

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

REBECCA GEBHART, Interim Director



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

September 30, 2016

Mr. Najmeddin Ravan
1400 Powell Street
Emeryville, CA 94608
(Sent via email to: nravan@aol.com)

Subject: Closure Transmittal; Voluntary Remedial Action Program (VRAP) Case RO0003182 and Geotracker Global ID T10000008441, 1400 Powell Street; 1400 Powell Street, Emeryville, CA 94608

Dear Mr. Ravan:

This letter confirms the completion of site investigation for the soil vapor investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Voluntary Remedial Action Program (VRAP) case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Department of Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

Land Use Restriction

Case closure is granted for the current commercial land use. Due to residual subsurface contamination remaining at the site, if any redevelopment occurs, or if a change in land use to residential, or other conservative land use, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

If you have any questions, please call Mark Detterman at (510) 567-6876. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Dilan Roe".

Dilan Roe, P.E.
LOP and SCP Program Manager

Enclosures: Case Closure Summary

cc: Cheryl Prowell, San Francisco Bay Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612;
(Sent via electronic mail to: Cheryl.prowell@waterboards.ca.gov)

Michael Roberts, City of Emeryville, Public Works Department, 1333 Park Avenue, Emeryville CA 94608; (Sent via electronic mail to: mroberts@emeryville.org)

Responsible Parties
RO0002795
October 30, 2014, Page 2

City of Emeryville; Planning Division, 1333 Park Avenue, Emeryville CA 94608

City of Emeryville, Nancy Humphrey, Environmental Programs Supervisor, 1333 Park Avenue, Emeryville CA 94608; (Sent via electronic mail to: nhumphrey@emeryville.org)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)

Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File, GeoTracker

Case Closure Summary Form

Agency Information

Date: September 29, 2016

Alameda County Department of Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Case Worker: Mark Detterman	Title: Senior Hazardous Materials Specialist

Case Information

Facility Name: 1400 Powell Street		
Facility Address: 1400 Powell Street, Emeryville, CA 94608		
Regional Water Board LUSTIS Case No: ----	Former ACDEH Case No.: RO0000067 and STID 367	Current LOP Case No.: RO0003182
Unauthorized Release Form Filing Date: 5/19/1999	State Water Board GeoTracker Global ID: T0000008441	
Assessor Parcel Number: 49-1327-1-11	Current Land Use: Commercial and Commercial Service Station	
Responsible Party(s):	Address:	Phone:
Najmeddin Ravan	39 Mira Lane Orinda, CA 94563	(510) 653-2251
Chevron Environmental Management Company	c/o Nicole Arceneaux 6101 Bollinger Canyon Road San Ramon, CA 94583	----
ConocoPhillips	c/o Bill Borgh 76 Broadway Street Sacramento, CA 95818	(916) 558-7666

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
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Case Closure Summary Form

Site Closure Evaluation Summary

This site is an active fuel service station. Previous releases from underground storage tanks (USTs) were regulated under fuel leak case RO0000067 which was closed by Alameda County Department of Environmental Health (ACDEH) in May 2014 under the State Water Resources Control Board's Low Threat Closure Policy (LTCP) with a commercial service station restriction and requirements to notify ACDEH if any redevelopment occurred. The site was not evaluated for risk of vapor intrusion due to the LTCP commercial service station exemption. Subsequent to closure, the property owner converted the western portion of the station into commercial non-service station land use as a restaurant without notifying ACDEH of the change in land use. This case was opened to evaluate the risk of vapor intrusion to the newly converted restaurant tenant space.

Due to the shallowness of groundwater and the inability to collect vapor samples five feet below the building foundation at the site sub-slab vapor, indoor air, and outside air ambient samples were collected and evaluated, and confirmed that the vapor intrusion risk to the restaurant tenant space presents a low risk of vapor intrusion to building occupants.

Refer to the case file for analysis details.

Site Management Requirements

Case closure is granted for the current commercial land use.

Due to residual subsurface contamination remaining at the site, if any redevelopment occurs, or if a change in land use to residential, or other conservative land use, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

Institutional Controls

Not Applicable

Engineering Controls

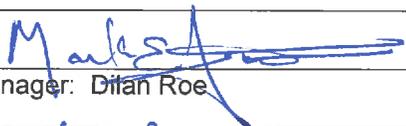
Not Applicable

Case Closure Summary Form

Case Closure Public Notification Information

Agency Type	Agency Name	Contact Information
Regional Water Board	San Francisco Bay	Cheryl Prowell 1515 Clay Street, Suite 1400, Oakland, CA 94612
Municipal and County Water Districts	East Bay Municipal Utility District	Chandra Johannesson P.O. Box 24055, MS 702 Oakland, CA 94623
Water Replenishment Districts	Not Applicable	----
Groundwater Basin Managers	Not Applicable	----
Planning Agency	City of Emeryville	Nancy Humphrey City of Emeryville Environmental Programs Supervisor 1333 Park Avenue Emeryville, CA 94608
Planning Agency	City of Emeryville	City of Emeryville Planning Division 1333 Park Avenue Emeryville, CA 94608
Public Works Agency	City of Emeryville	Michael Roberts City of Emeryville Public Works Dept. 1333 Park Avenue Emeryville, CA 94608
Owners and Occupants of Property and Adjacent Parcels	See List in Attachment 6	----

Local Agency Signatures

Case Worker: Mark Dettnerman	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 9/29/2016
Program Manager: Ditan Roe	Title: LOP and SCP Program Manager
Signature: 	Date: 9/29/2016

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Department of Environmental Health (ACDEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACDEH website.

