

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

04-0401

202742

April 2, 2001

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

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

**Subject: EmeryStation Terraces
Emeryville, California 94608 (STID# 5560)**

Dear Mr. Robbins:

The Alameda County Department of Environmental Health (ACDEH) and the Regional Water Quality Control Board Staff have reviewed the letter report, "Residential Risk Evaluation" dated February 9, 2001, prepared by SOMA Corporation for EmeryStation Terraces, Emeryville, California (the Site).

The Site is located across Landregan Street to the west of EmeryStation I building and to the south of Emeryville Amtrak Station. From the early 1950s to 1987, Chevron asphalt plant operated a laboratory and test facility at the Site. Aboveground storage tanks, piping, loading docks and drum staging / storage area were removed between 1987 and 1988. Approximately 10,000 cubic yards of petroleum affected soil were removed from the Site in 1988. Clean backfill soil was used to backfill the excavation. Approximately 32,000 cubic yards of soil (including much of the clean backfill) was recently removed from the Site in December 1999 as part of the on-going construction activities. Groundwater is currently monitored at the site on a semi-annual basis. Currently, residual levels of VOCs are present in soil and groundwater at the Site.

The planned configuration for the Site is a four-level parking structure with residential use above the top parking level. The majority of the property is occupied by the structure. It is our understanding that any remaining areas around the structure will either be paved or landscaped, with no "backyard" uses at the ground level.

In general, ACDEH and the Regional Board staff concur with SOMA's finding and have no objection to the proposed residential scenario at the Site. Due to the presence of the parking levels and any remaining areas around the structure will be paved or landscaped, it appears that there are no direct exposure to soil and groundwater at the Site. Therefore, based on the information provided to both agencies, the presence of residual contaminants in soil and groundwater at the Site do not pose a risk to future on-site residents as proposed in the development plan.

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@rb2swrbc.ca.gov.

Sincerely,

Susan L. Hugo
Acting Supervisor, HMS

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

- c: Mee Ling Tung, Director, Department of Environmental Health
Stephen Hill, Chief, Toxics Cleanup Division, Cal-EPA/S.F. Bay RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608
David Wickland / Tom Bauhs, Chevron Products Co., 2410 Camino Ramon, San Ramon, CA 94583
SH / RA files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

202742

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

April 4, 2000

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

**Subject: Former Westinghouse Facility (Emery Station II)
Emeryville, California 94608 (STID# 5560)**

Dear Mr. Robbins:

The Alameda County Environmental Health Services (ACEHS) has reviewed the reports "Addendum to Site-Specific Risk Management Plan for Emery Station II (Emery Station North) dated March 17, 2000 and the Second Addendum to Risk Management Plan Report for Emery Station 2 dated March 28, 2000," prepared by Soma Environmental Engineering, Inc.

During a meeting on March 8, 2000, ACEHS and the Regional Board Staff have discussed the various components of the Risk Management Plan (RMP) and issues of concern the agencies have regarding site development. The initial development plan submitted for the site was for a parking lot. The current site development plan includes a five-story office building with above ground parking.

This office sent you two letters, dated December 23, 1999 and February 16, 2000 regarding this agency's concern about construction activities such as pile driving that may create vertical conduits for PCB migration at the above subject site. A memo dated March 8, 2000 was submitted by Mr. Dan Nourse of Wareham Development during the March 8, 2000 meeting. The memo described the procedures followed during the installation of the concrete piles in November 1999 and December 1999. The pile driving activities were completed in January 2000. This memo should have been provided to this agency earlier to address the issues stated in December 1999 and February 2000 letters.

The referenced reports address any potential risks to human health and the environment from residual soil and groundwater contaminants during construction activities at the site. The addendum to site specific RMP also included guidelines to be followed during the development of the subject site.

