

Alameda County
JUN 04 2003
June 2, 2003
1424-9C
Environmental Health

Ms. Diana Nurell, City Planner
City of Emeryville
Planning Department
1333 Park Avenue
Emeryville, California 94608

**RE: 1300 AND 1350 POWELL STREET
EMERYVILLE, CALIFORNIA**


Dear Ms. Nurell:

We understand that as part of the City of Emeryville's approval process for Pulte Homes development at 1300 and 1350 Powell Street, you require either a soil management plan or a letter describing why a soil management plan is not required. Remediation of the impacted soil at the site was performed under the oversight of the Alameda County Department of Environmental Health (ACDEH). The remediation included excavation and off-site disposal of impacted soil and replacement of the impacted soil with clean imported fill. Soil was excavated to depths of up to approximately 11 feet on the 1300 Powell Street property and up to 16 feet on the 1350 Powell Street property. The excavated areas were backfilled with clean imported soil. In addition, clean import soil was placed in all landscaping areas to a depth of approximately 2 feet. Residual hydrocarbon-impacted soils remaining on-site were below residential cleanup goals approved by the ACDEH. Based on the results of the remediation efforts, future construction and maintenance workers will not have significant contact with imported soils. Therefore, no soil management plan was required for the site by the ACDEH.

If you have any questions, please call and we will be glad to discuss them with you.

Sincerely,

Lowney Associates



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

MJA:PML

Copies: Addressee (1)
Pulte Home Corporation (1)
Attn: Mr. Mike Kim

City of Emeryville, Building Department (1)
Attn: Mr. Charlie Bryant
City of Emeryville, Public Works (1)
Attn: Mr. Maurice Kaufman
Alameda County Department of Environmental Health (1)
Attn: Ms. Eva Chu

OK, 1424-9C Soil Management Plan Letter.doc
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LBI Technologies, Inc. 1001 S. Linwood Ave. Santa Ana, CA 92705

Tel: 714.384.0111 • Fax: 714.384.0112

Fax Memorandum

TO: Mike Kim

FROM: Peter Grant Ext. 216

CO: Pulte Homes

PAGES: 1

FAX: 925-485-0391

DATE: 3/17/03

RE: Elevation 22

CC: Gerry Tierney, Kava Messiah Architects

Eve Chew, Department of Env. Health

LIQUID BOOT® Manufactured by LBI Technologies, Inc.

1001 S. LINWOOD AVE SANTA ANA CA 92705 tel: 714.384.0111 fax: 714.384.0112

Monday, March 17, 2003

Mike Kim
Pulte Homes
7031 Koll Court Parkway #150
Pleasanton, CA 94566


Dear Mike:

Nathan Shamosh and I met with Eva Chew from the Alameda department of Environmental Health on the 14th of March 2003. The purpose of the meeting was to inform Eva about the LIQUID BOOT® membrane.

We discussed with Eva the different applications, past contaminated soil projects and standard installation procedures of the LIQUID BOOT® membrane system. Based on our meeting Eva felt that it would be acceptable to penetrate the foundation slab, when using LIQUID BOOT® for gas vapor protection. Eva found this to be acceptable if all plumbing and electrical penetrations were in place prior to the installation of the LIQUID BOOT® membrane system.

For LIQUID BOOT® installation procedures please refer to the standard Brownfield specification provided by LBI Technologies.

Best Regards,



Peter Grant
LBI Technologies, Inc.

CC: Gerry Tierney, Kava Massiah Architects
Eva Chew, Alameda Department of Environmental Health

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

February 19, 2003

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

**RE: Project RO0002505, Add-on
at 1300 Powell Street, Emeryville, CA**

Dear Mr. Becker:

Our records indicate the deposit/refund account for the above project has fallen below the initial deposit amount of \$4000.00. To date, a total of approximately \$6200.00 was charged. The account is currently in a negative balance. To replenish the account, please submit an additional deposit of \$6000.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$105 per hour.