Geotracker Conceptual Site Model (Attachment 1, 1 page)

Vapor Intrusion Evaluation and Data (Attachment 2, 13 pages)

Responsible Party Information (Attachment 3, 2 pages)

Case Closure Public Notification Information (Attachment 4, 3 pages)

ATTACHMENT 1

CSM Report Go

1400 POWELL STREET (T10000008441) - [MAP THIS SITE](#)

COMPLETED - CASE CLOSED

1400 POWELL STREET
EMERYVILLE, CA 94608
ALAMEDA COUNTY

[ACTIVITIES REPORT](#)
[PUBLIC WEBPAGE](#)

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE # R00003182
CASEWORKER: [MARK DETTERMAN](#) - SUPERVISOR: [DILAN ROE](#)
SAN FRANCISCO BAY RWQCB (REGION 2)
CR Site ID #: NOT SPECIFIED

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

THERE ARE 1 OTHER CASES ASSOCIATED WITH THIS CASE - [SHOW](#)

THIS PROJECT WAS LAST MODIFIED BY [MARK DETTERMAN](#) ON 9/30/2016 1:59:46 PM - [HISTORY](#)

THIS SITE HAS SUBMITTALS. CLICK [HERE](#) TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CSM REPORT - [VIEW PUBLIC NOTICING VERSION OF THIS REPORT](#)

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIS)							FIVE YEAR REVIEW INFORMATION				
CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
1400 Powell Street (Global ID: T10000008441) 1400 POWELL STREET EMERYVILLE, CA 94608	Completed - Case Closed	9/30/2016	5/13/1999	17	ALAMEDA COUNTY LOP (LEAD) - CASE # R00003182 CASEWORKER: MARK DETTERMAN - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2)

STAFF NOTES (INTERNAL)
Not all historic documents for the case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: <http://ehgis.acgov.org/dehpublic/dehpublic.jsp>.

SITE HISTORY
Not all historic documents for the case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: <http://ehgis.acgov.org/dehpublic/dehpublic.jsp>.

This site is an active fuel service station. Previous releases from underground storage tanks (USTs) were regulated under fuel leak case R00000067 which was closed by Alameda County Department of Environmental Health (ACDEH) in May 2014 under the State Water Resources Control Board's Low Threat Closure Policy (LTCP) with a commercial service station restriction and requirements to notify ACDEH if any redevelopment occurred. The site was not evaluated for risk of vapor intrusion due to the LTCP commercial service station exemption. Subsequent to closure, the property owner converted the western portion of the station into commercial non-service station land use as a restaurant without notifying ACDEH of the change in land use. This case was opened to evaluate the risk of vapor intrusion to the newly converted restaurant tenant space. Due to the shallowness of groundwater and the inability to collect vapor samples five feet below the building foundation at the site sub-slab vapor, indoor air, and outside air ambient samples were collected and evaluated, and confirmed that the vapor intrusion risk to the restaurant tenant space presents a low risk of vapor intrusion to building occupants.

CLEANUP ACTION INFO
NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION								VIEW CASE REVIEWS
CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS		
Benzene, Diesel, Gasoline, Naphthalene	Commercial	GW - Municipal and Domestic Supply	Other	5/13/1999	Close and Remove Tank	0		
FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST	
			9/9/2016	9/29/2016	9/29/2016			

CDPH WELLS WITHIN 1500 FEET OF THIS SITE
NONE

APN	GW BASIN NAME	WATERSHED NAME
049 132700111	Santa Clara Valley - East Bay Plain (2-9.04)	Bay Bridges - Berkeley (203.30)

COUNTY: Alameda
PUBLIC WATER SYSTEM(S): EAST BAY MUD - 375 ELEVENTH STREET, OAKLAND, CA 94607

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - [HIDE](#) [VIEW ESI SUBMITTALS](#)
NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - [HIDE](#) [VIEW ESI SUBMITTALS](#)
NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA - [HIDE](#) [VIEW ESI SUBMITTALS](#)
NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

