FACSIMILE TRANSMISSION

To: Barney Chan

Fax Number: 337-9335

From: Jim McCarty

Date: July 18, 2000

Subject: 9th and Broadway Stockpile Sample Result

Project Number: 49600-6

Number of pages (including this cover sheet): 5

Remarks:

Barney

Here is brief letter summarizing the results of stockpile sampling from soil that was off-hauled from 9th and Broadway. I was ask to provide you with this information because the Developer is concerned that the lead levels found in the stockpile samples may change the County's "no further action" stance on the site. Because the soil was characterized as Cal-hazardous due to soluble lead, the Developer now has it in his head that the site's soils are hazardous. I tried to explain to him that the lead levels found in the stockpile samples (70 to 94 ppm) are below the PRGs and also below the highest levels found at the site (320 ppm) so this new information doesn't really change anything. They wanted to get a "still no further action" letter from you but I told them that since they were not under an action order the County has better things to do than issue another "no further action" letter. I suggested that we provide you with this information let the County decide if any further action was required. I wanted to get this to you and then follow up with a phone call to discuss. If you have a moment, I would appreciate it if you could quickly look over the letter and attached tables. If you would like to call me before I get back to you, please call me at (510) 628-3220.

Thanks
Jim McCarty

cc: Mark Gomez

Transmitted by: _____

If you do not receive all pages, please call (510) 451-1001

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July 17, 2000

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Mr. Barney Chan
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Stockpile Soil Sampling
Garden Hotel Project
9th Street and Broadway
Oakland California

Dear Mr. Chan

This letter presents the result of stockpile soil sampling and analyses that Harding Lawson Associates (HLA) performed at the Garden Hotel Project (the Site), located at 9th Street and Broadway in Oakland California, on the behalf of the City of Oakland Redevelopment Agency. The City of Oakland has requested that we provide you with this information in order to keep the Alameda County Health Agency, Department of Environmental Health abreast of ongoing environmental issues at the Site.

As outlined in our report; *Soil Management Plan, 9th Street and Broadway Redevelopment, Oakland, California* dated March 27, 2000, soil removed from the Site during construction required waste characterization prior to offsite reuse or disposal. After completing the excavation and recompaction of the soil in the upper 7 to 13 feet, the construction contractor, N. L. Barnes Construction Company (Barnes), graded the Site to final elevation and dug trenches for the building foundations. An excess volume of soil in the approximate amount of 3,500 cubic yards remained to be off-hauled from the Site.

On June 12, 2000, HLA collected 24 soil samples from the stockpiled material in clean glass jars equipped with Teflon lined lids. The samples were collected from the stockpile at random locations and placed in the jars with no headspace. The samples labeled and placed immediately in a cooler chilled with ice, then transported, by courier under chain-of-custody protocol, to Chromalab Environmental Services of Pleasanton, California. The laboratory composited the 24 samples into six 4-point composite samples, which were run for the following analyses:

- Volatile organic compounds in accordance with EPA Test Method 8260;
- Total Petroleum Hydrocarbons as diesel and motor oil in accordance with EPA Test Method 8015 modified;
- Total Threshold Limit Concentration (TTLC) for California Administrative List (CAM) of 17 metals;
- Soluble Threshold Limit Concentration (STLC) for lead in accordance with the waste extraction test (W.E.T.);
- Reactivity, Corrosivity, Ignitablility.

The results of these analyses are presented in the attached Tables 1 and 2. For the sake of clarity, the TTLC lead results are included in both Table 1 and 2. Because the results indicated the stockpiled soil contained STLC of lead at concentrations ranging from 5.9 milligrams per liter (mg/l) to 8.0 mg/l (see Table 2), characterizing the soil as California Hazardous Waste as defined in Title 22 of the California Code of Regulations, the six 4-point composite samples were tested for soluble lead using the toxicity characteristic leachate procedure (TCLP) to see if the soil should be characterized as Federal Hazardous Waste as defined in the Federal Code of Regulations, Title 40. No lead was detected above 1.0 mg/l in any of the samples using this procedure (see Table 2).

Based on these results the soil was characterized as RCRA hazardous waste and off-hauled and disposed of at Kettleman City by Dillard Environmental Services between July 5, 2000 and July 13, 2000.

If you have any questions or require more information, please can James McCarty at (510) 628-3220.

Yours very truly,

HARDING LAWSON ASSOCIATES

James McCarty
Project Engineer

Stephen Osborne
Geotechnical Engineer

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Enclosures
Table 1 - Results of Total Threshold Limit Concentration Analyses
Table 2 – Results of TPH, VOC, RCI, and Soluble Lead by the W.E.T. and TCLP Analyses

cc: Mark Gomez
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Table 1. Results of Total Threshold Limit Concentration Analyses
California Administrative List of 17 Metals
Garden Hotel Project
9th Street and Broadway
Oakland, California

Sample Identification	Units	SP1(A-D) Composite	SP2(A-D) Composite	SP3(A-D) Composite	SP4(A-D) Composite	SP5(A-D) Composite	SP6(A-D) Composite
Antimony	(mg/kg)	ND<2	ND<2	ND<2	ND<2	ND<2	ND<2
Arsenic	(mg/kg)	3.4	3	3.1	3.8	3.1	3.6
Barium	(mg/kg)	100	91	76	91	92	110
Beryllium	(mg/kg)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5
Cadmium	(mg/kg)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.8	ND<0.5
Chromium	(mg/kg)	32	31	26	31	30	32
Cobalt	(mg/kg)	6.2	6.4	4.7	6.2	5.9	7
Copper	(mg/kg)	22	21	21	24	22	23
Lead	(mg/kg)	94	70	90	87	85	76
Molybdenum	(mg/kg)	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1
Nickel	(mg/kg)	26	27	21	30	26	30
Selenium	(mg/kg)	ND<2	ND<2	ND<2	ND<2	ND<2	ND<2
Silver	(mg/kg)	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1
Thallium	(mg/kg)	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1
Vanadium	(mg/kg)	25	23	21	25	24	26
Zinc	(mg/kg)	90	200	230	110	460	95
Mercury	(mg/kg)	0.45	0.51	0.56	0.46	0.49	0.38

TTLC Total Threshold Limit Concentration
mg/kg milligrams per kilograms

Table 2. Results of TPH, VOC, RCI, and Soluble Lead by the W.E.T. and TCLP Analyses
Garden Hotel Project
9th Street and Broadway
Oakland, California

Sample Identification / Units	VOCs (mg/kg)	RCI NA	TPH Diesel (mg/kg)	TPH Motor Oil (mg/kg)	Lead TTLC (mg/kg)	Lead STLC (W.E.T.) (mg/l)	Lead TCLP (mg/l)
SP1(A-D) Composite	ND	No	150*	470	94	5.9	ND<1.0
SP2(A-D) Composite	ND	No	17*	160	70	6.5	ND<1.0
SP3(A-D) Composite	ND	No	14*	150	90	6.5	ND<1.0
SP4(A-D) Composite	ND	No	17*	190	87	6.7	ND<1.0
SP5(A-D) Composite	ND	No	15*	150	85	8.0	ND<1.0
SP6(A-D) Composite	ND	No	29*	160	76	6.5	ND<1.0

VOCs Volatile Organic Concentration
RCI Reactivity, Corrosivity, Ignitablility
TPH Total Petroleum Hydrocarbons
TTLC Total Threshold Limit Concentration
STLC Soluble Threshold Limit Concentration by waste extraction test (W.E.T.)
TCLP Total Concentration Leaching Procedure
mg/kg milligrams per kilograms
* Hydrocarbon reported does not match the diesel pattern standard