

ALAMEDA COUNTY DEPARTMENT ENVIRONMENTAL HEALTH

Certified Unified Program Agency (CUPA)
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INSPECTION NOTES

API EMERYVILLE PARKSIDE, LLC.
5750-5780 HOLLIS STREET
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ON OCTOBER 10, 2012 ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (ACDEH) RECEIVED NOTIFICATION FROM THE CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL EMA), HAZARDOUS MATERIALS SPILL REPORT #12-6116, REGARDING POLYCHLORINATED BIPHENYLS (PCB) TRANSFORMER OIL SPILLED ONTO A CONCRETE SURFACE AND RELATED EMERGENCY CLEANUP WAS PERFORMED AT THE SUBJECT SITE.

ON OCTOBER 11, 2012 ACDEH ARRIVED AT THE SITE TO OBTAIN ADDITIONAL INFORMATION RELATING TO THE SPILLED PCB TRANSFORMER OIL AND ASSOCIATED CLEANUP. THE ONSITE ASSISTANT PROJECT MANGER BRIAN DAVEY WITH BUILD GROUP INC. STATED THAT THE BUILDING IS CURRENTLY IN THE PROCESS OF BEING DEMOLISHED. MR. DAVEY STATED THAT ON SUNDAY EVENING OR MONDAY MORNING OCTOBER 7 OR 8, SOMEONE ATTEMPTED TO STEAL COPPER FROM THREE TRANSFORMERS IN THE BASEMENT OF THE BUILDING. IN THE PROCESS OF REMOVING THE COPPER CORE THE TRANSFORMER OIL WAS EMPTIED ON TO A SECONDARY CONTAINMENT METAL TRAY. DURING THE ATTEMPTED THEFT THE SECONDARY CONTAINMENT FOR THE TRANSFORMERS WAS DAMAGED ALLOWING THE OIL TO ENTER THE BASEMENT AREA. MR. DAVEY ADVISED ME OF A CONFERENCE CALL OCCURRING LATER IN THE DAY TO DISCUSS THE SPILL/RELEASE EVENTS AND PROPOSED CLEANUP. MR. DAVEY PROVIDED SAMPLE RESULTS FROM THE PCB TRANSFORMERS AND A BRIEF NARRATIVE OF THE INCIDENT (ATTACHED)

ON OCTOBER 11, 2012 MR. DANIEL EMERSON, PRODUCTION MANAGER, ARCHSTONE CONTACTED ACDEH AND INFORMED ME THAT A CONFERENCE CALL WILL BE OCCURRING AT 2 PM WITH DAN EMERSON ARCHSTONE, DARYL BRUCE BUILD GROUP, CARMEN SANTOS, FEDERAL ENVIRONMENTAL PROTECTION AGENCY (EPA), KENT OLSEN ENVIROSERVE, AND DAGMAR FUNG CARDNO, ATC. DURING THE CONFERENCE CALL IT WAS DETERMINED THAT APPROXIMATELY 120 GALLONS OF PCB OIL WAS SPILLED ONTO THE CONCRETE AND POTENTIALLY ONTO SOIL. UPON DISCOVERY OF THE RELEASE ARCHSTONE CONTACTED ENVIROSERVE TO BEGIN CLEANUP ACTIVITIES OF THE PCB TRANSFORMER OIL. PREVIOUS TESTING OF THE TRANSFORMER OIL DETERMINED THE PCB CONCENTRATIONS TO BE 850,000 PPM. MS. SANTOS PROVIDED GUIDANCE ON CONCRETE SAMPLING AND ACDEH PROVIDED GUIDANCE ON OBTAINING A SOIL SAMPLE.

AFTER THE CONFERENCE CALL ACDEH RECEIVED, VIA EMAIL, A BRIEF SUMMARY OF EVENTS AND A GUIDANCE DOCUMENT PREPARED BY CARDNO ATC (ATTACHED). THE PROPOSED GUIDANCE DOCUMENT WAS APPROVED BY ACDEH IN ORDER TO IMMEDIATELY BEGIN THE SITE ASSESSMENT TO ESTABLISH THE EXTENT OF CONTAMINATION.

ON OCTOBER 16, 2012 ACDEH WAS ONSITE TO WITNESS THE INITIAL CONCRETE AND SOIL SAMPLING PER THE PROPOSED GUIDANCE DOCUMENT.

ON OCTOBER 19, 2012 ACDEH SENT A NOTICE OF CORRECTIVE ACTION TO MR. EMERSON, PRODUCTION MANAGER, ARCHSTONE (ATTACHED)

ON OCTOBER 25, 2012 ACDEH RECEIVED SAMPLE RESULTS FROM MR. EMERSON VIA EMAIL. THE SAMPLE ANALYSIS INDICATED THAT SOIL HAS BEEN IMPACTED WITH PCB. CASE WILL BE FORWARDED TO ACDEH LOP FOR OVERSIGHT.

ACDEH WILL CONTINUE TO FOLLOW-UP WITH THE PROPER CHARACTERIZATION AND DISPOSAL OF PCB WASTE(S)



CHRIS TOUGERON
10-25-2012