Please be sure to write the following identifying information on your check or cover letter:

project # RO0002505
type of project (SLIC, add-on), and
site address (1300 Powell, Emeryville, CA)

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Steve Kalmbach, Pulte Homes, 7031 Koll Center Pkwy #150, Pleasanton, CA
94566

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

February 19, 2003

Mr. Mike Kim
Pulte Home Corp
7031 Koll Center Pkwy Suite 150
Pleasanton, CA 94566

Subject: 1300 Powell Street, Emeryville, CA
Case No. R00002505

Dear Mr. Kim:

Alameda County Environmental Health (ACEH) staff have completed review of the case file for the above referenced site, including the most recent technical report "Cleanup Action Completion Report," dated December 12, 2002, prepared by Lowney Associates. We request that you address the following technical comments, perform the proposed work and send us the technical reports to progress towards case closure:

1. Final confirmation soil samples contained a maximum of 820 ppm TPHd and 380 ppm TPHmo. Final confirmation groundwater samples contained a maximum of 120ppb TPHd and <500 ppb TPHmo. Please prepare a risk assessment for all residual contaminants present at the site for development of the property to residential use. In your risk assessment, please also address the elements contained in ACEH letter dated June 21, 2002.
2. Please update a site plan to include location of soil samples SV-45, SV-46, SV-48, SV-50, as well and the ST-xx and TR-xx (trench) samples.

Please submit the above by February 24, 2003. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Mark Arniola, Lowney Associates, 167 Filbert St, Oakland, CA 94607-2531
Ignacio Dayrit, City of Emeryville, 1333 Park Ave, Emeryville, CA 94608
Betty Graham, RWQCB
Keith Carson, Board of Supervisors
Richard Becker, 160 La Cuesta Dr, Greenbrae, CA 94904



December 17, 2002

Ms. Eva Chu
Alameda County Environmental Health Department
1131 Harbor Bay Parkway, 2nd floor
Alameda, CA 94502

Re: 1300 Powell Street
Emeryville, CA

Dear Ms. Chu:

As you recall, Pulte Homes is representing the owner of the subject property in the clean-up of the subject property over the past year plus. We have reviewed the latest report from Lowney Associates, entitled *Cleanup Action Completion Report*, dated December 12, 2002. We concur with the conclusions of the report and would recommend closure of this site, including the issuance of a No Further Action Letter.

Thank you for your time and attention to this matter. Please feel to call me directly at 925.249.3253 if should have any questions.

PULTE HOMES

Sincerely,

A handwritten signature in black ink, appearing to read "S. Kalmbach", written over a horizontal line.

Steve Kalmbach
Division President

Cc: Mike Kim – Pulte Homes
Richard Becker – Owner
Mark Arniola – Lowney Associates
Robert Schultz – Cambria Environmental

Chu, Eva, Env. Health

From: MArniola@lowney.com
Sent: Saturday, October 12, 2002 6:18 PM
To: echu@co.alameda.ca.us
Cc: mike.kim@pulte.com; schultz@cambria-env.com; briddell@cambria-env.com
Subject: 1300 Powell Street Excavation

Eva,

This email is to confirm the results of our discussion yesterday. To summarize, the protocol for the remaining areas requiring excavation at 1300 Powell Street are:

- 1) Soil from any of the obviously impacted portions of the soil will be disposed off-site or stockpiled and sampled to evaluate disposal/reuse options.
- 2) The overburden soil in the area adjacent to the western property boundary will be excavated and stockpiled. One four-point composite sample will be collected and analyzed for every 100 cubic yards of stockpiled soil.
- 3) Overburden soil north of the existing excavation will be evaluated by our field geologist and if any soil appears obviously impacted (odor, discoloration, vapor readings) it will be stockpiled and one four-point composite sample will be collected and analyzed for every 100 cubic yards of stockpiled soil. If the soil does not appear obviously impacted, it may be reused as fill soil (below 3 feet) without further analysis.
- 4) Overburden soil under the existing building will be handled as described in #3 above, except in the area under the overhang at the northwest portion of the building. Overburden soil in the overhang area will be handled as described in #2 above.

Please call or email me if any of this information is incorrect.

Sincerely,

Lowney Associates
Mark Arniola, R.G., R.E.A.
Senior Project Geologist
(510) 267-1970, ext. 208
www.lowney.com

This email and its attachments are confidential. They are being forwarded to you without passing through our standard review process. They are furnished without guarantee of compatibility with the user's software or hardware. If you have received this email in error, please notify the sender immediately and delete this email message from your system.

