

## Detterman, Mark, Env. Health

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**From:** Neal Hutchison [HHutchis@dtsc.ca.gov]  
**Sent:** Thursday, February 18, 2010 3:36 PM  
**To:** Detterman, Mark, Env. Health  
**Cc:** Drogos, Donna, Env. Health; Mark Malinowski  
**Subject:** Fwd: 1001: Site Characterization  
**Attachments:** ATT00001.bmp

This is the e-mail I sent to Deborah on Feb. 11 concerning additional assessment of the site.

>>> Neal Hutchison 2/11/2010 2:30 PM >>>  
Deborah,

Sorry it's taken this long to get back to you on the McGrath site, but Mark just got back into the office on Monday and our toxicologist just sent me his recommendations today.

Based on a quick look at the Phase 1 Report and the known potential for fill contamination issues in the Oakland/Emeryville area, there would be some additional sampling required at the site to complete a Preliminary Environmental Assessment (PEA) in accordance with CDE requirements for evaluating a site for school use. At a minimum, you'd be looking at evaluating soil in the fill zone (surface to 10 feet below ground surface) for a variety of chemicals including metals, polynuclear aromatic hydrocarbons (PAHs) (and possibly the full semi-volatile organic [svoc] list), and polychlorinated biphenyls (PCBs). Depending on building construction, it also may be necessary to analyze for termiticides (chlorinated pesticides) in shallow soil around the perimeter of the building. There may need to be some additional groundwater sampling for PAHs, depending on whether PAHs were detected in soil. I would need to do a more rigorous review of the Phase I report to finalize the areas of concern (AOC) and the list of chemicals of potential concern (COPC) for analysis, but I could probably have that done in the next few days.

The followup on your part would include having your consultant prepare a workplan that includes a sampling plan and a proposal on how the data would be used to revise the risk assessment (something we would probably want to review and approve), then conduct the sampling, analyze the samples at a laboratory, assess the lab data, prepare a PEA report along with a revised risk assessment, then submit the PEA Report to us for review. We would then be able to determine what kind of action would need to be taken in order to make the property acceptable for a school. Usually this process takes 4 to 6 months, and coordination with Alameda County EHS, which would be necessary, may drag it out longer.

Is this the direction you want to go? Let me know, and I can have a letter out to you with our recommendations on the AOCs and COPC list by early next week.

Thanks.

To comply with the Governor's order calling for furloughs, DTSC will be closed the first, second, and third Fridays of every month. I will also be out of the office every fourth Friday. I apologize for any inconvenience this may cause.

**Neal Hutchison, Project Manager**  
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>>> "Deborah Castles" <[deborah@mcgrathproperties.com](mailto:deborah@mcgrathproperties.com)> 1/26/2010 11:46 AM >>>

Neal: We have determined that metals in soil and pesticide/herbicide were not measured as part of the previous site characterization. Please let me know exactly what tests should be done for DTSC to continue its review of the property. Also, we would like to know if anything in addition to the soil metal and pesticide/herbicide needs to be tested or if with that additional information you will have sufficient data to make a determination of whether the site in its current status can be used for a school. Thank you, Deborah

Deborah M. Castles  
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