

LOWNEY ASSOCIATES

Environmental / Geotechnical / Engineering Services

Fax Transmittal

*(925) Peter 276
210-4622*

Mountain View Office
405 Clyde Avenue
Mountain View, CA 94043
Tel: 650.967.2365
Fax: 650.967.2785

Oakland Office
129 Filbert Street
Oakland, CA 94607
Tel: 510.267.1970
Fax: 510.267.1972

Pasadena Office
1785 Locust St., Suite 10
Pasadena, CA 91106
Tel: 626.396.1490
Fax: 626.396.1491

San Ramon Office
2258 Camino Ramon
San Ramon, CA 94583
Tel: 925.275.2550
Fax: 925.275.2555

To: Alameda County Department of Environmental Health
Attn: Ms. Susan Hugo
Fax: 510-337-9335
CC:

From: Peter M. Langtry
Date: October 10, 2000
Pages: 5 (Including Cover)
Project: Emery Village Center
Job #: 1103-5C

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

11/1/00 Failed to Peter Langtry: (925) 210-4622

STID 6417A

** 90 townhouses vs 112 units
closed car garage per Peter Langtry confirm w/ developer*

** Who will implement ROP during construction & after completion of the development project*

*pg 6 * stockpiled soil will be characterized & reuse at the site if at or below SSTLs. - no risk calc. necessary*

*Need Restrictions:
Shallow GW not to be used
Future construction under
all slab on grade
hot spot removal*

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

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Mountain View
Oakland
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San Roman

Deed.
D) Park Emery RMP → contractor →
Home owners Assn. → few houses will be sold

October 9, 2000
1103-5C

Ms. Susan Hugo
ALAMEDA COUNTY
ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

RE: RISK MANAGEMENT PLAN
EMERY VILLAGE CENTER
EMERYVILLE, CALIFORNIA

Dear Ms. Hugo:

We have prepared this response to your August 7, 2000 letter regarding the risk management plan (RMP) for the Emery Village Center (SLIC #6417). The requested items in your letter are addressed below.

Implementation of the RMP: The deed restriction for the property requires all purchase agreements or leases to include a statement noting the presence of residual hazardous materials in soils and ground water. The statement also notes the presence of the deed restriction, which summarizes site environmental conditions and references the RMP.

In-Place Soil: The "in-place" soil referenced in Section 2.3.3.2 of the RMP is soil that will remain on-site after the development, including soils exposed at the ground surface or in trench sidewalls. }

Re-Use of Soil: As presented in Section 2.3.3.3 of the RMP, suspect soil excavated during construction will be stockpiled on-site within a fenced enclosure. Based on laboratory analytical results of samples collected from the soil, if the soil is found to be acceptable for re-use on-site, the sampling and analytical data will be presented to the Alameda County Department of Environmental Health (ACDEH) for their approval prior to the re-use. }

Additional Analyses: As requested, soil and/or ground water samples collected will be additionally analyzed for total petroleum hydrocarbons (TPH) as mineral spirits (EPA Test Method 8015) and chlorinated volatile organic compounds (VOCs) (EPA Test Method 8260).

Abandoned Pipes: Abandoned pipes encountered during construction that are to remain in-place will be evaluated for the presence of liquid or sludge. If present, the

ACDEH

Emery Village Center

liquid or sludge will be removed prior to capping the pipe; the removed material will be removed from the site for appropriate disposal.

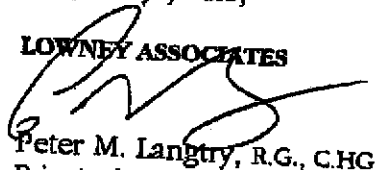
Notification prior to Land-Use Change: If land-use is changed from the current development plans, the California Regional Water Quality Control Board (CRWQCB) and the ACDEH will be notified prior to the change. Future owners will be required to obtain approval from the CRWQCB prior to any variation to the deed restriction.

Flowchart: A flowchart is presented in Attachment A that identifies the initial steps that should be taken if suspect conditions are encountered during site development.

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

Very truly yours,

LOWNEY ASSOCIATES



Peter M. Langtry, R.G., C.H.G.
Principal Environmental Geologist

Copies: Addressee (2)
Park Emery Associates, LP (2)
Attn: Ms. Leilani Barnett

Attachments: Attachment A. Flow Chart

OK, 1103-5-EmeryvilleRMP response

ATTACHMENT A. FLOW CHART

Emery Village Center Flow Chart