ATTACHMENT 2

Attachment 2 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM	
Vapor Intrusion to Indoor Air Analysis	
Onsite	<p>This site is an active fuel service station. Previous releases from underground storage tanks (USTs) were regulated under fuel leak case RO0000067 which was closed by Alameda County Department of Environmental Health (ACDEH) in May 2014 under the State Water Resources Control Board's Low Threat Closure Policy (LTCP) with a commercial service station restriction and requirements to notify ACDEH if any redevelopment occurred. The site was not evaluated for risk of vapor intrusion due to the LTCP commercial service station exemption. Subsequent to closure, the property owner converted the western portion of the station into commercial non-service station land use as a restaurant without notifying ACDEH of the change in land use. This case was opened to evaluate the risk of vapor intrusion to the newly converted restaurant tenant space.</p> <p>Due to the shallowness of groundwater and the inability to collect vapor samples five feet below the building foundation at the site sub-slab vapor, indoor air, and outside air ambient samples were collected and evaluated in February and September 2016, and confirmed that the vapor intrusion risk from volatile organic compounds to the restaurant tenant space presents a low risk of vapor intrusion to building occupants.</p> <p>As an additional line of evidence, a site specific risk evaluation was conducted using the detected indoor air vapor concentrations collected in February 2016. Risk calculations utilized equations provided in Section 3.2.3 of the Interim Final February 2016 RWQCB <i>Use's Guide: Derivation and Application of Environmental Screening Levels</i> and were verified to be consistent with the Department of Toxic Substances Control (DTSC) Human Health Risk Assessment (HHRA) Note Number 3 dated January 2016, and the US Environmental Protection Agency (EPA) Region 9 Regional Screening Level indoor air values for the compounds of concern not listed in HHRA Note Number 3.</p> <p>The results of the risk evaluation was compared to US EPA acceptable excess risk range of 1×10^{-6} to 1×10^{-4}, and was found to be at the most stringent end of acceptable excess cancer risk of 1×10^{-6} and the Hazard Index (HI) was substantially less than 1.</p> <p>A vapor evaluation of the eastern commercial wing of the service station was not conducted; however, a detailed review of historic site data found that the eastern wing is underlain by substantially lower hydrocarbon concentrations in groundwater than the western wing. The eastern wing was thus not considered to be at risk of unacceptable amounts of vapor intrusion.</p>
Offsite	<p>Offsite receptors were not re-evaluated for this case due to the previous evaluation of offsite receptors under the LTCP which was conducted at the time of the earlier closure for an active service station (RO0000067).</p>

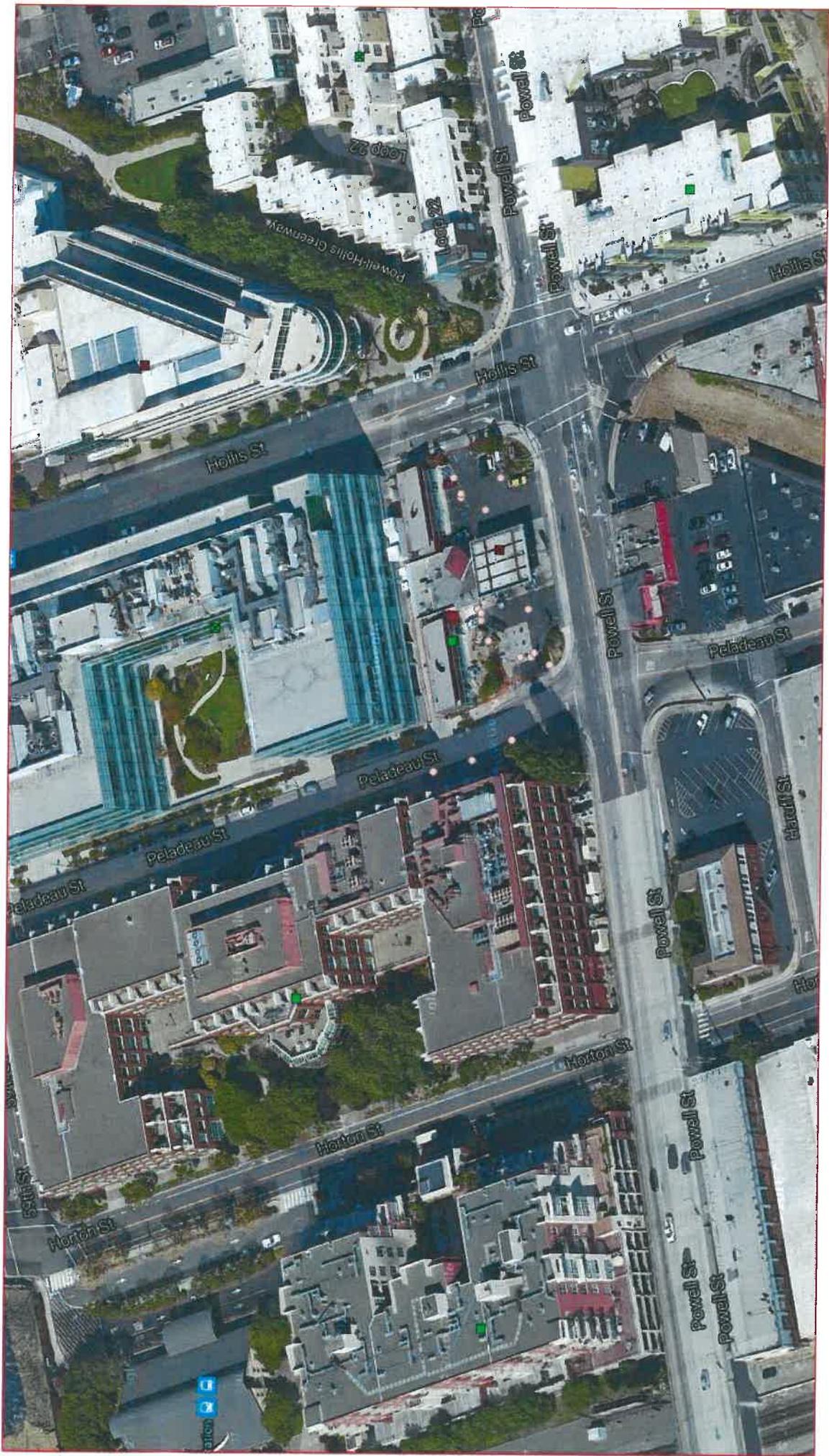




Figure 1
 Site Location Map
 Emeryville Chevron
 1400 Powell Street
 Emeryville, California

