

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



F

August 1, 2007

Mr. Mark Gomez  
City of Oakland, Office of Public Works  
250 Frank H. Ogawa Plaza, Suite 3330  
Oakland, CA 94612

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

Dear Mr. Gomez:

Subject: Fuel Leak Site RO0000037 & Global ID T0600101036, City of Oakland  
Pacific Renaissance Plaza, 1000 Franklin St., Oakland, CA 94607

Alameda County Environmental Health has received Water Board concurrence for closure of the subject underground tank site. Prior to issuing closure, we require that you properly destroy all wells, monitoring or remediation, at or associated with this site. Please contact the Alameda County Public Works Agency at (510) 670-6633 for specific requirements and submit to our office a copy of the well destruction report.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: files, D. Drogos

W1clrq 1000 Franklin St

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

March 30, 2001  
StID # 4036

Mr. Andrew Clark-Clough  
City of Oakland Environmental Services  
250 Frank H. Ogawa Plaza, Suite 5301  
Oakland CA 94612

**Re: Monitoring Wells at Pacific Renaissance Plaza, 1000 Franklin St., Oakland CA 94607**

Dear Mr. Clark-Clough:

As you are aware, the investigation of the two former 1000 gallon fuel tanks was closed by the Water Board pending the closure of the monitoring well associated with this site's fuel release, ie MW-7. However, it appears that you may have wanted to keep this well and perhaps others to assist in the evaluation of the 9<sup>th</sup> and Broadway site. Since the 9<sup>th</sup> and Broadway site is now closed, please confirm the status of MW-7. If this well has not already been closed, you are required to run a groundwater sample from this well for MTBE per State Water Board requirements. Otherwise, please provide documentation of proper well closure.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Wcl1000Franklin

Sent in old cc's  
4-13-2000

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

2037

April 12, 2000

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

Mr. Andrew Clark-Clough  
1333 Broadway  
Suite 330A  
Oakland, CA 94612  
STID 4036

RE: Pacific Renaissance Plaza, 1000 Franklin Street, Oakland, CA 94607

Dear Mr. Clark-Clough:

A letter dated September 21, 1998 was sent to you requesting an update on the current status of the closure of the monitoring wells at the above site. In addition, a site map was also going to be forwarded to this office that identified which wells were going to be retained to assist in your evaluation of environmental conditions of the property at 9<sup>th</sup> and Broadway. As of this date, this office has not received this information. Once this information is received, your case can be closed.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Department, 1605 Martin Luther King,  
Oakland, CA 94612  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#37

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

September 21, 1998

Mr. Andrew Clark-Clough  
1333 Broadway  
Suite 330A  
Oakland, CA 94612  
STID 4036

RE: Pacific Renaissance Plaza, 1000 Franklin Street, Oakland, CA 94607

Dear Mr. Clark-Clough:

In your letter dated February 26, 1998, you mentioned that the City of Oakland would arrange for proper abandonment of the monitoring wells at the above site by July 1, 1998. In addition, you had indicated that the City wanted to retain a few of the wells to assist in your evaluation of environmental conditions of the property at 9<sup>th</sup> and Broadway. As of this date, this office has not received a letter and a site map identifying which wells will be retained, and which will be closed.

**Please submit a letter and a site map indicating the current status of the closure of the monitoring wells at the above site.**

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Juliet Shin, Environmental Health, LOP  
Leroy Griffin, City of Oakland, Fire Department  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0#37

Certification # P 143 588 414

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

January 30, 1998

Mr. Andrew Clark-Clough  
City of Oakland  
Office of Public Works  
Environmental Division  
1333 Broadway, Suite 330  
Oakland, CA 94612  
STID 4036

RE: Pacific Renaissance Plaza, 1000 Franklin Street, Oakland, CA 94607

Dear Mr. Clark-Clough:

A letter from our office dated May 20, 1996 was mailed you, and Mr. Donnell Choy, City Attorney concerning the proper abandonment of the monitoring wells at the above site. Enclosed is a copy of this letter. As of this date, this office has not received a well abandonment letter from the City of Oakland.

