



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 FAX (510) 622-2460

R02615

Gray Davis
Governor

February 1, 2001
File No. 01S0551 (MEJ)

Lynn Tracy Nerland
City of Emeryville
1333 Park Ave.
Emeryville, CA 94608

Subject: Site Grading Activities, Emery-Village (The Promenade Development), San Pablo Avenue between 45th Street and Park Avenue, Emeryville, Alameda County

Dear Ms. Nerland:

The Alameda County Department of Environmental Health, acting as lead agency for investigation and remediation of soil and groundwater pollution, has requested that Regional Board assist as a support agency in the review of, and concur with the proposed environmental deed restriction and associated risk management plan for the subject development. Regional Board staff have reviewed these documents and have some minor comments which need be addressed before final approval. As the development includes a residential component, one of our primary concerns is to assure prospective occupants be notified of the existing environmental conditions on the property. To this end, we are requiring that a fact sheet be prepared which discusses, in easily understandable language, the residual pollutants which remain on the property and associated risk of these pollutants to future occupants. This fact sheet must be distributed to all prospective purchasers and tenants of the property, prior to their making a commitment to purchase or occupy.

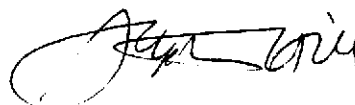
Board staff have discussed our concerns with the developer (The Castle Group) and they are currently preparing the fact sheet and modifying the deed restriction and risk management plan. In the mean time, the developer has expressed their need to Board staff to begin grading immediately, prior to final approval of these documents. Board staff find no reason why this can not occur and would have no objection to the City of Emeryville issuing a grading permit, provided the developer comply with the November 27, 2000, draft Risk Management Plan.

California Environmental Protection Agency

If you have any questions or would like to discuss this matter further, please contact Mark Johnson of my staff at (510) 622-2493 [e-mail: mej@rb2.swrcb.ca.gov].

Sincerely,

Loretta K. Barsamian
Acting Executive Officer



Stephen A. Hill, Chief
Toxic Cleanup Division

Cc: Susan Hugo, ACDEH
Leilani Barnett, The Castle Group

Hugo, Susan, Public Health, EHS

From: Barnett, Leilani [barnett@TheCastleGroup.com]
Sent: Friday, November 03, 2000 11:54 AM
To: 'shugo@co.alameda.ca.us'
Subject: Risk Management Plan for Emeryville Site

Importance: High

Susan,

I wanted to follow up with you on your review of the Risk Management Plan. Mark Johnson has reviewed the deed restriction and has approved it. To get the sign off on the deed restriction he needs the Risk Management Plan sign off, however. One of his comments was to include a Fact Sheet for buyers of the townhomes to educate them about the environmental condition of the property and make them aware of environmental reports available to them. He thought the Fact Sheet would best be an attachment to the RMP, so I am sending it to you (attached). Regarding the comment from you and Ravi about having a table noting existing chemicals on the site, Peter Lowney has said Table A-1 in Appendix A and Table B-1 in Appendix B contain this information. I will have him fax these to you as it sounds like these were not sent to you or Ravi. Thank you again for your help on the review of this plan. We apologize for the hurried nature of this, and appreciate your help and responsiveness. I look forward to getting any further comments from your review soon.

Sincerely,

Leilani Barnett
The Castle Group
424 Kent Drive
Mountain View, CA 94043
Tel: (650) 940-7847
Fax: (650) 940-1384



Risk Management
Plan.doc

<<Risk Management Plan.doc>>

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 7, 2000

Mr. Ron Gerber
Emeryville Redevelopment Agency
2200 Powell Street, 12 th Floor
Emeryville, California 94608

**RE: Draft Risk Management Plan for Emery Village Center (SLIC # 6417)
45th Street and San Pablo Avenue, Emeryville, California 94608**

Dear Mr. Gerber:

The Alameda County Department of Environmental Health (ACDEH) has reviewed the draft Risk Management Plan (RMP) dated May 15, 2000, prepared by Lowney Associates for the subject site.

The draft RMP describes the short term and long term risk management plans to be taken during construction and after completion of the planned development (residential and retail) at the site.