Base Map From:
 U.S. Geological Survey
 Oakland West, California
 7.5-Minute Quadrangle
 Photorevised 1980

P&D Environmental, Inc.
 55 Santa Clara Ave., Suite 240
 Oakland, CA 94610

0 1,000 2,000



Approximate Scale In Feet



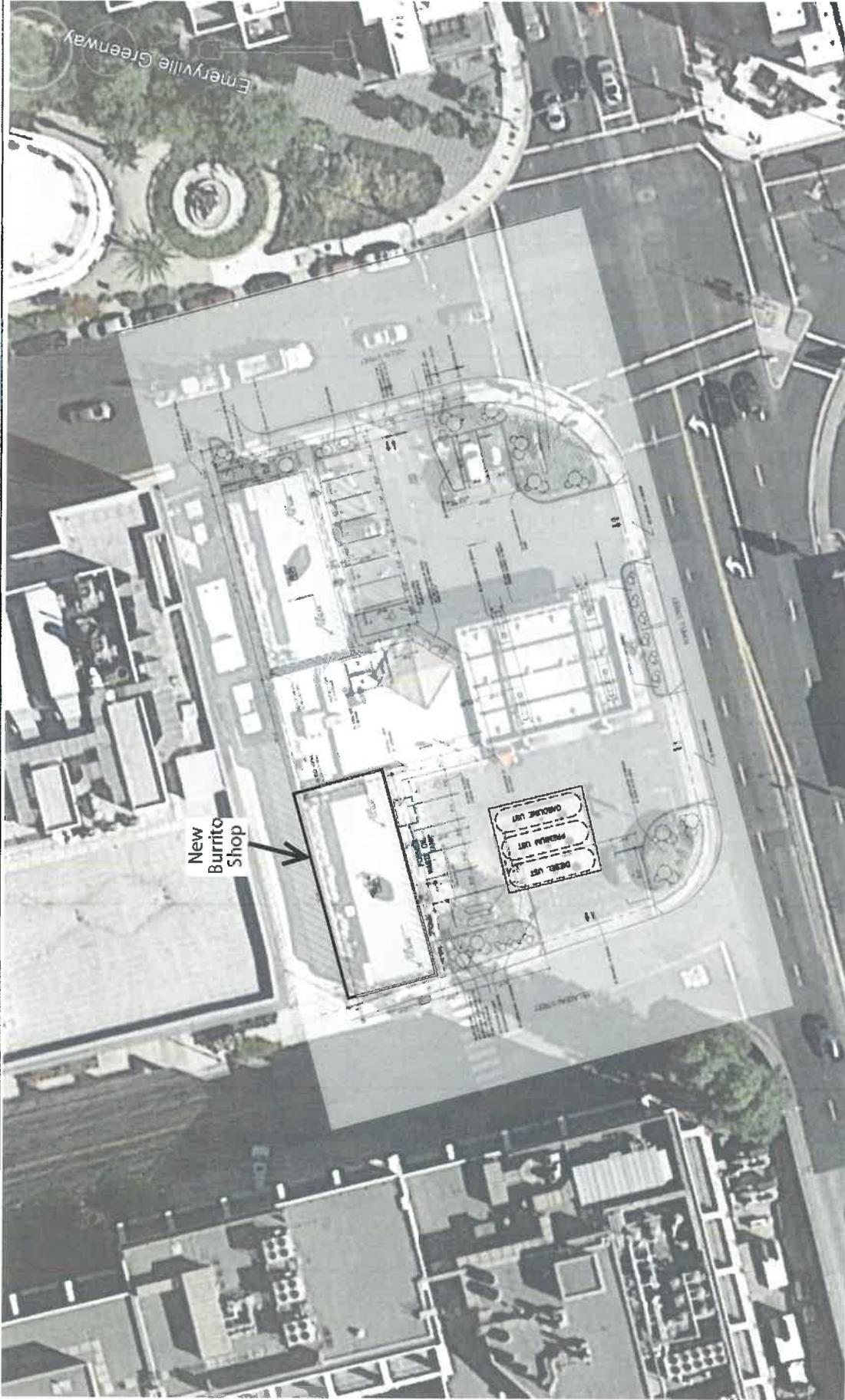


Figure 2
Site Vicinity Aerial Photograph
Emeryville Chevron
1400 Powell Street
Emeryville, California

Base Map from:
 Delta Consultants, dated August 4, 2009,
 Kava Massih Architects, Sheet No. A.I.1, Proposed Site Plan/Elevation,
 undated, and Google Earth, Image Dated October 30, 2015