Section 2649(b)(9), Title 23, California Underground Storage Tank Regulations states "All borings which are not used for ground water or vadose zone monitoring shall be sealed from the ground surface to the bottom of the boring with an approved grout. All slurry-type grouts used to seal an abandoned boring or an abandoned well shall be emplaced by the tremie method.

**Please inform this office within ten days of the receipt of this letter the current status of the monitoring wells at the above site.** We would like to close this case and issue you a "Remedial Action Completion Certification".

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Donnell Choy, City Attorney, City of Oakland  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#37

April 7, 1997  
STID 4036  
page 1 of 2

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

Attn: Donnell Choy, City Attorney  
Oakland Redevelopment Agency  
1 City Hall Plaza, 6th Floor  
Oakland CA 94612

Attn: Andrew Clark-Clough  
City of Oakland  
Office of Public Works  
Environmental Division  
1333 Broadway, Suite 330  
Oakland CA 94612

RE: Pacific Renaissance Plaza site, 1000 Franklin St., Oakland CA 94607

Dear Mr. Choy and Mr. Clark-Clough,

Since my last letter to you, dated 5/20/96, I have been waiting for the City to decide which groundwater monitoring wells they wish to properly abandon, and which they wish to remain open for possible future monitoring and/or sampling. I understand that Mr. Clark-Clough has indicated to me that he has brought this matter to the attention of the Redevelopment Agency several times over the past year. However, the funding has apparently not been secured for the well closure.

The most recent sampling event was reportedly conducted nearly four years ago (June 1993). These wells are apparently no longer in use. Please note that the California Underground Storage Tank Regulations [23 CCR Div. 3, Chapter 16, Section 2649 (b) (9)] specifies that "all borings which are not used for ground water or vadose zone monitoring shall be sealed from the ground surface to the bottom of the boring with an approved grout."

A final Case Closure Letter will be sent to the City as soon as these wells are properly closed. Please contact me by phone at least 2 business days ahead of well closure, so I may arrange to be present onsite if my schedule allows. You are also requested to submit a brief letter report documenting the well closure, including a well destruction permit from Zone 7. Once this is received, the wells will be considered properly closed, and the Case Closure Letter will be signed by our Director and mailed to you. **Please contact me within 60 days to discuss which wells are to be closed and which are to remain open (and if so, for how long).**

Thank you for your cooperation in this matter. If you have any questions regarding this letter, please contact me at (510) 567-6761. **Please contact me by telephone at least 2 business days in advance of well abandonment.**

April 7, 1997

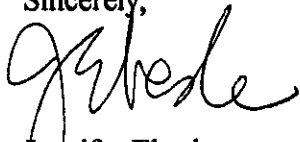
STID 4036

page 2 of 2

Attn: Donnell Choy, City Attorney

Attn: Andrew Clark-Clough

Sincerely,



Jennifer Eberle

Hazardous Materials Specialist

cc: Acting Chief/file

Kevin Graves, RWQCB

Subsurface Consultants Inc., 171-12th St, Suite 201 Oakland CA 94607

je.4036-B

ALAMEDA COUNTY  
HEALTH CARE SERVICES



R0#37

AGENCY  
DAVID J. KEARS, Agency Director

Alameda County  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
CC458C

May 20, 1996  
STID 4036

Attn: Donnell Choy, City Attorney  
Oakland Redevelopment Agency  
505-14th St., 12th Floor  
Oakland CA 94612

Attn: Andrew Clark-Clough  
City of Oakland  
Office of Public Works  
Environmental Division  
1333 Broadway, Suite 330  
Oakland CA 94612

RE: Pacific Renaissance Plaza site, 1000 Franklin St., Oakland CA 94607

Dear Mr. Choy and Mr. Clark-Clough,

A Case Closure Summary has been prepared for this site, in regards to the two 1,000-gallon underground storage tanks (USTs) removed on 12/16/91. This Summary was prepared in August 1995, signed off by three in-house Hazardous Materials Specialists in September 1995, as well as Kevin Graves of the Regional Water Quality Control Board (RWQCB) in November 1995.