This agency concurs with the general scope of the addendum to Site-Specific RMP and second addendum to RMP. Based upon the available information and with the provision that the information provided to this agency is accurate and representative of site conditions, the addendum to the Site-Specific RMP and second addendum to RMP is acceptable provided the following issues are addressed:

- 1) If unusual site conditions such as the presence of underground storage tanks and associated pipings, free product or contamination are encountered during construction, this office must be notified in a timely manner.

Mr. Robbins
RE: Former Westinghouse Facility (Emery Station 2)
April 4, 2000
Page 2 of 2

- 2) Any reuse of soil at the site must have prior approval by this agency. Soil generated during construction must be disposed appropriately.
- 3) A report must be submitted following completion of this phase of the project. The report should include at a minimum the following: description of the work completed, results of additional soil characterization, air monitoring results, groundwater sampling, boring logs, records of soil and groundwater disposal, etc.

Please provide us with the information as to who will ensure that the approved RMP is implemented during the redevelopment of the subject 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

cc: Mee Ling Tung, Director, Environmental Health
Stephen Morse, P.E., Chief, Toxics Cleanup Division, Cal-EPA / S.F. Bay RWQCB
Ravi Arulanantham, Ph.D.; Staff Toxicologist, Cal-EPA / S.F. Bay RWQCB
Ari Levi, Chief, Hazardous Materials and Household Hazardous Programs
Patrick O'Keeffe, City of Emeryville, 2200 Powell Street, Emeryville, CA 94608
Ignacio Dayrit, City of Emeryville, 2200 Powell Street, Emeryville, CA 94608
Gordon Taylor, CBS Corporation, 11 Stanwix Street, Pittsburg, PA 15222-1384
Mansour Sepehr, SOMA Environmental, 2680 Bishop Dr., Suite 203, San Ramon, CA 94583
Lee Schon, Webcor Builders, EmeryStation 2, 5853 Horton Street, Emeryville, CA 94608
SH/ files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Set 2-18-2000
including CC'S

D02742

February 16, 2000

Mr. Gordon Taylor
CBS Corporation
11 Stanwix Street
Pittsburgh, Pennsylvania 15222

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

**Subject: Former Westinghouse Facility (Emery Station II)
Emeryville, California 94608 (STID# 5560)**

Dear Messrs. Taylor and Robbins:

This office has reviewed the report "Results of Additional Sampling at the Cistern Area, Former Westinghouse Facility" dated February 7, 2000, prepared and submitted by Soma Environmental Engineering, Inc. for the subject site.

The cistern was uncovered during construction activities last December 1999. The bottom of the cistern was reported at 4 feet below grade. Soil samples collected below the cistern found polychlorinated biphenyls (PCBs) up to 32.8 parts per million (ppm) at 5 feet below ground surface (bgs) and 71.5 ppm at 7 feet bgs. Excavated soil generated during the cistern removal and subsequent sampling was returned back to the excavation.

Results of the additional characterization of the cistern area found PCBs up to 60 ppm in shallow soil samples collected at 2 feet bgs. Soil samples collected at 4 feet bgs indicated the presence of PCB concentration ranging from 0.6 ppm to 38 ppm.

This office has no objection to the proposal to remediate the top two feet of surficial soil in the cistern area. However, the following issues must be addressed:

- 1) Confirmatory soil samples should be collected.
- 2) Excavated soil should be characterized and properly disposed.
- 3) A report should be submitted documenting the cistern removal including the results of the confirmatory samples, disposal records for both the cistern and excavated soil.
- 4) Notify this office at least 48 hours in advance when field activities will commence.

On December 23, 1999, a letter was sent to both of you regarding this agency's concern about pile driving activities at the above subject site. It is my understanding that pile driving activities (up to 80 feet bgs) will be conducted in the area where the cistern was found. To date, I have not received any formal response regarding potential vertical migration of PCB that will be created during the pile driving activities at the site. With the proposed surficial soil removal up to 2 feet bgs, residual levels of PCBs below 2 feet bgs will remain at the cistern area. No vertical conduits should be created during any construction activities at the site. Please submit your response in a timely manner prior to initiating pile driving activities at the site.

