

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



02-25-03

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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February 21, 2003

Mr. Richard Becker
160 La Cuesta Dr
Greenbrae, CA 94904

Re: No Further Action Letter for Case # RO0002505, Becker Property at 1300 Powell Street, Emeryville, CA

Dear Mr. Becker:

Alameda County Environmental Health (ACEH) staff has completed review of the "Cleanup Action Completion Report," dated December 12, 2002, and the "Health Risk Appraisal and Response to Technical Comments," dated February 19, 2003, both prepared by Lowney Associates (Lowney) for the above referenced site. Additionally, ACEH has conferred with the San Francisco Regional Water Quality Control Board (SF-RWQCB) on the above referenced reports and site data. This letter confirms the completion of site investigation and remedial action for the petroleum hydrocarbon releases at the Becker Property.

Background:

The 1.9-acre site was a bulk oil storage and distribution facility from the 1930's to 1967, consisting of up to 21 above-ground storage tanks. By 1983, the bulk oil storage facility was demolished and the site developed with a two-story commercial/light industrial building, used as office space and a warehouse for construction equipment storage and light welding.

Previous environmental investigations identified the presence of petroleum hydrocarbons in surface soils throughout the site. Water perched within the upper 10 feet was also impacted with petroleum hydrocarbons. Prior to initiation of cleanup activities at the site up to 2,800 ppm TPHD, 2,200 ppm TPH-MO, and 300 ppm TPHG were detected in soil and up to 800,000 ppb TPHD, 81,000 ppb TPH-MO, and 4,900 ppb TPHG were detected in groundwater.

Remedial Action Results:

Approximately 2,500 tons of Class II material and approximately 5,100 tons of Class III material were removed during soil cleanup activities. Impacted perched water was removed with the impacted soil. Final confirmation soil samples were collected at 6.5 to 11 feet below grade. Four temporary groundwater monitoring wells were installed. Post remediation analytical results indicate up to 820 ppm TPHD and 740 ppm TPH-MO in soil; and 120 ppb TPHD, <500 ppb TPH-MO, and <50 ppb TPHG, and <0.5 ppb BTEX in groundwater, were left in place. Analytical results of verification soil samples and post-remediation groundwater samples did not exceed the adopted cleanup goals of <1000 ppm total hydrocarbon concentrations for soil and <10,000 ppb total hydrocarbon concentrations for groundwater.

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Risk Appraisal:

Lowney evaluated residual hydrocarbon concentrations in soil and groundwater as compared with the risk-based screening levels (RBSLs) developed by the SF-RWQCB. Lowney's evaluation concluded that the low concentrations of residual pollution remaining at the site do not present a significant risk to human health.

Institutional Controls:

The site is currently being prepared for construction of high-density residential uses. Pulte Homes Corporation plans to construct 44 town-homes on the site. With the implementation of institutional controls listed below for the proposed development, no further action is necessary at the subject site:

- Vapor barriers (membranes) shall underlie the entirety of all units at the site. No utilities shall penetrate vapor barriers.
- Clean imported soil shall comprise the upper 2 feet of all landscaped areas, planting boxes, etc.
- Installation of water supply wells on the property is prohibited.
- Single family residential use of the property is prohibited.
- A deed restriction specifying the above items shall be recorded and a copy of the recorded deed shall be submitted to this agency and the City of Emeryville at the close of escrow.

ACEH has no objections to the development of the subject site into high-density residences provided all the above conditions and applicable requirements from other regulatory agencies are met.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the petroleum hydrocarbon contamination at this site is required.

If you have any further questions concerning this matter, please contact Ms. Eva Chu at (510) 567-6762.

Sincerely,



Donna L. Drogos, PE
Supervising Hazardous Materials Specialist

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cc: Stephen Hill, Betty Graham, Roger Brewer - SF-RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Ave, Emeryville, CA 94608
Stephen Kalmbach, Pulte Homes, 7031 Koll Center Pkwy, #150, Pleasanton, CA 94566
Ariu Levi, E. Chu, D. Drogos