LOWNEY ASSOCIATES
Environmental / Geotechnical / Engineering Services

Fax Transmittal

- Mountain View Office**
405 Clyde Avenue
Mountain View, CA 94043
Tel: 650.967.2365
Fax: 650.967.2785
- Oakland Office**
167 Pilbert Street
Oakland, CA 94607
Tel: 510.267.1970
Fax: 510.267.1972
- Fullerton Office**
251 E. Imperial Hwy., #470
Fullerton, CA 92835
Tel: 714.441-3090
Fax: 714 441-3091
- San Ramon Office**
2258 Camino Ramon
San Ramon, CA 94583
Tel: 925.275.2550
Fax: 925.275.2555

To: Alameda County Dept. of Environmental Health **From:** Mark Arniola
Attn: Eva Chu **Date:** October 2, 2002
Fax: (510) 337-9335 **Pages:** 2 (Including Cover)
CC: **Project:** 1300 Powell Street
 Job #: 1424-9C

Please notify us if you received this fax in error by calling the office indicated above.

Remarks: Urgent For your review Reply ASAP Please comment

Eva,

The figure that accompanies the work plan I emailed to you is attached.

Thank you,

Lowney Associates



Mark Arniola
Senior Project Geologist

Mail copy to follow: Yes No Time Sent: _____ Sent By: _____



3 September, 2002

Alameda County Department of Environmental Health
Attn: Eva Chu, Hazardous Material Specialist
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: Elevation 22 (1300 & 1350 Powell Street) Plan

Eva,

Per our on-site meeting last Friday - here is a set of plans to go along with the foundation design. Please do not hesitate to call me if there is anything else that I can do.

Regards,

A handwritten signature in black ink, appearing to read "Mike Kim", written over a set of horizontal lines.

Mike Kim
Project Engineer, Land Development

*What's to prevent office being
used as bedroom?*

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

June 21, 2002

Mr. Richard Becker
160 La Cuesta
Greenbrae, CA 94904

Mr. David Diamond
1115 Hillview Road
Berkeley, CA 94708

**RE: Properties Located at 1300 and 1350 Powell Street, Emeryville, CA 94608
(CO 0001475 and CO 0001477)**

Dear Messrs. Becker and Diamond:

This letter follows in the wake of a June 11, 2002 meeting between staff of Alameda County Department of Environmental Health (DEH), and that of the San Francisco Bay Regional Water Quality Control Board (RWQCB). This meeting was convened to discuss cleanup goals and oversight issues for the subject affiliated projects. Mr. Scott Seery represented DEH at the referenced meeting, while Mr. Chuck Headlee and Dr. Ravi Arulanantham represented the RWQCB. Proposed cleanup goals were previously articulated in letters to this office dated March 25 and 28, 2002, authored by Mark Arniola of Lowney Associates. The cleanup goals presented in the referenced Lowney letters reflect a previous meeting between project proponents and Dr. Arulanantham held on March 21, 2002.

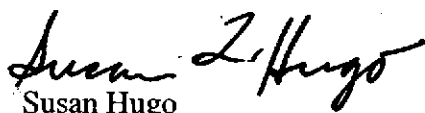
The RWQCB and this agency concur with the cleanup goals presented in the noted Lowney letters, with the following additions:

1. Clean imported soil shall comprise the upper 2 feet of all landscaped areas, planting boxes, etc.
2. Vapor barriers (membranes) shall underlie the entirety of all inhabited structures; no utilities shall penetrate vapor barriers
3. Final site development plans must be submitted prior to site development
4. Post remediation groundwater monitoring program shall be conducted to confirm residual groundwater contaminants found at the sites.
5. Deed notifications/restrictions shall be filed, the details of which will be determined at a later date

Messrs. Becker and Diamond
RE: 1300 and 1350 Powell St., Emeryville (CO 0001475, CO0001477)
June 21, 2002
Page 2 of 2

In addition, based on the current body of technical information submitted to date, these affiliated projects will be managed as separately-funded SLIC cases. Please contact me at (510) 567-6780 if you have any questions regarding the subject sites.

