

LOWNEY ASSOCIATES
Environmental / Geotechnical / Engineering Services

Fax Transmittal

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

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

Fullerton Office
251 E. Imperial Hwy., #470
Fullerton, CA 92835
Tel: 714.441-3090
Fax: 714 441-3091

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

From: Mark Arniola

Attn: Scott Seery

Date: April 24, 2002

Fax: (510) 337-9335

Pages: 9

CC:

Project: 1300 and 1350 Powell Street

Job #: 1424-9B

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

Dear Scott,

A summary table of analytical data from our recent soil and ground water evaluation, a site plan, and an excerpt from our Phase I summarizing the site history are attached. I hope you've had some luck finding the Health Department's files on the site(s).

Sincerely,

Lowney Associates



Mark Arniola
Project Geologist
510-267-1970, ext. 208

Mail copy to follow:

Yes

No

Time Sent: _____

Sent By: _____

DRAFT

Table 1A. Analytical Results of Selected Ground Water Samples
(concentrations in parts per billion)

Boring Number	Date	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
EB-1	03/04/02	<50	92	<610	<0.5	<0.5	<0.5	<1.0	<5.0
EB-2	03/04/02	<50	<74	<740	<0.5	<0.5	<0.5	<1.0	11
EB-3	03/04/02	590	2,800	<1,000	<0.5	<0.5	<0.5	<1.0	7.3
EB-4	03/04/02	<50	4,600	31,000	<0.5	<0.5	<0.5	<1.0	<5.0
EB-5	03/04/02	4,900	800,000	<45,0000	<2.0	<2.0	<2.0	<4.0	<20
EB-6	03/04/02	<50	150	<810	<0.5	<0.5	<0.5	<1.0	<5.0
EB-7	03/05/02	260	7,300	<500	<0.5	<0.5	<0.5	<1.0	<5.0
EB-8	03/05/02	<50	100	<580	<0.5	<0.5	<0.5	<1.0	<5.0
EB-9 ¹	03/05/02	17,000	24,000,000	<2,000,000	<5.0	<5.0	<5.0	<10	<50
EB-10 ²	03/05/02	5,900	4,400,000	<400,000	<5.0	<5.0	<5.0	<10	<50
EB-11	03/05/02	280	2,100	<580	<5.0	<5.0	<5.0	<10	100
EB-12 ²	03/05/02	170,000	20,000,000	<1,500,000	5,800	77	<50	<100	<500
MCL*		NE	NE	NE	1.0	150	700	1,750	13
RBSL **		100	100	100	1.0	40	30	13	5.0

- < Indicates that the compound was not detected at or above the stated laboratory reporting limit
 * Drinking water Maximum Contaminant Levels—California DHS, January 31, 2001
 ** Risk Based Screening Level (RBSL), CRWQCB, August 2000
 NE Not established
 1 Sheen observed on ground water at sample location
 2 Free product observed on ground water at sample location

Table 1B. Analytical Results of Selected Ground Water Samples
(concentrations in parts per billion)

Boring Number	Date	n-Butylbenzene ¹	Sec-Butylbenzene ¹	Iso-Propylbenzene ¹	Napthalene ¹	n-Propylbenzene ¹
EB-1	03/04/02	<1.0	<1.0	<0.5	<1.0	<1.0
EB-2	03/04/02	<1.0	<1.0	<0.5	<1.0	<1.0
EB-3	03/04/02	<1.0	<1.0	<0.5	<1.0	<1.0
EB-4	03/04/02	<1.0	<1.0	<0.5	<1.0	<1.0
EB-5	03/04/02	5.9	18	6.0	6.5	<1.0
EB-6	03/04/02	<1.0	<1.0	<0.5	<1.0	<1.0
EB-7	03/05/02	<1.0	3.4	<0.5	4.2	<1.0
EB-8	03/05/02	<1.0	<1.0	<0.5	<1.0	<1.0
EB-9	03/05/02	42	45	29	22	28
EB-10	03/05/02	23	21	14	20	13
EB-11	03/05/02	20	25	14	16	<10
EB-12	03/05/02	<100	<100	<50	<100	<100
MCL*		NE	NE	NE	NE	NE
RBSL **		NE	NE	NE	20	NE

