

Jakub, Barbara, Env. Health

From: Glenn M. Leong [glenn@leongenv.com]
Sent: Friday, August 01, 2008 10:48 AM
To: Jakub, Barbara, Env. Health
Subject: RE: RO0002621 Report Upload

Barbara,

The report submitted is the final groundwater data required for completion of site management activities for a redevelopment project. We are requesting approval of the completion of site management activities and that no further action is required based on the data and already completed activities. Here is a synopsis of the site and the most recent correspondence from you:

Location

The Site is located at 5885 Hollis Street and is surrounded by Hollis Street to the east, 59th Street to the north, Peladeau Street to the west, and a Chevron Service Station and Powell Street to the south. Prior to 1917, the Site and vicinity appeared to be vacant land.

Historical

Union Oil Company of California occupied the Site from 1917 to 1964. Union Oil reportedly used the property (including the gasoline service station property to the south of the Site) as a distribution facility, which contained many above- and underground petroleum storage tanks, a garage along Hollis Street, and an auto repair shop along Peladeau Street. Along the southeastern portion of the Site, a total of 40,000-gallons of lubricating oil were reportedly stored in aboveground tanks. Others owned and operated the property as subdivided warehouse space between 1965 and 2006, when ES East Associates purchased the property and started redevelopment activities. The redevelopment is complete and includes a multi-story office building underlain with parking that extends one level below ground surface to depth of approximately 14 feet.

Investigations

For the redevelopment activities, a Site Management Plan (SMP) was prepared for the review and approval by Alameda County Department of Environmental Health. In addition to the former Union Oil operations, other potential impacts to the property identified during the development of the SMP included the following:

- Petroleum hydrocarbons in soil along 59th Street (the northern edge of the Site) were discovered, excavated, and disposed off-site.
- Phase II investigations conducted by Treadwell & Rollo in 2000 and 2005 included soil and grab groundwater sample collection. The objective of the sampling was to evaluate the former Union Oil operation impacts, as well as the more recent commercial warehouse activities. The results indicated sporadic TPH as motor oil in shallow soil at the property and detections of TPH as gasoline and gasoline related compounds in groundwater near the southwest corner of the property.
- The gasoline service station located directly south of the Site 1400 Powell Street has had USTs removed and investigation activities have indicated the presence of TPH as gasoline and related compounds in the western portion of the service station property. The Union Oil operations that were previously located at the service station included service station was previously used by included assorted gasoline and oil above ground storage tanks.

Site Management Plan Requirements

Following submission of the SMP (July 14, 2005), Alameda County Department of Environmental Health provided comments regarding additional information and sampling requirements during the redevelopment activities (letter dated October 28, 2005). A response to the letter and Work Plan for soil and groundwater confirmation sampling was prepared (November 30, 2005) and approved by Alameda County (December 8, 2005). The SMP and Work Plan were implemented and included the following:

- Due to the subgrade construction activities below the water table (estimated at between 8 to 12 feet), approximately 95% of the Site was to be excavated to between 12 to 14 feet below ground surface and the soil was to be disposed off-site at various landfills. Confirmation soil samples were collected in accordance with the confirmation Work Plan.
- Construction dewatering was conducted with 26 wells surrounding the site and the water discharged after treatment under permit. Samples were collected from three discrete dewatering wells, located at the northern edge of the site, the southeast corner and the southwest corner.
- Due to the parking garage being constructed within the shallow groundwater table, the foundation was surrounded by membrane-based waterproofing to prevent groundwater intrusion.

Site Management Completion

A Site Management Completion Report dated January 5, 2007 was submitted to Alameda County. The report indicated that all excavated soil was disposed off-site, soil confirmation samples collected from the excavation bottoms had results were below ESLs and that only the dewatering well samples from the southwest corner of the property had chemical concentrations above ESLs.

Alameda County issued a letter dated January 22, 2007 indicating that all activities for the SMP were complete, except for an analytical report upload to the FTP site and groundwater sampling at the southwest corner of the Site. The requested analytical reports were uploaded shortly after receipt of the letter. Although analytical results from the dewatering well in that area indicated that contamination may be from the gasoline station, the groundwater sampling was still required by Alameda County.

Communications with Barney Chan during 2007 indicated that either ConocoPhillips or ES East Associates would need to do the groundwater sampling at some time and that ConocoPhillips was in the process of revising their investigation work plan for soil and groundwater work at the service station. In June 2008, I contacted you about the Site and you indicated that grab groundwater samples using pre-packed well casings would be sufficient to evaluate current groundwater conditions.

A grab groundwater Work Plan dated July 8, 2008 was submitted to you. The scope of work included collection of a grab groundwater sample at the southwest corner of the property.

A report dated July 28, 2008 was submitted to you. Grab groundwater sample results indicated detections of TPHg, benzene, ethylbenzene, xylenes, and EDC in the lower range of concentrations detected in the former dewatering wells and concentrations less than vapor intrusion ESLs and gross contamination ceiling levels. No evidence of free-phase product were observed and groundwater concentrations were well below levels would be indicative of free-phase product.

The July 28, 2008 report completes the necessary site management activities and the data indicates that groundwater concentrations are below applicable screening levels. Therefore,

on behalf of ES East Associates, we are requesting approval of the completion of site management activities and that no further action is required based on the data and already completed activities.

Glenn M. Leong, REA
Environmental Consultant

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-----Original Message-----

From: Jakub, Barbara, Env. Health [<mailto:barbara.jakub@acgov.org>]
Sent: Friday, August 01, 2008 9:03 AM
To: 'glenn@leongenv.com'
Subject: RE: R00002621 Report Upload

I will need to review the file for this site and determine what you are requesting. I will make an effort to respond within 60 days, as per our requirements. A well written synopsis of the site and what you are requesting will help my review so I will not have to request additional information.

Regards,
Barb Jakub

-----Original Message-----

From: Glenn M. Leong [<mailto:glenn@leongenv.com>]
Sent: Friday, August 01, 2008 7:36 AM
To: Jakub, Barbara, Env. Health
Subject: RE: R00002621 Report Upload

Barbara,

Can you give me a feel for when you will be able to make a decision on the ES East/5885 Hollis Street property groundwater? I have the client all over me trying to determine a status on the project based on our recent grab groundwater sampling. Thanks for your help.

Glenn M. Leong, REA
Environmental Consultant

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-----Original Message-----

From: Glenn M. Leong [<mailto:glenn@leongenv.com>]
Sent: Wednesday, July 30, 2008 2:34 PM
To: Jakub, Barbara, Env. Health
Subject: RE: R00002621 Report Upload

Barbara,

When you get a chance, please let me know if the grab groundwater sampling information is sufficient for the ES East/5885 Hollis Street property. No free product was encountered and dissolved concentrations are near the lower end of the range previously detected in groundwater.

Glenn M. Leong, REA
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-----Original Message-----

From: Glenn M. Leong [<mailto:glenn@leongenv.com>]
Sent: Tuesday, July 29, 2008 8:52 AM
To: Jakub, Barbara, Env. Health; 'dehloptoxic@acgov.org'
Cc: Grover Buhr (gsbuhr@treadwellrollo.com)
Subject: R00002621 Report Upload

The following document has been uploaded to the Environmental Cleanup Oversight Program ftp site:

R00002621_Report_2008_07-28.pdf

This report is the grab groundwater sampling report for the Emerystation East/Emeryville Industrial Court project at 5885 Hollis Street, Emeryville, California.

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