LOWNEY ASSOCIATES
Environmental/Geotechnical/Engineering Services

Mountain View
Oakland
San Ramon
Fullerton

CO#201

February 19, 2002
1424-4B

Ms. Susan Hugo
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Mr. Ravi Arulanantham
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANFRANCISCO BAY REGION
1515 Clay Street, Suite 1400
Oakland, California 94612

RE: 1274 65TH STREET AND 1269 66TH STREET
EMERYVILLE, CALIFORNIA

Dear Ms. Hugo and Mr. Arulanantham:

During soil excavation performed as part of site demolition operations, soil with hydrocarbon concentrations above the approved site cleanup goals was detected in the area adjacent to the north of the former underground storage tank pit at 1274 65th Street and 1269 66th Street in Emeryville, California. The cleanup goals were based on a human health risk assessment that evaluated historical maximum concentrations detected. Approximately 2,000 cubic yards of the impacted soil was removed in January 2002 for off-site disposal. As discussed in our February 6, 2002 meeting with Mr. Arulanantham at the site, we have performed additional soil and ground water characterization around the excavation area.

Based on the results of our additional sampling and available historical site data, we request approval to leave soil exceeding the cleanup goals to remain in-place. An apparently limited area on the west sidewall will be excavated and removed for off-site disposal. Laboratory analyses of two soil samples from this area detected 1,700 parts per million (ppm) and 980 ppm total petroleum hydrocarbons as gasoline (TPHg); the previous site maximum detected was 670 ppm. In our opinion, the residual impacted soil and ground water at the site will not pose a significant health risk to future occupants of the site.

- Soil above the TPHg cleanup goal on the west sidewall will be removed. Soil on the south sidewall where 2,900 total petroleum hydrocarbons as diesel (TPHd) was detected also will be removed

- Following removal of soil, TPH in ground water will be expected to decrease significantly over time. The significant attenuation with distance from the former source area observed over a past year of monitoring indicates that active biodegradation already is occurring. Ground water will not be used as a drinking

water source. BTEX (benzene, toluene, ethylbenzene, and xylenes) compounds are not above indoor air risk-based screening levels (RBSL's) for ground water below a fine-grained soil. In addition, vapor barriers will be installed beneath homes further reducing risk to future occupants. Therefore, we request no further action for the ground water.

- Benzene was detected at 4 ppm in one soil sample; no benzene was detected in the other soil samples. The indoor air RBSL for benzene in soil is 0.18 ppm. However, as noted above, vapor barriers will be installed and the benzene detected was approximately 9 feet below grade. In addition, the concentration is expected to decrease over time due to natural attenuation. Therefore, we request approval to leave the soil at this location in-place.

We appreciate your assistance on this project. If you have any questions, please call and we will be glad to discuss them with you.

