

Schultz, Robert, Env. Health

From: Jennifer Patterson [JPatterson@geomatrix.com]
Sent: Wednesday, October 13, 2004 9:44 AM
To: Schultz, Robert, Env. Health
Cc: Tom Graf; Todd Adams; Kevin Wakelin
Subject: Proposed investigation - Halleck Street

Bob-

I'm faxing you over a figure showing our proposed investigation and some additional information that we were able to obtain from Weiss Associates. Here is some additional information/clarification on some of the items that we have discussed.

Groundwater

We have received legible copies of one of the Weiss reports and the PES report that contain information we did not have or could not read earlier. Based on review of these, we are not proposing any additional groundwater sampling. Below is a summary of groundwater sampling to date (I will fax you the tables and figure that contain the data and sampling locations discussed below).

Metals in Groundwater:

PES collected samples from well J-1 and borings FF-1 and FF-2.

Weiss collected samples from well J-1 and boring B-1.

Subsurface consultants collected groundwater from their test boring 8.

Metals were not detected in these groundwater samples above MCLs; except for barium at 1.8 ppm in boring FF-2 (the MCL for barium is 1.0 ppm), arsenic in boring 8 at 32 ppb, and beryllium at 0.005 ppm (MCL is 0.004 ppm) and cadmium at 0.01 ppm (MCL is 0.005 ppm) in well J-1. Because groundwater beneath this site is unlikely to be a drinking water source in the foreseeable future, the drinking water MCL is not applicable. In comparing the data for these four metals to the San Francisco Bay RWQCB ESLs where groundwater is NOT a current or potential drinking water source, the ESLs based on the protection of aquatic habitats also is not applicable because of the distance of the site with respect to the San Francisco Bay. Therefore, the ceiling value is the most applicable screening criteria. The ceiling values are 50 ppm for barium, arsenic, beryllium, and cadmium. The detections of these constituents are all below the most applicable screening level and all other metals are below MCLs; therefore, no additional groundwater sampling for metals is warranted.

TPH and VOCs in Groundwater:

Groundwater samples from Well J-1 and borings FF-2 and FF-3 were analyzed for TPH and VOCs. The only detection was TPHg at 53 ppb in boring FF-2.

The ESL for TPHg where groundwater is not a drinking water source is 500 ppb. Additionally, a discrete soil sample collected from boring FF-2 at 6.0 feet bgs (below the water table) and a composite soil sample collected from borings FF-1, FF-2, and FF-5 at 5.5/6.0 feet bgs (below the water table) were analyzed for TPHg, TPHk, and TPHd; none were detected. Therefore, there is not likely a petroleum issue in groundwater beneath this site and no additional grab groundwater sampling is warranted for TPH and VOCs.

PAHs

Groundwater samples collected from the site were not analyzed for PAHs. A discrete soil sample collected from boring FF-2 at 6.0 feet bgs (below the sand layer and the water table) and a composite soil sample collected from borings FF-1, FF-2, and FF-5 at 5.5/6.0 feet bgs (below the sand layer and the water table) were analyzed for PAHs and PAHs were not detected. This would indicate that PAHs did not migrate from the black sand layer to the native soil below. To verify this, we propose to analyze three soil samples collected from the native material on the east side of the property and two soil samples from the west side of the property for PAHs. Because PAHs are not very soluble, we do not propose to collect any groundwater samples for PAH analysis at this time.

Arsenic as Indicator Constituent

We have reviewed the pre-excavation data in more detail. All of the data indicate that the black sand

material consistently contained arsenic levels at concentrations well above the remediation goal. This is apparent in the data from borings B-1, B-2, CFF-2, G-2-2, and G-6-2. While other metals were present at elevated concentration, as well, they were not as consistently elevated. Therefore, we propose that only arsenic analysis be conducted to confirm the removal of the black sand material along the eastern site boundary.

In the southwestern portion of the site, we propose to analyze samples for arsenic and lead because these compounds were elevated in boring G-13-4, and although the sample doesn't appear to have contained the black sand, the metals exceeded cleanup criteria.