This agency has the following issues of concern that need to be addressed prior to approval of the draft RMP:

- Provide us with information as to who will ensure that the RMP is implemented at the site
- Verify what is "in-place" soil on page 6 of the draft RMP
- Reuse of soil at the site should have prior approval from this office
- Total Petroleum Hydrocarbon (TPH) as mineral spirits and chlorinated hydrocarbons should be included as target analytes in soil and / or groundwater samples
- Abandoned pipes uncovered during construction that can not be removed should be free of any liquid /sludge materials prior to capping permanently
- RWQCB and ACDEH should be notified of any change in land use at the site
- As part of the contingency plan, please submit a flowchart showing the steps to be taken if unusual conditions are encountered during development of the site

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Ravi Arulanantham, Ph.D., Cal-EPA/ San Francisco Bay RWQCB
Jim Pollart, Castle Group, 675 Mariners Island Blvd., Suite 109, San Mateo, CA 94404
Peter Langtry, Lowney Associates, 405 Clyde Ave., Mountain View, CA 94043-2209
SH / files

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
 DEPOSIT / REFUND ARCHIVED DAILIES STATEMENT FOR WORK AFTER 01/01/1987

database = DAILY ARCHIVES

 SITE INFORMATION

Emeryville Village Center --- 0 45th & Park Ave
 StID: 6417 Site#: -0- Emeryville CA 94508

----- ARCHIVED DAILY - DEPREF STATEMENT ----- as of 08/07/2000

--INSPECTOR--

Act Date	Initial	Time	\$ Rate	CHARGE	Time	Charge	Billing Date
-----	-----	-----	-----	-----	-----	-----	-----

No Dailies from Archives for this case

ALAMEDA COUNT ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
 DEPOSIT / REFUND ACCOUNT STATEMENT FOR WORK AFTER 01/01/1987
 as of 08/07/2000

database = HAZMAT DAILIES

 SITE INFORMATION

Emeryville Village Center	* IF Site name from HazMat (central) DB
0 45th & Park Ave	differs from DepRef's Site Name,
Emeryville CA 94508	PLEASE RECTIFY WITH LPETERS/CMATYS. *
StID: 6417	

===== WORK LOG INFORMATION FROM DAILIES (after date:*****) =====

--INSPECTOR--

#	Act Date	Initial	Time	\$ Rate	CHARGE	-PROJECT TOTALS-	Error Code or
						Time Charge	Billing Date
---	-----	-----	-----	-----	-----	-----	----- **

Proj#:7738A

- | | | | | | | | | |
|---|--|----|------|--------|--------|------|--------|--|
| 1 | 08/03/1999 | SH | 1.00 | 100.00 | 100.00 | 1.00 | 100.00 | |
| | Activity Code: 72-Site Complaint | | | | | | | |
| | Comment: Site visit; construction appeared to have started at site; equipment on site | | | | | | | |
| 2 | 08/11/1999 | SH | 3.00 | 100.00 | 300.00 | 4.00 | 400.00 | |
| | Activity Code: 75-Review Plans/Reports | | | | | | | |
| | Comment: Reveiwed HHRA | | | | | | | |
| 3 | 08/11/1999 | SH | 0.50 | 100.00 | 50.00 | 4.50 | 450.00 | |
| | Activity Code: 77-Meetings, Consultations | | | | | | | |
| | Comment: Discuss site with Ravi A | | | | | | | |
| 4 | 08/12/1999 | SH | 1.00 | 100.00 | 100.00 | 5.50 | 550.00 | |
| | Activity Code: 75-Review Plans/Reports | | | | | | | |
| | Comment: Reviewed case file; prepare for meeting | | | | | | | |
| 5 | 08/12/1999 | SH | 2.00 | 100.00 | 200.00 | 7.50 | 750.00 | |
| | Activity Code: 77-Meetings, Consultations | | | | | | | |
| | Comment: Meeting with Ravi A., Ron Gerber (City of Emeryville); Environ (Sarah Dubowski & AnneGates. Discuss RMP | | | | | | | |