Very truly yours,

LOWNEY ASSOCIATES

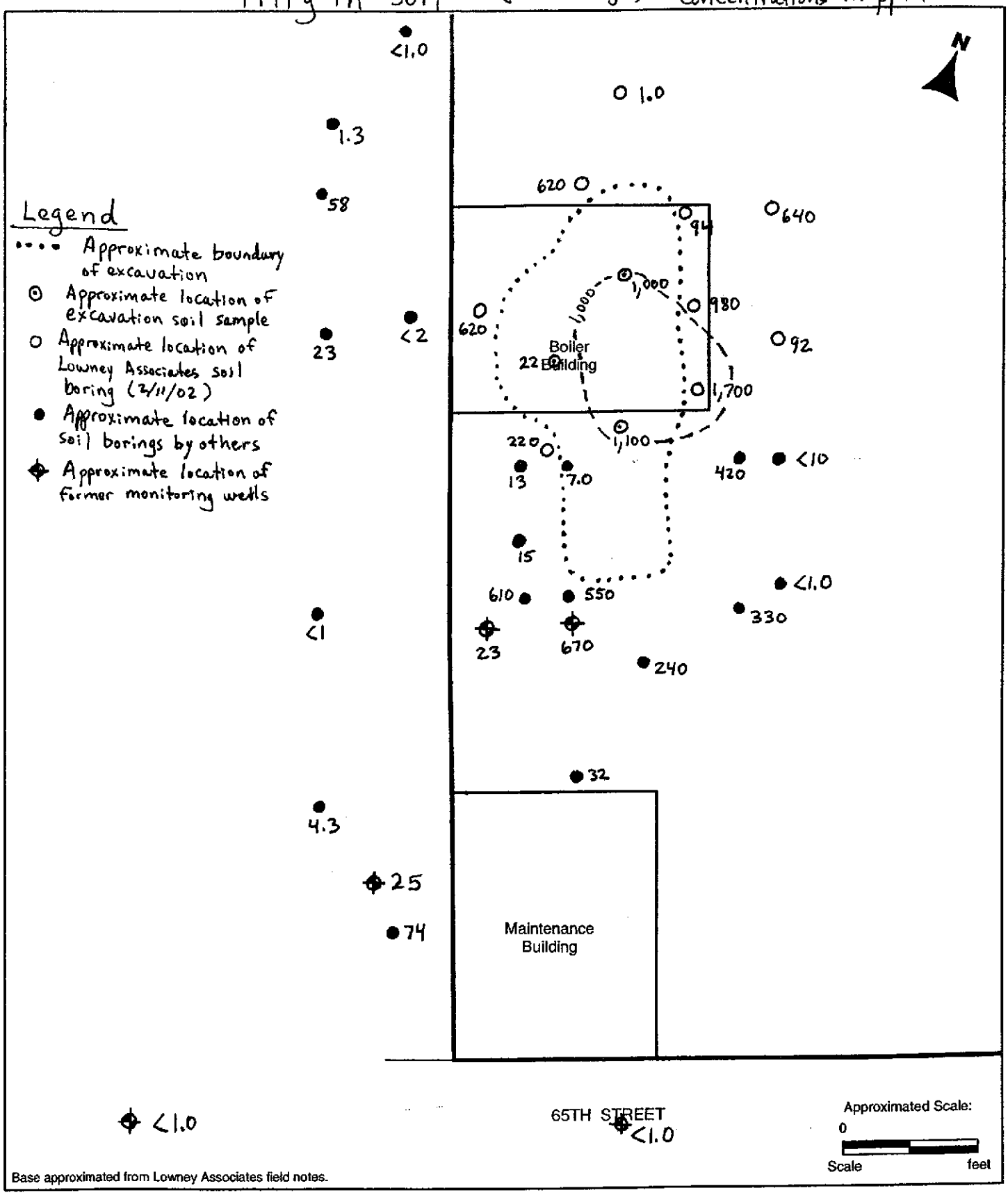
Mark Arniola

Mark Arniola, R.G., R.E.A.
Project Geologist

PML:MJA

Copies: Addressee (2)