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610



Approximate Scale in Feet

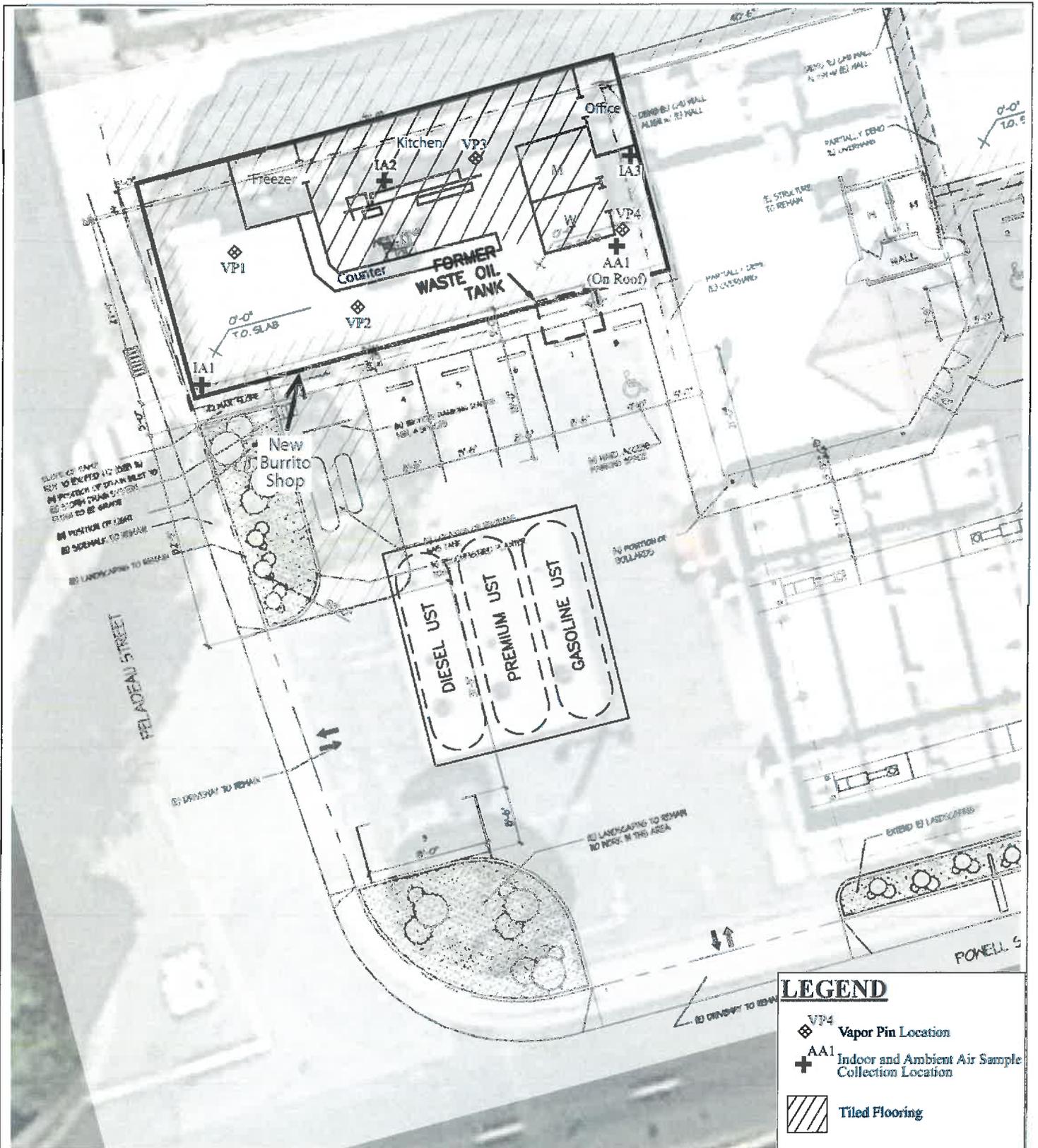


Figure 3
Site Aerial Photograph Detail Showing Sample Collection Locations
Emeryville Chevron
1400 Powell Street
Emeryville, California

Base Map from:

Delta Consultants, dated August 4, 2009,
 Kava Massih Architects, Sheet No. A1.1, Proposed
 Site Plan/Elevation, updated, and Google Earth,
 Image Dated October 30, 2015