Messrs. Taylor and Robbins
RE: Former Westinghouse Facility (EmeryStation II)
February 16, 2000
Page 2 of 2

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

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

cc: Ravi Arulanantham, San Francisco Bay RWQCB
Claudia Cappio / Ignacio Dayrit, City of Emeryville, 2200 Powell St., 12th Floor, Emeryville, CA 94608
Mansour Sepehr, SOMA Environmental, 2680 Bishop Drive, Suite 203, San Ramon, CA 94583
Daniel Nourse, Acumen Enterprises, 2169 Folsom Street, San Francisco, CA 94110
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



Sent 12/27/99
Includ. cc's

PO2142

December 23, 1999

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

Mr. Gordon Taylor
CBS Corporation
11 Stanwix Street
Pittsburg, PA 15222-1384

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

RE: **Former Westinghouse Facility (EmeryStation II)**
Emeryville, CA 94608 (STID # 5560)

Dear Messrs. Taylor and Robbins:

This letter is to inform you regarding this agency's concern about the pile driving activities at the above subject site. As both of you are aware, a metal cistern was recently uncovered during construction activities at the site. Soil samples were collected below the bottom of the cistern. It is my understanding that PCB up to 70 ppm was detected in soil at approximately six to seven feet below ground surface (bgs).

I visited the site on December 13, 1999 to observe the area where the cistern was found. Mr. Mansour Sepehr, Mr. Daniel Nourse and a construction staff who found the cistern attended the site visit. During this visit, I was informed that pile driving activities up to 80 feet bgs will be conducted in the area where the cistern was found and PCB up to 70 ppm was detected in soil at 6 to 7 feet bgs. I informed Mr. Mansour Sepehr and Mr. Daniel Nourse that this agency is concern about vertical migration of PCB during pile driving activities. **No vertical conduits for PCB migration should be created during any construction activities at the site.** In addition, please provide our office with records of soil disposed off-site. Any reuse of soil generated during construction activities at the site should have prior approval from this office.

Please submit an acceptable workplan to address migration of PCB during construction activities at subject site. Results of the cistern removal including all sampling (soil and /or groundwater) should be submitted to this agency.

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

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health Services
Ari Levi, Chief, Hazardous Materials, Household Hazardous Waste Programs
Ravi Arulanantham, San Francisco Bay RWQCB
Ignacio Dayrit /Claudia Cappio, City of Emeryville, 2200 Powell St., 12th Floor, Emeryville, CA 94508
Mansour Sepehr, SOMA Environmental, 2680 Bishop Drive, Suite 203, San Ramon, CA 94583
Daniel Nourse, Acumen Enterprises, 2169 Folsom Street, San Francisco, CA 94110
SH / files

Sent 12/9/99
Including cc's

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

copy
R02742/2943

December 7, 1999

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

Mr. Gordon Taylor
CBS Corporation
11 Stanwix Street
Pittsburg, PA 15222-1384

**RE: Project # 3471 A - Type M (STID # 5560)
Former Westinghouse Facility - 4899 Peladeau St., Emeryville, CA 94608**

Dear Mr. Taylor:

Our records indicate the deposit / refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$5,000.00 payable to Alameda County, Environmental Health Services.

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.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 100 per hour.

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

- project #,
- type of project and
- site address (see RE: line above).

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

Sincerely,

Susan L. Hugo
Susan L. Hugo

Hazardous Materials Specialist

c: Thomas Peacock, Program Manager
Mansour Sepehr, Soma, 2680 Bishop Drive, Suite 203, San Ramon, CA 94583
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02742

August 25, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Gordon Taylor
CBS Corporation
11 Stanwix Street
Pittsburgh, PA 15222

**Subject: Former Westinghouse Electric Corporation Facility (WEC)
5815 Peladeau Street, Emeryville, CA 94608 (SLIC 5560)**

Dear Mr. Taylor:

This agency and the Cal-EPA / San Francisco Bay Regional Water Quality Control Board (RWQCB) have reviewed the "Comprehensive Site Closure Report" (October 30, 1998) and the "Results of Off-Site Investigation Report" (August 4, 1998) prepared and submitted by Soma Environmental Engineering, Inc. for the above subject site. The reports documented the recent work conducted to demonstrate that the site closure requirements have been met.