OK, 1424-1B ACEHD-RWQCB ltr



3/01*EB

SITE PLAN

1269 66TH STREET, 1274 65TH STREET
Emeryville, California

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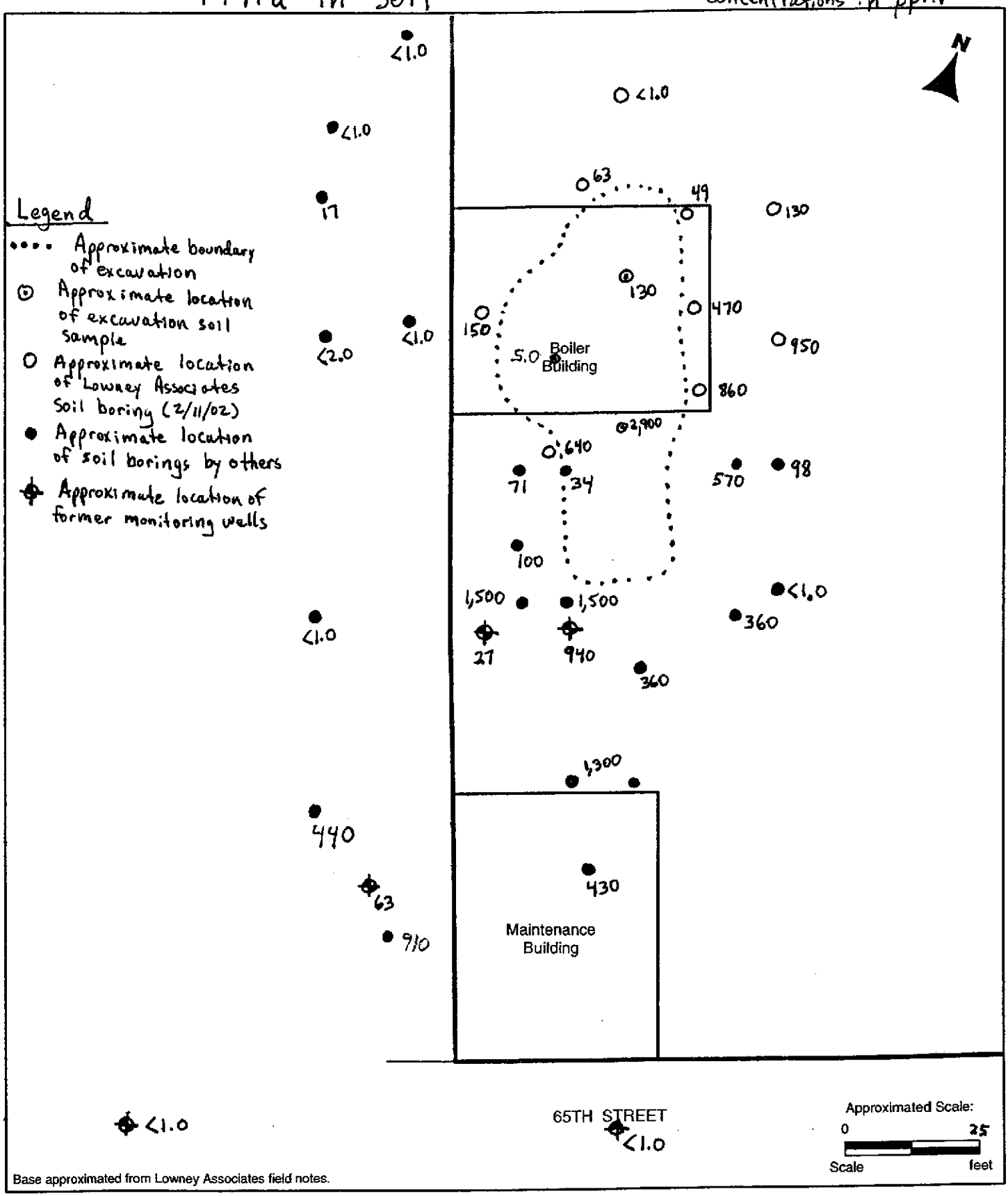
FIGURE
1424-4



