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May 5, 1992

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Mr. Brian Oliva  
Alameda County Health Care Services  
Division of Hazardous Materials  
80 Swan Way, Room 200  
Oakland, CA 94621

Subject: Subsurface Conditions at Del Monte Plant 35, located at 1250 Park Avenue and 4204 Hollis Street in Emeryville, California

Dear Mr. Oliva:

This letter reviews and proposes subsurface activities to be conducted at Del Monte Plant 35 in Emeryville, California. Del Monte Plant 35 consists of two parcels: the East Parcel (Haven Street and eastward) at 1250 Park Avenue and the West Parcel (west of Haven Street) at 4204 Hollis Street (Figure 1). The purpose of this letter is to provide a basis for discussion at the scheduled meeting of May 18, 1992 at 1 pm between the Alameda County Health Agency (ACHA), Del Monte, and CH2M HILL.

During the past seven years, Del Monte has conducted several subsurface investigations and remedial actions at Plant 35. Del Monte is planning to remove some of the above-ground structures at Plant 35 which will allow easier access to some of the subsurface soil. During or after removal of some of the Plant 35 above-ground structures, Del Monte is considering various subsurface investigations and remedial actions and is requesting regulatory input from ACHA.

## BACKGROUND

Del Monte Plant 35 was a food processing plant which has not been in operation since 1989. Past environmental studies, subsurface investigations, and remedial activities conducted at Plant 35 are presented in the "Phase I/II/III Compilation Report Del Monte Plant No. 35, West and East Parcel, Emeryville, California, Volume 1 and 2 (CH2M HILL, March 1992)". Much of this work was conducted with the oversight of Mr.

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Dennis Byrne of the ACHA. Past activities for the East and West Parcels include the following:

### **East Parcel**

- Removal of a 3,500-gallon underground gasoline tank near 45th Street (January 1986).
- An old railroad tank car (approximately 20,000 gallons) used to store fuel oil was filled in place with grout (1985/1986).
- Removal of a 550-gallon underground gasoline tank near Park Avenue (January 1986).
- Installation and sampling of four groundwater monitoring wells (MW-3, MW-4, MW-5, MW-6) (1988).
- Soil investigation along the proposed Haven Street location (November 1989).

### **West Parcel**

- Installation and sampling of two groundwater monitoring wells (MW-1 and MW-2) (1988).
- Removal of a 550-gallon gasoline tank and soil surrounding the tank near Park Avenue (March 1989).
- Removal of four 50-gallon fuel oil tanks located near the southwest corner of the West Parcel (March 1989).
- Soil and groundwater investigation in the vicinity of the former fuel oil tanks (1988/1989).
- Quarterly groundwater monitoring of West Parcel wells (MW-7 through MW-11) (1989 - Current).

## **PROPERTY STATUS REVIEW**

At the meeting with ACHA, Del Monte would like to discuss and review the status of all Plant 35 monitoring wells and former underground tank locations including the 20,000-gallon filled-in-place tank.

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## PLANNED ACTIVITIES

Del Monte expects to remove various above-ground structures at Plant 35, including the formerly leased building located at the corner of Park Avenue and Hollis Street. During or after the removal of above-ground structures, Del Monte proposes to conduct the following additional investigative and remedial activities:

### East Parcel

- Excavation and treatment/disposal of soil containing petroleum hydrocarbons along the proposed Haven Street location.
- Investigation and potential excavation of soil beneath sumps, gutters, drains, etc.

### West Parcel

- Excavation and treatment/disposal of soil containing solvents in the vicinity of the former fuel oil tanks.
- Investigation and potential excavation of soil beneath sumps, gutters, drains, etc.