- 1 Other VOCs were not detected at or above the stated laboratory reporting limit
 < Indicates that the compound was not detected at or above the stated laboratory reporting limit
 * Drinking water Maximum Contaminant Levels—California DHS, January 31, 2001
 ** Risk Based Screening Level (RBSL), CRWQCB, August 2000
 NE Not established

DRAFT**Table 2. Analytical Results of Selected Soil Samples**
(concentrations in parts per million)

Boring Number	Depth (feet)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	VOCs
EB-1	7 - 7 ½	<1.0	1.1	<50	<0.005	<0.005	<0.005	<0.005	<0.005	ND
EB-1	17 ½ - 18	<1.0	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-2	9 - 9 ½	<1.0	1.2	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-2	11 - 11 ½	<1.0	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005	0.12 ¹
EB-3	8 - 8 ½	11	94	<50	<0.005	<0.005	<0.005	<0.005	<0.005	ND
EB-3	15 ½ - 16	<1.0	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-4	6 ½ - 7	<1.0	5.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-4	11 ½ - 12	<1.0	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-5	7 ½ - 8	2.0	62	<50	<0.005	<0.005	<0.005	<0.005	<0.005	ND
EB-5	9 ½ - 10	15	10	<50	<0.62	<0.62	<0.62	<0.62	<0.62	NA
EB-6	9 - 9 ½	<1.0	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-6	11 - 11 ½	<1.0	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-7	9 - 9 ½	85	190	<100	<0.62	<0.62	<0.62	<0.62	<0.62	0.86 ²
EB-7	14 - 14 ½	8.7	78	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-8	6 - 6 ½	36	190	52	<0.62	<0.62	<0.62	<0.62	<0.62	NA
EB-8	12 - 12 ½	<1.0	12	<50	<0.005	<0.005	<0.005	<0.005	<0.005	NA
EB-9	7 ½ - 8	260	560	<250	<0.62	<0.62	<0.62	<0.62	<0.62	1.16 ³
EB-9	14 - 14 ½	100	140	<100	<0.62	<0.62	<0.62	<0.62	<0.62	NA
EB-10	6 - 6 ½	380	1,100	<500	<3.1	<3.1	<3.1	<3.1	<3.1	NA
EB-10	9 - 9 ½	150	350	<500	<0.023	<0.023	<0.023	<0.023	<0.023	ND
EB-11	6 - 6 ½	160	820	<500	<0.62	<0.62	<0.62	<0.62	<0.62	NA
EB-11	9 - 9 ½	130	330	<250	<0.62	<0.62	<0.62	0.92	<0.62	NA
EB-12	6 - 6 ½	980	110	<500	3.4	15	9.5	43	<2.5	44.54 ⁴
EB-12	8 - 8 ½	760	890	<500	12	5.4	7.1	5.7	<3.1	NA
Residential PRG*		NE	NE	NE	0.65	520	230	210	17	--
Industrial PRG*		NE	NE	NE	1.5	520	230	210	37	--
Residential RBSL**		100	100	500	0.045	2.6	2.5	1.0	0.028	--
Industrial RBSL**		100	100	1000	0.045	2.6	2.5	1.0	0.028	--

1 VOC detected was Acetone.

2 VOCs detected were 0.54 ppm n-butylbenzene and 0.32 ppm sec-butylbenzene

3 VOCs detected were 0.64 ppm n-butylbenzene and 0.52 ppm sec-butylbenzene

4 VOCs detected were 4.0 ppm naphthalene, 1.1 ppm isopropylbenzene, 27 ppm 1,2,4-trimethylbenzene, 7.5 ppm 1,3,5-trimethylbenzene, 3.9 ppm n-propylbenzene, 0.4 ppm p-isopropyltoluene, and 0.64 ppm sec-butylbenzene

* Indicates that the compound was not detected at or above the stated laboratory reporting limit