6	09/22/1999	SH	0.50	100.00	50.00		8.00	800.00	
	Activity Code: 77-Meetings, Consultations								
	Comment: Talked to Sarah Dubowski re; draft closure letter								
7	09/29/1999	SH	1.00	100.00	100.00		9.00	900.00	
	Activity Code: 75-Review Plans/Reports								
	Comment: Reviewed letter re: RMP								
8	09/29/1999	SH	0.50	100.00	50.00		9.50	950.00	
	Activity Code: 77-Meetings, Consultations								
	Comment: Talked to Sarah Dubowski re: RMP								
9	11/02/1999	SH	0.50	100.00	50.00		10.00	1,000.00	
	Activity Code: 77-Meetings, Consultations								
	Comment: Talked to Ron Gerber re: site status								

Running Total for proj: 7738A is 10.0 hours for 1,000.00 pag 1

===== WORK LOG INFORMATION FROM DAILIES (after date:*****) =====

#	Act Date	Initial	Time	\$ Rate	CHARGE	-PROJECT Time	TOTALS- Charge	Error Code or Billing Date
--INSPECTOR--								
=====	=====	=====	=====	=====	=====	=====	=====	===== **
10	11/05/1999	SH	2.00	100.00	200.00	12.00	1,200.00	
	Activity Code: 75-Review Plans/Reports							
	Comment: Review Final Risk Assesment; draft letter							
11	11/09/1999	SH	0.50	100.00	50.00	12.50	1,250.00	
	Activity Code: 77-Meetings, Consultations							
	Comment: Talked to Ron Gerber re: site							
12	11/30/1999	SH	0.50	100.00	50.00	13.00	1,300.00	
	Activity Code: 77-Meetings, Consultations							
	Comment: Talked to Ravi A. re: letter							
13	12/07/1999	SH	0.50	100.00	50.00	13.50	1,350.00	
	Activity Code: 77-Meetings, Consultations							
	Comment: Talked to Ron Gerber re; approval letter; developer got contract with drugstore for site							
14	12/09/1999	SH	3.50	100.00	350.00	17.00	1,700.00	
	Activity Code: 75-Review Plans/Reports							
	Comment: Reviewed Final risk assessment & case file; draft letter approval for HHRA. Fax to Ravi.							
15	12/09/1999	SH	1.00	100.00	100.00	18.00	1,800.00	
	Activity Code: 77-Meetings, Consultations							
	Comment: Talked to Sara Dubowski & Ron Gerber re: contents of amendment; also talked to Ron Gerber re: stockpiled soil being stored at the site; not covered with visqueen over & under & no stormwater prevention measures in place; had been raining lately.							
16	12/10/1999	SH	2.30	100.00	230.00	20.30	2,030.00	
	Activity Code: 75-Review Plans/Reports							
	Comment: Finalized letter; discussed site with Ravi; letter faxed to Ron Gerber							
17	12/10/1999	SH	0.70	100.00	70.00	21.00	2,100.00	
	Activity Code: 77-Meetings, Consultations							
	Comment: Talked to Ron Gerber re: letter							
18	12/13/1999	SH	0.50	100.00	50.00	21.50	2,150.00	
	Activity Code: 72-Site Complaint							
	Comment: On site; stockpiled soil still at site; not covered; not bermed either.							
19	07/05/2000	SH	0.30		0.00	21.80	2,150.00	
	Activity Code: 77-Meetings, Consultations							
	Comment: Talked to Ron Gerber (City of Emeryville) re: deed restriction & RMP							

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
INFORMATION PER SITE ON ALL DEPOSITS FROM ALL PAYORS

as of 08/07/2000

DATABASE: DEPREF

----- SITE INFORMATION from DepRef DB -----

Emery Village Center
0 45th & Park Ave.
Emeryville CA

StID: 6417 Site#: 7738
Site Complete?

----- ALL PAYORS ON SITE -----

> Project# 7738A for Payor# 505 City Of Emeryville
2200 Powell St. 12th Floor
Emeryville CA 94608

DR:Wk

----- DEPOSIT INFORMATION -----

Project#	Rcpt#	DepDate	DepAmount	Proj Type	Deposit Complete	Insp Init	Collect Fees?
----------	-------	---------	-----------	--------------	---------------------	--------------	------------------

7738A

<-----

835938 07/08/1999 \$2,000.00 M

SH

Total Deposit for Project: \$2,000.00

Total Deps for all Sites : \$2,000.00

Report WkSht

LAST WORK DATE FROM BILLING ON THIS SITE:

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 9, 1999

Mr. Ron Gerber
Emeryville Redevelopment Agency
2200 Powell Street, 12th Floor
Emeryville, California 94608

