

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



05-03-03

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

February 28, 2003

Mr. David Diamond
Balaam Brothers Partnership
1115 Hillview Rd
Berkeley, CA 94708

Re: No Further Action Letter for Case # RO0002506, Balaam Brothers Property at 1350 Powell Street, Emeryville, CA

Dear Mr. Diamond:

Alameda County Environmental Health (ACEH) staff has completed review of the "Corrective Action Completion Report," dated December 13, 2002, and the "Post Remediation Sampling Report and Environmental Risk Assessment," dated February 26, 2003, both prepared by Cambria Environmental Technology, Inc. (Cambria) for the above referenced site. Additionally, ACEH has conferred with the San Francisco Regional Water Quality Control Board (SF-RWQCB) on the above referenced reports and site data. This letter confirms the completion of site investigation and remedial action for the petroleum hydrocarbon releases at the Balaam Brothers Property.

Background:

The site was previously used as a bulk oil storage and canning facility from the 1930 to 1940s and a distributor of bottled compressed gas most recently (1957 to 2002). Four above-ground storage tanks (ASTs) were used at the site until the 1950s. Two fuel underground storage tanks (USTs) were used at the site from the 1940s to 1987.

Previous environmental investigations identified the presence of petroleum hydrocarbons in surface soils throughout the site. Water perched within the upper 10 feet was also impacted with petroleum hydrocarbons. The former USTs were the source for releases of gasoline and diesel in the southern portion of the site. The former ASTs were the source for releases of the heavier, predominantly diesel-range, hydrocarbons in the central and northern portion of the site. Prior to completion of cleanup activities at the site, up to 2,100 ppm TPHg, 12,000 ppm TPHd, 2,800 ppm TPH-mo and 36 ppm benzene were detected in soil, and up to 17,000 ppb TPH-g, 24,000,000 ppb TPHd, <2,000,000 ppb TPH-mo, 5,800 ppb benzene and 150 ppb naphthalene were detected in groundwater.

Remedial Action Results:

Approximately 16,338 tons of hydrocarbon-impacted soil was removed during soil cleanup activities. Most of the site was excavated to 10 feet below ground surface (bgs), and portions of the south property were excavated to 13 and 16 feet bgs. Impacted perched water was removed with the impacted soil. Final confirmation soil samples were collected at the bottom of the excavation at 10 to 17 feet bgs, and from the excavation sidewalls at 3 and 9 feet bgs. Six temporary groundwater monitoring wells were installed.

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Post remediation analytical results indicate up to 350 ppm TPHg, 3,000 ppm TPHd, 1,100 ppm TPH-mo, and 3.5 ppm benzene in soil; and 56 ppb TPHg, 340 ppb TPHd, <250 ppb TPH-mo, and 11 ppb benzene in groundwater, were left in place. Analytical results of verification soil samples and post-remediation groundwater samples did not exceed the adopted cleanup goals of <1000 ppm total hydrocarbon concentrations for soil and <10,000 ppb total hydrocarbon concentrations for groundwater, with the exception of elevated diesel and motor oil concentrations in two sidewall samples collected along the western property line and elevated benzene concentration from two soil samples collected along the sidewall of the south property line.

Nine borings/probes were advanced to collect shallow soil gas samples along the south property line to evaluate residual benzene concentrations. Insufficient soil gas was recovered from 4 of the borings due to the low permeability of the clayey soil. No soil gas was recovered in two other borings due to groundwater intrusion. Soil gas samples were collected from three of the borings. Benzene and ethylbenzene were not detected above the laboratory detection limits of 250 ug/m³. Up to 1,100 ug/m³ toluene and 1,800 ug/m³ xylenes were detected.

Risk Appraisal:

Cambria evaluated residual hydrocarbon concentrations in soil, groundwater, and in the vapor phase as compared with the risk-based screening levels (RBSLs) developed by the SF-RWQCB. Cambria's evaluation concluded that the low concentrations of residual pollution remaining at the site do not present a significant risk to human health.

Institutional Controls:

The site is currently being prepared for construction of high-density residential uses. Pulte Homes Corporation plans to construct 25 high-density residential townhomes on the site. With the implementation of institutional controls listed below for the proposed development, no further action is necessary at the subject site:

- Vapor barriers (membranes) shall underlie the entirety of all units at the site. No utilities shall penetrate vapor barriers.
- Clean imported soil shall comprise the upper 2 feet of all landscaped areas, planting boxes, etc.
- Installation of water supply wells on the property is prohibited.
- Single family residential use of the property is prohibited.
- A deed restriction specifying the above items shall be recorded and a copy of the recorded deed shall be submitted to this agency and the City of Emeryville at the close of escrow.

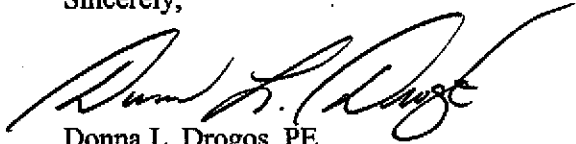
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ACEH has no objections to the development of the subject site into high-density residences provided all the above conditions and applicable requirements from other regulatory agencies are met.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the petroleum hydrocarbon contamination at this site is required.

If you have any further questions concerning this matter, please contact Ms. Eva Chu at (510) 567-6762.

Sincerely,



Donna L. Drogos, PE
Supervising Hazardous Materials Specialist

cc: Stephen Hill, Betty Graham, Roger Brewer - SF-RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Ave, Emeryville, CA 94608
Stephen Kalmbach, Pulte Homes, 7031 Koll Center Pkwy, #150, Pleasanton, CA 94566
Keith Carson, Board of Supervisors
Ariu Levi, E. Chu, D. Drogos