Please review the information I will be sending and call me or Tom Graf to discuss. We would like to schedule the field work soon. Thanks,

Jennifer L. Patterson, P.E.

Senior Engineer

Geomatrix Consultants, Inc.

Phone: (510) 663-4167

Fax: (510) 663-4141

visit our website: www.geomatrix.com

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FAX

from **Geomatrix Consultants, Inc.**
2101 Webster Street, 12th Floor, Oakland, CA 94612
www.geomatrix.com



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Date: 10/6/04

Number of pages including cover sheet: 3

To: Bob Schultz

From: Jennifer Patterson

Fax Phone: 510-337-9335

Fax Phone: 510-663-4141

Phone: _____

Phone: 510-663-4100

cc: _____

Direct dial: _____

Email: _____

Project No.: _____

Project Name: _____

REMARKS:

- Hard copy to follow
- Urgent
- For your review
- Reply ASAP
- Please comment

Here is a signed copy of the RUCB letter re: Wood Street.

Alameda County
OCT 03 2004
Environmental Health



California Regional Water Quality Control Board

San Francisco Bay Region



Terry Tamminen
Secretary for
Environmental
Protection

1515 Clay Street, Suite 1400, Oakland, California 94612
(510) 622-2300 • Fax (510) 622-2460
<http://www.swrcb.ca.gov/rwqcb2>

Arnold Schwarzenegger
Governor

Date: May 21, 2004
File No. 01S0556 (MEJ)

Jennifer L. Patterson, P.E.
Geomatrix Consultants, Inc.
2101 Webster Street, Suite 1200
Oakland, CA 94612

Alameda County
OCT 09 2004
Environmental Services

Subject: Approval of Remediation Cleanup Levels, Central Station Site, Wood Street
between 10th Street and West Grand Avenue, Oakland, California

Dear Ms. Patterson:

Water Board staff have reviewed the following documents submitted by Geomatrix Consultants, Inc., submitted to our office on behalf of: HFH, Ltd.; Central Station Land, LLC; Oakland Icehouse, LLC; and BUILD West Oakland, LLC (the Developers) for various residential development plans for the Central Station Site (the site):

- October 20, 2003, *Proposed Remediation Levels*;
- February 9, 2004, *Rationale for Using U.S. EPA Region 9 Preliminary Remediation Goals (PRGs) as the Proposed Soil Remediation Standards* memorandum;
- March 25, 2004, draft report, *Tier 1 Environmental Risk Assessment*; and,
- May 18, 2004 *Revised Remediation Cleanup Levels*.

The proposed cleanup levels presented in the May 18, 2004 letter, are based on Regional Board, Environmental Screening Levels (ESLs) for potential non-drinking water sources, which considers nuisance criteria, direct contact and volatilization. Attaining these cleanup levels will remediate the site to allow for unrestricted land use. No institutional controls (deed restrictions, risk management plans, etc.) will be required, if these standards are applied to the site. Prior to commencement of work a remediation plan must be submitted to and approved by this office.

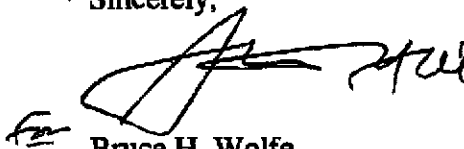
Should any of the Developers intend to leave soil in-place which exceeds the proposed cleanup levels presented in the May 18, 2004 letter, they will need to propose such action to this office for our consideration and approval. If approved, appropriate risk management/institutional controls shall be required for these areas of the site.

Preserving, enhancing, and restoring the San Francisco Bay Area's waters for over 50 years

- 2 -

Should you have any comments or questions, please contact Mark Johnson of my staff at (510) 622-2493 or mej@rb2.swrcb.ca.gov.

