

LOP - RECORD CHANGE REQUEST FORM

printed:
01/14/99

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12034
 StID : 5826 LOC: -0-
 SITE NAME: Days Inn Hotel DATE REPORTED : 04/15/96
 ADDRESS : 1603 -0 Powell St DATE CONFIRMED: 02/26/96
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

 CASE TYPE: W CONTRACT STATUS: 3 PRIOR CODE:2B5 EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 06/27/96
 PRELIMINARY ASMNT: C DATE UNDERWAY: 03/01/93 DATE COMPLETED: 04/01/96
 REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 07/03/96
 LUFT FIELD MANUAL CONSID: 3HSACWG
 CASE CLOSED: Y DATE CASE CLOSED: 01/19/99
 DATE EXCAVATION STARTED : -0- REMEDIAL ACTIONS TAKEN: ED-

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Mr. Charles Goldman
 COMPANY NAME: Emeryville Days Limited
 ADDRESS: 5820 W. Irlo Bronson Hwy.
 CITY/STATE: Kissimmee, Florida 34746

INSPECTOR VERIFICATION:

NAME SUSAN HUGO SIGNATURE Susan F Hugo DATE 1/18/99

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANNPMS	LOP	DATE	LOP	DATE
_____	_____	_____	_____	_____

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 29, 1997

Mr. Rodney Chen
Clement Chen & Associates
831 Montgomery Street
San Francisco California 94133

**RE: Days Inn Hotel - 1603 Powell Street, Emeryville, California 94608
STID # 5826**

Dear Mr. Chen:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the "Second Quarter, 1997 Monitoring Report" dated September 15, 1997, prepared and submitted by Weiss Associates for the above referenced site.

Based on this review, this agency 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 five underground storage tanks and two above ground 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
Gordon Coleman, Chief, Environmental Protection Division
Kevin Graves, San Francisco Bay RWQCB
Paul Nuti, Weiss Associates, 5500 Shellmound Street, Emeryville, California 94608
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



January 30, 1997

Mr. Clement Chen III
Clement Chen & Associates
831 Montgomery Street
San Francisco, California 94133

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

**RE: Days Inn Hotel - 1603 Powell Street, Emeryville, California 94608
STID # 5826**

Dear Mr. Chen:

This letter serves to summarize our January 2, 1997 telephone conversation with Ms. Rowena Adamowski of General Motors Corporation and Mr. Jeff Root and Mr. Tom Fojut of Weiss Associates. I understand that Clement Chen & Associates is considering purchasing the property and that Clement Chen & Associates and GMAC Commercial Mortgage, your company's prospective lender, are currently evaluating the potential costs related to the property's environmental conditions. A brief summary of the site data and the two possible future site scenarios that we discussed are presented below.

Five underground storage tanks (USTs) and two above ground storage tanks were reportedly removed from the southeast corner of the property prior to construction of the hotel building in 1985. Since that time, 27 soil borings have been drilled and six shallow groundwater monitoring wells have been installed at the site. The six wells have been sampled twice (April 1996 and December 1996). Groundwater beneath the site flows northward towards Powell Street overpass. Groundwater sample from the wells contained up to 1,700 ppb TPH diesel and 1,800 ppb TPH motor oil. Benzene, toluene, ethyl benzene and xylene (BTEX) have not been detected in the groundwater during the two sampling events conducted at the site. Initial sampling of the wells in 4/96 also showed no detectable level of TPH gasoline and this target analyte was dropped from the monitoring program. Low levels of PAH's have been detected in one well (MW-1) at the following concentrations: 85 - 93 ppb acenaphthene, 12 - 15 ppb fluorene, 34 - 41ppb phenanthrene, nd - 12 ppb pyrene and nd - 12 ppb fluoranthene. Total dissolved solids (TDS) were analyzed during the 12/96 sampling and found 1000 ppm to 7210 ppm TDS.

The first scenario that we discussed assumes that the dissolved petroleum hydrocarbon concentrations in future ground water samples will be consistent with the concentrations detected during the 4/96 and 12/96 sampling events. Should future ground water monitoring (for the next two quarters) exhibits a stable plume and similar or decreasing concentrations of TPH diesel and TPH motor oil are detected and chemicals of concern specifically BTEX and PAH's remain non detect or their concentrations do not pose a risk to public health, safety and the environment, the site can be evaluated as a low risk groundwater case using the criteria presented in the "Interim Guidance on Required Cleanup at Low Risk Fuel Sites" dated January 5, 1996 from the San

Mr. Clement Chen III
RE: 1603 Powell Street, Emeryville, CA 94608
January 30, 1997
Page 2 of 2

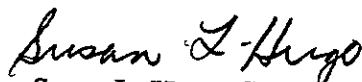
Francisco Bay Regional Water Quality Control Board (RWQCB). After completion of four quarters of groundwater monitoring, the historical data collected for the site should be evaluated to determine if the site can be closed as a low risk groundwater case.

The second scenario assumes that petroleum hydrocarbon concentrations in future groundwater samples will increase significantly from concentrations detected in previous samples. Should future groundwater monitoring exhibits that the petroleum hydrocarbon plume is migrating and increasing concentrations of TPH diesel, TPH motor oil, TPH gasoline, BTEX and PAH's are detected, further work will be required before the site can be recommended for case closure. Additional investigation will be required to determine if the increasing petroleum hydrocarbon concentrations is coming from on-site and/or off-site sources. Additional groundwater monitoring is necessary to establish the concentration trends, whether the plume is stable or expanding. Prior to implementing an aggressive soil and/or groundwater remediation at the site, a risk-based corrective action(RBCA) evaluation must be conducted to determine the most appropriate and cost effective action that is protective of the public health, safety and the environment. However, based on the site data collected to date, it is unlikely that remediation, such as soil excavation or groundwater extraction would be required.

