

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 10-4 00

RO# 568

October 3, 2000

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Mr. Pierson Forbes
Simeon Commercial Properties.
655 Montgomery Street, Suite 1190
San Francisco, California 94111-2630

**RE: Ryerson /Lowenberg Properties at 64th and Hollis Street, Emeryville, CA 94608
(STID # 3789)**

Dear Mr. Forbes:

Our records indicate that the deposit for regulatory oversight submitted for the above subject site has fallen below the minimum deposit amount. Please submit a deposit of \$6,500.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.060L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 105 per hour.

Please be sure to write the following on the check to identify your account:

- type of project (**Site Mitigation**)
- site address (see RE: line above)

If you have any questions, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Ariu Levi / Thomas Peacock, Environmental Health Services
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20568

October 15, 1999

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

Mr. Pierson Forbes
Simeon Commercial Properties
655 Montgomery Street, Suite 1190
San Francisco, CA 94111- 2630

Subject: Ryerson / Lowenberg (64th and Hollis Streets, Emeryville, CA) (STID# 3789)

Dear Mr. Forbes:

The Alameda County Department of Environmental Health ("ACDEH") and the Regional Water Quality Control Board for the San Francisco Bay Region ("Regional Board") have reviewed the "Final Risk Management Plan (RMP) for the 64th Street Properties", dated August 30, 1999, prepared by Erler & Kalinowski, Inc. ("EKI"), in connection with the above-referenced properties at 64th and Hollis Street in Emeryville, California (the "Site"). The RMP describes the short-term and long-term risk management plans to be taken, during and after Simeon Commercial Properties' ("Simeons") planned redevelopment of the Site, for the mitigation of potential risks to human health and the environment associated with residual pollution on the Site. During a meeting on July 28, 1999, ACDEH and the Regional Board staff have discussed with you and EKI the various components of the RMP and issues of concern both agencies have regarding the draft RMP dated July 2, 1999.

A risk management plan dated August 9, 1999 included a child day care facility as one of the potential uses at the Site. Based on the review of the Site data, additional investigation, such as soil gas survey, would be required to determine that the child care facility is an acceptable use for the subject property. Therefore, the child care facility as a potential use for the Site was removed from the final RMP dated August 30, 1999. If a child care facility is to be added in the future, then additional collection of data and risk assessment will be necessary to validate that such a child care scenario is an acceptable use at the site.

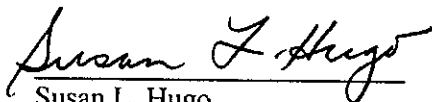
ACDEH and Regional Board staffs concur with the general scope of the RMP. Based on the information provided to both agencies, it appears that the RMP comprehensively addresses the human health and the environmental issues during construction and after completion of the planned development (commercial /office uses) of the subject site.

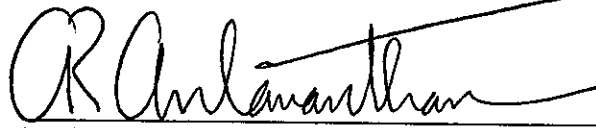
A deed restriction must be recorded for the Site, which requires property owner/s complying with the approved RMP. In addition, the Regional Board and ACDEH will be notified if land use changes from the intended commercial use. The deed restriction must be recorded prior to completion of Site redevelopment. It is our understanding that Simeon will ensure that their contractors implement the RMP during redevelopment of the site and that ACDEH and the Regional Board will be notified when redevelopment begins.

Mr. Pierson Forbes
RE: Ryerson / Lowenburg Properties, Emeryville, CA
October 15, 1999
Page 2 of 2

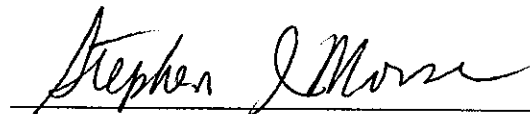
If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780, e-mail: shugo@co.alameda.ca.us or Ravi Arulanantham at (510) 622-2308, e-mail: ra@rb2swrcb.ca.gov.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist


Ravi Arulanantham, Ph.D.
Staff Toxicologist, Cal-EPA / S.F. Bay RWQCB

Concur:


Stephen Morse, P.E. Chief
Toxics Cleanup Division, Cal-EPA / S.F. Bay RWQCB

c: Mee Ling Tung, Director, Environmental Health
Claudia Cappio / Ignacio Dayrit, City of Emeryville, 2200 Powell St., 12th Floor, Emeryville, CA 94608
Margaret Rosegay, Pillsbury, Madison & Sutro, LLP, 235 Montgomery Street, San Francisco, CA 94104
Michelle Kriegman King, EKI, 1730 South Amphlett Boulevard, Suite 320, San Mateo, CA 94402
SH / files