Sincerely,



Bruce H. Wolfe
Executive Office

cc: Lynn Nakashima, DTSC
Roger Brewer, RWQCB
Mark Gomez, City of Oakland
Susan Hugo, ACDEH
Andrew Getz, HFH, Ltd.
Kevin Wakelin, Central Station Land, LLC; Oakland Icehouse, LLC
Joe McCarthy and Terezia Nemeth, BUILD West Oakland, LLC
Tom Graf
Rick Holliday and Rick Mariano, Holliday Development

Alameda County
OCT 08 2004
Environmental Health

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



September 7, 2004

Todd Adams
Holliday Development
1500 Park Avenue, Suite 200
Emeryville, CA 94608

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

Subject: Toxics Case No. RO0002619, Southern Pacific Transportation Company Site,
4226 Halleck St., Emeryville, California

Dear Mr. Adams:

Alameda County Environmental Health (ACEH) has reviewed the following reports documenting the detection and subsequent remediation of hazardous materials detected at the above-referenced site.

- December 19, 1990 *Subsurface Environmental Investigation, Phases II and III, Southern Pacific Property* prepared by PES Environmental Inc.
- July 6, 2001 *Summary of Completed Soil Removal, Former Emeryville Warehouse and Adjacent Parcel* prepared by Geomatrix Consultants, Inc.

PES (1990) identified: 1) hydrocarbon contamination in shallow groundwater on the northeastern corner of the site; and 2) sandy fill containing high metals concentrations in the northern portion of the site. Up to 6,800 mg/kg arsenic, 640 mg/kg lead, 0.96 mg/kg phenanthrene, 1.0 mg/kg flouranthene 1.1 mg/kg pyrene, 1.5 mg/kg bis(2-ethylhexyl)phthalate, and 0.95 mg/kg benzo(b,k)fluoranthene in site soil have been reported. The detected arsenic, barium, cadmium, cobalt, copper, lead, and zinc concentrations in site soil exceeded anticipated naturally occurring background levels. To clean up the site to residential levels so that a deed restriction would not be necessary to protect human health, Geomatrix prepared a January 18, 1999 *Soil Removal Work Plan* and a February 25, 1999 *Addendum to Soil Removal Work Plan*, then excavated and removed approximately 2,400 tons of metals-contaminated fill and approximately 770 cubic yards of overburden from the site. To progress your case toward regulatory closure, we request that you submit a summary report and address the following technical comments.

TECHNICAL COMMENTS

1. Documentation

The *Summary of Completed Soil Removal* did not include waste manifests documenting proper disposition of the excavated soil. The December 9, 1997 *Additional Environmental Assessment* is a draft and does not include boring logs or analytical laboratory reports. Weiss Associates appears to have analyzed samples for all CAM-17 metals and detected high metals concentrations in two locations; however, the table submitted to ACEH is partially illegible due to repeated reproduction and no analytical laboratory report was included. We would like to see complete copies of the final reports. Your written technical response needs to present and address all available data for the site. Summary figures and tables are required. Your technical

response must include professional conclusions and recommendations based on all available site data.

2. Source and Lateral Definition

We request evaluation of the probable source and lateral definition of the metals-impacted fill soil. Include description of the spatial distribution of chemicals of concern both within the black sand layer and across the site. No excavation perimeter samples appear to have been collected. A field map dated July 22, 1999 indicates that areas in the southeast corner and along the western margin of the site were not excavated. Also, we would like to know if the metals-impacted fill extends offsite. We request that you evaluate these data gaps and present additional information detailing field activities or, if necessary, propose additional sampling. Compilation of a summary figure and submittal of boring logs for the 1997 *Additional Environmental Assessment* would be helpful.

3. Confirmation Sample Analytes

Geomatrix analyzed excavation confirmation samples for five metals only. We request that you provide additional evaluation of all pre-excavation soil data to support this decision. Please evaluate the potential for PNAs to have leached from the fill soil and impacted the underlying Bay Mud. If necessary, please propose additional sampling for PNAs.

4. Representative Concentrations

Due to the size of the sampling grids (approximately 1,600 sq. ft), each confirmation result should be compared to the appropriate risk-based screening level. On residential property, comparison of the 95% upper confidence level on mean of the confirmation results would be acceptable within cells of 1,000 sq. ft or less, or where the sampled soil is to be well-mixed prior to site reuse. Because confirmation samples were composited, we request that you evaluate the variability of your soil data and the potential for any of the chemicals of concern to exceed the cleanup levels within a sampling grid. Include confirmation sample results and pre-excavation assessment results for deeper soil not excavated from the site in your analysis.