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SITE PLAN

1269 66TH STREET, 1274 65TH STREET
Emeryville, California

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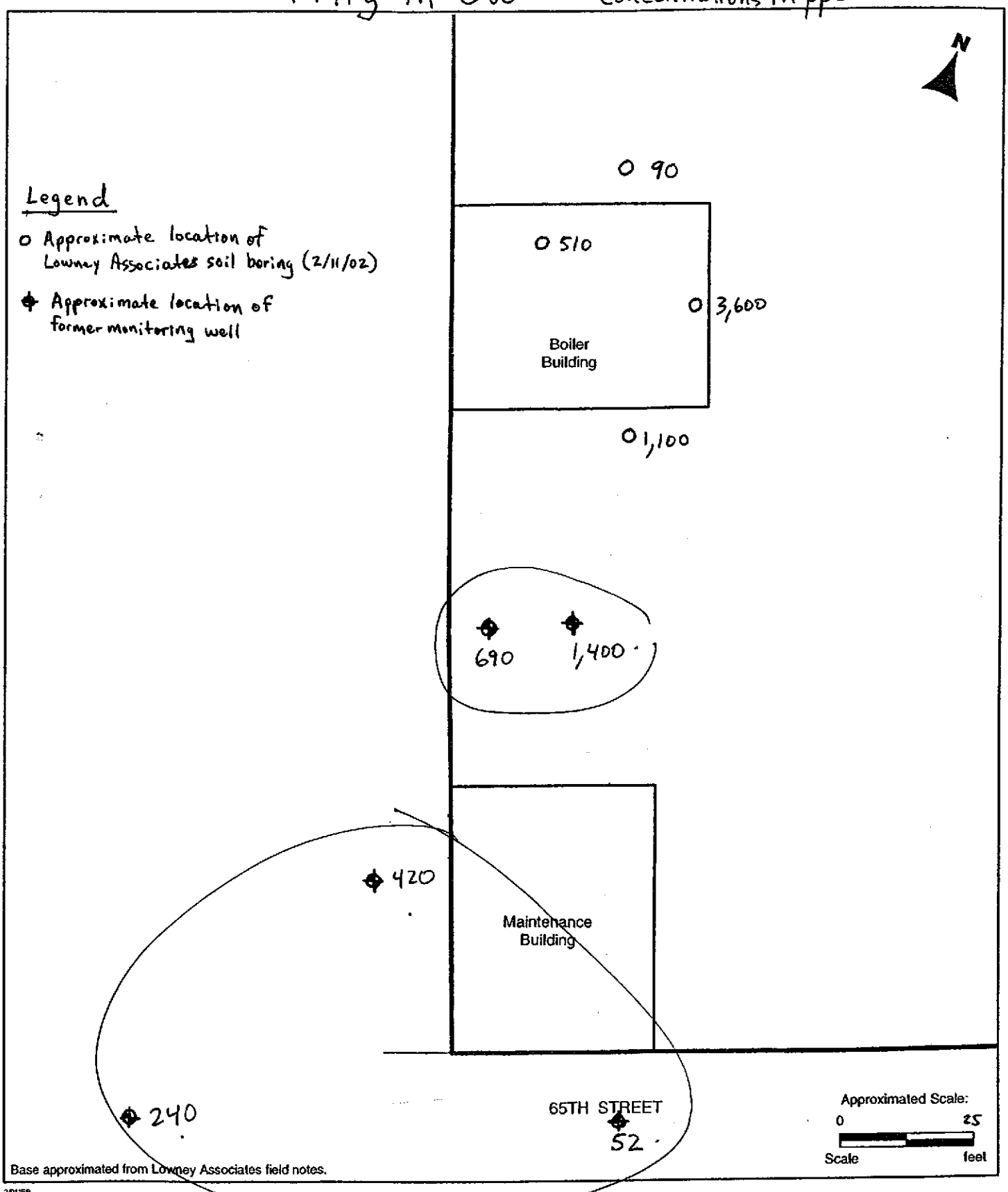
FIGURE 2
1424-4B



