



**CITY OF EMERYVILLE
REDEVELOPMENT AGENCY**


2200 POWELL STREET, SUITE 1200

EMERYVILLE, CALIFORNIA 94608

(510) 596-4350

ENVIRONMENTAL
PROTECTION
95 MAY -5 PM 1:15

May 3, 1995


ALAMEDA COUNTY HEALTH AGENCY
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

RE: 5531 Vallejo Street, Emeryville, CA.

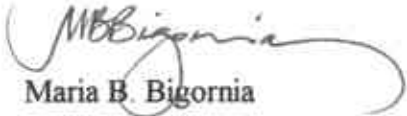
Dear Ms. Hugo:

Thank you for meeting with me today at your office to discuss possible remediation plans for the above referenced site. As we discussed, the Agency has plans to acquire this vacant lot to develop two affordable housing units for sale to low and median income households. Since the lot is appraised at a value less than the estimated cost to completely excavate and dispose all the lead contaminated soil on the property to a Class I facility, we propose to proceed with one of the following remediation plans you have approved at our meeting today. The two options we discussed are as follows:

- I. Perform Lead Fixation Treatment on the contaminated soil and dispose of it as non-hazardous material. Staff must do further research on this process to determine if it is appropriate to use for this subject property, as well as evaluate the cost.
- II. Do a combination of A) capping approximately the eastern two-thirds of the site with the driveway and building structure itself, and B) excavating the western one-third of the site, where we anticipate the yard to be located, to a depth of two feet and then appropriately disposing the soil. Confirmation soil tests (2-3 samples) will be done after excavation and clean soil will be imported and compacted to finish grade. In addition, we will have a Health and Safety Plan prepared for the construction workers, and finally, the Agency will record a deed notice informing all buyers of this remediation plan.

I am enclosing the most recent environmental report to complete your file on this property. If you have further questions, please do not hesitate to call me at (510) 596-4354.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Bigornia", with a long, sweeping underline that extends to the right.

Maria B. Bigornia
Projects Coordinator

Enclosure



May 3, 1995

Ms. Maria Bigornia
The City of Emeryville Redevelopment Agency
2200 Powell Street
Emeryville, California 94608

Dear Ms. Bigornia:

SOIL AND GROUNDWATER SAMPLE ANALYTICAL RESULTS FOR SAMPLES COLLECTED IN FEBRUARY 1995 AT THE PROPERTY LOCATED AT 5531 VALLEJO STREET IN EMERYVILLE, CALIFORNIA (Project No. 04.0601740.001.001)

This letter summarizes soil and groundwater sampling procedures and analytical results for samples collected at the above referenced property on February 24 and 27, 1995. The site location is shown on Figure 1. Soil and groundwater sampling was conducted pursuant to authorization of the scope of work presented in McLaren/Hart Proposal AL95-0048, dated February 22, 1995 and was conducted with the existing standard of care and skill ordinarily excised by members of the profession.

Five soil samples were collected from four discreet sampling locations, and one grab groundwater sample was collected. Soil and groundwater sampling locations are shown on Figure 2. Two soil samples were collected from location SB-MH-1: one from six inches below ground surface (bgs) and one from 12 inches bgs. One soil sample was collected from six inches bgs at location SB-MH-2. One soil sample was collected from six inches bgs at location SB-MH-3. The sample designated SB-MH-3 collected from 12 inches below grade was actually collected from a location approximately 10 feet south-southeast of the sample designated SB-MH-3 collected from six inches bgs. An obstruction (believed to be a subsurface concrete pad) precluded obtaining a sample from 12 inches bgs at the location where the sample from six inches bgs was collected.

Soil samples were collected by digging to the desired sampling depth with a decontaminated shovel, then filling a decontaminated brass sampling tube with soil. The ends of each filled sampling tube were covered with teflon sheeting and plastic end caps, sealed with duct tape and stored in an iced chest.