* Preliminary Remediation Goal (PRG)-EPA Region 9, 2000

** Risk Based Screening Level (RBSL), CRWQCB, August 2000

NA Not Analyzed

ND Not detected at or above laboratory reporting limits

NE Not established

DRAFT**Table 3A. Analytical Results of Selected Shallow Soil Samples**
(concentrations in parts per million)

Sample Number	Depth (feet)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
SS-1	0 - ½	<1.0	2,400	5,100	<0.005	<0.005	<0.005	<0.005	<0.005
SS-1	3 ½ - 4	110	94	<50	<0.62	<0.62	<0.62	<0.62	<0.62
SS-2	0 - ½	<1.0	100	960	<0.005	<0.005	<0.005	<0.005	<0.005
SS-2	5 - 5 ½	26	150	<50	<0.62	<0.62	<0.62	<0.62	<0.62
SS-3	0 - ½	<1.0	34	<50	<0.005	<0.005	<0.005	<0.005	<0.005
SS-3	3 ½ - 4	210	790	<500	<6.2	<6.2	<6.2	<6.2	<6.2
SS-4	0 - ½	<1.0	41	110	<0.005	<0.005	<0.005	<0.005	<0.005
SS-4	3 ½ - 4	110	400	88	<0.62	<0.62	<0.62	<0.62	<0.62
SS-5	0 - ½	<1.0	960	1,900	<0.005	<0.005	<0.005	<0.005	<0.005
SS-5	7 - 7 ½	210	700	<250	<0.62	<0.62	<0.62	<0.62	<0.62
SS-6	0 - ½	<1.0	14	55	<0.005	<0.005	<0.005	<0.005	<0.005
SS-6	6 ½ - 7	67	130	<50	<0.62	<0.62	<0.62	<0.62	<0.62
SS-7	0 - ½	<1.0	4.3	<50	<0.005	<0.005	<0.005	<0.005	<0.005
SS-7	6 - 6 ½	260	440	<50	<0.62	<0.62	<0.62	<0.62	<0.62
SS-8	0 - ½	<1.0	12	100	<0.005	<0.005	<0.005	<0.005	<0.005
SS-8	7 ½ - 8	7.5	<1.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005
SS-9	0 - ½	<1.0	5.4	83	<0.005	<0.005	<0.005	<0.005	<0.005
SS-9	4 ½ - 5	110	120	<500	<0.62	<0.62	<0.62	<0.62	<0.62
SS-10	0 - ½	<1.0	140	660	<0.005	<0.005	<0.005	<0.005	<0.005
SS-10	4 - 4 ½	<1.0	4.7	<50	<0.005	<0.005	<0.005	<0.005	<0.005
SS-11	0 - ½	300	520	710	<6.2	<6.2	<6.2	<6.2	<6.2
SS-11	3 ½ - 4	<1.0	1.3	<50	<0.005	<0.005	<0.005	<0.005	<0.005
SS-12	0 - ½	<1.0	430	2,200	<0.005	<0.005	<0.005	<0.005	<0.005
SS-12	4 ½ - 5	<1.0	1.1	<50	<0.005	<0.005	<0.005	<0.005	<0.005
SS-13	0 - ½	<1.0	14	110	<0.005	<0.005	<0.005	<0.005	<0.005
SS-13	3 ½ - 4	<1.0	2.0	<50	<0.005	<0.005	<0.005	<0.005	<0.005
Residential PRG*		NE	NE	NE	0.65	520	230	210	17
Industrial PRG*		NE	NE	NE	1.5	520	230	210	37
Residential RBSL**		100	100	500	0.045	2.6	2.5	1.0	0.028
Industrial RBSL**		100	100	1,000	0.045	2.6	2.5	1.0	0.028

- < Indicates that the compound was not detected at or above the stated laboratory reporting limit
 * Preliminary Remediation Goal (PRG)-EPA Region 9, 2000
 ** Risk Based Screening Level (RBSL), CRWQCB, August 2000
 NE Not established

DRAFT**Table 3B. Analytical Results of Selected Shallow Soil Samples**
(concentrations in parts per million)