In addition, the high TDS concentrations detected in the groundwater beneath the site indicate that water may have limited potential use. Thus, the clean up goals and subsequent case closure criteria for the site should consider the limited potential use of the groundwater.

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

Sincerely,



Susan L. Hugo, Sr. Hazardous Materials Specialist

- c: Mee Ling Tung, Director, Environmental Health
 - Gordon Coleman, Acting Chief, Environmental Protection Division
 - Kevin Graves, San Francisco Bay RWQCB
 - J. Jeffrey Root, Weiss Asso., 5500 Shellmound St., Emeryville, CA 94608
 - Jerry Earnest, GMAC Commercial Mort., 8614 Westwood Center Dr., Suite 630
Vienna, VA 22182-2233
 - Rowena Adamowski, General Motors Corp., Environmental & Regulatory Support,
Mailbox # 482-310-004, 485 West Milwaukee, Detroit, MI 48202
 - Charles Goldman, Tollman-Hundley Hotels, 5820 W. Irlo Bronson, Kissimmee, FL 34746
- SH / files / std5826.wpd

January 14, 1997

Mr. Clement Chen III
Clement Chen & Associates
831 Montgomery Street
San Francisco, California 94133

**RE: Days Inn Hotel - 1603 Powell Street, Emeryville, California 94608
STID # 5826**

Dear Mr. Chen:

This letter serves to summarize our January 2, 1997 telephone conversation with Ms. Rowena Adamowski of General Motors Corporation and Mr. Jeff Root and Mr. Tom Fojut of Weiss Associates. I understand that Clement Chen & Associates is considering purchasing the property and that Clement Chen & Associates and GMAC Commercial Mortgage, your company's prospective lender, are currently evaluating the potential costs related to the property's environmental conditions. A brief summary of the site data and the two possible future site scenarios that we discussed are presented below.

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Mr. Clement Chen III
RE: 1603 Powell Street, Emeryville, CA 94608
January 14, 1997
Page 2 of 2

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In addition, the high TDS concentrations detected in the groundwater beneath the site indicate that water may have limited potential use. Thus, the clean up goals and subsequent case closure criteria for the site should consider the limited potential use of the groundwater.

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

Sincerely,

Susan L. Hugo, Sr. Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Division
Kevin Graves, San Francisco Bay RWQCB
J. Jeffrey Root, Weiss Asso., 5500 Shellmound St., Emeryville, CA 94608
Jerry Earnest, GMAC Commercial Mort., 8614 Westwood Center Dr., Suite 630
Vienna , VA 22182-2233
Rowena Adamowski, General Motors Corp., Environmental & Regulatory Support,
Mailbox # 482-310-004, 485 West Milwaukee, Detroit, MI 48202
Charles Goldman, Tollman-Hundley Hotels, 5820 W. Irlo Bronson, Kissimmee, FL 34746
SH / files



TRANSMITTAL

DATE: 1/03/97

PROJECT #: 149-1262-01

TO: SUSAN HUGO

PHONE:

COMPANY: ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

FAX:

1131 HARBOR BAY PKWY, SUITE 250

FROM: TOM FOJUT ALAMEDA CA 94502

SUBJECT: DAYS INN, EMERYVILLE

VIA:

FAX:

AS:

FOR:

- Fax
- 1st Class Mail
- Overnight Delivery
- UPS (Surface)
- Courier

of pages: _____
(including this cover)

Hard Copy to follow

- Per our phone call
- You requested
- Is required
- We believe you may be interested

- Your information
- Return to you
- Your review & comments

Please call (510) 450-6000 if there are any problems with transmission.

COMMENTS:

Susan -

Here's the disk. Please call if you have any questions.

Tom Fojut

ENVIRONMENTAL PROTECTION
97 JAN -2 PM 2:14

FAX CONFIDENTIALITY NOTICE

This facsimile transmission contains confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action taken in reliance on the contents of this facsimile transmittal is strictly prohibited. If you have received this facsimile in error, please call us immediately to arrange for the return of the original documents.


DOCUMENT 2


Weiss Associates
Environmental Science, Engineering and Management

5500 Shellmound Street, Emeryville, CA 94608-2411

FAX: 510-547-5043 Phone: 510-450-6000

TRANSMITTAL

TO: Susan Hugo **DATE:** January 3, 1997
COMPANY: Alameda County Health Care Services Agency **PROJECT #:** 149-1262-01
FROM:  Jeff Root, (510) 450-6147 **PHONE:** (510) 567-6780
FAX: (510) 337-9335

ENCLOSED PLEASE FIND: Draft Letter
 Days Inn Property
 1603 Powell Street
 Emeryville, California

VIA:	FAX:	AS:	FOR:
<input checked="" type="checkbox"/> Fax	# of pages: <u>3</u>	<input checked="" type="checkbox"/> Per our phone call	<input type="checkbox"/> Your information
<input type="checkbox"/> 1 st Class Mail	(including this cover)	<input type="checkbox"/> You requested	<input type="checkbox"/> Return to you
<input type="checkbox"/> Overnight Delivery	<input type="checkbox"/> Hard Copy to follow	<input type="checkbox"/> Is required	<input type="checkbox"/> Your action
<input type="checkbox"/> UPS (Surface)		<input type="checkbox"/> We believe you may be interested	<input type="checkbox"/> Your review & comments
<input type="checkbox"/> Courier			

COMMENTS:

Susan:

Here is the draft letter we discussed on Thursday morning. Please call me with any feedback or changes. WA will send the electronic copy via overnight mail so that you have it Monday morning.

