre:

Our records indicate the deposit / refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$6,500.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this 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 this project will be debited at the Ordinance specified rate, currently at \$ 100 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address (see RE: line above).

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

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

c: Thomas Peacock, Program Manager
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#608

September 4, 1997

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

Mr. David Kuhre, Division Manager
Oliver Rubber Company
1200 65th Street
P.O. Box 8447
Oakland, CA 94662

RE: 1150-1200 65th Street, Oakland, Site Mitigation File

Dear Mr. Kuhre:

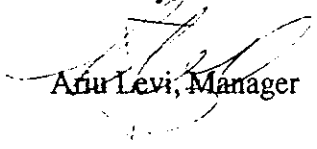
This letter responds to your request for information on the above noted address.

Alameda County Environmental Health Services conducted a search of their records for documents dated between 1985 and 1988. This search identified one eligible report titled "Soil and groundwater investigation, Oliver Rubber Co., 1200 65th st., Emiryville (sic), Ca." and dated March 31, 1988.

Staff time used to provide this service totaled 1.25 hours. The deposit refund account set up on your behalf will be debited accordingly.

Please call me at (510) 567-6771 if you have any questions.

Sincerely,


Ariu Levi, Manager

attachment

c: Dep/Ref files

al:st
Prog.dep/ref/970904

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02849 (SLIC)
✓ R0608 (LOP)

RAFAT A. SHAHID, Assistant Agency Director

January 25, 1993

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

Oliver Rubber Co.
1200 65th St.,
Oakland, CA 94662

Att. Dave Keane

**Re: FIVE-YEAR PERMITS FOR OPERATION OF
UNDERGROUND STORAGE TANK (UST) AT
1200 65th St., Oakland, CA 94609**

According to our records the above mentioned facility has not received a five-year permit to operate UST's. Please complete the following items marked below and return them to me within 30 days. The example plans enclosed should be used only as guidelines and may not meet your requirements under Title 23.

- ✓ -> 1. Complete UST PERMIT FORM A - one per facility. (enclosed)
- 2. Complete UST PERMIT FORM B - one per tank. (enclosed)
- 3. Complete UST PERMIT FORM C - one per tank if information is available. (enclosed)
- L 4. A written tank monitoring plan. (enclosed)
- b 5. Results of precision tank test(s) (initial and annual).
- 6. Results of precision pipeline leak detector tests (initial and annual).
- ✓ -- 7. An accurate and complete plot plan. (enclosed)
- L 8. A written spill response plan. (enclosed)

Title 23 of the California Code of Regulation prohibits the operation of ANY UST without a permit. Please feel free to contact Brian P. Oliva at 510/271-4320 if you have any questions which may arise in completing the mandatory five year permit process.

Sincerely,

Brian P. Oliva

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney
Rafat Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Ed Howell/files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO 2849 (SLIC)

✓ RO 608 (LOP)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 1, 1992
STID# 1330

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Ron Kessler
Oliver Rubber Company
1200 65th Street
Emeryville, California 94608

**RE: Additional Investigation/Remediation at Oliver Rubber
Company - 1200 65th Street, Emeryville, California 94608**

Dear Mr. Kessler:

The Alameda County Department of Environmental Health, Hazardous Materials Division has completed review of the "Project Update, Phase II Activities for the Oliver Rubber Company", dated October 21, 1992, and submitted by Aqua Science Engineers.

Soil borings SB-1, SB-2 and MW-1 (all borings taken at 10 feet bgs) showed non detect levels for the following target compounds: total petroleum hydrocarbon as diesel (TPHd), benzene, toluene, ethylbenzene, xylenes, and oil & grease. It appears that the extent of soil contamination associated with the former bunker oil tank is limited to the area approximately 5 feet in distance around the tank excavation. The three sidewall samples collected after limited overexcavation during the tank removal activity exhibited significant levels of petroleum hydrocarbon contamination: SW-N (1500 ppm TOG, 490 ppm TPHd); SW-W (670 ppm TOG, 390 ppm TPHd); SW-S (1300 ppm TOG, 1300 ppm TPHd).

The levels of contamination that remain in the soil around the tank pit requires further remediation to non detect levels before the site can be recommended for case closure to RWQCB. In addition, groundwater monitoring well samples must exhibit four consecutive quarters of non detect levels of target compounds.

