

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#860

ARNOLD PERKINS, DIRECTOR  
Alameda County Environmental Health Dept.  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700 fax: (510)337-9335

February 2, 1996  
STID # 4266

Ms. Maryann Leshin  
City of Emeryville  
Redevelopment Agency  
2200 Powell Street, 12th Floor  
Emeryville, California 94608

RE: Case Closure - 4300 San Pablo Avenue, Emeryville CA 94608

Dear Ms. Leshin:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of four 550 gallon gasoline underground storage tanks at the above referenced site.

Please be advised that the seven groundwater monitoring wells (MW-1, MW-2, MW-3, MW-4, MW-5, MW-6 and MW-7) at the site must be properly decommissioned before our agency will issue the Remedial Action Completion Certification (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring wells.

Additionally, you will need to notify this office 72 hours 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  
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0860

RAFAT A. SHAHID, DIRECTOR

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

September 12, 1995  
STID# 4266

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

RE: Proposed Groundwater Monitoring Program  
4300 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 groundwater monitoring program incorporated in the May 18, 1995 Quarterly Groundwater Monitoring Report prepared by AGI Technologies for the referenced site.

Based on the review of all the historical data submitted for the subject site, this office recommends the following groundwater monitoring program:

- 1) Groundwater monitoring wells MW -1, MW-2, MW-4, and MW-5 shall be sampled every six (6) months, if possible starting this month of September. The next sampling events will be March, 1996 and September, 1996.
- 2) Groundwater level measurements shall be collected on every sampling event, starting with September, 1995. Groundwater flow direction must be established during each monitoring events.
- 3) Groundwater samples shall be analyzed for TPH gasoline, TPH diesel and BTEX.
- 4) Following the last scheduled sampling event (September, 1996), the data collected for the site will be evaluated and case closure will be recommended if appropriate (depending on the concentration of contaminants found at the subject site).

A report must be submitted to this agency within 45 days after completion of any phase of this investigation. 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:

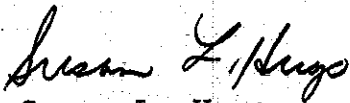
Ms. Maryann Leshin  
RE: 4300 San Pablo Avenue, Emeryville, CA 94608  
September 12, 1995  
Page 2 of 2

- 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
- 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, Interim Director, Environmental Health  
George Young, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
William Henry, AGI Technologies, 827 Broadway, Suite 210  
Oakland, California 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

August 6, 1993  
STID# 4266

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

R0860

Mr. Ignacio Dayrit  
City of Emeryville  
Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, California 94608

**RE: Soil and Groundwater Investigation / Remediation at  
4300 San Pablo Avenue, Emeryville, California 94608**

Dear Mr. Dayrit:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the investigation/remediation associated with the unauthorized release from the former tanks at the site.

Based upon this review process, the recommendation by Subsurface Consultant, Inc. to revised the groundwater monitoring program to semi-annual monitoring **can not be implemented at this time.** Although we acknowledged the work (investigation/groundwater monitoring) performed by the City of Emeryville at the referenced site to date, further characterization is required to completely define the extent of the site plume. The "zero isoconcentration line" must be determined. It appears that monitoring well MW-1 (upgradient well) has been detecting **increasing** elevated levels of TPH as gasoline ( 1.00 ppm during the last monitoring event - 4/30/93 ). The downgradient well (MW-6) detected TPH as diesel (0.06 ppm ), benzene (0.7 ppb), toluene (1.9 ppb), xylene (3.1 ppb) and ethyl benzene (0.7 ppb) during the sampling event on 1/27/93. However, during the last sampling event (4/30/93), BTEX was non detectable and TPH as diesel decreased to 0.05 ppm.

Clearly, the extent of soil/groundwater contamination has not been completely determined. Please submit a work plan to delineate the extent of the hydrocarbon plume.

Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for target compounds. It was noted from the Groundwater Monitoring Event #4 report prepared by SCI and dated May 24, 1993, that **no groundwater monitoring occurred during the entire year of 1992.** Quarterly monitoring is the maximum sampling interval allowed when groundwater contamination is present as per the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August 10, 1990. At this time, you must adhere to the quarterly monitoring program which includes groundwater elevation measurements. After

Mr. Ignacio Dayrit  
RE: 4300 San Pablo Avenue, Emeryville CA 94608  
August 6, 1993  
Page 2 of 3

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.