The grab groundwater sample was obtained by advancing soil boring SB-MH-3 to first encountered groundwater, approximately 15 feet bgs, using an Enviro-Core® hydraulically driven sampling system operated by Precision Sampling Inc. of San Rafael, California. The rods of the Enviro-Core® sampling system were then retracted approximately one foot to allow groundwater to enter the borehole. Approximately two casing volumes of water were evacuated from the borehole prior to collecting the groundwater sample. The groundwater sample was collected using a decontaminated stainless steel bailer, and decanted into sampling containers. Filled sampling containers were labeled and stored in an iced chest.

Soil and groundwater samples were shipped under chain of custody via overnight courier to MBT Environmental Laboratories in Rancho Cordova, California, a laboratory certified by the State

0411c2

1135 Atlantic Avenue, Alameda, CA 94501 (510) 521-5200 FAX (510) 521-1547

05/03 '95 16:52



Ms. Maria Bigornia
May 3, 1995
Page 2

of California to perform the analyses requested. Each soil sample was analyzed for both total lead and soluble lead. Total lead concentrations were reported using EPA Method 3050H for sample digestion, and EPA Method 6010 for analysis. Soluble lead concentrations were reported using California Title 22 Waste Extraction Test (WET) for sample preparation, and EPA Method 6010 for sample analysis.

The groundwater sample collected at the property was analyzed for total dissolved lead. The water sample was filtered in the laboratory prior to preparation and analysis to remove suspended sediment. Total dissolved lead concentration was analyzed in accordance with EPA Method 3020 for sample preparation, and EPA Method 6010.

Soil and groundwater sample laboratory analytical reports are attached. Soil sample analytical results are summarized in Table 1. Review of these soil sample analytical data indicate that the soil samples contained total lead concentrations below the California Title 22 Total Threshold Limit Concentration (TTL) value for lead of 1,000 milligrams per kilogram (mg/Kg). Review of the soil sample analytical data also indicates that with the exception of sample MH-3 from 12 inches bgs, that the samples contained soluble lead concentrations above the California Title 22 Soluble Threshold Limit Concentration (STLC) value for lead of 5 milligrams per liter (mg/L).

The concentration of total dissolved lead in the groundwater sample was 13 micrograms per liter (ug/L). Review of the laboratory quality assurance/quality control (QA/QC) report indicated that the matrix spike recovery results for total dissolved lead were below the method advisory QC acceptance criteria by 10 percent (70 percent recovery versus 80 percent acceptance criteria). Laboratory Control sample recoveries however met QC acceptance criteria. Therefore, the total dissolved lead data is considered valid. The other reported laboratory QC criteria were within acceptance limits.