P&D Environmental, Inc.
 55 Santa Clara Ave., Suite 240
 Oakland, CA 94610

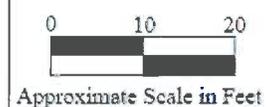


Table 1
Summary of Indoor and Ambient Air Sample Analytical Results

Compound	Sample ID	IA1 2/11/2016	IA1-DUP 2/11/2016	IA1 2/17/2016	IA1-DUP 2/17/2016	IA1 9/13/2016	IA2 2/11/2016	IA2 2/17/2016	IA3 2/11/2016	IA3 2/17/2016	AA1 2/11/2016	AA1 2/17/2016	ESL ¹
TPH-G		180	180	260	250	76	200	230	220	240	180	140	2,500
MTBE		ND<0.58	ND<0.53	ND<0.60	ND<0.62	ND<0.57	ND<0.96	ND<0.63	ND<0.57	ND<0.64	ND<0.59	ND<0.58	47
Benzene		2.1	2.0	2.3	2.4	0.75	2.1	2.2	2.1	2.4	2.2	1.5	0.42
Toluene		7.5	6.2	23	9.5	2.6	8.8	8.5	7.1	9.4	7.6	4.2	1,300
Ethylbenzene		1.3	1.3	2.0	1.8	0.50	1.3	1.6	1.3	1.6	1.4	0.69	4.9
m,p-Xylene		4.6	4.3	6.1	5.9	1.6	4.3	5.4	4.5	5.4	4.5	2.2	440
o-Xylene		1.7	1.6	2.2	2.0	0.57	1.6	1.9	1.8	1.9	1.6	0.83	combined
Naphthalene		0.26, a	0.20, a	0.35, a	0.29, a	0.25, a	0.21, a	0.35, a	0.40, a	0.35, a	0.26, a	0.20, a	0.36
PCE		ND<0.22	ND<0.20	1.2	ND<0.23	ND<0.21	ND<0.36	ND<0.24	ND<0.21	ND<0.24	ND<0.22	ND<0.22	2.1
TCE		0.45	0.40	0.52	ND<0.18	ND<0.17	0.37	ND<0.19	0.37	ND<0.19	0.52	ND<0.17	3.0
cis-1,2-DCE		ND<0.13	ND<0.12	ND<0.13	ND<0.14	ND<0.12	ND<0.21	ND<0.14	ND<0.12	ND<0.14	ND<0.13	ND<0.13	35
trans-1,2-DCE		ND<0.18	ND<0.16	ND<0.66	ND<0.68	ND<0.62	ND<1.0	ND<0.69	ND<0.62	ND<0.71	ND<0.65	ND<0.64	260
Vinyl Chloride		ND<0.041	ND<0.037	ND<0.042	ND<0.044	ND<0.040	ND<0.068	ND<0.045	ND<0.040	ND<0.046	ND<0.042	ND<0.041	0.16
Notes:													
TPH-G = Total Petroleum Hydrocarbons as Gasoline.													
MTBE = Methyl-tert-Butyl Ether													
PCE = Tetrachloroethene													
TCE = Trichloroethene													
cis-1,2-DCE = cis-1,2-Dichloroethene													
trans-1,2-DCE = trans-1,2-Dichloroethene													
ND = Not Detected.													
a = Laboratory Note: Estimated Value.													
ESL ¹ = Environmental Screening Level, by San Francisco Bay – Regional Water Quality Control Board, Updated February 2016 (Revision 3), from Table IA-1 – Indoor Air Direct Exposure Human Health Risk Screening Levels for Commercial/Industrial Land Use.													
Results in bold exceed their respective ESL¹ values.													
Results and ESLs in micrograms per cubic meter (ug/m ³), unless otherwise noted.													

Table 2B

Summary of Soil Gas Shroud Sample Analytical Results - 1,1-Difluoroethane and 2-Propanol

Sample ID	Sample Date	DFA, #	2-Propanol, ##
SG2 2-Propanol	7/23/2014	NA	8,600,000
SG2 DFA	7/23/2014	31,000,000	NA
SG4 2-Propanol	8/13/2014	570,000	NA
SG4 DFA	8/13/2014	22,000,000	NA
VP1 2-Propanol	2/17/2016	NA	500,000
VP1 DFA	2/17/2016	590,000	NA
VP2 2-Propanol	2/17/2016	NA	140,000
VP2 DFA	2/17/2016	14,000,000	NA
VP3 2-Propanol	2/17/2016	NA	93,000
VP3 DFA	2/17/2016	18,000,000	NA
VP4 2-Propanol	2/17/2016	NA	400,000
VP4 DFA	2/17/2016	26,000,000	NA
Notes:			
ND = Not Detected.			
NA = Not Analyzed.			
# = 1,1-Difluoroethane (DFA) used as leak detection compound for TO-15 analysis.			
## = 2-Propanol used as leak detection compound for TO-17 analysis.			
Results in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), unless otherwise indicated.			

Table 2C
 Summary of Soil Gas Sample Analytical Results - Oxygen, Nitrogen, Carbon Monoxide, Methane, Carbon Dioxide, Ethane, and Ethene

Sample ID	Sample Date	Probe Depth (Feet bgs)	Oxygen (%)	Nitrogen (%)	Carbon Monoxide (%)	Methane (%)	Carbon Dioxide (%)	Ethane (%)	Ethene (%)
VP1	2/17/2016	Sub-Slab	20	80	ND<0.024	0.00060	ND<0.024	ND<0.0024	ND<0.0024
VP2	2/17/2016	Sub-Slab	20	80	ND<0.024	0.00051	ND<0.024	ND<0.0024	ND<0.0024
VP3	2/17/2016	Sub-Slab	20	80	ND<0.026	0.00085	ND<0.026	ND<0.0026	ND<0.0026
VP4	2/17/2016	Sub-Slab	20	80	ND<0.026	ND<0.00026	ND<0.026	ND<0.0026	ND<0.0026
VP4-DUP	2/17/2016	Sub-Slab	20	80	ND<0.026	ND<0.00026	0.028	ND<0.0026	ND<0.0026
NOTES:									
ND = Not Detected.									
Results in percent (%), unless otherwise indicated.									

