

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RECEIVED
JUL 25 2007
ENVIRONMENTAL HEALTH SERVICES

Date: 20 July 2007

Dear Property Owner:

Subject: Corrective Action Plan for Oak Walk Development, 4090 San Pablo Ave., Emeryville, CA 94608

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

Alameda County Environmental Health (ACEH) has received a Corrective Action Plan (CAP) proposing final soil and groundwater remediation at the above referenced site. In accordance with the County's Public Participation Plan, you are being notified that you have 30 days to provide the County with comment regarding the proposed Corrective Action Plan. The proposed corrective action is excavation of a portion of the site, removal of affected groundwater and verification of remediation through long term monitoring. The proposed cleanup goals in the CAP appear to be protective of human health and the environment and will meet residential standards for contaminants of concern. A Post-Remediation Risk Assessment will be submitted to our office to confirm this. In addition, a deed restriction will be placed on this property to insure future administrative control of site use. The details of the CAP are provided in the accompanying Fact Sheet for this site. The proposed cleanup goals meet ACEH's requirements for case closure. Provided that implementation of the proposed corrective action is successful in achieving the proposed cleanup goals as shown by verification monitoring, formal case closure will be pursued by ACEH. After public comment period has closed, the County shall determine whether to accept the CAP as written or to request an addendum in order to address substantive public comments.

Review of reports, including the CAP for this site and this fact sheet are available at <http://ehgis.acgov.org>.

If you have any questions or know of other potentially affected parties, please contact the undersigned at 510-567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Date: 20 July 2007

Dear Property Owner:

Subject: Corrective Action Plan for Oak Walk Development, 4090 San Pablo Ave., Emeryville, CA 94608

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

Alameda County Environmental Health (ACEH) has received a Corrective Action Plan (CAP) proposing final soil and groundwater remediation at the above referenced site. In accordance with the County's Public Participation Plan, you are being notified that you have 30 days to provide the County with comment regarding the proposed Corrective Action Plan. The proposed corrective action is excavation of a portion of the site, removal of affected groundwater and verification of remediation through long term monitoring. The proposed cleanup goals in the CAP appear to be protective of human health and the environment and will meet residential standards for contaminants of concern. A Post-Remediation Risk Assessment will be submitted to our office to confirm this. In addition, a deed restriction will be placed on this property to insure future administrative control of site use. The details of the CAP are provided in the accompanying Fact Sheet for this site. The proposed cleanup goals meet ACEH's requirements for case closure. Provided that implementation of the proposed corrective action is successful in achieving the proposed cleanup goals as shown by verification monitoring, formal case closure will be pursued by ACEH. After public comment period has closed, the County shall determine whether to accept the CAP as written or to request an addendum in order to address substantive public comments.

Review of reports, including the CAP for this site and this fact sheet are available at <http://ehgis.acgov.org>.

If you have any questions or know of other potentially affected parties, please contact the undersigned at 510-567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure

ENVIRONMENTAL HEALTH SERVICES

JUL 23 2007

RECEIVED

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Date: 20 July 2007

Dear Property Owner:

Subject: Corrective Action Plan for Oak Walk Development, 4090 San Pablo Ave., Emeryville, CA 94608

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

Alameda County Environmental Health (ACEH) has received a Corrective Action Plan (CAP) proposing final soil and groundwater remediation at the above referenced site. In accordance with the County's Public Participation Plan, you are being notified that you have 30 days to provide the County with comment regarding the proposed Corrective Action Plan. The proposed corrective action is excavation of a portion of the site, removal of affected groundwater and verification of remediation through long term monitoring. The proposed cleanup goals in the CAP appear to be protective of human health and the environment and will meet residential standards for contaminants of concern. A Post-Remediation Risk Assessment will be submitted to our office to confirm this. In addition, a deed restriction will be placed on this property to insure future administrative control of site use. The details of the CAP are provided in the accompanying Fact Sheet for this site. The proposed cleanup goals meet ACEH's requirements for case closure. Provided that implementation of the proposed corrective action is successful in achieving the proposed cleanup goals, as shown by verification monitoring, formal case closure will be pursued by ACEH. After public comment period has closed, the County shall determine whether to accept the CAP as written or to request an addendum in order to address substantive public comments.