Here are addresses for two of the letter's cc recipients:

- Jerry Earnest, GM Acceptance Corporation, Commercial Mortgage, 8614 Westwood Center Drive, Suite 630, Vienna, VA 22182-2233
- Rowena Adamowski, General Motors Corporation, Environmental and Regulatory Support, Mailbox # 482-310-004, 485 West Milwaukee, Detroit, MI 48202

I will call you Monday afternoon. As Clement Chen mentioned, we would like to receive the letter early next week. Thank you for your responsiveness.

cc: Clement Chen, Clement Chen & Associates, via fax: (415) 392-0558

Please call (510) 450-6000 if there are any problems with transmission.

FAX CONFIDENTIALITY NOTICE

The information contained in this transmission is confidential and only intended for the addressee. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action taken in reliance on the contents of this facsimile transmittal is strictly prohibited. If you have received this facsimile in error, please call us immediately to arrange for the return of these documents.

DOCUMENTS

I need the data for copy

January 6, 1997
STID #5826

Mr. Clement Chen III
President
Clement Chen & Associates
831 Montgomery Street
San Francisco, CA 94133

RE: Summary of January 2, 1997, Telephone Conference
Days Inn Property, 1603 Powell Street, Emeryville, California 94608

Dear Mr. Chen:

This letter serves to summarize our January 2, 1997, telephone conversation with Rowena Adamowski of General Motors Corporation and Jeff Root and Tom Fojut of Weiss Associates. The purpose of the telephone conversation was to discuss data collected from the case referenced above and to postulate possible future action required by my agency, the Alameda County Health Care Services Agency (ACHCSA). I understand that Clement Chen & Associates is considering purchasing the property and that Clement Chen & Associates and GMAC Commercial Mortgage, your company's prospective lender, are currently evaluating the potential costs related to the property's environmental conditions. A summary of the site data and the two possible future site scenarios that we discussed are presented below.

I understand that five underground storage tanks and two above ground storage tanks were removed from the southeast corner of the property in January 1984. Since that time, 27 soil borings have been drilled and six ground water monitoring wells have been installed on the property. The six wells have been gauged and monitored twice: once in April 1996 and once in December 1996. Based on ground water elevation data, the depth to ground water has ranged between 5 and 8 ft below ground surface, and ground water flows northward toward the Powell Street overpass. Ground water from the wells has contained up to 1.7 parts per million (ppm) total petroleum hydrocarbons as diesel (TPH-D) and up to 1.8 ppm total petroleum hydrocarbons as oil (TPH-O). No benzene, toluene, ethylbenzene, xylenes (BTEX) or total petroleum hydrocarbons as gasoline (TPH-G) have been detected in ground water from these wells. Although some polynuclear aromatic hydrocarbons (PAHs) have been detected in water samples from well MW-1, none of these PAHs have California Department of Health Services maximum contaminant levels (MCLs) for drinking water. Between 1,000 and 7,210 ppm total dissolved solids (TDS) were detected in ground water from the wells in December 1996.

The first scenario that we discussed assumes that hydrocarbon concentrations in future ground water samples will be consistent with concentrations detected during the April 1996 and December 1996 sampling events. In other words, ground water samples from the next two quarters of sampling will contain low TPH-D and TPH-O concentrations and no chemicals of concern, specifically BTEX or

DRAFT

Mr. Clement Chen III
RE: 1603 Powell Street, Emeryville, California 94608
January 6, 1997
Page 2 of 2

PAHs, above water quality objectives. In this case, the ACHCSA will likely request a comparison of the site data with the low risk ground water site criteria presented in the California Regional Water Quality Control Board - San Francisco Bay Region's "Interim Guidance on Required Cleanup at Low-Risk Fuel Sites", dated January 5, 1996. If after four quarters of monitoring this property proves to be a low risk ground water case, the ACHCSA will probably close the case.

The second scenario assumes that hydrocarbon concentrations in future ground water samples will increase significantly from concentrations detected in previous samples. For example, TPH-G, TPH-D and/or TPH-O concentrations will increase substantially or BTEX or PAH concentrations will be detected above California MCLs. In this case, the ACHCSA will probably request: 1) further investigation to assess whether the source of the dissolved hydrocarbons is onsite or offsite and 2) additional monitoring to establish the concentration trends. Although the ACHCSA may also request a risk-based corrective action (RBCA) evaluation to determine the most appropriate action for the site, it is unlikely that costly remediation, such as soil excavation or ground water extraction, would be required.

Regardless of the scenario, the high TDS concentrations detected in site ground water indicate that the water has limited potential use. Thus, standards for closure will probably not be as stringent as those for a site where ground water with beneficial use has been impacted.

I trust that our conversation has provided Clement Chen & Associates and GMAC Commercial Mortgage with a clear understanding of the probable regulatory requirements for this property. Please contact me at (510) 567-6780 if you have any questions regarding this matter.