Sample Number	Depth (feet)	Arsenic	Cadmium	Lead	Mercury	Organochlorine Pesticides
SS-1	0 - ½	<1.0	2.6	110	<0.05	--
SS-1	3 ½ - 4	--	--	4.3	--	--
EB-4	4 - 4 ½	1.4	1.1	5.9	0.18	ND
SS-2	0 - ½	3.7	2.0	32	0.12	ND
SS-2	5 - 5 ½	2.7	1.3	5.6	<0.05	ND
SS-6	0 - ½	4.3	2.0	19	0.088	ND
SS-6	6 ½ - 7	1.8	2.4	5.6	<0.05	ND
SS-7	0 - ½	3.0	3.4	22	0.19	ND
SS-7	6 - 6 ½	2.7	1.5	5.0	<0.05	ND
SS-10	0 - ½	3.9	2.2	59	0.084	ND
SS-10	4 - 4 ½	3.6	1.9	6.1	<0.05	ND
SS-11	0 - ½	1.8	1.6	14	0.056	ND
SS-11	3 ½ - 4	2.4	1.3	4.7	<0.05	ND
Residential PRG*		0.39/ 22***	9.0	400	23	--
Industrial PRG*		2.7/ 440***	810	750	610	--
Residential RBSL**		0.39	7.4	200	4.7	--
Industrial RBSL**		2.7	12	1000	10	--

ND Not detected at or above laboratory reporting limits

< Indicates that the compound was not detected at or above the stated laboratory reporting limit

* Preliminary Remediation Goal (PRG)—EPA Region 9, 2000

** Risk Based Screening Level (RBSL), CRWQCB, August 2000

*** Cancer endpoint/non-cancer endpoint

DRAFT**Table 3C. Analytical Results of Selected Shallow Soil Samples**
(concentrations in parts per million)

Sample Number	Depth (feet)	Napthalene ¹	Acenaphthene ¹	Fluorene ¹	Phenanthrene ¹	Anthracene ¹	Pyrene ¹	Chrysene ¹	PCBs
SS-1	0 - ½	<0.075	<0.05	<0.025	0.15	<0.025	<0.025	0.099	ND
SS-1	3 ½ - 4	<0.015	0.13	0.44	<0.005	<0.005	<0.005	<0.005	ND
SS-2	0 - ½	<0.15	<0.1	<0.05	<0.05	<0.05	0.14	<0.05	ND
SS-2	5 - 5 ½	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-3	0 - ½	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-3	3 ½ - 4	<0.015	<0.01	0.25	0.075	<0.005	<0.005	<0.005	ND
SS-4	0 - ½	<0.075	<0.05	<0.025	0.11	<0.025	<0.025	<0.025	ND
SS-4	3 ½ - 4	<0.015	<0.01	0.27	0.027	<0.005	<0.005	<0.005	ND
SS-5	0 - ½	<0.15	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	ND
SS-5	7 - 7 ½	<0.015	<0.01	0.49	0.71	<0.005	<0.005	<0.005	ND
SS-6	0 - ½	<0.15	<0.1	<0.05	<0.05	<0.05	0.29	<0.05	ND
SS-6	6 ½ - 7	<0.015	<0.01	0.033	<0.005	0.016	<0.005	<0.005	ND
SS-7	0 - ½	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-7	6 - 6 ½	0.62	<0.01	0.33	0.53	<0.005	<0.005	<0.005	ND
SS-8	0 - ½	<0.075	<0.05	<0.025	<0.025	<0.025	<0.025	<0.025	ND
SS-8	7 ½ - 8	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-9	0 - ½	<0.075	<0.05	<0.025	<0.025	<0.025	0.2	<0.025	ND
SS-9	4 ½ - 5	<0.015	<0.01	0.088	<0.005	0.067	<0.005	<0.005	ND
SS-10	0 - ½	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-10	4 - 4 ½	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-11	0 - ½	<0.075	<0.05	<0.025	<0.025	<0.025	<0.025	<0.025	ND
SS-11	3 ½ - 4	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-12	0 - ½	<0.015	<0.01	<0.005	0.025	<0.005	<0.005	<0.005	ND
SS-12	4 ½ - 5	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
SS-13	0 - ½	<0.075	<0.05	<0.025	<0.025	<0.025	<0.025	<0.025	ND
SS-13	3 ½ - 4	<0.015	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
Residential PRG*		56	3,700	2,600	NE	22,000	2,300	62	--
Industrial PRG*		190	38,000	33,000	NE	100,000	54,000	290	--
Residential RBSL**		4.0	16	5.1	11	2.9	55	3.8	--
Industrial RBSL**		4.0	16	5.1	11	2.9	55	4.7	--