Table 3C
Indoor and Ambient Air Risk and Hazard Calculation Results Summary

Air Sample Designation	Location	Calculated Cumulative Incremental Carcinogenic Risk	Calculated Cumulative Incremental Carcinogenic Risk Alternate Description	Calculated Cumulative Incremental Carcinogenic Risk Alternate Description	Calculated Hazard Index	Recommendations Based on DUSE Recommended Guidance for Action or Response
Samples Collected February 11, 2016						
IA1		6.1E-06	0.0000061	6.1 in a million	0.32	Evaluate need for action - risk greater than 1 in a million.
IA1-DJP		5.7E-06	0.0000057	5.7 in a million	0.30	Evaluate need for action - risk greater than 1 in a million.
IA2		5.9E-06	0.0000059	5.9 in a million	0.32	Evaluate need for action - risk greater than 1 in a million.
IA3		6.3E-06	0.0000063	6.3 in a million	0.34	Evaluate need for action - risk greater than 1 in a million.
AA1		6.4E-06	0.0000064	6.4 in a million	0.34	Not Applicable - Ambient Air.
Samples Collected February 17, 2016						
IA1		7.3E-06	0.0000073	7.3 in a million	0.41	Evaluate need for action - risk greater than 1 in a million.
IA1-DJP		6.8E-06	0.0000068	6.8 in a million	0.33	Evaluate need for action - risk greater than 1 in a million.
IA2		6.5E-06	0.0000065	6.5 in a million	0.31	Evaluate need for action - risk greater than 1 in a million.
IA3		7.0E-06	0.0000070	7.0 in a million	0.33	Evaluate need for action - risk greater than 1 in a million.
AA1		4.2E-06	0.0000042	4.2 in a million	0.20	Not Applicable - Ambient Air.
Notes:						
RISK MANAGEMENT MATRIX FOR VAPOR INTRUSION						
Risk		Response	Actions			
Less than 1 in a million		No Further Action	None			
1 to 100 in a million		Evaluate Need for Action	<ul style="list-style-type: none"> o Possible Actions o Additional Data Collection o Monitoring o Additional Risk Characterization o Mitigation o Source Remediation 			
More than 100 in a million		Response Action Needed	<ul style="list-style-type: none"> o Vapor Intrusion Mitigation o Source Remediation 			

ATTACHMENT 3



COUNTY OF ALAMEDA
Assessor's Office

[Help](#)

[New Query](#)

Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:49-1327-1-11 Inactive:N Lien Date:01/01/2015 Owner:RAVAN NAJMEDDIN

Property Address: 1400 POWELL ST, EMERYVILLE, CA 94608-2010

[Parcel History](#)

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
RAVAN NAJMEDDIN	List Owners	39 MIRA LN , ORINDA, CA 94563	12/31/1998	1998-460056	2	3100	

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click [here](#) for more information regarding supported browsers.