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Kevin Graves, San Francisco Bay RWQCB
J. Jeffrey Root, Weiss Associates
Jerry Earnest, GMAC Commercial Mortgage
Rowena Adamowski, General Motors Corporation

DRAFT

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

December 12, 1996
STID # 5826

Mr. Charles G. Goldman
Emeryville Days Inn Limited
5820 W. Irlo Bronson Highway
Kissimmee, Florida 34746

**RE: Proposed Groundwater Monitoring Program for the Days Inn Hotel
1603 Powell Street, Emeryville, CA 94608**

Dear Mr. Goldman:

This office has reviewed the proposed groundwater monitoring work plan dated November 29, 1996, prepared and submitted by Vonder Haar Hydrogeology for the above referenced site. The work plan is acceptable to this agency provided the following issues are addressed:

- 1) Groundwater flow direction must be established at the site. The northerly groundwater flow direction at the site should be verified. Groundwater flow direction at the neighboring sites appeared to be towards the southwest.
- 2) Semi- volatiles (8270) were detected during the initial sampling event. The presence of semi volatiles should be confirmed during this second round of sampling.
- 3) Please notify this office at least 72 hours in advance of any field activity at the site.

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

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / SH / files
Kevin Graves, San Francisco Bay RWQCB
Stephen Vonder Haar, VHH, 1609 Jaynes, Berkeley, CA 94703

**ALAMEDA COUNTY ENVIRONMENTAL
HEALTH SERVICES**

ENVIRONMENTAL PROTECTION DIVISION

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

Telephone (510) 567-6700

Fax (510) 337-9335

FAX COVER SHEET

DATE: October 15, 1996

TO: RANDY HICKS

FAX # (505) 266-7738

Total number of pages including cover sheet 2

FROM: SUSAN HUGO

NOTE:

PLEASE RESPOND BY FAX ONLY.

PAGE 2 of the ACDEH letter dated
6/27/96.

**(SMILE) HAVE A NICE DAY
DO SOMETHING FOR OUR ENVIRONMENT**

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

08/26/96

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: SH
 StID: 5826 SUBSTANCE: 12034 -Diesel
 SITE NAME: Days Inn Hotel DATE REPORTED : 04/15/96
 ADDRESS : 1603 Powell St DATE CONFIRMED: 02/26/96
 CITY/ZIP : Emeryville, CA 94608 MULTIPLE RP's : N

CASE TYPE: G CONTRACT STATUS: 3 PRIOR:2B5 EMERGENCY RESPONSE:

RP SEARCH	: S	DATE END:	06/27/96
PRELIM ASSESSMENT	: C	DATE BEGIN:	DATE END:
REMEDIAL INVESTIG	:	DATE BEGIN:	DATE END:
REMEDIAL ACTION	:	DATE BEGIN:	DATE END:
POST REMED MONITOR:	DATE BEGIN:	DATE END:	

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 07/03/96

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSACWG CASE CLOSED: on:

DT EXC START: REMEDIAL ACTIONS TAKEN:

RP #1: CONTACT: Mr. Charles Goldman RP COST:
 RP COMPANY NAME: Emeryville Days Limited Ph:
 ADDRESS: 5820 W. Irlo Bronson Hwy.
 CITY/STATE: Kissimmee, Florida 34746

0-MMENT:

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

July 18, 1996

Mr. Charles Goldman
Emeryville Days Inn Limited
5820 W. Irlo Bronson Highway
Kissimmee, Florida 34746

RE: Groundwater Flow Study in Emeryville

Dear Mr. Goldman:

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:

- Good Guys - 5800 Christie Avenue (ACDEH)
- Shellmound I, II and III - Eastshore Highway (DTSC)
- Barbary Coast - 4300 Eastshore Highway (DTSC)
- Powell Street Plaza (PIE) - 5500 Eastshore Highway (ACDEH)
- Days Inn Hotel - 1603 Powell Street (ACDEH)
- BP Oil Station - 1700 Powell Street (ACDEH)
- Shell Oil Station - 1800 Powell Street (ACDEH)
- Myers Container - 4500 Shellmound Street (DTSC)
- Hacros Pigment Plant - 4650 Shellmound Street (ACDEH)
- 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 1603 Powell Street (Days Inn Hotel) 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,

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
Mark Miller, LAW, 875 Battery St. San Francisco, CA 94111

Emeryville Days Limited Partnership

Transfer of Eligible Local Oversight Case

*100 Summit Lake Dr.
Vahkallon NY 10595*

STID 5626 Date of input/By: 6/28/96 *(ra)*

Date: 6/27/96 From: Susan

Site Name: Days Inn Hotel

Address: 1603 Powell St. City: Emeryville Zip: 94608

To be eligible for LOP, case must meet 3 qualifications:

1. N Tanks Removed? # of removed? ? Date removed: 1983

2. N Samples received? Contamination level: Free Product ppm
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP

3. N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

Norma, I will close this. DepRef for this site.

- a. _____ Close the deposit refund case.
- b. _____ Account for **ALL** time you have spent on the case.
- c. _____ Turn in account sheet to Leslie.
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: _____
DepRef Case Closed with Candyce/Leslie? Y N (If no, explain why below.)

