

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



08-28-03

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

July 28, 2003

RO0002505

Mr. Mike Kim
Pulte Homes Corporation
7031 Koll Center Pkwy Ste 150
Pleasanton, CA 94566

**Re: Clarification to "Covenant and Environmental Restriction On Property"
Elevation 22 Project at 1300-1350 Powell Street, Emeryville, CA**

Alameda County Doc ID 2003. 122921 Page 2 of 16, Section E reads "...*No utilities shall penetrate vapor barrier.*" This statement restricts any form of vapor barrier penetration by subsequent owners/lessees after completion of the development by Pulte Homes Corporation. If the vapor barrier is punctured, it must be repaired to effectively prevent the migration of vapors into the residence. Pulte Homes Corporation is allowed to install utilities through the foundation section that includes the vapor barrier membrane in accordance with manufacturer specifications.

If you have any further questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Sr Environmental Health Specialist

c: Donna Drogos
Ignacio Dayrit, City of Emeryville

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



02-20-03

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



02-20-03

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



062622

R02505/2506

June 21, 2002

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

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

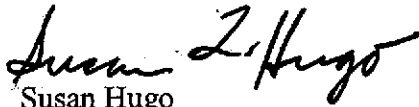
RE: 1300 and 1350 Powell St., Emeryville (CO 0001475, CO0001477)

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-22-02

202505

April 19, 2002

Mr. Richard Becker
160 La Cuesta
Greenbrae, CA 94904

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2505
~~RO# 2679~~

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

March 2, 1999

Mr. Gary Robinson
Construction Services
1300 Powell Street
Emeryville, CA 94608

Mr. Richard Becker
160 La Cuesta Drive
Greenbrae, California 94904

**Subject: Discharge of Water Run-Off at Construction Services
1300 Powell Street, Emeryville, California 94608 (SLIC #322)**

Dear Messrs. Robinson and Becker:

As you both know, this agency conducted an inspection of the facility on February 24, 1999 and February 26, 1999 to follow up a reported water run-off associated with the steam washing of rental trucks and equipment at the subject site.

During the inspection, it was noted that rental trucks and equipment are washed at the site. Drains in the wash area (outside the building in the yard) appeared to discharge into the storm drains. You were advised to discontinue washing the trucks and equipment at the site until preventive measures can be implemented to capture any of the water run-off from discharging pollutants into the storm drains. During the previous inspection of the facility in 1994 and 1997, you were notified to discontinue the washing of trucks and equipment because of the water run-off discharging into the storm drains. A corrective action plan must be submitted which addresses the following issues at the subject site:

- 1) Water run-off associated with trucks and equipment washing must be prevented from discharging into the storm drains.
- 2) The northwestern part of the yard is unpaved with exposed surface soil and the asphalt outside the building is weathered. Surface spillage associated with truck & equipment washing at the site must be evaluated as a potential source of contamination. Petroleum hydrocarbon was detected in shallow soil and groundwater at the site.

Messrs. Robinson and Becker
RE: 1300 Powell Street, Emeryville, CA 94608
March 2, 1999
Page 2 of 2

- 3) Storm drain found in the backyard appeared to be surrounded with dirt and sediments. The areas near the storm drain must be cleaned. The storm drains must be maintained and inspected periodically.

Your corrective action work plan must be submitted no later than March 30, 1999.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

c: Derek Lee, San Francisco Bay RWQCB
Dick Pantages, Chief, Hazardous Materials Division
Tom Peacock, Manager, Hazardous Materials Program
David Elias, Cambria, 1144 65th Street, Suite B, Emeryville, CA 94608
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R02505

June 26, 1998

Mr. Richard Becker
Construction Services
1300 Powell Street
Emeryville, California 94608

ENVIRONMENTAL HEALTH SERVICES

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

Subject: Property located at 1300 Powell Street, Emerville, CA 94608 (SLIC #322)

Dear Mr. Becker:

This agency has reviewed the case file concerning the petroleum hydrocarbon contamination (TPH diesel and TPH motor oil) found in soil and groundwater at the above referenced site. The property is located in a commercial area surrounded by present and former industrial facilities and railroad tracks immediately to the west of the site boundary. Pennzoil operated a bulk oil storage facility at the site in the 1920s to 1950s. Construction Services is currently operating an equipment rental yard at the subject site.

