Weiss Associates
Environmental and Geologic Services
5500 Shellmound Street, Emeryville, CA 94608-2411
Fax: 510-547-5043 Phone: 510-450-6000

June 30, 1994

Brian Oliva
Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Re: WA Proposal #99-931
Emeryville Site

Dear Brian:

As John Duey discussed with you yesterday, we would like to know what additional environmental work, if any, the Alameda County Department of Environmental Health would require before the above-referenced site could be developed. As John may have mentioned, the planned development calls for capping the entire site with either concrete or asphalt, constructing residential units on the northern two-thirds of the site, and constructing a parking lot on the southern third. The site is about 1,000 ft from the bay, depth to water is about four to five ft below ground surface (bgs), and ground water flows westward across the site.

The attached figure and table show sampling locations at the site and the highest metals concentrations detected in soil and ground water at these sampling locations. As the table notes, soil sample CFF-2 was a composite of black sand fill from about two ft bgs in borings FF-2, FF-4, and FF-5. As the table shows, zinc and copper were detected in this composite at concentrations above TTLCs. Another composite of soil from about one ft bgs in borings FF-2, FF-3, and FF-4 was also analyzed for metals, and all metals were well below TTLCs. Two other soil samples, one from six ft bgs in boring FF-2 and one composited from soil from about six ft bgs in borings FF-1, FF-3 and FF-5, were analyzed for gasoline, kerosene and diesel by modified EPA Method 8015, for volatile organic compounds (VOCs) by EPA Method 8240, and for semi-volatile compounds (SVOCs) by EPA Method 8270. With the exception of low concentrations of toluene (0.16 and 0.18 ppm), nothing was detected in these two soil samples.

Water sample WFF-2 was a grab water sample from open borehole FF-2. In addition to this sample, a water sample was collected from upgradient monitoring well J-1 and a grab water sample was collected from open borehole FF-1 (sample WFF-1). Water samples were analyzed for metals, kerosene, diesel, gasoline, BTEX by EPA Method 8020, and purgeable halocarbons by EPA Method 8010. Metals concentrations were generally lower in WFF-1 and J-1 than in WFF-2, and were generally lowest in J-1; however, no barium analysis was performed on the sample from well J-1. With the exception of 53 ppb gasoline detected in WFF-2, no organic compounds were detected in the ground water samples.

We would appreciate hearing your opinion on this site as soon as possible. Please call John Duey at 450-6129 with your comments and/or questions. Thank you for your help.

Sincerely,
Weiss Associates

Mary L. Stallard, CEG
Senior Project Geologist

enc: Figure and Table

H:\MLS\MISC\EMERYWAR.WP

Table 1. Comparison of Metals to Hazardous Criteria

Comparison of Metals in Soil to Hazardous Waste Criteria (PPM)		
Compound	Composite CFF-2*	TTLC
Zinc	9,300	5,000
Copper	2,600	2,500
Lead	550	1,000
Arsenic	210	500
Barium	1,100	10,000
Cadmium	24	100
Chromium	52	2,500
Mercury	0.3 (CFF-1)	20

DRAFT

* CFF-2 is a composite of black sand fill from boring FF-2 at 2.5 ft, FF-4 at 1.75 ft, and FF-5 at 1.75 ft.

Comparison of Metals in Ground Water to Hazardous Criteria (PPB)				
Compound	Filtered Sample WFF-2 **	Detection Limit	STLC	MCL/RAL
Zinc	70		250,000	5,000
Copper	20		25,000	1,000
Lead	ND	< 50	5,000	5
Arsenic	ND	< 50	5,000	50
Barium	1,800		100,000	1,000
Cadmium	ND	< 10	1,000	10
Chromium	ND	< 10	5,000	50
Mercury	ND	< 1	200	2

** WFF-2 is a grab water sample from boring FF-2.

Weiss Associates
Environmental and Geologic Services
5500 Shellmound Street, Emeryville, CA 94608-2411 Fax: 510-547-5043 Phone: 510-450-6000

ALCO HAZMAT

94 JUL 13 PM 4:02

STID # 5276

July 12, 1994

Mr. Brian Oliva
Alameda County Health Care Services Agency
Division of Hazardous Materials
Department of Environmental Health
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94621

Re: [redacted]
4226 Holleck
608

Dear Mr. Oliva:

As we discussed on July 8, we would like to know what additional environmental work, if any, the Alameda County Department of Environmental Health (ACDEH) would require before the subject site could be developed. As we discussed earlier, you reviewed data from soil and ground water samples collected at the site in 1990, and indicated that the data would not seem be of concern to the ACDEH, i.e. would not require any environmental investigation or remedial action. However, your opinion was tentative without the site location, since some of the criteria you would use to make such a determination are site-specific.

We have since contacted [redacted], and they have allowed us to provide you with their data regarding environmental conditions at the site. The enclosed report details the site's environmental condition, which was prepared in 1990 prior to an earlier potential sale of the property. The planned development would include capping the entire site with either concrete or asphalt, constructing residential units on the northern two-thirds of the site, and constructing a parking lot on the southern third.

Weiss Associates

As we discussed in our June 30 letter to you, our main question is whether the concentrations of copper and zinc, which were above the TTLC concentrations in a black sandy fill found beneath the site, would require any additional investigation or remedial action. We would appreciate hearing your opinion on this site at your earliest convenience. Please call me at 450-6129 with your comments or any questions you may have. Thank you very much for your assistance.

Sincerely,
Weiss Associates

John W. Duey
Geologist

enclosure

217L1JLA.WP