- 2. Submit the completed **A** and **B** permit application forms to **NORMA**.
Free Dept. oversaw the removal in 1983
- 3. Give the entire case to the proper LOP staff.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

June 27, 1996
STID #5826

Mr. Charles G. Goldman
Emeryville Days Limited Partnership
Operations Services
c/o Days Suites
5820 W. Irlo Bronson Highway
Kissimmee, Florida 34746

RE: Report of Phase III Environmental Site Assessment
Days Inn Hotel - 1603 Powell Street, Emeryville, CA 94608

Dear Mr. Goldman:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the Report of Phase III Environmental Site Assessment dated May 29, 1996 prepared by Law/Crandall for the above referenced site.

On April 17, 1996, six shallow groundwater monitoring wells were installed to further evaluate subsurface soil and groundwater conditions at the site. Soil samples collected from the borings at 5 feet to 7 feet bgs showed no detectable concentration of TPH gasoline, TPH diesel, BTEX, MTBE, chlorinated solvents (by EPA 8010) and semi volatiles (by EPA 8270). TPH as motor oil was detected in the soil at concentration ranging from 13 ppm to 430 ppm. Low levels of metals were also detected in the soil samples (nd to 0.4 ppm cadmium, 1.4 to 8.3 ppm arsenic, 23 to 35 ppm chromium, 0.1 to 4.6 ppm lead, 13 to 45 ppm nickel and 31 to 170 ppm zinc). Groundwater samples collected from the wells did not detected TPH gasoline, BTEX, MTBE and chlorinated solvents. TPH as motor oil was found in one well (MW-2) at 300 ppb. Semi volatiles (85 ppb acenaphthene, 15 ppb fluorene, and 34 ppb phenanthrene) were detected in well MW-1. Cadmium, chromium, lead and zinc were not found in the groundwater samples. Nickel at 10 ppb and 20 ppb was detected in MW-1 and MW-3 respectively. Arsenic (3 ppb to 34 ppb) was present in the five wells (MW-1, MW-3, MW-4 MW-5 and MW-6).

This agency has the following comments regarding the investigation at the subject site:

- 1) The six groundwater monitoring wells must be sampled every quarter for one year (three additional sampling events to be conducted at the site) and groundwater elevation readings must be incorporated in the monitoring program. The northerly groundwater flow direction at the site should be verified. Groundwater flow direction in the neighboring sites appeared to be towards the southwest.

Mr. Charles Goldman
RE: 1603 Powell Street, Emeryville, CA 94608
June 27, 1996
Page 2 of 2

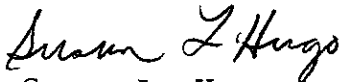
2) Groundwater samples shall be analyzed for the following target compounds: TPH diesel, TPH as motor oil, BTEX and PAHs (only if TPH diesel is detected) .

The site will be evaluated for closure after one year of groundwater monitoring has been conducted.

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

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Kevin Graves, San Francisco Bay RWQCB
Mark Miller, Law/Crandall, 875 Battery Street, San Francisco,
California 94111

REF./A/C NO. Mit

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 4/16/96

№ 783663

MISCELLANEOUS RECEIPT
payor 940
PROJ 4263A

\$ 1,350.00
DOLLARS

RECEIVED FROM: Tollman Hundley Southeast Svs. Inc.; 1886 Rt. 52, ^{Hopewell Junction} NY ¹²⁵³³
FOR: Days Inn Hotel
1605 Powell St., Emeryville CA 94608
RECEIVED BY: J. Curran DEPT. NO.: 430-4530

CASH PERSONAL/CASHIER'S CHECK/M. O. # 043521 OTHER: _____
110-1 (Rev 10/85) [0134E (08)] 3-Part Distribution: White - Payor Yellow & Pink - Depart.

OLLMAN HUNDLEY SOUTHEAST SERVICES, INC. 1886 RT. 52, HOPEWELL JUNCTION, NY 12533

OUR REF. NUMBER	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
	15032996	03/29/96	\$1,350.00	\$1,350.00		
			TOTAL	\$1,350.00		

*Emeryville
Deposited*

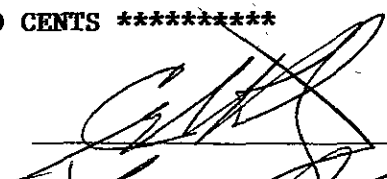
TOLLMAN HUNDLEY SOUTHEAST SERVICES, INC.
CHEMICAL DISBURSEMENT ACCOUNT
1886 RT. 52
HOPEWELL JUNCTION, NY 12533

Fidelity Bank, NA, Chester, PA 60-168
319 **043521**

CHECK DATE	CONTROL NUMBER	CHECK AMOUNT
04/09/96	043521	*****\$1,350.00

PAY *****ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND NO CENTS *****

TO THE ORDER OF
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577



AUTHORIZED SIGNATURE

⑈043521⑈ ⑆031901686⑆ 192 489 3⑈

FAX TRANSMITTAL

Law Companies
2710 Gateway Oaks, Suite 150 N
Sacramento, CA 95833
(916) 649-2424 Telephone
(916) 649-8100 FAX

DATE: 4/16/96

TO: SUSAN HUGO

FAX NUMBER: (510) 337-9335

FROM: MARK MILLER

SUBJECT: DAYS INN - EMERYVILLE

NUMBER OF PAGES (including cover): 5

MESSAGE:

HELLO SUSAN!