**RE: Proposed Emeryville Village Center (SLIC# 6417)
45th Street and San Pablo Avenue, Emeryville, California 94608**

Dear Mr. Gerber:

The Alameda County Department of Environmental Health ("ACDEH") and the Regional Water Quality Control Board for the San Francisco Bay Region ("Regional Board") have reviewed the "Human Health Risk Assessment (HHRA) for the Proposed Emeryville Village Center", dated November 1, 1999, prepared by Environ Corporation for the above subject "Site". The proposed development consists of four retail buildings, 112 urban residential townhouses above private 2-car garages, landscaped outdoor communal areas and an outdoor parking area. In addition, the development plan specifies slab-on-grade construction without private backyards.

The HHRA addresses any potential risks to future on-site residents associated with the residual contaminants found in soil and groundwater at the Site. The HHRA also included guidelines to be followed in preparing a short-term and long-term risk management plans (RMP) for the Site.

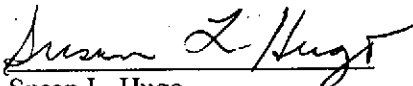
ACDEH and the Regional Board staff concur with the general scope of the HHRA. Based on the information provided to both agencies, the presence of residual contaminants in soil and groundwater at the Site do not appear to pose a risk to future on-site residents as proposed in the development plan. However, a short-term and long-term risk management plans to be taken, during and after the planned redevelopment of the Site must be submitted and approved by the agencies prior to any construction activities at the Site.

A deed restriction must be recorded for the Site, which requires property owner/s complying with the approved RMP, notifying ACDEH and Regional Board if land use changes and groundwater at the site will not be used for domestic purposes. The deed restriction must be recorded prior to completion of the Site development. Please provide us with the information as to who will ensure that the approved RMP is implemented during redevelopment of the Site.

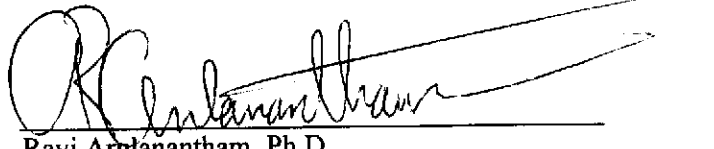
Mr. Ron Gerber
RE: Emeryville Village Center
December 9, 1999
Page 2 of 2

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780, e-mail : shugo@co.alameda.ca.us or Ravi Arulanantham at (510) 622-2308, e-mail : ra@rb2swrcb.ca.gov.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist



Ravi Arulanantham, Ph.D.
Staff Toxicologist, Cal-EPA / S.F. Bay RWQCB

c: Mee Ling Tung, Director, Environmental Health Services
Stephen Morse, Chief, Toxics Cleanup Division, Cal-EPA / S. F. Bay RWQCB
J Scott Toth, Pepsi Bottling Group, 5000 Hopyard Rd., Suite 270, Pleasanton, CA 94588
Joe Colbath, Kaiser Foundation, 1950 Franklin St., Oakland, CA 94612
Anne Gates / Sara Dubowsky, Environ, 6001 Shellmound St., Suite 700, Emeryville, CA 94608
Ray Plock, 28 Craig Avenue, Piedmont, California 94611-3702
SH / RA / files

8/23/99

Talked to Ray Cook - re: above letter -

DRAFT

issues: New Century Beverage - site - part B area parking lot; part Emery St. part of parcel owned by Kaiser, during sale - part of parcel included for remediation by Pepsi. Since site will be close - ~~not~~ remediation \$ still in pot

(TO BE TYPED ON ALAMEDA COUNTY LETTERHEAD)

August 13, 1999

need to prepare a comprehensive RMP

Mr. Ron Gerber
Emeryville Redevelopment Agency
2200 Powell St, 12th floor
Emeryville, Ca 94608

Re: **Proposed Emeryville Village Center**
45th Street and San Pablo Avenue, Emeryville, CA
APNs: 049-1027-21, 049-1027-20-2, 049-1027-20-1, 049-1027-19
049-1027-18, 049-1027-17, 049-1027-16-1, 049-1027-23-2,
049-1027-22-2 (portion)

Dear Mr. Gerber:

The Alameda County Department of Environmental Health ("ACDEH") and the Regional Water Quality Control Board for the San Francisco Bay Region ("Regional Board") have reviewed the *Draft Human Health Risk Assessment for the Proposed Emeryville Village Center* ("HHRA"), prepared by your consultant, ENVIRON Corporation ("ENVIRON"). This HHRA, dated June 14, 1999, evaluates the potential risks to future on-site residents from residual chemicals in soil and ground water at the above-referenced properties located between 45th Street and Park Avenue on San Pablo Avenue in Emeryville, California ("Site"). Based on the land development plans outlined in the HHRA, this document indicates that the residual levels of chemicals in the soil and ground water would not present a significant risk to future residential populations. The ACDEH and the Regional Board have also reviewed the risk management plan ("RMP") guidelines presented in the HHRA. These guidelines outline methods to manage potential risks associated with the development of the Site and ensure that post-development conditions remain protective of human health. Both the results of the HHRA and the RMP guidelines have been discussed with you and ENVIRON during two meetings with ACDEH and the Regional Board on March 29, 1999 and August 12, 1999.

Based on the information provided to the ACDEH and Regional Board staff and their review of the same, the ACDEH and Regional Board agree with ENVIRON's findings and conclusions that the presence of residual chemicals in soil and ground water are compatible with the current land development plans for the construction of residential townhomes and retail space, as outlined in the HHRA. In addition, no further cleanup of

the Site is required at this time and development of the Site is warranted provided that the following operating and institutional conditions are met to assure that water quality, public health, and the environment are protected from existing and potential residual risks:

- Prior to construction, submittal of an acceptable RMP(s) describing the specific methods and procedures for managing the Site before, during, and following site construction.
- Prior to occupancy, a deed restriction must be recorded for the Site that requires the property owner to: 1) comply with the RMP; 2) contact the ACDEH and Regional Board if the land uses changes; and 3) prohibit the use of groundwater for domestic purposes.

Provided that these conditions are met, the ACDEH and Regional Board hereby acknowledge that the proposed residential development of the Site is satisfactory. Closure letters for each individual parcel will follow shortly.

Sincerely,

Susan Hugo
Hazardous Materials Specialist
Alameda County Department of Environmental Health

Ravi Arulanantham
Staff Toxicologist
Regional Water Quality Control Board

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
 DEPOSIT / REFUND ACCOUNT SHEET

printed 07/15/99

SITE INFORMATION

Emery Village Center
 0 45th & Park Ave.
 Emeryville
 Site Contact: Ron Gerber
 Site Phone : 510-596-4350

StID: 6417 Site#: 7738
 PROJECT#: 7738A
 PROJECT TYPE: *** M ***
 INSP: Susan Hugo
 ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
 Owner Phone :

PAYOR INFORMATION

City Of Emeryville
 2200 Powell St. 12th Floor
 Emeryville CA 94608 # 505
 Payor Contact: Juan Arreguin
 Payor Phone : 596-4333

Date	Action Taken	Time		Hours Spent/ Depstd	Hour Balnce	Money Spent/ Depositd	Money Balance
		In	Out				
_____	Balance from Prev. Page	_____	_____
07/08/99	Rcpt# 835938 Deposit of \$2,000.00 @\$100/hour	+20.	_____	+\$2,000.00	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A,B & C
 Billing Adjustment*
 DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
 TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____

Rev. 5/96

* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 8, 1999

Mr. Ron Gerber
City of Emeryville Redevelopment Agency
2200 Powell Street, 12th Floor
Emeryville, California 94608

RE: Proposed Emeryville Village Center, Emeryville, California 94608

Dear Mr. Gerber:

A review of our records indicate that a deposit has not been submitted with regards to the investigation / remediation project being conducted at the referenced site. This deposit is authorized under Section 6.92.040L of the Alameda County Ordinance Code. Please submit a deposit for the amount of \$ 3,000.00 payable to Alameda County, Environmental Health Services. Work on this project will be debited at the Ordinance specified rate, currently at \$100 per hour.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

Please be sure to write the following on the check to identify your deposit / refund account:

- site address
- type of project (investigation / remediation)

If you have any questions, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Thomas Peacock, Program Manager
SH / files

Parent Office Receipt
came thru - no info
- need project # 7738A
payor # 505
site # 7738
STID # 6417 (Candace)