### *Excavation of Soil containing Petroleum Hydrocarbons along the proposed Haven Street Location*

During a past soil investigation of the proposed Haven Street location, shallow soil samples contained TPH as gasoline concentrations in excess of 100 mg/kg. Del Monte is planning to excavate the unsaturated soil along the proposed Haven Street location which exceeds 100 mg/kg. Initially, soil samples will be analyzed with a field screening device (ie. EnSys RISC or Hanby field test kits) which detects TPH as gasoline with a detection limit between 10 and 100 mg/kg. Unsaturated soil will be excavated in areas where the field screening device indicates concentrations in excess of 100 mg/kg. When soil excavation is determined to be complete according to field screening devices, confirmation soil samples will be collected for laboratory analysis (EPA method 8015 modified). These confirmation soil samples will be collected at 20-foot interval grid spacing along the base of the excavation and at 20-foot interval spacing along the excavation side walls with a minimum of one sample collected at the base and each side wall.

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***Investigation and Potential Excavation of Soil beneath Sumps, Gutters, Drains***

Unsaturated accessible soil beneath sumps, gutters, and drains will be inspected for stains or odors and screened with a photoionizer (HNU). Soil beneath sewer and storm drains will not be included in this investigation. Soil beneath gutters and drains will be screened for TPH as gasoline and diesel (EnSys RISc or Hanby field test kits) at a minimum linear interval of 20 feet. Soil suspected of containing petroleum hydrocarbons according to visual observation and field screening techniques will be analyzed for BTEX/TPH as gasoline (EPA method 8015 modified) and total recoverable petroleum hydrocarbons (TRPH) (EPA method 8015 modified). Unsaturated soil containing detectable levels of benzene, or TPH as gasoline or TRPH in excess of 100 mg/kg will be excavated.

**West Parcel**

***Excavation of Soil containing Chlorinated Solvents in the Vicinity of the Former Fuel Oil Tanks***

Unsaturated soil containing chlorinated solvents in the vicinity of the former fuel oil tanks will be excavated to nondetectable or background levels. Laboratory analytes and detection limits are presented in Table 1. A minimum of four and a maximum of 25 confirmation soil samples will be collected within the excavation. Due to the proximity of monitoring well MW-8 to the planned excavation, it will be necessary to destroy MW-8; this well destruction will be conducted according to Alameda County guidelines.

***Investigation and Potential Excavation of Soil beneath Sumps, Gutters, Drains***

The investigation and potential excavation of soil beneath sumps, gutters, and drains located on the West Parcel will be conducted in the same manner as described for the East Parcel.

**SOIL TREATMENT/DISPOSAL**

Excavated soil containing petroleum hydrocarbons or chlorinated solvents will be placed in onsite, plastic-lined and bermed aeration beds. This soil will be aerated according to Bay Area Air Quality Management District guidelines. Soil will be aerated in separate

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beds according to the constituents present in the soil. Upon completion of soil aeration, discreet soil samples will be collected approximately every 20 cubic yards and submitted for laboratory analysis. Soil containing chlorinated solvents above detection limits (Table 1) or TPH in excess of 10 mg/kg will be transported to an appropriate landfill for disposal. Soil containing less than 10 mg/kg TPH will be backfilled on the Plant 35 property.

I am looking forward to discussing this letter with you and Dennis Byrne at the meeting on Monday, May 18. If you have any questions or comments which you would like to discuss prior to this meeting, please call me at (510) 652 - 8149 (ext. 2118).

Sincerely,

CH2M HILL



Bern Baumgartner  
Project Manager

BEB/prep

cc: Mr. Dennis Byrne/Alameda County Health Care Services  
Mr. Steve Ronzone/Del Monte  
Mr. Mark Rosenquist/Del Monte  
Mr. Wilbur Sprague/Associated Services  
Ms. Liz Dodge/CH2M HILL/SFO  
Mr. Jeff Holloway/CH2M HILL/SFO

