

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02625

3 August 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Richard Pritzer  
Another Tree Development Corporation  
369 Pine Street  
Suite 224  
San Francisco, CA 94104

Subject: ATDC Project at Shellmound and Powell Streets, Emeryville.

Dear Mr. Pritzer:

Thank you for the report prepared by Tenera Environmental Services, dated 5 July 1990, and submitted to this office in regards to the project listed above. This office has reviewed the report and the quality of the work performed is deemed adequate.

This agency concurs with the assessment of the oily soil underlying a portion of your property as constituting nonhazardous waste. Consequently, you are under no obligation to physically remove this material for disposal as a condition for the implementation of your proposed development. Please be aware however, that further characterization of this material may be required at some future date should any evidence arise indicating that the data utilized in the classification of this waste was not of a representative quality.

Leaving this material in place will require a reevaluation of the ground water monitoring well placement locations suggested in your proposal dated 18 May 1990. Based upon the anticipated ground water flow direction for this site any ground water quality impacts resulting from the presence of this contaminated soil will not be addressed by the placement locations currently proposed. Assessing any such impacts will require that a well be located within or downgradient of the Northwest portion of your property. Alternatives for addressing this issue could include adding a fourth well to the three currently proposed for installation or reassigning the placement of one of the wells proposed for the Eastern boundary of your property. Please inform this office of your intentions regarding this matter.

Investigating the quality of ground water need not hinder the development of your project. This office will have no objection to the implementation of your development provided a reasonable schedule as to when your ground water investigation will begin is communicated.

Richard Pritzer  
Another Tree Development Corp.  
369 Pine Street  
Suite 224  
San Francisco, CA 94104  
Re. ATDC Project, Shellmound and Powell, Emeryville.  
3 August 1990  
Page 2 of 2

The removal of the heavy metal contaminated soil in the vicinity of boring B-8 will have to be completed prior to your development. Please ensure that samples are collected to verify that the excavation is sufficiently thorough and that these analysis and any manifests accounting for the disposal of these wastes are submitted to this office for review and inclusion into our records.

The contents of this letter have been discussed with Jim Saucerman of Tenera Environmental Services. If you have any questions concerning this matter please contact me at (415) 271-4320.

Sincerely,

  
Dennis J. Byrne  
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office,  
Consumer and Environmental Protection Division  
Howard Hatayama, DOHS  
Lester Feldman, SFBRWQCB  
Rafat Shahid, Assistant Director, Alameda County Department of  
Environmental Health  
Jim Saucerman, Tenera Environmental Services

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R02625

8 June 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Richard Pritzer  
Another Tree Development Corporation  
369 Pine Street  
Suite 224  
San Francisco, CA 94104

Subject: Proposed Remedial Actions to be Implemented at the ATDC  
Project at Shellmound and Powell Streets, Emeryville.

Dear Mr. Pritzer:

Thank you for the Work Plan prepared by Tenera Environmental Services. This document has been reviewed and the following conclusions have been reached.

- 1) Approval is granted for the excavation of soils within the area of high metal contamination identified in the report. Within borings EMS, EMSB, EMC, and EMSE, levels of copper, mercury, lead and zinc exceeding the Total Threshold Limitation Concentration established by the State of California were measured. A soil so contaminated constitutes a hazardous waste and will require excavation and proper disposal.

Upon the conclusion of the soil removal, samples will have to be taken and analyzed for these heavy metal constituents. This action is necessary to demonstrate that the excavation has been sufficiently thorough to ensure that no contamination exceeding the TTLC value remains on the site. Please submit the results of these verification analysis to this office for review.

- 2) Approval is granted for the ground water monitoring well placement sites suggested in the Work Plan. Please ensure that the construction protocols and screening intervals utilized in these wells conform to those specified by the San Francisco Bay Regional Water Quality Control Board. We suggest that the entire series of analysis specified in the Tenera proposal be conducted on all three wells. Future modifications to the analysis protocol for a given well will be based upon the data derived during the first few sampling periods. Please ensure that all sampling data and well boring logs are submitted to this office for review and inclusion into our records.

Richard Pritzer  
Another Tree Development Corp.  
369 Pine Street  
Suite 224  
San Francisco, CA 94104  
Re. ATDC Project in Emeryville  
8 June 1990  
Page 2 of 2

- 3) Further characterization is needed in regards to the asphaltic material underlying part of the ATDC Project site. Specifically, the chemical composition of this material and the physical extent to which it encroaches upon the site in questions need to be defined with greater certainty. In the absence of this information approval cannot be granted for leaving the material in place as suggested in the Tenera Work Plan. Additional soil borings are required in regions in which this material is suspected to be present. In addition, a sample of the asphaltic material must be collected for laboratory analysis.

The sample(s) should be presented to a State certified laboratory and analyzed for Total Petroleum Hydrocarbons (EPA Method GCFID, 3550 and 5030), Benzene, Toluene, Xylene and Ethylbenzene (EPA Method 8020 or 8240), Chlorinated Hydrocarbons (EPA Method 8010 or 8240), Semi Volatile Organics (EPA Method 8270), Total Oil and Grease (EPA Method 503 D&E) and a screen for heavy metals by use of Atomic Absorption. This series of tests will serve to measure the chemical composition of the material. The information so derived will be used to gauge the appropriate mitigation or disposal strategy to be used.

If you have any questions concerning this matter please contact me at (415) 271-4320. The contents of this letter have been discussed with Jim Saucerman of Tenera Environmental Services.

Sincerely,

  
Dennis J. Byrne  
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office, Consumer  
and Environmental Protection Division  
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