HERE ARE OUR RESPONSES TO YOUR
WORKPLAN COMMENTS. PLEASE CALL IF YOU
HAVE ANY QUESTIONS. A HARD COPY OF
THE CARBON "UST RELEASE" FORM WILL
BE MAILED TO YOU ALONG W/ A HARD
COPY OF THIS LETTER. WE BEGIN DRINKING
TOMORROW!

THANK YOU
MARK

**LAW/CRANDALL, INC.**

ENGINEERING AND ENVIRONMENTAL SERVICES

April 15, 1996

Ms. Susan L. Hugo
Senior Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, California 94502-6577

SUBJECT: Response to Comments
Phase III Environmental Site Assessment
Days Inn Hotel
1603 Powell Street, Chico, California
Law/Crandall Project No. 70424-6-0004

Dear Ms. Hugo:

Thank you for your rapid review of Law/Crandall's workplan to install six groundwater monitoring wells at the site. As discussed in your telephone conversation today with Andrew Muha, we have obtained the necessary groundwater monitoring well permits from Alameda County Zone 7, and will be mobilizing on the site this Wednesday, April 17, 1996 to install and develop the wells. We will be sampling the wells next week after the wells have had a chance to equilibrate. The following section presents our responses to the comments presented in your workplan review letter dated April 2, 1996:

- 1) Agreed. Soil samples will be collected at five-foot intervals, significant changes in lithology, within areas of significant soil staining or odors, and above the soil/groundwater interface. At least one soil sample from each boring, representing either the highest level of petroleum impact or, as a default condition, immediately above the soil/groundwater interface, will be collected for analysis. Soil sample analyses will comply with the guidelines presented in your letter. Please note that groundwater was previously encountered at a depth of five to seven feet below ground surface, which may limit our ability to evaluate the vertical distribution of petroleum hydrocarbons in the unsaturated zone.
- 2) Agreed. The wells will be surveyed to an accuracy of 0.01 foot and referenced to mean sea level by a licensed surveyor.
- 3) Agreed. Water level elevations and groundwater monitoring well samples will be collected and reported quarterly for one year, at which time Emeryville Days Limited Partnership reserves the right to request a formal re-evaluation of the site status. The groundwater gradient calculated from the water level elevations will be presented in each quarterly report.
- 4) Agreed. Proposed changes to the groundwater analytical program, primarily the elimination of analyses for chlorinated volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), methyl tertiary butyl ether (MTBE) and metals analyses, may be requested following our receipt and evaluation of the initial groundwater sample analytical results.
- 5) Agreed. Investigation-derived waste disposal activities shall be performed in accordance with applicable regulations and shall be manifested. We are currently attempting to obtain copies of waste disposal manifests and/or reports or data associated with the removal of the five underground storage tanks (USTs) in 1984. However, it appears that these activities were

Days Inn, Emeryville - Phase III Environmental Site Assessment
Law/Crandall Project No. 70424-6-0004

March 15, 1996

Page 2

- performed by the building contractor and are not documented in files maintained at the Days Inn facility in Emeryville.
- 6a) Decline. The potential presence of free-phase hydrocarbons in groundwater will be further evaluated following the installation of the proposed groundwater monitoring wells. The need for additional borings/wells to further delineate the presence and extent of possible free-phase hydrocarbons in groundwater will be addressed at that time.
- 6b) Monitoring Well MW-4, initially located in the estimated downgradient direction from a UST reportedly servicing the Days Inn emergency generator, will be moved to a point along the northern property boundary approximately 100 feet west of the northeastern property corner. This position will help evaluate potential off-site impacts consistent with a southwesterly groundwater gradient (as reported in your workplan review letter). Well MW-4 is no longer needed to evaluate potential releases from a current UST, as we have confirmed that the UST reportedly servicing the Days Inn generator is actually an aboveground storage tank (AST) situated immediately under the generator as an integral unit. Both the generator and the AST are located on a concrete slab. As the adjacent Lyon's restaurant to the south is leasing property from Days Inn, we have moved the proposed locations for Wells MW-3 and MW-5 slightly to the south to help adjust for a southwesterly groundwater gradient.
- 7) Agreed. Our site-specific Health and Safety Plan will be submitted under separate cover.
- 8) Agreed. Please refer to the UST Unauthorized Release (Leak)/Contamination Site Report included as Attachment A.
- 9) Decline. Since we have confirmed that a UST is not associated with the emergency generator, there is no need to fill out the UST Permit Application.
- 10) Agreed. As described above, your office was notified that we will commence well installation activities on Wednesday morning, April 17, 1996.
- 11) Agreed. Reports will be submitted quarterly, and within 45 days of our completing field work at the site. The reports will include a cover letter from the responsible party, a site map with our interpretation of the extent of hydrocarbon contaminants in soil and groundwater, a description of changes in the groundwater gradient, tables of well construction parameters, water level elevations and water quality trends, and copies of laboratory analytical reports and chain of custody documents. The reports will be signed and stamped by a geologist registered in the State of California. We will include resumes of the key project individuals in the first quarterly report.

Law/Crandall looks forward to working with you on this project. Please call Mark Miller or Andrew Muha at (415) 834-2040 if you have any questions on this letter or other issues related to this project.