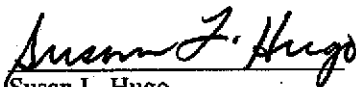
In general, we concur with SOMA's recommendation for site closure. However, the only remaining issue is the presence of polychlorinated biphenyls (PCBs) found off-site at the following locations: boring SB-5 (3.8 ppm at 0.5 feet depth), shallow soil sample S-1 (136 ppm, composite of two samples collected between 0 to 2 feet bgs), deep soil sample S-2 (4.1 ppm, composite sample collected between 2 to 4 feet bgs). The PCBs found off-site at the Heritage Square located north of the former WEC are above the recommended risk-based cleanup goals as described in the report "Human Health Risk Assessment, 1996" submitted for the site. The extent of PCBs found off-site has to be delineated. Please submit a work plan for further characterization and remediation of PCB-impacted hot spots at the Heritage Square property.

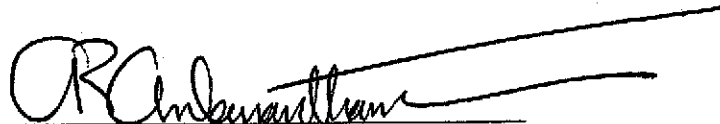
Upon completion of the off-site characterization and remediation of PCB impacted areas and the analytical results showed that the remedial goals for the site have been met, ACDEH in concurrence with the RWQCB will issue a closure letter.

In addition, a deed restriction for Parcel 1 and 4 as shown in Alameda County Parcel Map 7258 should be recorded prior to occupancy of the newly constructed building at the former WEC site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780 or Ravi Arulanantham at (510) 622-2308, e-mail: ra@rb2.swrcb.ca.gov.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist


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

c: Mee Ling Tung, Director, Environmental Health Services
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St. 12th Fl., Emeryville, CA 94608
Richard Robbins, Wareham Property Group, 1120 Nye St. Suite 400, San Rafael, CA 94901
Mansour Sepehr, Soma Env. Engr. Inc., 2680 Bishop Drive, San Ramon, CA 94583
SH / files (wec)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20432

ENVIRONMENTAL HEALTH SERVICES

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

August 26, 1999

Heirs of Estate of Wesley D. Jung
C/o Chase & Chase
11 Embarcadero West
Oakland, CA 94607

Re: Accutune, 4045 Broadway, Oakland, CA 94603;
StiID 1142

Dear Sir or Madam:

The "Leaking Underground Storage Tank Oversight Program" case for the above referenced site is being reviewed for closure. It appears that past investigations did not include a determination if conduits (stream channels, storm drains, etc.) could act as preferential pathways for the migration of contaminants. Please perform a conduit study so that the results can be incorporated into our evaluation for closure of the site.

If you have any questions, you may call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA 94549
File

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 2742

August 7, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Gordon T. Taylor
CBS Corporation
11 Stanwix Street
Pittsburgh, Pennsylvania 15222

**Subject: Former Westinghouse Electric Corporation Facility (WEC)
Parcels 1 and 4 as Shown in Alameda County Parcel Map 7258
5815 Peladeau Street, Emeryville, California 94608 (SLIC 5560)**

Dear Mr. Taylor:

This agency and the Cal-EPA / San Francisco Bay Regional Water Quality Control Board (RWQCB) have reviewed the reports related to the investigation and source removal associated with polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs) and petroleum hydrocarbon releases at the above referenced site. We are in receipt of the following reports:

