

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director



ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
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January 28, 2011

Mr. Markus Niebanck
Emeryville Redevelopment Agency
1333 Park Ave.
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(sent via electronic mail to
mniebanck@ci.emeryville.ca.us)

Mr. Scott Barde
Owens Mortgage Investment Fund
2221 Olympic Blvd.
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Lloyd Kendall Jr.
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c/o Eller Media
200 E Basse
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William Owens
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2221 Olympic Blvd.
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Wilson Associates
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Title Two Investment Corporation
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Ms. Deni Adaniya
Resources for Community Development
2730 Telegraph Avenue
Berkeley, CA 94705

Adeline Investments
(Address unknown)

Subject: General Site Status Concurrence; Fuel Leak Case No. RO0002973 and Geotracker Global ID T0619717287, Ambassador Laundry, 3623 Adeline St., Emeryville, CA 94608

Dear Responsible Parties:

This letter is sent to document previous conversations and conversations continued in the November 17, 2010 meeting, held in our office, in regards to the subject property, and necessary future steps to progress the case towards closure.

At the meeting, the City of Emeryville requested that the Alameda County Environmental Health (ACEH) concur that historic tank and sump removal activities and the environmental investigation that followed were completed in general accordance with ACEH requirements. We also discussed the need for a soil and groundwater management plan to describe the oversight of the planned garage excavation, including details regarding plans for handling and managing contaminated soil and groundwater if these materials are encountered, and for the monitoring of other potential unanticipated conditions. ACEH also was requested to acknowledge the pending closure of this environmental case so as to facilitate redevelopment project funding, with the acknowledgement of pending closure being conditioned on a lack of the discovery of additional contamination or unanticipated conditions.

ACEH has received and reviewed the Soil and Groundwater Management Plan (SGMP) prepared by Fugro West. ACEH generally concurs with the methodology, but will request an addendum to the SGMP in a separate letter. With this current letter, ACEH concurs that in the absence of unanticipated conditions, or the discovery of more extensive contamination or additional contaminant sources, no further action will be required and that closure documents will be prepared after the conclusion of excavation activities and receipt of a report documenting the excavation activities. However, please be aware that the closure will likely contain future land use restrictions due

to residual soil pollution that will remain onsite, but which does not appear to represent a human health risk to future occupants or the site vicinity under the current proposed development design.

ACEH also concurs with the proposal to decommission investigative monitoring wells prior to site redevelopment. Necessary permits and a letter describing destruction protocols, as approved by the Alameda County Public Works Agency, shall be submitted to ACEH after well decommissioning.

If you have any questions, please call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, P.G., C.E.G.
Senior Hazardous Materials Specialist

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