Since that time, I have been waiting for the City to decide which groundwater monitoring wells they wish to properly abandon, and which they wish to remain open for possible future monitoring and/or sampling. My main contact person has been Mr. Clark-Clough, who I understand has been in communication with the Redevelopment Agency.

When the decision is made, and the wells are properly abandoned (under Zone 7 permit) and a well abandonment letter is submitted to this office, a "Remedial Action Completion Certification," aka case closure letter, will be issued by this office. I believe our mutual goal is the closure of this case. This letter is being sent to you to keep you advised of the progress being made by this office.

If you have any questions regarding this letter, please contact me at (510) 567-6761. Please contact me by telephone at least 2 business days in advance of well abandonment.

Very truly yours,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Acting Chief/file  
Kevin Graves, RWQCB

je.4036-A



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#37

Alameda County CC4580  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

May 20, 1996  
STID 4036

Attn: Donnell Choy, City Attorney  
Oakland Redevelopment Agency  
505-14th St., 12th Floor  
Oakland CA 94612

Attn: Andrew Clark-Clough  
City of Oakland  
Office of Public Works  
Environmental Division  
1333 Broadway, Suite 330  
Oakland CA 94612

RE: Pacific Renaissance Plaza site, 1000 Franklin St., Oakland CA 94607

Dear Mr. Choy and Mr. Clark-Clough,

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When the decision is made, and the wells are properly abandoned (under Zone 7 permit) and a well abandonment letter is submitted to this office, a "Remedial Action Completion Certification," aka case closure letter, will be issued by this office. I believe our mutual goal is the closure of this case. This letter is being sent to you to keep you advised of the progress being made by this office.

If you have any questions regarding this letter, please contact me at (510) 567-6761. **Please contact me by telephone at least 2 business days in advance of well abandonment.**

Very truly yours,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Acting Chief/file  
Kevin Graves, RWQCB  
Subsurface Consultants Inc., 171-12th St, Suite 201 Oakland CA 94607

je.4036-A

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

R037

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 9, 1993  
STID 4036

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

City of Oakland  
City Hall  
1333 Broadway  
Oakland CA 94612  
Attn: Julie Carver

RE: Chinatown Redevelopment Project  
Pacific Renaissance Plaza  
1000 Franklin St.  
Oakland CA 94607

Dear Ms. Carver,

We are in receipt of your letter dated 1/19/93 regarding further characterization and remediation of soil containing detectable levels of petroleum hydrocarbon constituents. We have reviewed your proposal to implement a warning system within the City of Oakland's permit tracking system, which allows a database search for "flagged" conditions. This approach seems viable, and is acceptable to this agency. I have discussed the contents of your 1/19/93 with Rich Hiatt of the RWQCB, and he is also agreeable to your proposal.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Donnell Choy, Office of the City Attorney, 505-14th St.,  
12th Floor, Oakland CA 94612  
Peter Chen, City of Oakland, Redevelopment Agency, 1333  
Broadway, 9th Floor, Oakland CA 94612  
Rich Hiatt, RWQCB  
David Leland/Larry Friend, Harding Lawson Assoc., 7655  
Redwood Blvd., PO Box 578, Novato CA 94948  
Pat Collins, Advanced Resources in Construction Services  
Ltd., 1001 Broadway, Ste 288, Oakland CA 94607  
Joe Mazzetti, Perini Construction, 373 9th St., Ste 303,  
Oakland CA 94607  
Lambert Li, C&L Financial, Inc., One Hallidie Plaza, Ste  
828, San Francisco CA 94102  
James Murad, Esq., Cooper, White & Cooper, 201 California  
St., 12th Floor, San Francisco CA 94101  
Ed Howell/file

je 4036-A

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R037

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 25, 1992

STID 4036

City of Oakland  
Office of the City Attorney  
505-14th St., 12th Floor  
Oakland CA 94612  
Attn: Donnell Choy