Sincerely,

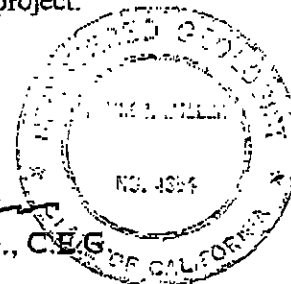
LAW/CRANDALL

Andrew T. Muha (BY MIM
(w) PERMISSION)

Andrew T. Muha
Project Geologist

Mark I. Miller

Mark I. Miller, R.G., C.E.G.
Principal Geologist



cc: Mr. Charles G. Goldman, Emeryville Days Limited Partnership

*Days Inn, Emeryville - Phase III Environmental Site Assessment
Law/Grandall Project No. 70424-6-0004*

*March 15, 1996
Page 2*

ATTACHMENT A

UST Unauthorized Release (Leak)/Contamination Site Report

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY YES NO
 HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? YES NO

FOR LOCAL AGENCY USE ONLY
 I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25100.3 OF THE HEALTH AND SAFETY CODE.

REPORT DATE: 04/15/96
 CASE #

SIGNED: _____ DATE: _____

REPORTED BY: NAME OF INDIVIDUAL FILING REPORT: **MARK I. MILLER** PHONE: **(415) 834-2040** SIGNATURE: *Mark I. Miller*
 REPRESENTING: LOCAL AGENCY OWNER/OPERATOR REGIONAL BOARD OTHER **OWNER'S REPRESENTATIVE** COMPANY OR AGENCY NAME: **LAW/CRANDALL**
 ADDRESS: **875 BATTERY STREET, SAN FRANCISCO, CALIFORNIA 94111**

RESPONSIBLE PARTY: NAME: **EMERYVILLE DAYS LIMITED PARTNERSHIP** CONTACT PERSON: **CHARLES G. GOLDMAN** PHONE: **(407) 396-6605**
 ADDRESS: **5820 W. IRLO BRONSON HWY, KISSIMMEE, FLORIDA 34746**

SITE LOCATION: FACILITY NAME (IF APPLICABLE): **DAYS INN, EMERYVILLE** OPERATOR: **EMERYVILLE DAYS LTD. PART.** PHONE: **(510) 547-7888**
 ADDRESS: **1603 POWELL STREET, EMERYVILLE, CALIFORNIA ALAMEDA**
 CROSS STREET: _____ TYPE OF AREA: COMMERCIAL INDUSTRIAL RURAL RESIDENTIAL OTHER _____ TYPE OF BUSINESS: RETAIL FUEL STATION FARM OTHER _____

IMPLEMENTING AGENCIES: LOCAL AGENCY: **ALAMEDA COUNTY HEALTH CARE SERVICES** AGENCY NAME: _____ CONTACT PERSON: **SUSAN L. HUGO** PHONE: **(510) 567-6780**
 REGIONAL BOARD: _____ PHONE: ()

SUBSTANCES INVOLVED: (1) **GASOLINE AND DIESEL FUELS, BTEX** QUANTITY LOST (GALLONS): UNKNOWN
 (2) **OIL AND GREASE** QUANTITY LOST (GALLONS): UNKNOWN

DISCOVERY/ABATEMENT: DATE DISCOVERED: 04/18/93 HOW DISCOVERED: INVENTORY CONTROL SUBSURFACE MONITORING TANK TEST TANK REMOVAL NUISANCE CONDITIONS OTHER _____
 DATE DISCHARGE BEGAN: _____ METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY): REMOVE CONTENTS REPLACE TANK CLOSE TANK REPAIR TANK REPAIR PIPING CHANGE PROCEDURE
 HAS DISCHARGE BEEN STOPPED? YES NO IF YES, DATE: 04/4/93 OTHER: **REMOVE 5 USTs**

SOURCE/CAUSE: SOURCE OF DISCHARGE: TANK LEAK UNKNOWN PIPING LEAK OTHER _____ TANKS ONLY: CAPACITY: _____ GAL. MATERIAL: FIBERGLASS STEEL OTHER _____ CAUSE(S): OVERFILL RUPTURE/FAILURE CORROSION UNKNOWN SPILL OTHER _____

CASE TYPE: CHECK ONE ONLY: UNDETERMINED SOIL ONLY GROUNDWATER DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS: CHECK ONE ONLY: SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) CLEANUP IN PROGRESS SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) NO ACTION TAKEN POST CLEANUP MONITORING IN PROGRESS NO FUNDS AVAILABLE TO PROCEED EVALUATING CLEANUP ALTERNATIVES

REMEDIAL ACTION: CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS): CAP SITE (CS) EXCAVATE & DISPOSE (ED) REMOVE FREE PRODUCT (FP) ENHANCED BIO DEGRADATION (IT) CONTAINMENT BARRIER (CB) EXCAVATE & TREAT (ET) PUMP & TREAT GROUNDWATER (GT) REPLACE SUPPLY (RS) TREATMENT AT HOOKUP (HU) NO ACTION REQUIRED (NA) OTHER (OT) _____

COMMENTS: _____

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

April 2, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Mr. Charles G. Goldman
Emeryville Days Limited Partnership
Operations Services
c/o Days Suites
5820 W. Irlo Bronson Highway
Kissimmee, Florida 34746

RE: Work Plan for Phase III Environmental Site Assessment
Days Inn Hotel - 1603 Powell Street, Emeryville, CA 94608

Dear Mr. Goldman:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the Work Plan for Phase III Environmental Site Assessment (February 22, 1996) prepared by Law/Crandall for the above referenced site and received by this office on March 15, 1996.