Review of reports, including the CAP for this site and this fact sheet are available at <http://ehgis.acgov.org>.

If you have any questions or know of other potentially affected parties, please contact the undersigned at 510-567-6765.

Sincerely,

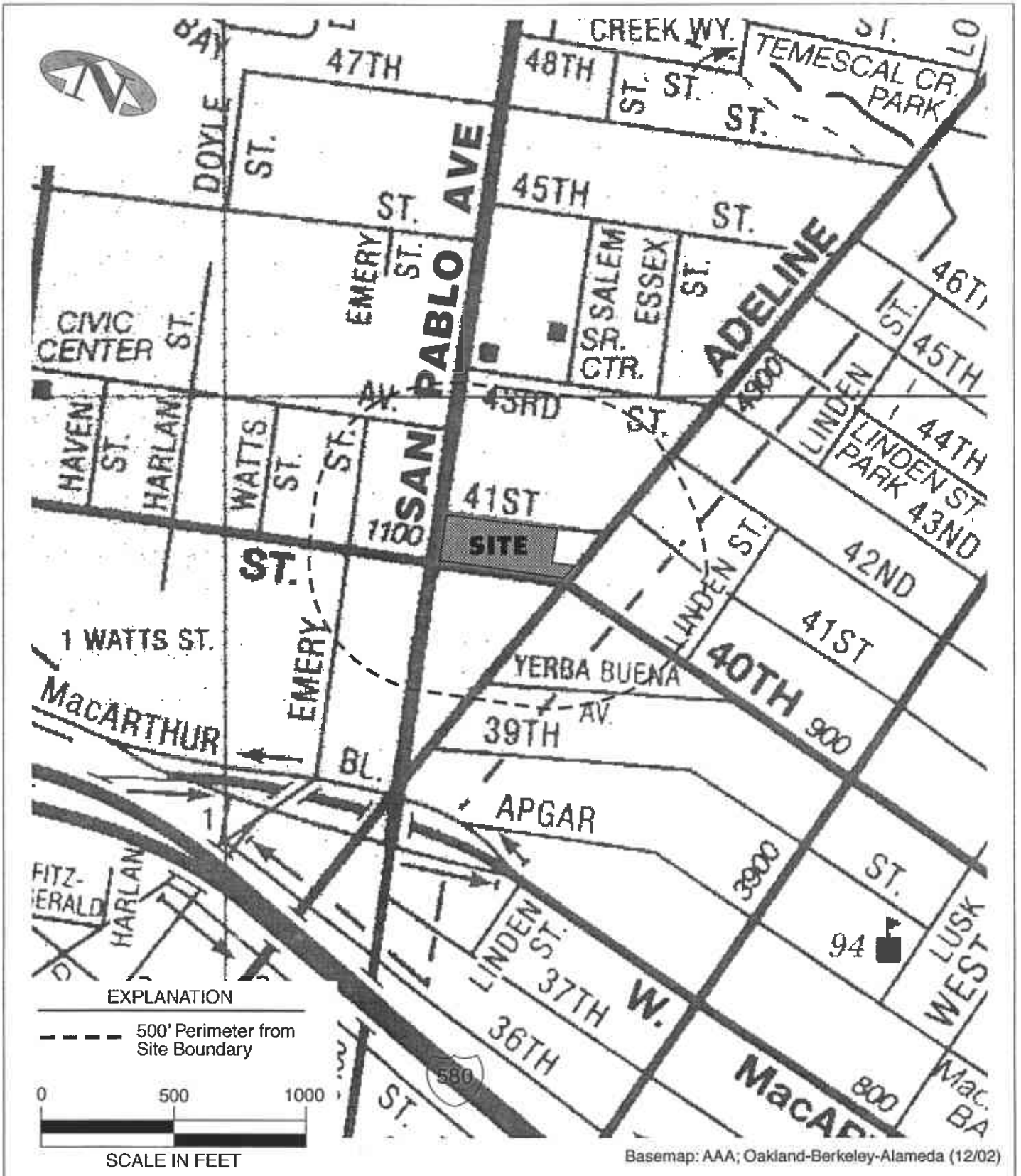
Barney M. Chan
Hazardous Materials Specialist

Enclosure

ENVIRONMENTAL HEALTH SERVICES

JUL 23 2007

RECEIVED



PROPERTIES WITHIN 500 FEET OF SITE
 Oak Walk Redevelopment Project
 Emeryville, California

FIG-1

The San Joaquin Company Inc.