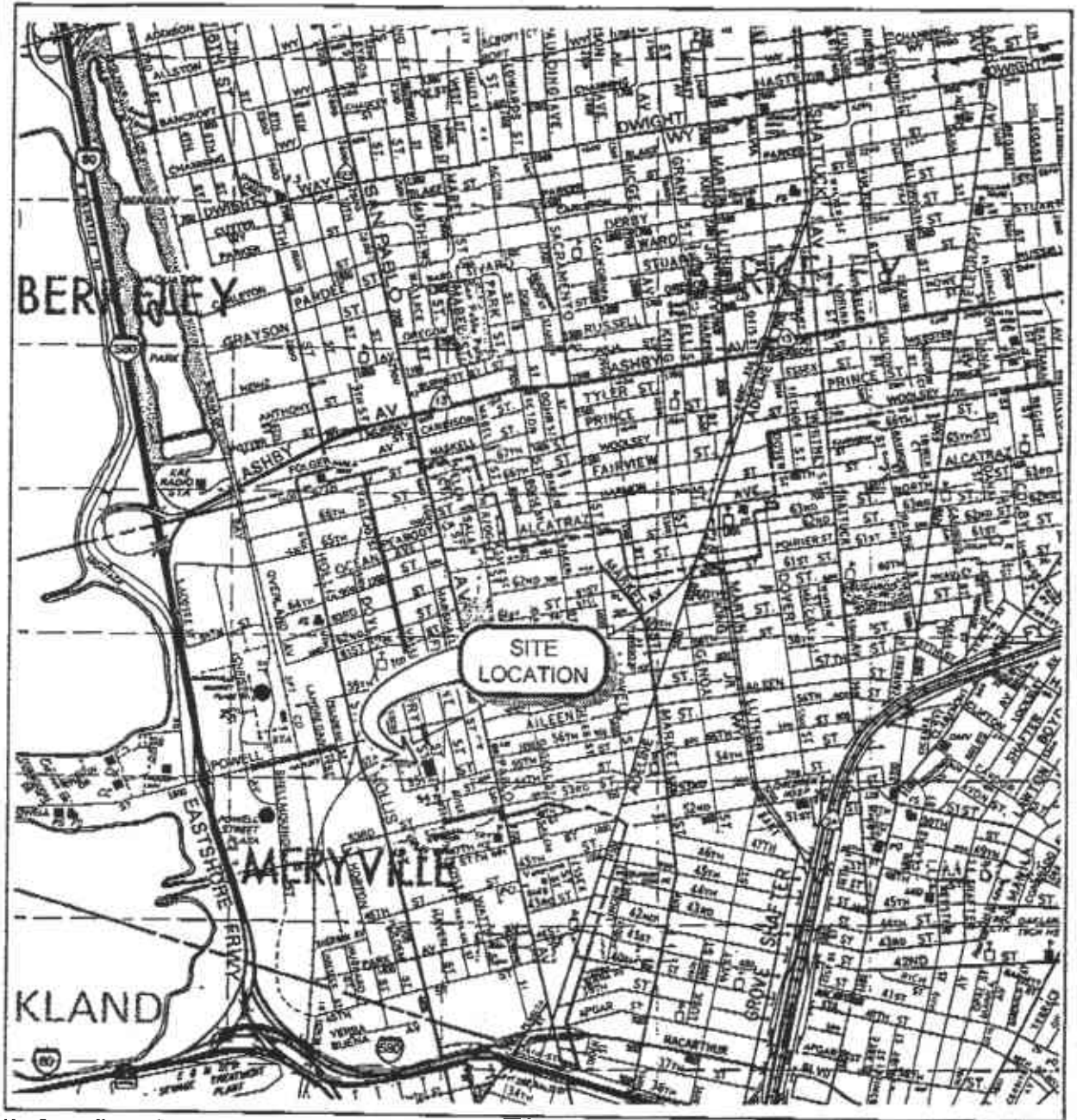
Please contact me at (510) 748-5604 if you have any questions regarding the information presented in this letter or the project in general. Thank you for choosing McLaren/Hart to provide environmental consulting services to the Emeryville Redevelopment Agency.

Sincerely,



Mark Becker, REA
Senior Geoscientist

Attachments



Map Source: Thomas Bros. Map, Alameda and Contra Costa Counties Street Guide and Directory, 1985.

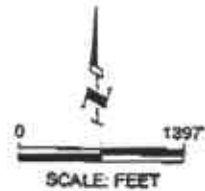


FIGURE 1
SITE LOCATION
5531 VALLEJO STREET
EMERYVILLE, CA

Design:	...
Drawn:	...
Date:	...
Approved:	...