Until cleanup 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 by either this office or RWQCB. 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

Your work plan must be submitted to this office **no later than September 27, 1993**. 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.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal request 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.

Mr. Ignacio Dayrit  
RE: 4300 San Pablo Avenue, Emeryville, CA 94608  
August 6, 1993  
Page 3 of 3

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,

  
\_\_\_\_\_  
Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division / file  
Kofi Bonner, City of Emeryville Redevelopment Agency  
William Rudolph, Subsurface Consultants, Inc.  
171 12th Street, Suite 201, Oakland CA 94607



June 4, 1991

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

Mr. Ignacio Dayrit  
City of Emeryville  
Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, CA 94608

**RE: Preliminary Environmental Assessment - Phase 3  
4300 - 4310 San Pablo Avenue, Emeryville 94608**

Dear Mr. Dayrit:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the Phase 3 Preliminary Environmental Assessment prepared by Subsurface Consultants, Inc. for the above referenced site. Soil contamination (490 ppm Total Volatile Hydrocarbon) and groundwater contamination (2,800 ppb Total Extractable Hydrocarbon) were found at the site. Based on this review, additional soil and groundwater investigations-remediation is required and the following areas of concern to this department must be addressed:

- 1. Unauthorized Release Report -**  
Because of the amount of contamination found at the site, the facility is considered to have a confirmed release. Title 23 of the California Code of Regulations requires all such unauthorized releases from underground tanks to be reported. Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form which must be completed and returned within five working days. Please submit the entire completed form to our office.
- 2. Removal of underground tanks -**  
Any underground tanks and/or associated piping which may still exist at the site must be properly removed and an Underground Tank Closure Plan should be submitted to our department. The old service station (in operation until 1966) site plans indicate that two tanks had been relocated to an unknown on-site location.
- 3. Determination of the extent and magnitude of soil contamination -**  
The extent of soil contamination has not been fully characterized. Additional work is required for soil contamination to be defined to "non-detect levels."

Mr. Ignacio Dayrit  
City of Emeryville  
June 4, 1991  
Page 2 of 4

4. **Definition of the horizontal and vertical extent of the groundwater pollution plume -**  
The horizontal and vertical extent of the groundwater contamination has not been determined. The groundwater contamination plumes must be defined to "non-detect" levels. Verified downgradient flow of groundwater must be established at the site. Monitoring wells must be installed according to RWQCB guidelines. The monitoring wells must be screened to intercept any floating product and any heavier-than-water contaminants. All monitoring wells must be sampled monthly for free product and dissolved constituents for the first three months following well installation. After three months of consecutive sampling, sampling may be conducted as needed for remediation purposes but must occur at least quarterly. Before each sampling event is begun, free product thickness and water level must be performed using an optical probe or other device of equal accuracy.
5. **Interpretation of hydrogeologic data -**  
Water level contour maps, groundwater gradient determinations, and free and dissolved product definition maps must be routinely prepared and submitted with analytical data from each sampling event. Fluctuations in groundwater levels due to tidal action should also be documented. Geologic cross-sections must be prepared using appropriate boring logs. The geologic characteristics of the aquifer must be described. The cross-sections, groundwater gradient (horizontal and vertical) and tidal effects must be interpreted to explain pollution migration pattern.
6. **Determination of the potential short- and long-term impacts of the pollution plume on the beneficial uses of ground and surface water in the area -**  
Beneficial uses include municipal water supply, groundwater recharge, fresh water habitat, wildlife habitat, contact and non-contact recreation, and fish migration.
7. **Development of a remediation plan -**  
The overall effectiveness of the remediation plan system should be verified by an appropriate monitoring program. The plan is to include a time schedule for plan implementation and at a minimum address the following:
  - a) Expedient removal of all free product by an appropriate remediation system. Specific information on the system must be submitted. Actual amount of free product must be monitored and tabulated.



Mr. Ignacio Dayrit  
City of Emeryville  
June 4, 1991  
Page 3 of 4

- b) Remediation of dissolved constituents and contaminated soil. Contaminated groundwater must be remediated such that beneficial uses of the ground and surface water are restored and/or protected as required by RWQCB's "Policy with Respect to Maintaining High Quality of Waters in California".
- c) Design of remedial action system. Remedial action systems must be designed base on appropriate review of hydro-geologic and water quality data. Aquifer test data (pump and/or slug testing) must be used to determine aquifer characteristics and the capture zone of the extraction system.