REF. / A/C NO. Assessment

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 7 18 199

MISCELLANEOUS RECEIPT

No 835938

TWO THOUSAND

\$ 2000. —
DOLLARS

RECEIVED FROM: City of Emeryville 2200 Powell St Emeryville CA 94608
FOR: Health Risk Assessment for Emeryville Redevelopment

RECEIVED BY: [Signature]

DEPT. NO.: 430-4530

CASH PERSONAL/CASHIER'S CHECK/M. O. # 15678 OTHER: _____

CITY OF EMERYVILLE

ORGANIZATION	ACCOUNT	PURCHASE ORDER	INVOICE NUMBER	AMOUNT	DESCRIPTION
421	9000			2,000.00	HEALTH RISK ASSESSMENT RE

A1131 ALAMEDA COUNTY



CITY OF EMERYVILLE
 2200 POWELL STREET, 12TH FLOOR
 EMERYVILLE, CALIFORNIA 94608
 INCORPORATED 1896

EMERYVILLE OFFICE
WELLS FARGO BANK
 5801 CHRISTIE AVENUE
 EMERYVILLE, CALIFORNIA 94608

11-24
 1210

CHECK **15678**
 DATE **06/29/99**

AMOUNT *****2,000.00**

PAY THE SUM OF *****2,000.00 DOLLARS

ORDER FROM
ALAMEDA COUNTY
ENVIRONMENTAL HEALTH SERVICES
 1131 HARBOR BAY PARKWAY, #250
 ALAMEDA, CA 94502-6577

Min A. Sloves
Francis

⑈015678⑈ ⑆121000248⑆4159 282102⑈

ALAMEDA COUNTY
HEALTH CARE SERVICES

FYI Susan Hugo

AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

June 21, 1999

Emeryville Redevelopment
ATTN: Ron Gerber
RE: Emery Village Center

This office had requires a deposit of \$2,000 to be used at \$100 per hour on staff time needed to review a Health Risk Assessment for the above site. The caseworker on this project will be Susan Hugo, who can be reached at 567-6780.

Please call me if you have any questions at (510) 567-6782.

Sincerely,

Thomas Peacock, Manager
Division of Environmental Protection

FYI 658-8095

CITY OF EMERYVILLE

ORGANIZATION	ACCOUNT	PURCHASE ORDER	INVOICE NUMBER	AMOUNT	DESCRIPTION
421	9000			2,000.00	HEALTH RISK ASSESSMENT RE

A1131 ALAMEDA COUNTY



CITY OF EMERYVILLE
 2200 POWELL STREET, 12TH FLOOR
 EMERYVILLE, CALIFORNIA 94608
 INCORPORATED 1896

EMERYVILLE OFFICE
WELLS FARGO BANK
 5801 CHRISTIE AVENUE
 EMERYVILLE, CALIFORNIA 94608

11-24
 1210

CHECK **15678**
 DATE **06/29/99**

AMOUNT

*****2,000.00**

PAY

THE SUM OF *****2,000.00DOLLARS

TO THE
 ORDER
 OF

ALAMEDA COUNTY
 ENVIRONMENTAL HEALTH SERVICES
 1131 HARBOR BAY PARKWAY, #250
 ALAMEDA, CA 94502-6577

⑈015678⑈ ⑆121000248⑆4159 282102⑈

EMERYVILLE REDEVELOPMENT AGENCY

2200 POWELL STREET, 12TH FLOOR
EMERYVILLE, CA 94608
(510) 596-4350
FAX: (510) 658-8095

FAX TRANSMISSION COVER SHEET

DATE: APRIL 20, 1999

TO: SUSAN HUGO, RAVI ARULANANTHAM, ADRIENNE LA PIERRE

COMPANY: _____

FAX: 337-9335 622-2460 655-9517

RE: _____

SENDER: **RON GERBER**
PROJECTS COORDINATOR
(510) 596-4357

YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL (510) 596-4357

APR 16-22, 1999



Kober: "We had people camped out for three days to buy our first units at Wisman."

Castle's rowhouses bring urban living back in style

BY STEVE GINSBERG
Business Times Staff Writer

Castle Group is more than tripling its residential real estate developments this year with projects in Emeryville, Mountain View and San Jose.