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

RE: Chinatown Redevelopment Project  
Pacific Renaissance Plaza  
1000 Franklin St.  
Oakland CA 94607

Dear Mr. Choy,

We are in receipt of a "Response to Request for Work Plan," prepared by Harding Lawson Associates (HLA), dated 6/16/92. This letter report was written in response to an agreement between Paul Smith of this office and David Leland of HLA that a written rationale should be presented stating why monitoring well(s) are not needed in the vicinity of the former underground storage tanks (USTs), if that indeed was HLA's contention. Upon a review of this response, we do not agree with HLA's rationale. Among other things, HLA contends that "MW-7 is properly positioned to monitor groundwater conditions downgradient of the soil release area." MW-7 is actually 100 feet away from the former USTs and appears to be crossgradient rather than downgradient, as per the potentiometric surface data illustrated on Plate 1 of the December 1991 "Report of Groundwater Monitoring," by HLA.

"Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" states that whenever soil contamination in excess of 100 ppm TPH or Oil & Grease has occurred within the first two feet of native soil beneath the tank, a groundwater investigation is required. Further, one monitoring well must be installed within 10 feet of the tank in the verified downgradient direction. As you may recall, initial soil samples at the time of tank removal contained the following concentrations of contaminants: 19,000 ppm TPH-g, 4,100 ppm TPH-d, 53 ppm benzene, 6,300 ppm Oil & Grease, 2,300 ppb naphthalene, 28 ppb TCA, and 50 ppb TCE.

Therefore, we once again request a work plan, including a schedule for implementation, for a groundwater investigation for the two USTs removed on 12/16/91 **within 40 days or by November 4, 1992.** The workplan should adhere to the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90.

Donnell Choy  
STID 4036  
Page 2 of 2  
September 25, 1992

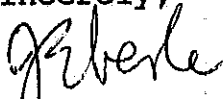
Upon a review of the file for this site, it was discovered that a Tank Closure Report is not included. A Tank Closure Report is generally required within 60 days of tank removal activities. This report should include as a minimum the following: narrative description of tank removal activities, excavation pit and stockpile sampling, disposition of the stockpiled soil, graphic depictions of sampling points, copies of manifests from tank and/or soil removal, chain of custody, and laboratory results. Therefore, we request that you please submit a Tank Closure Report within 40 days or by November 4, 1992.

All reports and documents pertaining to this investigation should also be sent to:

Rich Hiett  
San Francisco Bay Region  
Regional Water Quality Control Board  
2101 Webster St., Ste 500  
Oakland CA 94612

The contents of this letter were discussed with and agreed upon by Rich Hiett of the RWQCB on 9/23/92. If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Peter Chen, City of Oakland, Redevelopment Agency, 1333  
Broadway, 9th Floor, Oakland CA 94612  
Rich Hiett, RWQCB  
David Leland/Larry Friend, Harding Lawson Assoc., 7655  
Redwood Blvd., PO Box 578, Novato CA 94948  
Pat Collins, Advanced Resources in Construction Services  
Ltd., 1001 Broadway, Ste 288, Oakland CA 94607  
Joe Mazzetti, Perini Construction, 373 9th St., Ste 303,  
Oakland CA 94607  
Julie Carver, City of Oakland Env. Programs Supervisor,  
1330 Broadway, Ste 1001, Oakland CA 94612  
Lambert Li, C&L Financial, Inc., One Hallidie Plaza, Ste  
828, San Francisco CA 94102  
James Murad, Esq., Cooper, White & Cooper, 201 California  
St., 12th Floor, San Francisco CA 94101  
Ed Howell/file

je 4036

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R037

January 13, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH  
80 Swan Way, Rm. 210  
Oakland, CA 94621  
(415) 271-4300

Henry L. Gardiner  
Oakland City Manager  
One City Hall Plaza, Rm. 318  
Oakland, CA 94612

Michael Chan  
C&L Financial, Inc.  
One Hallidie Plaza, Suite 828  
San Francisco, CA 94102

