

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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August 20, 2001

Ms. Elizabeth Costello
Magnolia Street, LLC
615 Front Street
San Francisco, California 94111

**RE: CASE CLOSURE – PROPERTY Located at 1200 32nd Street
Oakland, CA 94608 (STID 3652 / CO # 763)**

Dear Ms. Costello:

This agency has reviewed the case file concerning the lead found in subsurface soil at the above referenced site. A report, "Final Report of Environmental Remediation Activities" dated July 19, 2001, was prepared and submitted by Aqua Science Engineers, Inc. for the site. The property is in a mix residential / light industrial section of Oakland and formerly occupied by Clawson School. The subject site, currently a vacant parking lot, is proposed for development of 34-unit townhouses with backyards.

In 1996, a Phase II investigation was conducted at the site. Lead up to 500 parts per million (ppm) was detected in shallow soil in the western portion of the property. It appeared that lead found in soil was from lead-based paint used in the building for decades.

In 1998, soil removal was conducted and confirmation soil samples showed lead bearing soil at or below 320 ppm, the target cleanup level proposed for the site at that time. The site was capped with asphalt. In 1999, a "No Further Action Letter" (with conditions i.e., risk management plan and notification requirements) was issued related to the tank release at the site.


In May 2001, additional soil excavation was conducted at the subject site to meet the target clean up level of 147 ppm for residential use with backyard scenario. Confirmation soil samples showed lead in subsurface soil (three feet depth) below the target clean up level for the site.

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Therefore, based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required regarding the lead found in soil the subject site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,


Susan L. Hugo
Acting Supervisor, HMS

c: Mee Ling Tung, Director, Department of Environmental Health
Stephen Hill, Chief, Toxics Cleanup Division, Cal-EPA / S.F. Bay RWQCB
Hernan Gomez, Oakland Fire Services
Dave Allen, Aqua Science Engineers, 208 W. El Pintado Rd., Danville, CA 94526
SH / files