

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 8-8-2000

RO# 2615

August 7, 2000

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

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

**RE: Draft Risk Management Plan for Emery Village Center (SLIC # 6417)  
45<sup>th</sup> 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  
**HEALTH CARE SERVICES**  
AGENCY  
DAVID J. KEARS, Agency Director



*Sent 12/13/99  
Including cc's*

PO2615

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, 12<sup>th</sup> Floor  
Emeryville, California 94608

**RE: Proposed Emeryville Village Center (SLIC# 6417)  
45<sup>th</sup> 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.

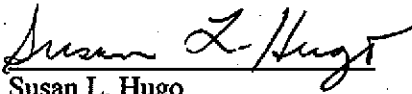
ACDEH and the Regional Board staff concur with the general scope of the HHRA. Based on the information provided to both agencies, the presence of residual contaminants in soil and groundwater at the Site do not appear to pose a risk to future on-site residents as proposed in the development plan. However, 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.

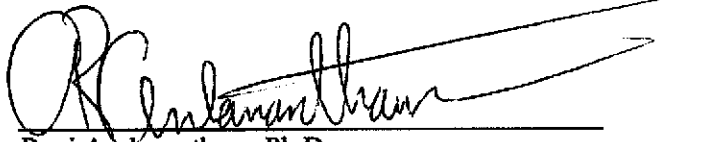
Mr. Ron Gerber  
RE: Emeryville Village Center  
December 9, 1999  
Page 2 of 2

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](mailto:shugo@co.alameda.ca.us) or Ravi Arulanantham at (510) 622-2308, e-mail : [ra@rb2swrcb.ca.gov](mailto: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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 2615

July 8, 1999

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

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

In RBase STID# 6417  
Emeryville Village Center  
45<sup>th</sup> and Park Ave.

*No match*  
RO# 2615 *(in Emulsion)*  
"Emery Village Center" in Env.

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