5. Excavation Backfill Removal

The excavation overburden was initially used as backfill; however, it was later removed from the site. No confirmation sampling appears to have been performed after removing the excavation backfill. We request that you present additional information detailing field activities and justifying this approach or, if necessary, propose additional sampling.

6. Arsenic and Lead Concentrations in East Site

Samples S-1, S-2 and S-3 contained elevated arsenic concentrations. Based on the result for composite sample S-1 through S-4, the lead concentration in these grids may also exceed the appropriate risk-based cleanup level. Samples S-4A, S-2A and S-3A were reportedly collected as "resamples;" however, no locations were provided for samples S-2A and S-3A. Unless additional soil removal was performed following the initial detection or during removal of the backfill (Comment 5, above), the initial results should be considered in your evaluation of final site conditions. In addition, Geomatrix does not appear to have sampled grid A4 following excavation. The July 22, 1999 field map indicates that excavation was performed in this area., and samples from trench T-1 contained up to 340 mg/kg arsenic. The eastern portion of the site appears to be outside of a property boundary. We request that you further evaluate the data, present additional information detailing field activities and justify your approach or, if necessary, propose additional sampling.

7. Cleanup Goals

The July 6, 2001 *Summary of Completed Soil Removal* compares concentrations to the 1998 USEPA Region 9 PRGs. Region 9 revised the PRGs in 2002, and the RWQCB-SFBR has proposed generally more conservative (except for lead) Environmental Screening Levels (ESLs). We recommend that you select the applicable current PRGs or the ESLs and justify your selection. Use of an arsenic cleanup level other than the cancer endpoint level of 0.39 mg/kg must be justified on a site-specific basis. Each data point for soil remaining at the site needs to be tabulated and compared to your cleanup levels.

8. Hydrocarbons and Metals in Groundwater

We request that you describe and evaluate the hydrocarbon and metals concentrations detected in groundwater. Your report needs to address the sources, distribution, migration, and potential environmental and health risks of the groundwater impacts.

REPORT REQUEST

Please submit a summary report of site assessment and cleanup results, including address of the comments above. California Health and Safety Code Sections 25264 and 101480 authorize ACEH to provide regulatory oversight of all aspects of a site investigation and remedial action at a hazardous materials release site, and to certify remedial action completion.

Please call me at (510) 567-6719 with any questions regarding this case.

Sincerely,



Robert W. Schultz, R.G.
Hazardous Materials Specialist

cc: Tom Graf, 980 Rosewood Dr., San Mateo, CA 94401
Ignacio Dayrit, City of Emeryville, 1333 Park Ave., Emeryville, CA 94608
Betty Graham, RWQCB-SFBR, 1515 Clay St., Ste. 1400, Oakland, CA 94612
Donna Drogos, ACEH
Robert W. Schultz, ACEH

Schultz, Robert, Env. Health

From: Todd Adams [Todd@hollidaydevelopment.com]
Sent: Wednesday, July 07, 2004 2:12 PM
To: robert.schultz@acgov.org
Cc: Tom Graf
Subject: 4226 Halleck Street

Per Tom's email request:

Property Owner:

Hamilton Seniors, LLC

1500 Park Ave. Suite 200

Emeryville, CA 94608

Fees: please send request as soon as possible - we're ready to cut a check!

Project Manager: see sig file below

Todd Adams

Project Manager

Holliday Development

1500 Park Avenue Suite 200 Emeryville, CA 94608

T: 510-547-2122 x117 F: 510-547-2125

www.hollidaydevelopment.com

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

July 7, 2004

Hamilton Seniors, LLC
Attn. Todd Adams, Holliday Development
1500 Park Ave. Suite 200
Emeryville, CA 94608

Subject: Toxics Case No. RO2619 (STID 5276)
4226 Halleck St.
Emeryville, California

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

Dear Mr. Adams:

Our records indicate that there is no remaining balance in the oversight account for the above-referenced Toxics case. In order to continue to provide regulatory oversight, ACEH requests a deposit of \$6,000.00. Please send a check for the total amount, payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized by Section 6.92.040 of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "Toxics" (the type of project), the site address and AR# 312163 on your check.