The San Mateo-based developer has 800 residential units planned, including Emery Village, a 110-townhouse project adjacent to the new Pixar campus. Construction starts in late summer on the \$30 million project and includes a 30,000-square-foot shopping center.

Castle's founders Bob Speicher and Chris Kober were key players in Trammell Crow's residential foray in the 1980s, involved in getting 26,000 homes built.

Now they have become industry iconoclasts, rejecting the standard all-wood homes for recycled steel and concrete homes that are common in Europe. Laid out in European rowhouse designs, their developments eschew the suburban model that drives most home building. The company wants to wean first-time homeowners off the backyard barbecue mentality pervasive in the United States. Castle is building on urban in-fill locations near public transportation.

Its 242-home Wisman Park project is located adjacent to Mountain View's new Wisman light-rail station, and its San Jose development will sit adjacent to the San Jose arena near Cahill Station. The Cahill project is Castle's most ambitious, at 512 townhouses and \$100 million. Construction starts this October.

Castle's niche is the Bay Area's need for reasonably priced housing close to jobs in a region of scarce land and inflated home prices. Homeowners are more than curious about the concept.

"We had people camped out for three

days to buy our first units at Wisman. People actually set up tents and we served food and refreshments, and family members rotated. If you weren't in line you didn't get a home," Kober said. The homes went for \$350,000 each, a relative pittance in the grossly overpriced Silicon Valley.

Castle's projects are complicated. Cities often ask it to mediate neighborhood problems, such as parking, which inflates the cost of development. Few developers want such added costs, although Castle is not alone in doing in-fill projects.

San Francisco's Martin Group and Palo Alto's SummerHill Homes are building homes throughout the region. SummerHill has been averaging about 300 homes a year, while Martin has built in Marin and Emeryville. Castle is currently negotiating on several projects targeting the East Bay and is about to announce a 1,200-unit project in conjunction with a publicly traded company.

Castle is trying to differentiate itself by taking the environmental high road. For example, it uses recycled car steel. The steel structures don't warp, are purported to be more energy efficient and easier to fabricate.

Steel is actually more costly to build with than wood, but a few of Castle's small one-bedroom townhouses started as low as \$160,000. The largest three-bedroom units at Wisman are priced between \$350,000 and \$425,000. An adjacent 120-unit single-family-home project was sold by Castle to Shea Homes.

Speicher, as the main investor, and Kober, as president and operating head, founded Castle in 1994. The company entered 1998 with just 200 homes built in Sunnyvale. Kober projects 1999 revenue could hit \$74 million, up from \$20 million last year. ■

What's the bottom line?
Achievement.
Junior Achievement!

Junior Achievement®
<http://www.ja.org> • 1-800-THE NEW JA

F
B
App:
Res
Real

PACIFIC
RESIDENT
601 V.
SAN FRAN

Mary I
B.S., Int
41

- SCHEDULED TO APPEAR:
- DICK BUTKUS
 - JACK HAM
 - BOB LILLY
 - SUGAR RAY LEONARD
 - DARYL JOHNSTON
 - JOHN LYNCH
 - TONY GONZALES
 - RAYMOND BERRY
 - LARRY LITTLE
 - GARY ANDERSON
 - KLVIN GREENE
 - JACK YOUNGBLOOD
 - VIDA BLUE
 - RON DARING
 - DENNIS ECKLESLEY
 - BOB JANIFR
 - ARTE JOHNSON
 - CATHY LIE CROSSBY
 - TOM POSTON
 - KORDELL STEWART
 - TODD STEUSSIL
 - KRIS FARRIS
 - RUSSELL MARYLAND
 - DARRELL RUSSELL
 - WARRICK DUNN
 - JOHN FRIESZ
 - BOB JOHNSON
 - BRAD DALUIO
 - JOHN ALLRED
 - MIKE SHERRARD
- FOR SPONSORSHIP INFORMATION, PLEASE CALL ELLNA BICKER AT (925) 296-3116
-

Northern C
Premier C

PACIFIC

Presents the
Leigh Steinberg, Jeffre

Celebrity Go
Monday, N
ben
Tony I
Animal Res
at Nap
Chardon

The Chronicle
Chardonnay
Golf Club

Business Times

SPONSORSHIP PA
INDIVIDUAL GOLFI