In April 1997, twelve borings were drilled to delineate the extent of soil and groundwater contamination at the site. Petroleum hydrocarbons (840 ppm TPH gasoline , 210 ppm TPH diesel, 450 ppm TPH motor oil, 2 ppm ethylbenzene and 6.2 ppm xylenes) were detected in the shallow soil samples collected at three to five feet depth. Groundwater samples showed up to 17,900 ppb TPH diesel and 24,000 ppb TPH motor oil.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, the subject site can be closed as a low risk soil and groundwater case provided a long term risk management plan is submitted and approved by this office. The long-term risk management must include at a minimum the following items:

1. An acceptable health and safety plan to be followed during any activities involving exposure to soil and groundwater contamination
2. Soil and groundwater management plan prior to any construction activities at the site
3. Site mitigating measures to prevent any potential vertical conduits between the shallow and deeper aquifers
4. Environmental risk assessment will be required if a change in land use, structural configuration or site activities are proposed such that a more conservative scenario should be evaluated
5. A deed notice is required and a copy of the recorded deed should be submitted to this agency and the City of Emeryville Building and Planning Department
6. Methods that will be used to mitigate any of the potential negative impacts posed by the residual contamination on-site like capping, using liners, barriers, etc.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Derek Lee, San Francisco Bay RWQCB
Claudia Cappio, Emeryville Building and Planning Dept., 2200 Powell St., 12th Floor, Emeryville, CA 94608
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St., 12th Floor, Emeryville, CA 94608
David Elias, Cambria, 1144 65th Street, Suite B, Emeryville, CA 94608
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2505

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

October 1, 1997

Mr. Richard Becker
Construction Services
1300 Powell Street
Emeryville, California 94608

**Subject: Subsurface Investigation at 1300 Powell Street, Emeryville, California 94608
SLIC #322**

Dear Mr. Becker:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the "Subsurface Investigation Report" dated July 25, 1997, prepared and submitted by Cambria for the above referenced site. This agency received this report on August 11, 1997.

As we have discussed during our meeting today, this department has the following issues that must be addressed before evaluating the site as a low risk groundwater case for closure

1. Elevated concentration of total petroleum hydrocarbon (TPH) as diesel (17,900 ppb) and TPH as motor oil (24,000 ppb) were detected in the grab groundwater samples collected from the downgradient boring CB-3 located west along the property boundary. Polynuclear aromatic hydrocarbons (PNAs), benzene, toluene, ethyl benzene, and xylene were not analyzed in the groundwater. Please explain the rationale why these target compounds were not analyzed in any of the four grab water samples as proposed in the approved work plan. The absence of these chemicals of concern in groundwater is one of the criteria used to evaluate the site as a low risk fuel case.
2. Please evaluate the presence of storm drains and utility lines at the site which may be acting as preferential conduits for groundwater contamination to migrate on and/ or off-site. Soil samples collected from twelve borings (CB-1 to CB-12) at 3.0 - 5.0 feet bgs showed low levels of TPH diesel (nd - 210 ppm) and TPH as motor oil (nd - 450 ppm).
3. Please identify any sensitive receptors (i.e. water wells, deeper drinking water aquifers and surface water) that are likely to be impacted by the groundwater contamination at the site.
4. The extent of the groundwater contamination has not been adequately defined. Please provide our office with a brief work plan to characterize the extent of the hydrocarbon plume. Data collected from adjacent or nearby sites may be used to determine the extent of the contamination.

Mr. Richard Becker
RE: 1300 Powell Street, Emeryville, CA 94608
October 1, 1997
Page 2 of 2

It is my understanding that exposed soil located on the northwest corner of the property will be paved with either concrete or asphalt. Only clean soil should be used to fill the surface prior to paving the area.

Please respond to the four items listed above in a timely fashion so that we may proceed with evaluating the site as a low risk groundwater case for closure.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Chief, Environmental Protection Division
Ravi Arunalantham, San Francisco Bay RWQCB
David Elias, Cambria, 1144 65th Street, Suite B, Emeryville, CA 94608
Julie Rose, Randick & O'dea, 1800 Harrison, Suite 2350, Oakland, CA 94612