If you have any questions regarding this request, please call Bob Schultz at (510) 567-6719.

Sincerely,


Ariu Levi
Division Chief

Cc: Donna Drogos, ACEH
✓ Bob Schultz, ACEH - files

JAMES E. HART
1337 JOSEPHINE STREET
BERKELEY, CA 94703
(510) 527-2016
(510) 527-3941 FAX

19 JULY 1994

BRIAN OLIVA
ALAMEDA COUNTY HEALTH SERVICES
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

DEAR MR. OLIVA,

CHECK #1009 IN AMOUNT OF \$750.00 IS THE RETAINER FEE THAT YOU
QUOTED FOR YOUR REVIEW OF THE PROPERTY AT HALLECK AND SHERWIN
STREETS, EMERYVILLE. JOHN DUEY OF WEISS ASSOCIATES SUGGESTED
THAT, AS ONE OF THE PROSPECTIVE BUYERS OF THIS PROPERTY, I
COULD FACILITATE MATTERS BY BRINGING YOU THE CHECK DIRECTLY.

THANK YOU.

SINCERELY,



JAMES E. HART

ST 10 5276

*Southern Pacific
Property*

4226 HALLECK ST
Emeryville, Ca
94600

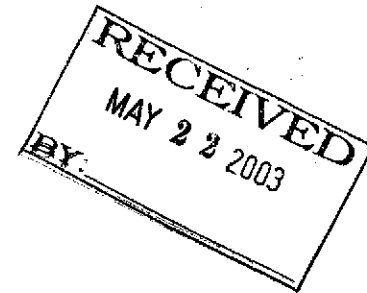
SLIC





January 28, 1999
Project 3095

Mr. Dan McNevin
The Martin Group
100 Bush Street, 26th Floor
San Francisco, California 94104



Subject: Removal of Heavy-Metal-Affected Soil
Emerylofts Development Site and Adjacent Parking Area
Emeryville, CA

Dear Dan:

As requested, this letter is written to clarify health and safety issues relating to the subject removal of soil containing elevated concentrations of heavy metals from the approximately 25-foot wide strip of land along the western boundary of the site and the adjacent Emeryloft parking area. The removal of this soil is being done on a voluntary basis to allow development of the site without deed restrictions. Because the metal-affected soil is located under at least 2 feet of surface soil, site development could occur with the metal-affected soil left in place. This removal work is currently scheduled to begin in March 1999.

Previous soil testing accomplished by Geomatrix indicated an approximately 1-foot thick black sand layer existing about 2.5 feet below current grade under the northern half to two-thirds of the strip of land along the warehouse building. Samples from this black sand contained elevated concentrations of arsenic, barium, cadmium, copper, lead, and zinc. Arsenic concentrations appear to control health and safety issues relating to exposure during site construction. The maximum detected concentration of arsenic on the Emery Lofts parcel was 1100 milligrams per kilogram. No significant impacts to groundwater were found during the testing programs.

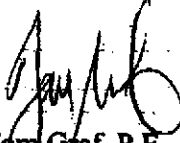
Because the black sand is located below grade and groundwater is not significantly affected, the subject strip of land does not pose a threat to the on-site construction workers or passersby so long as the metal-affected soil remains below grade in its current condition. Remedial activities will consist of excavating and stockpiling the unaffected upper soil down to the black sand layer, and then removing the black sand for offsite disposal. The excavated area will be cordoned off and access to the area will be limited to health and safety trained workers involved in the remediation work.

Geomatrix Consultants, Inc.
Engineers, Geologists, and Environmental Scientists

Mr. Dan McNevin
The Martin Group
January 28, 1999
Page 2

The excavation area will be protected to prevent site surface water runoff and dust control measures will be in place to prevent exposure of construction workers or passersby out side of the work area. Excavated affected soil will be placed in covered bins to prevent exposure during storage prior to offsite disposal.

Sincerely,
GEOMATRIX CONSULTANTS, INC.



Tom Graf, P.E.
Principal Engineer



Brad Job, P.E.
Project Engineer