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ASSESSOR'S MAP 49

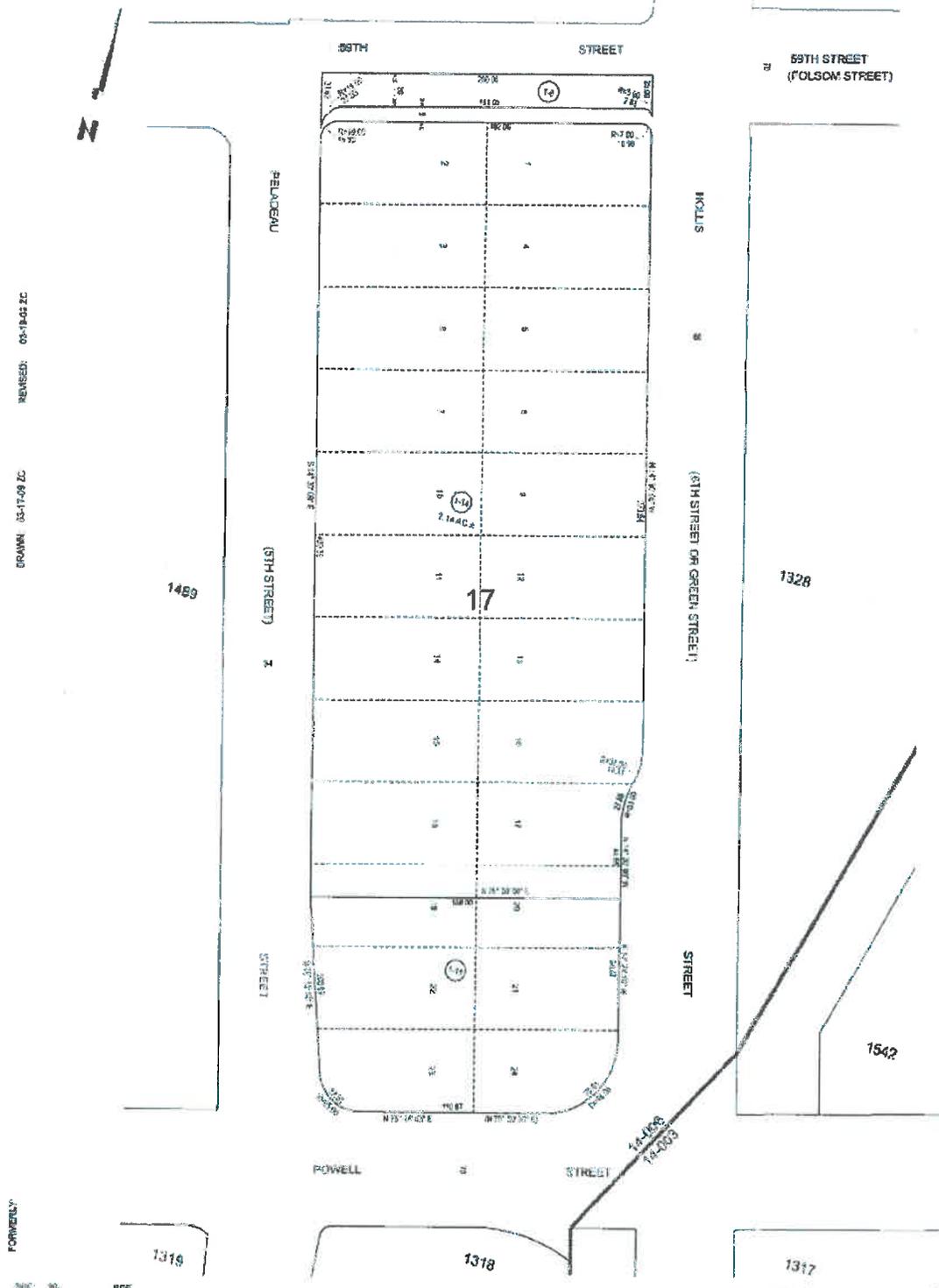
Code Area Nos 14-005

1327

SCALE: 1" = 50'

Map of the Property of L. M. Beaudry & G. Peladeau

614



REVISION: 03-18-03 ZC
DRAWN: 03-17-09 ZC

FORNELY

SHEET 20

REF.

HPK 1

ING PD 2

ATTACHMENT 4



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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

Site Name: 1400 Powell Street
Site Address: 1400 Powell Street
SITE CLEANUP PROGRAM CASE RO0003182
GEOTRACKER GLOBAL ID T10000008441

April 20, 2016

The above referenced site is a Voluntary Remedial Action Program (VRAP) case that is under the regulatory oversight of the Alameda County Department Environmental Health (ACDEH) for the investigation and cleanup of petroleum hydrocarbon vapors from an underground storage tank system. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACDEH is considering closure of the case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current occupants and landowners of adjacent properties and known interested parties for this site. The public is invited to review and comment on the potential closure of the case. The entire case file can be viewed over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Mark Detterman at ACEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by May 26, 2016** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACEH case RO0003182 in any correspondence.

ARCHSTONE EMERYVILLE RESIDENTIAL LLC
PARCEL #: 49-1317-1-1
PO BOX 87407
CHICAGO IL 60680-0407

CITY OF EMERYVILLE
PARCEL #: 49-1328-5
1333 PARK AVE
EMERYVILLE CA 94608-3517

COMMON AREA OF TR 7398 53 - 60
PARCEL #: 49-1542-61
6210 STONERIDGE MALL RD #5TH
PLEASANTON CA 94588-3291

EMERY STATION JOINT VENTURE LLC
PARCEL #: 49-1489-14
1120 NYE ST #400
SAN RAFAEL CA 94901-2946

EMERYSTATION TRIANGLE II LLC
PARCEL #: 49-1328-3-2
1120 NYE ST #400
SAN RAFAEL CA 94901-2946

ES EAST LLC
PARCEL #: 49-1327-1-14
1120 NYE ST #400
SAN RAFAEL CA 94901-2946

OCCUPANT
PARCEL #: 49-1327-1-11
1400 POWELL ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1327-1-14
5885 HOLLIS ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1489-14
5858 HORTON ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1328-3-2
5812 HOLLIS ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1328-5
POWELL ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1542-61
POWELL ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1318-1-2
5772 PELADEAU ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1318-7-5
5764 PELADEAU ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1319-2-2
5745 PELADEAU ST
EMERYVILLE CA 94608

OCCUPANT
PARCEL #: 49-1317-1-1
5780 HOLLIS ST
EMERYVILLE CA 94608

RAVAN NAJMEDDIN
PARCEL #: 49-1327-1-11
39 MIRA LN
ORINDA CA 94563

SCHMIER ERIC S TR & SCHMIER KENNETH J
PARCEL #: 49-1319-1-15
1475 POWELL ST #201
EMERYVILLE CA 94608-2182

SCHMIER ERIC S TR & SCHMIER KENNETH J
PARCEL #: 49-1318-7-5
1475 POWELL ST #201
EMERYVILLE CA 94608-2182

SCHMIER ERIC S TR & SCHMIER KENNETH J
PARCEL #: 49-1319-2-2
1475 POWELL ST #201
EMERYVILLE CA 94608-2182

SCHMIER KENNETH J TR & SCHMIER ERIC S
PARCEL #: 49-1318-1-2
1407 POWELL ST
EMERYVILLE CA 94608-2009

SCHMIER KENNETH J TR & SCHMIER ERIC S
PARCEL #: 49-1318-2-2
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