**Re: Remediation at Pacific Renaissance Plaza, Franklin  
Street, Oakland CA 94612**

Dear Mr. Gardiner and Mr. Chan:

As you are aware, while recently excavating in association with the construction of the above facility two underground storage tanks (usts) were discovered recently. On December 16, 1991 these tanks were removed. Soil samples were collected from beneath each tank. Sampling results indicated Total Petroleum Hydrocarbon as gasoline (TPHg) as high as 19,000 ppm, Total Petroleum Hydrocarbon as diesel (TPHd) as high as 4,100 ppm, benzene contamination as high as 53.0 ppm, naphthalene as high as 6.4 ppm, trichloroethane as high as 28 ppb and trichloroethene as high as 50 ppb.

In a meeting which occurred with David Leland of Harding Lawson, Pat Collins of Advanced Resources in Construction Services LTD, Michael Chan with Pacific Renaissance and Associates, Rich Hiett of the San Francisco Regional Water Quality Control Board and myself the need for additional remediation work and concerns regarding worker Health and Safety were expressed by Rich Hiett and myself.

Based upon the analytical results reported above you are required to address the following issues:

- 1) The level of benzene reported in the initial soil samples presents a possible exposure issue to workers and the general public. You are required to ascertain definitive readings for benzene encountered within the excavated area in the location of the former underground tanks. Because workers will be working within the excavated area to install and service ventilation ducting at some regular frequency, if exposure levels are exceeded, you are required to alert all present and future workers of the exposure issue and take all necessary preventative measures regarding worker safety when entering this area.
- 2) Regarding the soil contamination encountered when collecting confirmation samples of the over excavated area you are required to analyze for all of the above constituents found when the initial tank samples were collected.

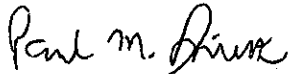
Mr. Gardiner/ Mr. Chan  
January 13, 1992  
page 2 of 2

3) You are required to submit a work plan to this office within 45 days outlining proposed measures to define the lateral and vertical extent of the soil contamination and to investigate whether groundwater has been impacted.

As per the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, August 1990, you are required to install a groundwater monitoring well within 10 feet in the verified down gradient direction of the contaminated area.

Should you have any questions regarding any of the above issues please feel free to contact me at 510/ 271-4320.

Sincerely,



Paul M. Smith  
Hazardous Materials Specialist

cc:

Richard Hiatt, SFRWQCB, 2101 Webster St., 4th Floor, Oakland, CA 94612  
Peter Chen, Redevelopment Agency City of Oakland, 1333 Broadway, 9th Floor, Oakland, CA 94612  
David Leland, Harding Lawson Associates, 7655 Redwood Blvd., P.O. Box 578, Novato, CA 94948  
Pat Collins, Advanced Resources in Construction Services LTD, 1001 Broadway, Suite 288, Oakland, CA 94607  
Joe Mazzetti, Perini Construction, 373 9th St., Suite 303, Oakland, CA 94607  
Karen Schreifels, Resna, 41674 Christy St., Fremont, CA 94538

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

SITE: 1000 Franklin St, Oakland

R037

Telephone Number: (415) 271-4320

October 28, 1988

Mr. Pete Mote  
Harding Lawson Assoc.  
7655 Redwood Blvd.  
P.O. Box 578  
Novato, CA 94948

SUBJECT: PACIFIC RENAISSANCE PLAZA, 9TH & WEBSTER, OAKLAND,  
CALIFORNIA 94612

Dear Mr. Mote:

This letter will serve as the request for additional funds, as we discussed in our meeting of October 20, 1988. In accordance with Alameda County fee ordinance, we need a deposit of \$750.00 before we can evaluate your project. Please submit a check or money order payable to Alameda County as soon as possible.

If you have any questions, please contact Lowell Miller, Senior Hazardous Materials Specialist at 415/271-4320.

Sincerely,

Rafat A. Shahid, Chief  
Hazardous Materials Division

RAS:mam

cc: Lisa McCann, RWQCB