SITE PLAN

1269 66TH STREET, 1274 65TH STREET
Emeryville, California

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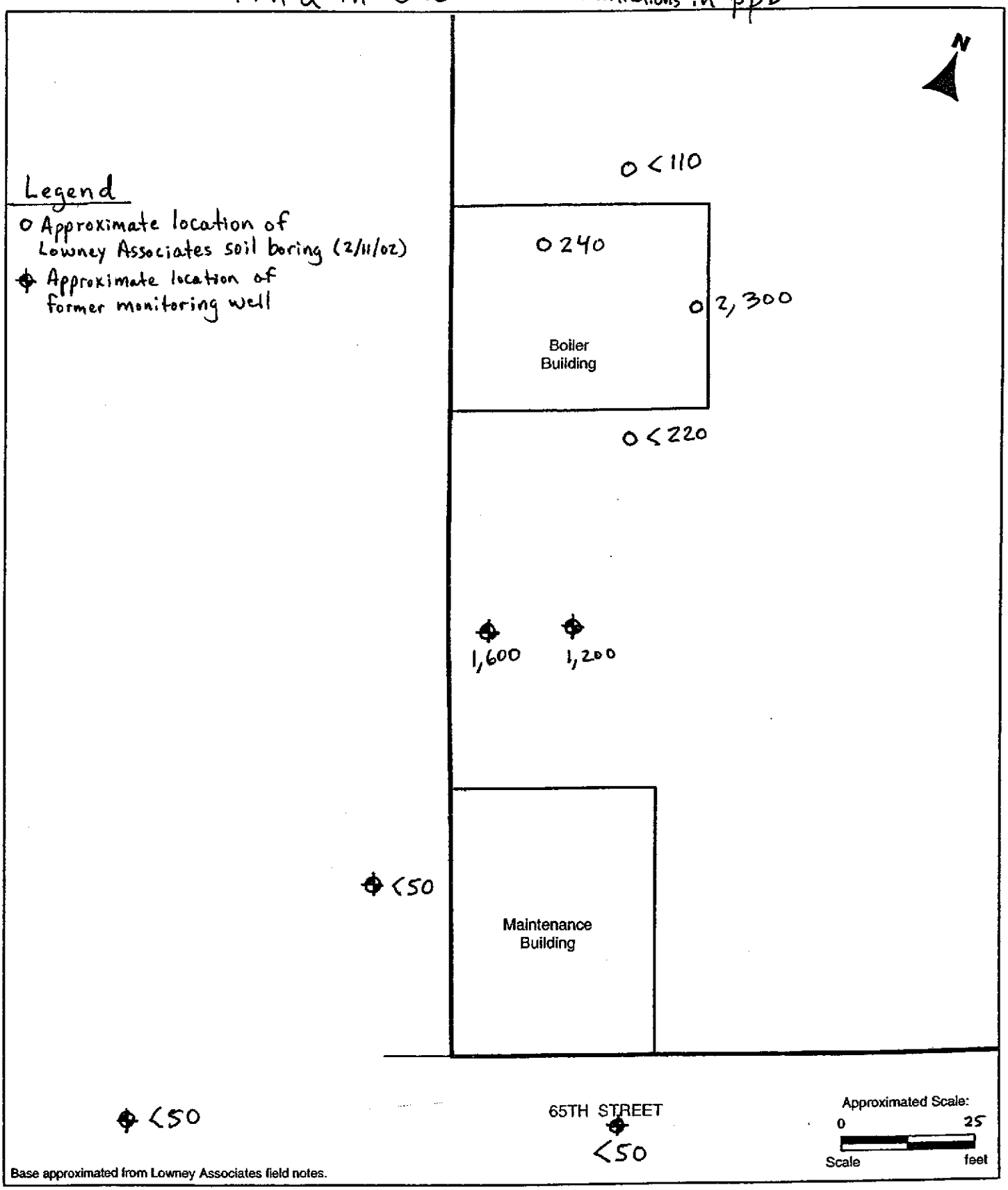
FIGURE 3
1424-4B



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SITE PLAN

1269 66TH STREET, 1274 65TH STREET
Emeryville, California

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FIGURE 4
1424-48

Table 1. Analytical Results of Selected Shallow Soil Samples

(concentrations in parts per million)

Sample Number	Depth (feet)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
EB-7	8½-9	220	640	<250	<3.1	<3.1	<3.1	<3.1	<3.1
EB-8	10-10½	620	63	<50	<3.1	<3.1	5.0	<3.1	<3.1
EB-9	8½-9	620	150	<50	4.0	<3.1	8.7	<3.1	<3.1
EB-12	7-7½	1.0	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005
EB-13	10-10½	1,700	860	<250	<6.2	<6.2	<6.2	<6.2	<6.2
EB-14	10-10½	94	49	<50	<0.062	<0.062	0.085	<0.062	<0.062
EB-15	10-10½	980	470	<100	<3.1	<3.1	11.0	<3.1	<3.1
EB-16	7-7½	640	130	<100	<1.2	2.7	9.2	3.6	<1.2
EB-17	9½-10	92	950	<250	<0.062	<0.062	1.4	<0.062	<0.062
Residential PRG*		NE	NE	NE	0.65	520	230	210	17

< Indicates that the compound was not detected at or above the stated laboratory reporting limit