< Indicates that the compound was not detected at or above the stated laboratory reporting limit

* Preliminary Remediation Goal (PRG)-EPA Region 9, 2000

** Risk Based Screening Level (RBSL), CRWQCB, August 2000

NE Not established

ND Not detected at or above laboratory reporting limits

1 Other PAHs were not detected at or above laboratory reporting limits

DRAFT**Table 4A. Analytical Results of Selected Soil Samples – Test Pit**
(concentrations in parts per million)

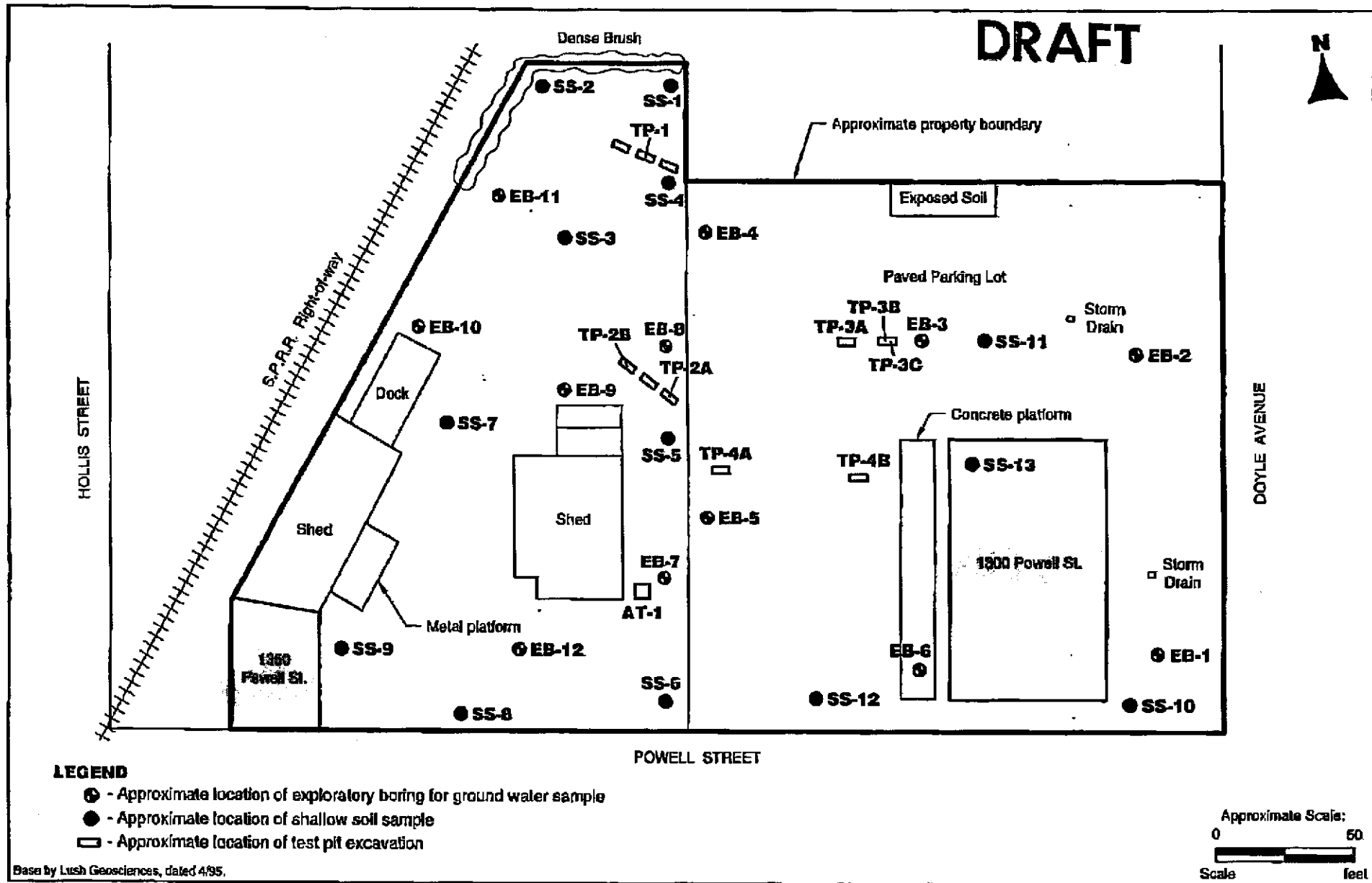
Sample Number	Depth (feet)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
TP-2B	1½	NA	1,800	<1,000	NA	NA	NA	NA	NA
TP-3B	1½	<1.0	890	2,200	<0.005	<0.005	<0.005	<0.005	<0.005
TP-4A	2	<1.0	230	900	<0.005	<0.005	<0.005	<0.005	<0.005
TP-4B	2	NA	3.6	<50	NA	NA	NA	NA	NA
Residential PRG*		NE	NE	NE	0.65	520	230	210	17
Industrial PRG*		NE	NE	NE	1.5	520	230	210	37
Residential RBSL**		100	100	500	0.045	2.6	2.5	1.0	0.028
Industrial RBSL**		100	100	1,000	0.045	2.6	2.5	1.0	0.028