Sincerely,



Susan Hugo
Supervising Hazardous Materials Specialist

cc: Chuck Headlee, S.F. Bay RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Ave., Emeryville, CA 94608
Donna Drogos, ACDEH
SH / files

MAY 08 2002

Mountain View
Oakland
San Ramon
Fullerton

May 3, 2002
1424-9B

Mr. Scott Seery
**ALAMEDA COUNTY HEALTH CARE SERVICES
AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH**
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

**RE: 1300 AND 1350 POWELL STREET
EMERYVILLE, CALIFORNIA**

Dear Mr. Seery:

This letter has been prepared to update you on planned activities for 1300 and 1350 Powell Street in Emeryville. The final report for the recent sampling performed by Lowney Associates has been completed and will be released shortly. In addition, we will be preparing a work plan for remediation and verification sampling work at the 1300 Powell Street site which we plan to submit to you by May 10, 2002. After review of these documents, Pulte Homes would like to meet with you and Ravi Arulanantham of the California Regional Water Quality Control Board (CRWQCB) to discuss the plan prior to starting any remediation at the site. If you and Ravi are available, we would like to schedule the meeting for the last week in May.

If the work plan is approved, Pulte plans to begin work on the 1300 Powell Street property by June 1, 2002. Remedial activities on the 1350 Powell Street property are being coordinated by Mr. David Diamond, owner representative for the property, and he will provide details regarding the planned remedial work and schedule for the property. After the remediation is complete and confirmed by verification sampling, Pulte would like to receive a no further action letter from your office by October 15, 2002.

Please let us know your availability for the proposed schedule. If you have any questions, please call and we will be glad to discuss them with you.

Very truly yours,

LOWNEY ASSOCIATES



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

Copies: Addressee (1)
California Regional Water Quality Control Board (1)
Attn: Mr. Ravi Arulanantham
Pulte Home Corporation (1)
Attn: Mr. Steve Kalmbach
Balaam Brothers (owners of 1350 Powell Street) (1)
Attn: Mr. David Diamond

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

April 19, 2002

Mr. Richard Becker
160 La Cuesta
Greenbrae, CA 94904

RE: Property Located at 1300 Powell Street, Emeryville, CA 94608 (CO 0001475)

Dear Mr. Becker:

This office has been requested to begin oversight of an environmental assessment and cleanup project at the referenced site. Our records indicate that a deposit for regulatory oversight has not been submitted for this project. Please submit an initial deposit of \$4000 (four thousand dollars), 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 / SLIC**)
- site address and CO# (see RE: line above)

If you have any questions, please contact me at (510) 567-6783.

Sincerely,



Scott Seery, CHMM
Hazardous Materials Specialist

c: Ignacio Dayrit, City of Emeryville, 1333 Park Ave., Emeryville, CA 94608
Donna Drogos, ACDEH
Susan Hugo, ACDEH

SOS / files

March 28, 2002
1424-9B

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

**RE: 1300 AND 1350 POWELL STREET
EMERYVILLE, CALIFORNIA**

Dear Ms. Drogos:

We understand Susan Hugo has transferred oversight for this site to you. This letter has been prepared to update you on our recent meeting to discuss soil and ground water conditions and recommended remedial guidelines for 1300 and 1350 Powell Street in Emeryville, California. The meeting was held on March 21, 2002 at the City of Emeryville offices at 1333 Park Avenue in Emeryville. In attendance at the meeting were Ravi Arulanantham representing the California Regional Water Quality Control Board (CRWQCB), Steve Kalmbach for Pulte Home Corporation, Richard Becker for the owners of 1300 Powell Street, David Diamond for the owners of 1350 Powell Street, Ignacio Dayrit for the City of Emeryville, and Mark Arniola for Lowney Associates (consultant for Pulte Home Corporation). Susan Hugo of the Alameda County Department of Environmental Health (ACDEH) was scheduled to be at the meeting but was unable to attend do to illness.