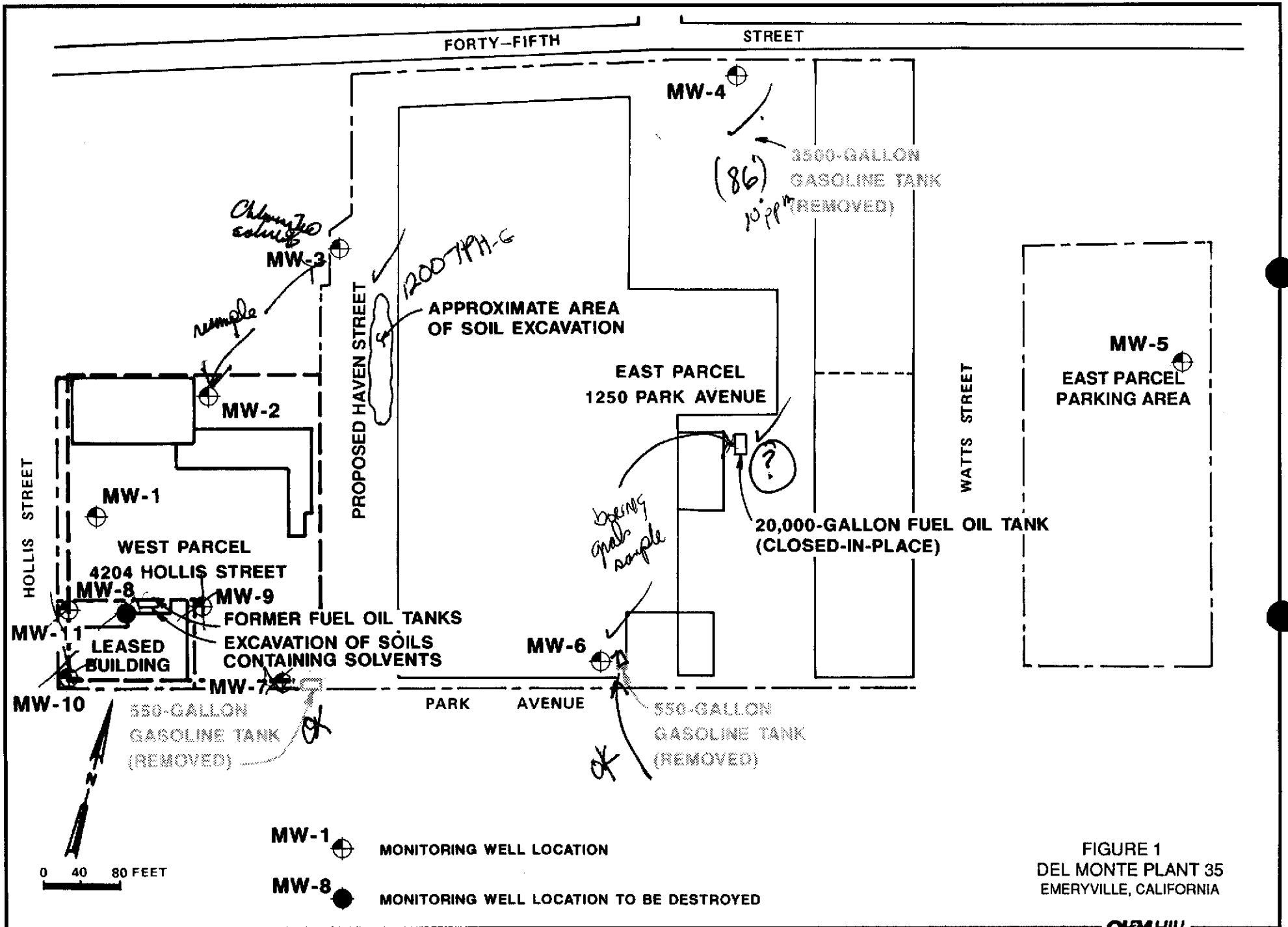


FIGURE 1  
 DEL MONTE PLANT 35  
 EMERYVILLE, CALIFORNIA

**Table 1**  
**Soil Remediation Levels in Fuel Oil Tank Area**  
**Del Monte Plant 35 - West Parcel**

<b>Compound</b>	<b>Method</b>	<b>Detection Limit (ug/kg)</b>
1,2-Dichloroethylene	EPA 8240	5 ug/kg
1,1-Dichloroethylene	EPA 8240	5 ug/kg
1,2-Dichloroethane	EPA 8240	5 ug/kg
Trichloroethylene (TCE)	EPA 8240	5 ug/kg
Perchloroethylene (PCE)	EPA 8240	5 ug/kg
Vinyl Chloride	EPA 8240	10 ug/kg