Project Number: 0004.085

Drawn by: GNM

Date: 06/30/07

ENVIRONMENTAL CORRECTIVE ACTION PLAN FOR RO0002733, OAK WALK REDEVELOPMENT SITE, 4090 SAN PABLO AVE., EMERYVILLE, CA 94608

This fact sheet, prepared by Alameda County Environmental Health (ACEH), describes and summarizes the Corrective Action work plan developed to address residual soil and groundwater contamination at the planned Oak Walk Development in Emeryville. ACEH is now holding a 30-day public comment period, beginning July 23, 2007 and ending August 23, 2007, on the proposed Corrective Action Plan (CAP). Electronic copies of reports, including the CAP for this site, and this fact sheet are available at: <http://ehgis.acgov.org>.

SITE BACKGROUND

The Oak Walk Redevelopment Site is located at 4090 San Pablo Avenue in Emeryville California. It encompasses all of the land at the following addresses: 4070, 4086 and 4090 San Pablo Avenue, the parking lot at 4098 San Pablo Avenue, 1077, 1077 1/2, 1079, 1081, 1083, 1085, 1087, 1089, 1089B and 1089 1/2 41st Street, and the lot at the south west corner of the intersection of Adeline and 40th Street. See attached site location map and notification perimeter. The property will be redeveloped into multi-story condominium housing and street-level commercial space and will include parking areas and landscaping. In addition, the existing residential structures at 1077, 1077 1/2, 1079 and 1089 41st Street will be restored as part of the completed development.

SITE INVESTIGATION

Soil and groundwater beneath the site has been contaminated by gasoline and diesel fuel released from underground storage tanks from the Celis Alliance Service Station that was formerly located at 4000 San Pablo Avenue. That site is today beneath 40th Street where it intersects with the eastern side of San Pablo Avenue. Fuels were also released from underground storage tanks that were located at the former San Francisco French Bread Company site at 4070 San Pablo Avenue. In addition, the subsurface beneath the site is contaminated by releases of mineral spirits from underground storage tanks formerly located at the Dunne Paints site, 1007 41st St., Oakland and the Oakland National Engraver site, 1001 42nd Street, Oakland both of which fronted onto 41st Street near the eastern side of its intersection with Adeline Street.

PROPOSED CLEANUP PLAN

A Correction Action Plan (CAP) for the site has been preliminarily approved by ACEH pending completion of the Public Participation phase. The proposed environmental corrective action that will permit the redevelopment of the Oak Walk site will consist of the following.

- Removal of soil contaminated by Petroleum Hydrocarbons from a 70 ft. wide by 210 ft. long by 6 ft. deep excavation along the 40th Street frontage of the site and removal of soil from a 60 ft. wide by 105 ft. long by 7 ft. deep excavation along the San Pablo Avenue frontage of the site. The excavated soil will be trucked from the site to a permitted disposal facility.
- A total of approximately 40,000 gallons of contaminated groundwater will be pumped from beneath the site and disposed at a treatment facility.

- Clean soil from the surface of the site, supplemented with clean imported soil, will be used to backfill the excavation and re-compacted as low-permeability fill that will cover the complete area of the property to a minimum depth of 4 ft.
- After backfilling the excavation borings will be drilled and soil vapor samples collected to confirm that it is free of any unacceptable concentrations of petroleum hydrocarbons.
- An impermeable membrane will be installed beneath the foundations of all the residential and commercial property constructed at the site.
- Eight (8) existing groundwater monitoring wells, in addition to ten (10) new monitoring wells, will be used to monitor groundwater quality for a period of at least one year following completion of the redevelopment of the site.
- Prior to case closure consideration, a Post-Remediation Risk Assessment will be submitted using current site analytical data and site conditions.

Your comments to the County are invited. All written and verbal comments received by the County will be considered prior to selection of the final cleanup plan. Written comments should be sent to Barney Chan no later than August , 2007, ACEH, 1131 Harbor Bay Parkway, 2nd Floor, Alameda, CA 94502 or you may contact him, at 510-567-6765 if you have any questions.