* Preliminary Remediation Goal–EPA Region 9, November 2000

NE Not established

Table 2. Analytical Results of Selected Ground Water Samples

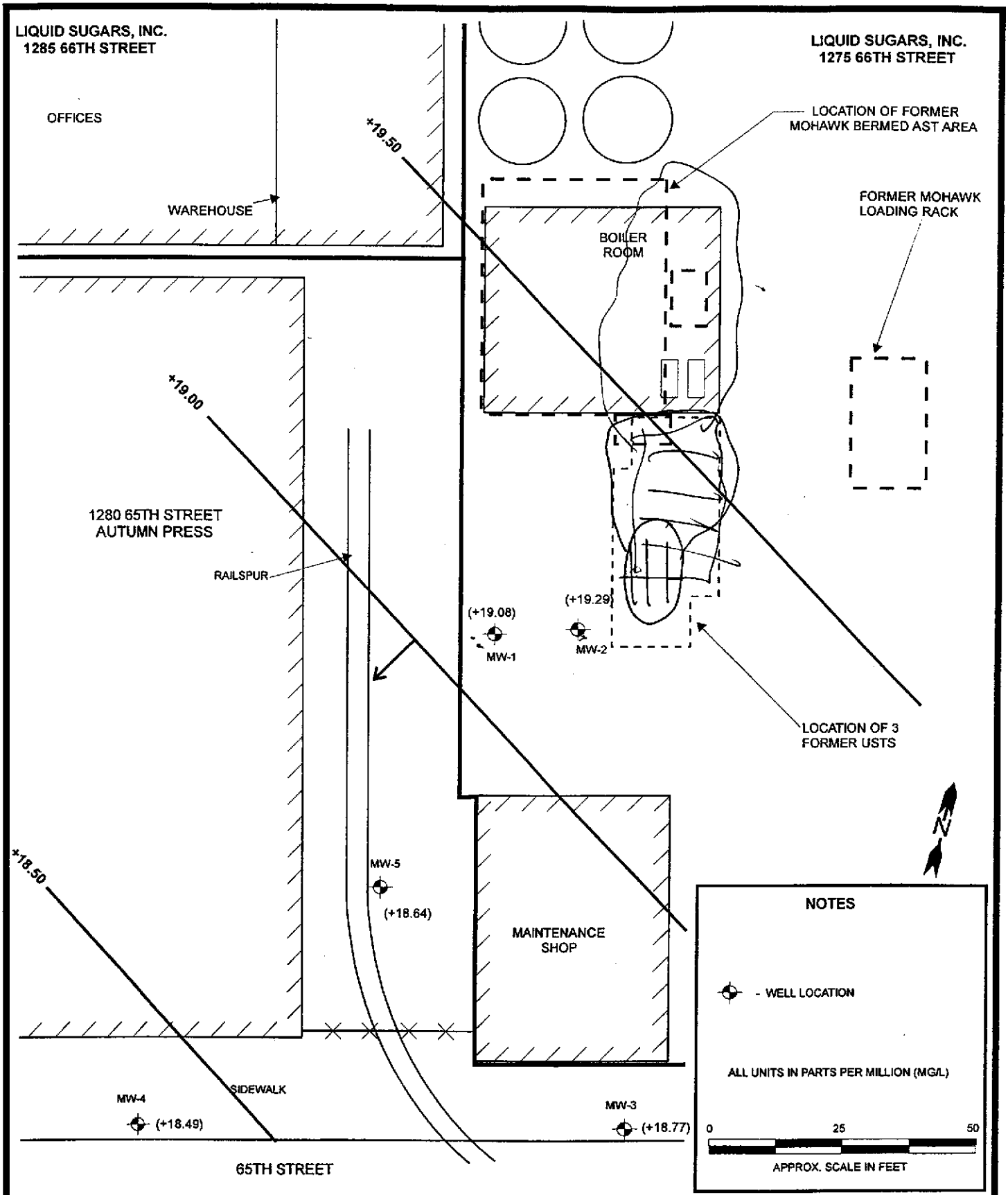
(concentrations in parts per billion)

Boring Number	Date	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
EB-6	2/11/02	510	240	<630	18	3.1	14	13	<5.0
EB-10	2/11/02	90	<110	<1,100	<0.50	1.5	1.3	2.8	<5.0
EB-11	2/11/02	1,100	<220	<2,200	<2.5	<2.5	<2.5	<2.5	<25
EB-15	2/11/02	3,600	2,300	<740	140	75	150	450	<25
MCL*		NE	NE	NE	1.0	150	700	1,750	13

