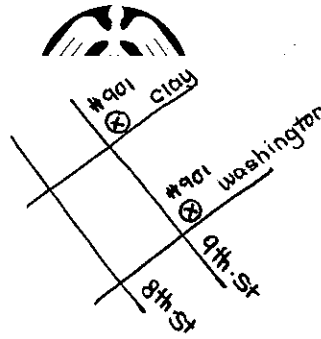


ALAMEDA COUNTY
HEALTH CARE SERVICES

AGEN
DAVID J. KEARS, Agency Dir



Envision: "Redevelopment of
Oakland"
901 Washington St.
Oakland.

R02713

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

July 15, 1997

Andrew Clark-Clough
City of Oakland
Environmental Affairs
1333 Broadway, Suite 330
Oakland, CA - 94612

RE: Swan's Market Site, Parking Lot Site, 901 Clay St, Oakland, CA - 94607

Dear Mr. Clough:

I have reviewed all the pertinent documents for the above referenced site for site closure and based on the information provided to this Department, the following additional work is required prior to evaluating the site for closure:

- Previous investigations conducted on site reveal the presence of VOC's (TCE) in concentrations above the Maximum Contaminant Levels (MCL's). Also Polynuclear Aromatics (PNA's) was found in the groundwater. Since the MCL's may not be applicable for the referenced site since the groundwater is not used for drinking, this Department will accept risk based cleanup levels for the VOC's and PNA's. This Department recommends that ASTM's Risk Based Corrective Action (RBCA) methodology be used to evaluate the risk. The risk assessment must be performed by a qualified professional, and proper rationale must be provided for all relevant parameters used in the evaluation.

Please submit a risk assessment to this Department within 45 days from the date of this letter. If you have any questions, you can reach me at (510) 567-6764

Sincerely

Madhulla Logan
Madhulla Logan
Hazardous Material Specialist

C: Leroy Griffin, City of Oakland Fire Department, Oakland, CA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 2713

ARNOLD PERKINS, DIRECTOR

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

March 8, 1996
SLIC STID 5543
page 1 of 2

Andrew Clark-Clough
City of Oakland
Environmental Affairs
1333 Broadway, Suite 330
Oakland CA 94612

Washington

RE: Swan's Market site, Parking Lot Site (PLS), 901 Clay St., Oakland CA 94607

Dear Mr. Clark-Clough,

I have reviewed the "Preliminary Final Report of Environmental Site Assessment," prepared by Uribe and Associates, dated 11/14/94, submitted in a large white binder form. A site assessment was conducted on this site between July and Sept 1994. Eleven borings were advanced; soil and grab water samples were collected. In addition, a groundwater sample was collected from the existing monitoring well (MW-X). It is unknown who installed this well.

Results indicated maximum soil concentrations of 52 ppm TOG (sample 9-10-2) at 4.0' bgs. Results also indicated maximum grab groundwater concentrations of 840 ppb TPH-d (sample SMB-4-HP), 0.7 ppb benzene, 0.5 ppb ethylbenzene, 1.1 ppb toluene, 2.2 ppb xylenes (all sample SMB-1), as well as 30 ppb acetone (MW-X). This information was supplied by AGI Technologies, and is attached here as Figure 2. In addition, VOCs (method 8240) were ND in all 8 grab groundwater samples (11/14/94 Uribe report, Table 3).

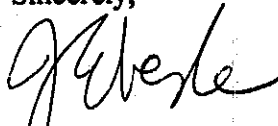
These concentrations are relatively minor. The benzene concentration is < the MCL of 1 ppb. The TPH-d concentration was extrapolated for naphthalene by multiplying by 0.0013. The resulting 1.092 ppb naphthalene was far less than any of the groundwater concentrations in the Tier 1 look up table (ASTM RBCA guidance). There is no drinking water standard for acetone. **The very low residual concentrations of contaminants remaining in place should not pose a significant human health or environmental threat.**

Therefore, this case warrants closure. **With the provision that the information provided to this agency was accurate and representative of existing conditions, no further site remediation is needed at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site.

