

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#1007

May 19, 1998

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

ATTN: Robert Wurl

Baseline Environmental
5900 Hollis St., Ste. D
Emeryville CA 94608

RE: Project # 5137A - Type R
at 1111 Franklin St in Oakland 94607

Dear Property Owner/Designee:

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 \$187.80, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or 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 \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 1007

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

Attn: Robert Wurl
Oakland Developments, LLC
4275 Executive Square, Suite 328
La Jolla CA 92037

RE: site of future Office of the President, University of California, 1111 Franklin St., Oakland
CA 94607

Dear Mr. Wurl,

On 1/14/97, a 1,000-gallon underground storage tank (UST) was removed from the above-referenced site. The UST reportedly contained diesel fuel, and approximately 200 gallons of diesel fuel were pumped out of the UST prior to its removal. I was present onsite to witness the UST removal and subsequent soil sampling.

Two soil samples were collected from the base of the UST on 1/14/97. They were analyzed for Total Petroleum Hydrocarbons as diesel (TPHd), benzene, toluene, ethylbenzene and xylenes (BTEX). The sample at the east end (SS2-E-9) was of particular interest. Results indicated 14,000 parts per million (ppm) TPHd. Benzene and toluene were non-detect (ND), although the detection limit was raised from the standard 5 parts per billion (ppb) to 250 ppb. Ethylbenzene was detected at 600 ppb, and total xylenes were detected at 2,270 ppb.

The extent of the soil contamination was defined by subsequent sampling. The contaminated soil appeared to be limited to below the UST. It was reportedly overexcavated, stockpiled separately, sampled, and disposed to Vasco Road landfill.

Due to the significant concentration of TPHd in sample SS2-E-9, as well as the sandy soils (thus providing a direct leaching pathway to groundwater), a **groundwater investigation is warranted**. The *traditional* groundwater investigation consists of a minimum of three monitoring wells in an equilateral triangular configuration to determine groundwater flow direction and to assess groundwater quality. Monitoring and sampling is done for four consecutive quarters, at a minimum. However, *current practice* involves rapid site assessment methods (ie hydropunch, geoprobe). If groundwater results indicate no need for further action, there would be no need for permanent monitoring wells. The groundwater results obtained via rapid site assessment methods may be compared to the American Society of Testing and Materials' (ASTM) "Risk Based Corrective Action Applied at Petroleum Release Sites," document E1739-95.

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Attn: Robert Wurl

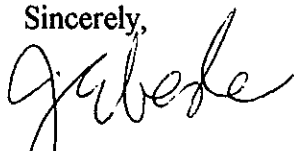
Please submit a workplan for a groundwater investigation within 45 days, or by March 18, 1997. If you opt to utilize rapid site assessment methods, the investigation should include several sampling points in the immediate vicinity of the former UST. Groundwater should be analyzed for TPHd, BTEX, and TPHg (due to the detection of lighter hydrocarbons). This request is made as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. Please note that if you opt to utilize rapid site assessment methods, the workplan would have to be implemented prior to constructing the building.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under signature and seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that I will be on vacation between February 10 and 18, 1997, returning to the office on February 19, 1997. Please contact my supervisor, Tom Peacock, at 567-6782 during my absence. I believe our mutual goal is the closure of this case, at which point a closure letter will be issued from this office, and signed by the Director of this Department. As you probably know, the closure letter is usually paramount in importance when doing a property transfer or refinancing a property loan.

If you have any questions, please contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Mark Filippini, Baseline, 5900 Hollis St., suite D, Emeryville CA 94608
J. Eberle/file

je.6253