- < Indicates that the compound was not detected at or above the stated laboratory reporting limit
 * Preliminary Remediation Goal (PRG)—EPA Region 9, 2000
 ** Risk Based Screening Level (RBSL), CRWQCB, August 2000
 NE Not established

Table 4B. Analytical Results of Selected Soil Samples – Test Pit
(concentrations in parts per million)

Sample Number	Depth (feet)	PAHs	PCBs	Arsenic ²	Cadmium ²	Lead ²	Mercury ²	Asbestos
TP-2B	1½	1.13 ¹	ND	9.0	2.1	54	0.21	ND
TP-4B	2	ND	ND	9.4	3.0	15	0.083	ND
Residential PRG*		--	--	0.39/ 22***	9.0	400	23	NE
Industrial PRG*		--	--	2.7/ 440***	810	750	610	NE
Residential RBSL**		--	--	0.39	7.4	200	4.7	NE
Industrial RBSL**		--	--	2.7	12	1,000	10	NE

- < Indicates that the compound was not detected at or above the stated laboratory reporting limit
 * Preliminary Remediation Goal (PRG)—EPA Region 9, 2000
 ** Risk Based Screening Level (RBSL), CRWQCB, August 2000
 *** Cancer endpoint/non-cancer endpoint
 1 PAHs detected were 0.25 ppm naphthalene and 0.88 ppm phenanthrene. The residential RBSL for naphthalene = 4.0 ppm. The residential RBSL for phenanthrene = 11 ppm.
 2 Other CAM 17 metals were not detected above laboratory reporting limits or within typical background concentrations
 ND Not detected at or above laboratory reporting limits
 NE Not established



SITE PLAN
 1300 AND 1350 POWELL STREET
 Emeryville, California

5.1 Historical Summary

The site's first use appeared in 1911 as a stable with related buildings on the 1300 Powell Street property. Site information prior to 1911 was unavailable from sources researched, but based on our experience, site use prior to 1911 likely was either agricultural or undeveloped land.

By the 1930s, the site was developed with bulk oil storage facilities including up to 21 ASTs at 1300 Powell Street and four ASTs at 1350 Powell Street. The Pennzoil Co. was located at 1300 Powell Street. A.M. Castle & Co. and Cooks Oil Company were located at 1350 Powell Street by 1935 and 1941, respectively. An automobile repair facility (garage) was reported at 1350 Powell Street by 1951. The buildings at 1300 Powell Street were demolished by 1967. By 1983, the current on-site building at 1300 Powell Street had been built and was in use by Construction Services. Five USTs were reported removed from the site in 1987.

^
1350 Powell Street