**8. Prepare a site safety plan -**

Reports documenting implementation of the above workplan must contain:

1. Actions that have occurred since the last report
2. Water levels records
3. Clear records of field observations
4. Chain of custody forms
5. Laboratory-originated analytical results
6. Water level contour maps
7. Gradient determinations
8. Status of free product remediation
9. Status of soil remediation
10. Status of soil contamination definition
11. Status of dissolved constituents remediation
12. Status of dissolved constituents plume definition
13. Copies of TSDF to Generator manifests for any hazardous wastes hauled off site
14. Soil boring/well logs of existing/new wells/ borings signed by appropriate **registered or certified professional**

The need for additional investigation or remedial actions at this site will be based upon the data derived from this investigation. You may implement remedial actions before approval of the workplan to act diligently in protecting the waters of the State. However, final concurrence by this office will depend on the extent to which the work done meets the requirements, of this letter.

This department will oversee the assessment and remediation for this site. However, RWQCB may choose to take over as lead agency if it is determined that there has been substantial impact to groundwater.

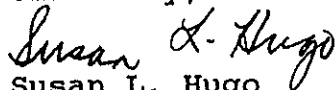
Mr. Ignacio Dayrit  
City of Emeryville  
June 4, 1991  
Page 4 of 4

A report must be submitted within 30 days after completion of this investigation. Subsequent reports must be submitted **quarterly** until the site can be recommended for RWQCB "**sign off**". 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 professional involved with the project. Copies of reports and proposals must also be submitted to RWQCB (attention: Lester Feldman).

Please be aware that this is a formal request 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.

Should you have any questions about this letter, please contact me at (415) 271-4320.

Sincerely,



Susan L. Hugo  
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental  
Health  
Lester Feldman, San Francisco Bay RWQCB  
Howard Hatayama, State Department of Health Services  
William Wikander, Subsurface Consultants, Inc.  
files  
L.S.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0860

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 1, 1994  
STID# 4266

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. Ignacio Dayrit  
City of Emeryville  
Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, California 94608

**RE: Soil and Groundwater Investigation / Remediation at  
4300 San Pablo Avenue, Emeryville, California 94608**

Dear Mr. Dayrit:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the work plan for the quarterly groundwater monitoring program prepared by AGI Technologies for the referenced site.

The proposed quarterly monitoring program is acceptable to this office with the provision that the following modifications will be addressed:

- 1) Monitoring wells MW-1 and MW-6 must be included in the sampling events in addition to MW-4, MW-5 and MW-7. Groundwater samples must be analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene and xylene.
- 2) Groundwater elevation measurements must be conducted in all the seven monitoring wells (MW-1 to MW-7) to establish the direction and gradient of groundwater flow at the site.
- 3) The upcoming quarterly monitoring report for this site should include the results of the upgradient well (MW-7) installation such as the boring logs and monitoring well construction diagram.

Until cleanup 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 by this 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

Mr. Ignacio Dayrit  
RE: 4300 San Pablo Avenue, Emeryville, CA 94608  
June 1 , 1994  
Page 2 of 2

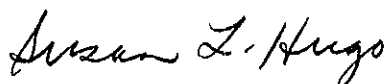
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the 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
- 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.

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.

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  
Kevin Graves, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
John Adams, AGI Technologies, 827 Broadway, Suite 210  
Oakland, California 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0860

March 14, 1991

Mr. Ignacio Dayrit  
Projects Coordinator  
City of Emeryville  
Redevelopment Agency  
2200 Powell Street, Suite 1200  
Emeryville, CA 94608

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

**RE: Preliminary Environmental Assessment  
4300 - 4310 San Pablo Avenue, Emeryville 94608**

Dear Mr. Dayrit:

The Alameda County Department of Environmental Health, Hazardous Materials Division has received the January 8, 1991 preliminary environmental assessment report prepared by Subsurface Consultant, Inc. for the referenced site, as submitted under your cover letter dated January 10, 1991. Before this report can be reviewed and approved for implementation, it is necessary that you submit to this office a deposit of \$536.00 made payable to the County of Alameda.

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 \$67.00. Upon completion of the project, the balance of the deposit will be refunded to you.

Once this deposit issue is addressed, our office will review the submitted report and issue a written response in a timely manner. If you have any question concerning this letter, please contact me at (415) 271-4320.

Sincerely,

Susan L. Hugo  
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health

Edgar B. Howell, Chief, Hazardous Materials Division  
William Wikander, Subsurface Consultants, Inc.  
files

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