

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
9-22-04

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

September 17, 2004

Mr. Don Peterson
SNK Captec Andante LLC
1103 40th St.
Emeryville, CA 94608

Dear Mr. Peterson:

Subject: Toxics Case RO0002530, SNK Andante Project, 3992 San Pablo Ave., Emeryville, CA 94608

Our records indicate that the current balance on the above-referenced Toxics oversight account is -\$21.90. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$2500.00. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0308861 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, B. Chan

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01-03-03

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RO0002530

July 2, 2003

Mr. Dai Watkins
The San Joaquin Company
1120 Hollywood Ave Suite 3
Oakland, CA 94602-1459

RE: SNK Andante Project at 3992 San Pablo Ave, Emeryville, CA

Dear Mr. Watkins:

Alameda County Environmental Health (ACEH) staff reviewed the *Contractor's Report of Remediation* dated June 2003 and prepared by Dietz Irrigation for the above referenced site. Soil and groundwater at the site was impacted predominantly with total petroleum hydrocarbons (TPH as gasoline and some diesel and/or motor oil) and BTEX constituents. The affected area was excavated in April through May 2003, removing approximately 7075 tons of soil. The excavation was extended to depths ranging from 6.5 to 13 feet bgs. Confirmation soil samples were collected for TPHg, TPHd, TPHms, and BTEX analyses. Select samples were also analyzed for ether oxygenates, ethanol and PNAs. Residual benzene concentrations that exceeded the RWQCB's RBSLs (0.18 ppm for residential use) were identified at depths of 8.0 to 12.7 feet bgs. This zone of contamination is frequently below groundwater elevation (groundwater is believed to range from 6 to 10 feet bgs).

A draft Tier 2 RBCA (health risk analysis) was prepared for the site and presented to ACEH staff and Mr. Roger Brewer of the SF-RWQCB on June 23, 2003. A complete engineering report is due to ACEH by July 28, 2003. Based on the risk analysis, it does not appear that residual soil and water contamination would pose a significant risk to human health. Additional soil remediation is not warranted at this time.

Based upon the available information provided to date, and with the provision that the information provided was accurate and representative of site conditions, ACEH does not object to the redevelopment of the site into commercial and high density residences provided the following provisions are met:

- A vapor tight barrier/membrane shall underlie all structures (with the exception of the parking structure) within the remediated area. No utilities shall penetrate the vapor barriers.
- Clean imported soil shall comprise the upper 3 feet of all landscaped areas, planting boxes, etc.
- Installation of water supply wells on the property is prohibited.
- Single family residential or townhome use of the property is prohibited.

Dai Watkins
re: 3992 San Pablo Ave, Emeryville
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- Groundwater monitoring wells are required to assess effectiveness of remediation. Groundwater shall be monitored quarterly for a minimum of one year. The wells must be completed by the final construction phase of the project (anticipated in late 2004).
- A deed restriction specifying the above items, at a minimum, shall be recorded and a copy of the recorded deed shall be submitted to this agency and the City of Emeryville. Before drawings (prior to soil removal) and after drawings (after final soil removal) clearly delineating areas where soil does and does not exceed screening levels for unrestricted land use are to be included in the deed restriction. The maps are to include depth contours to depict the estimated vertical depth of impact.

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



eva chu
Hazardous Materials Specialist

c: Roger Brewer, SF-RWQCB
Donna Drogos
Ignacio Dayrit, City of Emeryville