04/17/95 10:15:15 (McLaren/Hart) 10.05

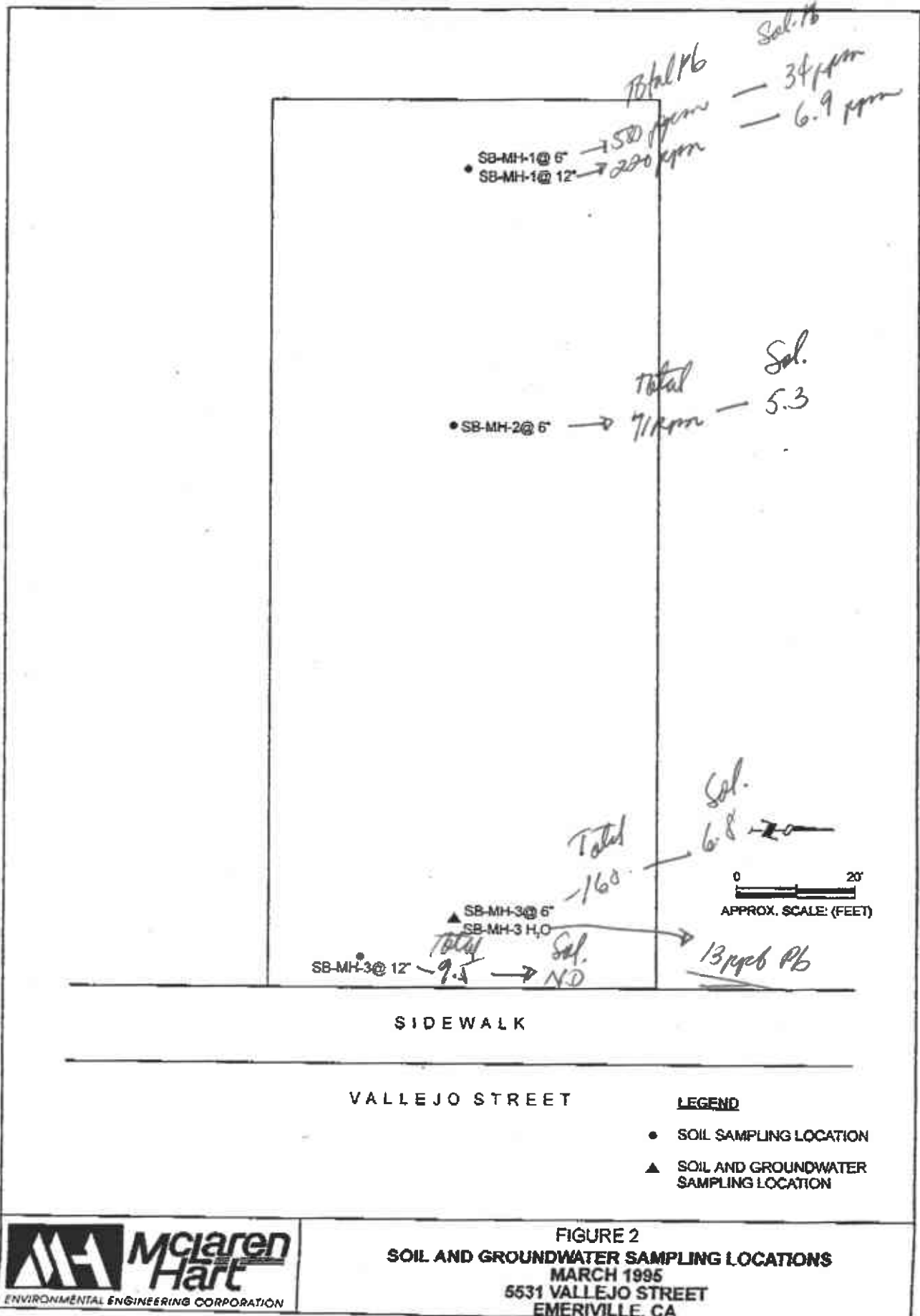


FIGURE 2
 SOIL AND GROUNDWATER SAMPLING LOCATIONS
 MARCH 1995
 5531 VALLEJO STREET
 EMERVILLE, CA

DF01740V11001/SR/Genml/nr/TL-10-05

TABLE 1

**SOIL SAMPLE ANALYTICAL RESULTS FOR SAMPLES COLLECTED
AT 5531 VALLEJO STREET IN EMERYVILLE
DURING MARCH 1995**

Sample Location	Sample Depth (inches)	Total Lead ¹	Soluble Lead ²
MH-1	6	580	34
MH-1	12 ✓	220	6.9
MH-2	6	71	5.3
MH-3	6 ✓	160	6.8
MH-3	12	9.5	ND ³

¹ Total lead using EPA Method 3050H for digestion and EPA Method 6010 for analysis.

² Soluble lead using California Title 22 waste extraction test for sample preparation and EPA Method 6010 for analysis.

³ ND = Not detected at or above the laboratory reporting limit of 1 mg/L.