- Underground Storage Tank Closure Report (July 23, 1998) prepared and submitted by Soma Environmental Engineering
- Health and Safety Plan for Construction Workers at WEC (April 6, 1998) prepared and submitted by Soma Environmental Engineering
- Site Soil Remediation Completion Reports (January 1997) prepared and submitted by Alta Geosciences, Inc.
- Baseline Human Health Risk Assessment for WEC (March 15, 1996) prepared and submitted by Soma Environmental Engineering
- Soil Characterization, WEC Building 42 (September 1993) prepared and submitted by Emcon Associates
- Soil Characterization, WEC Buildings 24 and 37 (August 1993) prepared and submitted by Emcon Associates

Parcels 1 and 4 are referred to as Sites 1 and 2, respectively in the July 1998 tank closure report. The content of this letter applies to Parcels 1 and 4 of the Alameda County Parcel Map 7258.

The subject property (Parcel 1 and Parcel 4) is located in an urban, former industrial area of Emeryville. The site is bounded to the north by Heritage Square, Powell Street to the south, Peladeau Street to the east and "WEC Site 3" with the slurry wall / engineered cap and Amtrak Station to the west.

The referenced reports document the investigation, characterization and source removal activities related to PCBs, VOCs, and petroleum hydrocarbons found at the site. Remedial activities conducted at the subject site included excavation of contaminated soil, removal of three underground storage tanks and associated pipings, removal of an oil sump, and groundwater pumping. The property is currently being developed as a multi-story office complex and parking lots.

The Cal-EPA / San Francisco Bay RWQCB and this agency concur that no further remediation is required for the subject site under the proposed development plan as commercial land use. The existing environmental conditions at the site are consistent with the approved remedial cleanup goals described in the

Mr. Gordon Taylor
RE: Former WEC (Parcels 1 & 4 of Parcel Map 7258) Emeryville, CA
August 7, 1998
Page 2 of 2


"Human Health Risk Assessment, 1996" for the WEC. In addition, it is our understanding that the property owner (CBS) and the potential future buyer (Wareham Development) have voluntarily agreed to record a deed restriction for the subject property. The deed restriction will prohibit any residential development of the subject property.

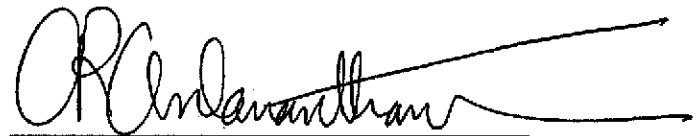
Therefore, we concur with the current environmental conditions for Parcel 1 and Parcel 4 and we have no objection to the development of the site provided the following conditions are met:

- 1) Copy of the recorded deed should be submitted to both agencies, Cal-EPA/ S.F. Bay RWQCB and Alameda County Department of Environmental Health (ACDEH).
- 2) If significant future construction activities occur at the site, a health and safety plan shall be followed accordingly.

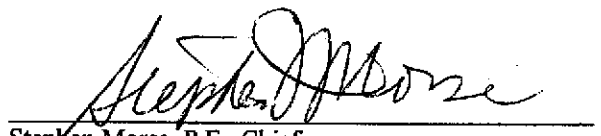
If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780 or Ravi Arulanantham at (510) 622-2308.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist


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

Concur:


Stephen Morse, P.E., Chief
Toxics Cleanup Division, Cal-EPA / S.F. Bay RWQCB

c: Mee Ling Tung, Director, Alameda County Department of Environmental Health
Richard Pantages, Chief, Hazardous Materials Program
John Flores, City Manager, Emeryville, 2200 Powell Street, 12th Floor, Emeryville, CA 94608
Ignacio Dayrit, City of Emeryville Redevelopment Agency, 2200 Powell Street, 12th Floor, Emeryville, CA 94608
Mansour Sepehr, Soma Environmental Engineering, Inc., 2680 Bishop Drive, Suite 203, San Ramon, CA 94583
SH / RA / files