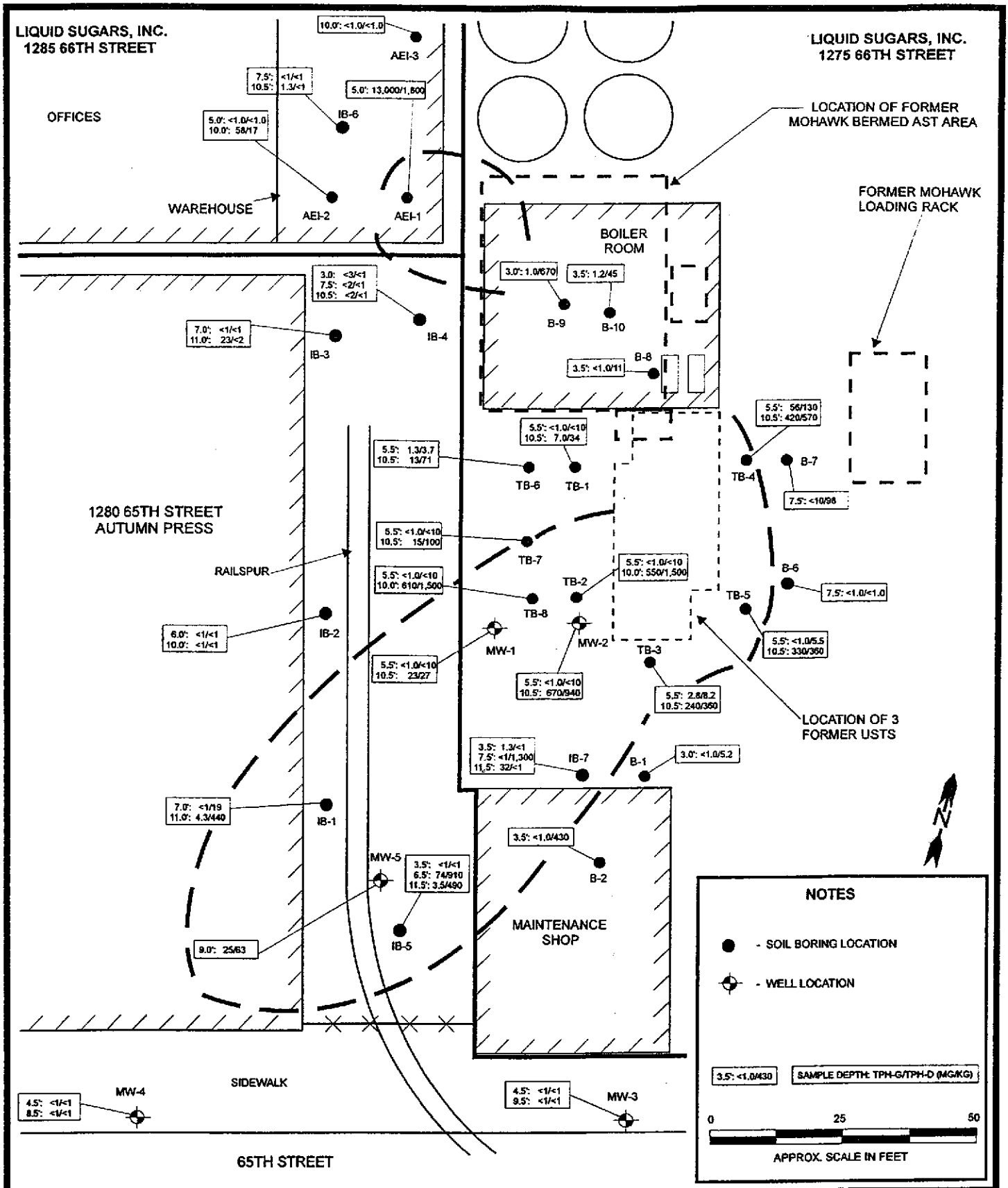
< Indicates that the compound was not detected at or above the stated laboratory reporting limit

* Drinking water Maximum Contaminant Levels–California DHS, January 31, 2001

NE Not established



DESIGNED BY:	CHECKED BY:	**GROUNDWATER GRADIENT MAP** **06/28/99**	DATE: 08/04/99	FIGURE: 3
DRAWN BY: JG	SCALE:	LIQUID SUGARS, INC. SITE 1275 & 1285 66TH STREET EMERYVILLE, CALIFORNIA	**GRIBI Associates**	
PROJECT NO: 149-01-03				



DESIGNED BY:	CHECKED BY:	SOIL TPH-G AND TPH-D RESULTS	DATE: 08/04/99	FIGURE: 4
DRAWN BY: JG	SCALE:	LIQUID SUGARS, INC. SITE 1275 & 1285 66TH STREET EMERYVILLE, CALIFORNIA	GRIBI Associates	
PROJECT NO: 149-01-03				