

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
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Alameda, CA 94502-6577

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January 22, 2007

Mr. Fillmore Marks
Marks Management Company
505 Sansome St., Ste 1400
San Francisco, CA 94111-3118

Mr. Geoffrey Sears
Wareham Development
1120 Nye St., Suite 400
San Rafael, CA 94901

Dear Messrs. Marks and Sears:

Subject: SLIC Site RO0002621, Emeryville Industrial Court, 5885 Hollis St., Emeryville, CA 94608

Alameda County Environmental Health (ACEH) staff has reviewed the files for the subject site including the January 5, 2007 Site Management Completion Report 5885 Hollist Street Emeryville, California by Treadwell and Rollo. This report summarizes soil excavation, post-excavation soil sampling, groundwater dewatering and sampling and site capping in preparation for site development. Our office has the following technical comments and request you submit the following technical reports requested below.

TECHNICAL COMMENTS

1. Previously Identified Areas of Concerns- Prior investigations and observations had identified numerous areas of potential concern. Upon review of the Site Management Completion Report our office has the following observations:
 - The trench area observed impacted soils while widening 59th Street on the northern property boundary. This area was over-excavated as part of site preparation and two soil samples (TR-47 and TR-48) collected in this general area. Extraction well, DW-24, was also located in the vicinity of this area. Based upon soil and groundwater results, no further investigation in this area will be required.
 - Numerous businesses were identified which used solvents. Post-excavation samples were collected and analyzed for COCs in these areas. Methylene chloride was reported in the soil samples ranging from 94-220 ppb. These results are suggested to be an artifact from the laboratory and are being discounted. Please upload an electronic copy of the analytical report and have the laboratory issue a comment on the likelihood of these results having come from laboratory contamination.
 - Soil samples were collected in areas where elevated TPHg and TPHmo were detected in shallow soil but not in deeper soils. Based upon post-excavation soil and groundwater samples, no further investigation of these areas is required.
 - Post-excavation soil samples were collected near former waste oil ASTs (5895 and 5850 Peladeau St.) and a former 10,000 gallon UST on 5805 Hollis Street. Based upon these results no further investigation is required in these areas.

- The southwest corner of the property formerly had oil tanks and pumps located on it and it is also located next to a known gasoline station with an on-going UST investigation. Previous soil and groundwater results indicate that releases had occurred on-site and that off-site contamination may have migrated from the adjacent property. The post-excavation results confirm both these observations. The groundwater samples from extraction well DW-14 in this area indicate a significant TPHg, TPHd and BTEX release. The presence of TBA and EDC are indicative of a release from the neighboring gasoline station. We request that you install wells in this area to monitor both releases from your site and that from the neighboring site. We recommend you work with the neighboring site's responsible party, Unocal/ConocoPhillips, to co-ordinate well installations and groundwater monitoring. Please submit a monitoring well installation work plan as requested below.

TECHNICAL REPORT REQUEST

Please submit the requested reports according to the following schedule:

- February 23, 2007- Analytical Report submittal to the County ftp site and written comment from analytical laboratory
- February 23, 2007- Work Plan for Monitoring Well Installation

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information at ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

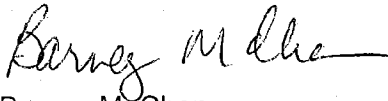
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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: files, D. Drogos

Mr. Ignacio Dayrit, City of Emeryville, 1333 Park Ave., Emeryville, CA 94608

Mr. Glenn Leong, Treadwell & Rollo, 501 14th ST., 3rd Floor, Oakland, CA 94612

Ms. Shelby Lathrop, ConocoPhillips, 76 Broadway, Sacramento, CA 95818

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