However, if no remediation will be conducted to reduce the levels of soil contamination at the site, the following items must be performed:

- * Long term monitoring of wells at the site
- * Risk assessment to determine the impact and/or threat to the public health and the environment
- * Deed restriction on the property
- * Feasibility study which must show all alternative methods of remediation applicable to the site and their corresponding cost (which method is economically feasible for the site)

Mr. Ron Kessler
RE: 1200 65th Street, Emeryville 94608
December 1, 1992
Page 2 of 3

Per my telephone conversation with Steve de Hoppe of Aqua Science Engineers on November 30, 1992, it is my understanding that overexcavation will be performed around the three sidewalls with petroleum hydrocarbon contamination. Verification samples must be collected and analyzed for TPH diesel, benzene, toluene, ethyl benzene, xylene and oil and grease. The excavation pit must be backfilled with only clean fill. Please notify this office at least 48 hours in advance when overexcavation will commence so that a site visit can be arranged during the sampling.

This department has not received the complete report on the groundwater contamination assessment performed on October 1, 1992. The report must be submitted to this office **no later than December 11, 1992.**

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

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

Mr. Ron Kessler
RE: 1200 65th Street, Emeryville 94608
September 24, 1992
Page 3 of 3

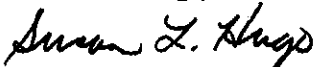
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, 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 or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Mark Thomson, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
David Allen - Aqua Science Engineers, Inc.
2411 Old Crow Canyon Road, # 4
San Ramon, California 94583

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R02849 (suc)
VRO608 (LOP)

September 24, 1992
STID# 1330

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Ron Kessler
Oliver Rubber Company
1200 65th Street
Emeryville, California 94608

**RE: Oliver Rubber Company
1200 65th Street, Emeryville, California 94608**

Dear Mr. Kessler:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of three underground storage tanks at the referenced site. This office is also in receipt and has completed its review of the "Workplan for Groundwater Contamination Assessment" dated September 10, 1992 submitted by Aqua Science Engineers Inc.

Based on this review, this department concurs with the basic elements of the workplan. However, the following issues must be addressed before the workplan can be implemented:

- * Soil sample (SW-W) collected after limited overexcavation in June 25, 1992 on the west wall of the former bunker oil underground storage tank excavation still showed considerable levels of contamination. Total petroleum hydrocarbon as diesel (130 ppm), oil & grease (450 ppm), benzene (19 ppb), toluene (6.7 ppb), xylene (33 ppb) were detected. The lateral extent of soil contamination in the area west of the former bunker oil tank excavation must be determined.
- * Stockpiled soil from the former bunker oil tank contained significant levels of semi-volatile organics, specifically 2-Methylnaphthalene (0.38 ppm). Analysis of the soil and groundwater samples collected in the area of the former bunker oil tank must include Method 8270 for Semi-Volatile Organics in addition to Total Petroleum Hydrocarbon as diesel (TPH-d), oil & grease (O & G), and benzene, toluene, ethyl benzene, xylene (BTEX).
- * Please explain how the protocol for one soil sample per hole will be selected for laboratory testing. Soil samples must be collected every five feet as per RWQCB's guidelines. Field instruments are acceptable as a screening tools only. Any evidence of soil contamination such as odor, visual staining or field instrument readings must be verified by analysis from a state certified laboratory.

Mr. Ron Kessler
RE: 1200 65th Street, Emeryville 94608
September 24, 1992
Page 2 of 3

- * Groundwater elevation readings must be performed every month for twelve consecutive months and reduced to every quarter after the first year. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for target compounds. MW-1 must be analyzed for TPH-d, BTXE, semivolatile organics (8270), oil & grease. MW-2 and MW-3 must be sampled for TPH-g, BTXE and volatile organic compounds (8240). After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.
- * Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

A report must be submitted within **30 days** after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- 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 workplan
- 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 or the RWQCB 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
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Mr. Ron Kessler
RE: 1200 65th Street, Emeryville 94608
September 24, 1992
Page 3 of 3

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Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, 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 or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Mark Thomson, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
David Allen - Aqua Science Engineers, Inc.
2411 Old Crow Canyon Road, # 4
San Ramon, California 94583