Lowney Associates recently performed an evaluation of the soil and ground water quality at the site. The results of Lowney Associates evaluation as well as data from previous investigations at the site were discussed. Based on the available data, it was concluded that the contaminants of concern for both soil and groundwater at the site are total petroleum hydrocarbons in the gasoline, diesel, and motor oil ranges. The ground water impact includes floating product in the ground water on the southern portion of the 1350 Powell Street property, however, benzene, toluene, ethylbenzene, and xylenes (BTEX) were detected at only one location.

Based on the existing conditions at the site, Mr. Arulanantham set the following cleanup goals for redevelopment of the site with high density residential housing (no single family residences with yard areas).

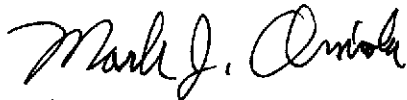
- 1) Remediation of the upper 10 feet of soil to less than 1,000 parts per million (ppm) total petroleum hydrocarbons (combined) for any location at the site.

- 2) Removal of floating product from the ground water, dewatering, and reduction of dissolved hydrocarbons in the ground water to less than 10 to 20 ppm total petroleum hydrocarbons (combined).
- 3) Following completion of remedial activities, sampling of the ground water to confirm the dissolved hydrocarbon concentration. }

4) Please confirm receipt of this summary and provide any comments. We look forward to your response. If you have any questions, please call and we will be glad to discuss them with you.

Very truly yours,

LOWNEY ASSOCIATES



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

Copies: Addressee (1)
California Regional Water Quality Control Board (1)
Attn: Mr. Ravi Arulanantham
Pulte Hume Corporation (1)
Attn: Mr. Steve Kalmbach

OK, 1424-9B ACDEH Letter 2.doc

- NO utilities penetrating the Vapor barrier
- any Landscaped areas, planting boxes etc. - new soil (for a depth of 2') shall be brought in.
- deed restriction for the site

March 25, 2002
1424-9B

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

**RE: 1300 AND 1350 POWELL STREET
EMERYVILLE, CALIFORNIA**

Dear Ms. Hugo:

We are sorry you were unable to attend the March 21, 2002 meeting to discuss soil and ground water conditions and recommended remedial guidelines for 1300 and 1350 Powell Street in Emeryville, California. In attendance at the meeting were Ravi Arulanantham for California Regional Water Quality Control Board (CRWQCB), Steve Kalmbach for Pulte Home Corporation, Richard Becker for the owners of 1300 Powell Street, David Diamond for the owners of 1350 Powell Street, Ignacio Dayrit for the City of Emeryville, and Mark Arniola for Lowney Associates (consultant for Pulte Home Corporation).

Lowney Associates has completed its evaluation of the soil and ground water quality at the site. After review of Lowney Associates evaluation and previous investigations at the site it was concluded that the contaminants of concern for both soil and groundwater at the site are total petroleum hydrocarbons in the gasoline, diesel, and motor oil ranges. The ground water impact includes floating product in the ground water north and south of the location where product was previously encountered on the 1350 Powell Street property.

Based on the discussions in our March 21, 2002 meeting, the following guidelines were recommended for approval of redevelopment of the site with high density residential housing (no single family residences with yard areas).


- 1) Remediation of the upper 10 feet of soil to less than 1,000 parts per million (ppm) total petroleum hydrocarbons (combined) for any location at the site.
- 2) Removal of floating product from the ground water, dewatering, and reduction of dissolved hydrocarbons in the ground water to less than 10 to 20 ppm total petroleum hydrocarbons (combined).
- 3) Following completion of remedial activities, sampling of the ground water to confirm the dissolved hydrocarbon concentration.

Based on the available data, benzene, toluene, ethylbenzene, and xylenes (BTEX) were detected at only one location on-site and the contaminants of concern are petroleum hydrocarbons. If the remediation is completed to the guidelines stated above (<1,000 ppm TPH in the upper 10 feet of soil, product removal from ground water, dewatering, confirmation sampling) will the Alameda County Department of Environmental Health approve development of the site for high density residential housing?

We look forward to your response. If you have any questions, please call and we will be glad to discuss them with you.

Very truly yours,

LOWNEY ASSOCIATES



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

Copies: Addressee (1)
California Regional Water Quality Control Board (1)
Attn: Mr. Ravi Arulanantham
Pulte Hume Corporation (1)
Attn: Mr. Steve Kalmbach

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