Based on this review, the workplan is acceptable to this office provided the following items are addressed:

- 1) During borehole advancement, soil samples must be collected every five feet in the unsaturated zone, significant changes in lithology and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. At a minimum, one sample submitted for analysis from the boring must be from the saturated / unsaturated zone interface.
- 2) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) Groundwater monitoring wells must be sampled at a minimum of every quarter and groundwater elevation readings must be incorporated in the monitoring program. Groundwater flow direction shall be established at the site.
- 4) Soil and groundwater samples shall be analyzed for the following target compounds: TPH gasoline, TPH diesel, TPH as motor oil, BTEX, chlorinated hydrocarbons, poly aromatic hydrocarbons (PAHs), methyl tertiary butyl ether (MTBE), soluble lead, chromium, cadmium, nickel, zinc and arsenic. The results of this phase of the investigation will be evaluated and the target compounds to be analyzed during the monitoring period will be modified.
- 5) Any waste (hazardous or non-hazardous) generated at the site must be characterized and disposed appropriately. Documents of all waste disposal including the manifest for the disposal

4/4/96
Subbed to
work Miller
re: filtered
sample for
metals

Mr. Charles Goldman
RE: 1603 Powell Street, Emeryville, CA 94608
April 2, 1996
Page 2 of 3

of the five underground storage tanks (removed in 1984) must be provided to this office. In addition, reports or data documenting the removal of the USTs must be submitted.

- 6) Soil boring SB-3 detected the presence of free-phase hydrocarbons. Sampling points should be located within ten feet downgradient of SB-3 to evaluate the threat/impact of the free product to public health, water quality and the environment. Upgradient monitoring points north of the property along Powell Street should be considered to determine if off-site sources are affecting the subject site.
- 7) A site health and safety plan shall be submitted to this office prior to implementation of the work plan.
- 8) An Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report (ULR) must be filed with this agency. Please complete and submit the enclosed ULR form to this office within five days upon receipt of this letter.
- 9) This office has no records of the diesel underground storage tank (UST) currently being used at the site. You must apply for a permit to operate the tank. Enclosed are the UST Permit Application Forms A and B. Please contact Brian Oliva of our office at (510) 567- 6737 regarding the application for the permit to operate the tank.
- 10) Please notify this office at least 72 hours in advance for the start up of the work plan implementation so a site visit can be arranged by a representative from this office.

A report must be submitted to this agency within **45 days** after completion of the work performed at the site.

Until cleanup is complete, you will need to submit quarterly reports to this office and 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

Mr. Charles Goldman
RE: 1603 Powell Street, Emeryville, CA 94608
April 2, 1996
Page 3 of 3

- 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
- 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

enclosures

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Brian Oliva, ACDEH
Kevin Graves, San Francisco Bay RWQCB
Mark Miller, Law/Crandall, 875 Battery Street, San Francisco,
California 94111

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

April 2, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Mr. Charles G. Goldman
Emeryville Days Limited Partnership
Operations Services
c/o Days Suites
5820 W. Irlo Bronson Highway
Kissimmee, Florida 34746

RE: Work Plan for Phase III Environmental Site Assessment
Days Inn Hotel - 1603 Powell Street, Emeryville, CA 94608

Dear Mr. Goldman:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the Work Plan for Phase III Environmental Site Assessment (February 22, 1996) prepared by Law/Crandall for the above referenced site and received by this office on March 15, 1996.

Based on this review, the workplan is acceptable to this office provided the following items are addressed:

- 1) During borehole advancement, soil samples must be collected every five feet in the unsaturated zone, significant changes in lithology and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. At a minimum, one sample submitted for analysis from the boring must be from the saturated / unsaturated zone interface.
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Mr. Charles Goldman
RE: 1603 Powell Street, Emeryville, CA 94608
April 2, 1996
Page 2 of 3

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Mr. Charles Goldman
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April 2, 1996
Page 3 of 3

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Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosures

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Brian Oliva, ACDEH
Kevin Graves, San Francisco Bay RWQCB
Mark Miller, Law/Crandall, 875 Battery Street, San Francisco,
California 94111

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RECEIVED
APR 4 1996
LIBRARY

RAFAT A. SHAHID, DIRECTOR

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

ENVIRONMENTAL
PROTECTION
96 APR 11 AM 10:06

March 29, 1996

Mr. Charles G. Goldman
Emeryville Days Limited Partnership
Operations Services
c/o Days Suites
5820 W. Irlo Bronson Highway
Kissimmee, Florida 34746

RE: Phase III Environmental Site Assessment Workplan for
Days Inn Hotel - 1603 Powell Street, Emeryville, CA 94608

Dear Mr. Goldman:

A review of our records indicate that a deposit has not been submitted in regards to the soil and groundwater investigation project being conducted at the above referenced site. This deposit is authorized under Section 3-141.6 of the Ordinance Code of the County of Alameda and is used to cover the expenses incurred by the County personnel in the execution of their oversight responsibilities associated with the project. Records of the time County employees commit to the project are maintained and the deposit is charged an hourly rate of \$90.00. Upon completion of the project, the balance of the deposit will be refunded to the responsible party or their designee.

Please submit a deposit of \$ 1,350.00 made payable to Environmental Health Services within ten days upon receipt of this letter.

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

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / file
Mark Miller, Law/Crandall, 875 Battery Street, San Francisco
California 94111

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

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

March 29, 1996

Mr. Charles G. Goldman
Emeryville Days Limited Partnership
Operations Services
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5820 W. Irlo Bronson Highway
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California 94111