March 8, 1996
SLIC STID 5543
page 2 of 2
Andrew Clark-Clough
City of Oakland

Please note that you should have a contingency plan in place for the event of encountering contaminated soils and/or water during construction. If contaminated materials are encountered, please notify this office. It is possible that we may need to reopen this case at that time.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

Be cc: Acting Chief/file

je.5543clos.ltr
Enclosure

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



Envision: "Redevelopment of
Oakland"

R02713

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

May 19, 1995
SLIC STID 5543

Andrew Clark-Clough
City of Oakland
Environmental Affairs
1333 Broadway, Suite 330
Oakland CA 94612

RE: Swans Market, 901 Washington Street, Oakland CA 94607 (2 blocks)

Dear Mr. Clark-Clough,

This letter is to document our meeting, held in this office on 5/4/95 with the following attendees: David McDaniel of Finova Capital Corp, David Ralph of City of Oakland Redevelopment Agency, William Henry of AGI Technologies, yourself, and myself. We identified the potential chemicals of concern (COC) for the above referenced site at this meeting. The most important COC was identified as TCE, which was found in groundwater (22 ppb and 59 ppb) from two out of twelve groundwater samples.

The concentrations detected thus far do not appear to pose a threat to human health. Therefore, you are not required to do further investigation or remediation at this point. You indicated that the site would be dewatered during construction, at which time the pumped groundwater would be analyzed for TCE, and treated prior to discharge, if necessary. This process would essentially be TCE remediation. This scenario is acceptable to this Agency; however, it is possible that future investigation and/or remediation will be required.

The Alameda County Department of Environmental Protection charges for the review and oversight of site remediation work on a "deposit/refund" basis. This includes activities such as meetings, phone calls, report reviews, writing letters. The "deposit/refund" arrangement is authorized by Section 3-140.5 of the Alameda County Code.

The "deposit/refund" method of charging for our services is for site remediation work that is not eligible for inclusion in the Local Oversight Program (LOP). The LOP is a federal and state petroleum underground storage tank cleanup program and the billing is done by the State Water Quality Control Board. Upon a precursory review of this report, it was determined that this site would not qualify for LOP, but rather for the Spills, Leaks, Investigation, and Cleanup (SLIC) program. The SLIC program operates under the deposit/refund program.

May 19, 1995
SLIC STID 5543
Andrew Clark-Clough
page 2 of 2

As of 7/1/94, our hourly rate is \$90.00. **The deposit thus far made to this office has been depleted. Please send a deposit of \$900.00 for another 10 hours of oversight time.** Any unused deposit will be refunded to the payor at the completion of our work; we keep a detailed accounting of all our charges, to the nearest tenth of an hour, or every six minutes. You may request a summary of charges at any time. Please make your check payable to **Environmental Health Services** and remit to the address listed above.

Please contact me at (510) 567-6761 if you have any questions.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: David McDaniel, Finova Capital Corp, PO Box 2209, Phoenix AZ 85002-2209
David Ralph, City of Oakland Redevelopment Agency, Office of Economic Devel and
Employment, 1333 Broadway, 9th Floor, Oakland CA 94612
William Henry, AGI Technologies, 827 Broadway, Suite 210, Oakland CA 94607
Mee Ling Tung/file

je.swans-a

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02713

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 13, 1995
no STID STID 5543

Andrew Clark-Clough
City of Oakland
Environmental Affairs
1333 Broadway, Suite 330
Oakland CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

RE: Swans Market, 901 WASHINGTON and 901 Clay Streets, Oakland
CA 94607

Dear Mr. Clark-Clough,

We are in receipt of the "Preliminary Final Report of Environmental Site Assessment," dated 11/14/94, prepared by Uribe and Associates, for the above referenced site. This is the first such report or documentation we have received for this site. **Please note that we will have to agree on ONE ADDRESS for this site, for purposes of identification in our database.**

The Alameda County Department of Environmental Protection charges for the review and oversight of site remediation work on a "deposit/refund" basis. This includes activities such as meetings, phone calls, report reviews, writing letters. The "deposit/refund" arrangement is authorized by Section 3-140.5 of the Alameda County Code.


The "deposit/refund" method of charging for our services is for site remediation work that is not eligible for inclusion in the Local Oversight Program (LOP). The LOP is a federal and state petroleum underground storage tank cleanup program and the billing is done by the State Water Quality Control Board. Upon a precursory review of this report, it was determined that this site would not qualify for LOP, but rather for the Spills, Leaks, Investigation, and Cleanup (SLIC) program. The SLIC program operates under the deposit/refund program.

As of 7/1/94, our hourly rate is \$90.00. **Before we spend any more time on this case, we request a deposit of \$900.00 for 10 hours of oversight time.** Any unused deposit will be refunded to the payor at the completion of our work; we keep a detailed accounting of all our charges, to the nearest tenth of an hour, or every six minutes. Please make your check payable to **Environmental Health Services** and remit to the address listed above.

March 13, 1995
no STID
Andrew Clark-Clough
page 2 of 2

Please contact me at (510) 567-6761 if you have any questions.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Gordon Coleman/file

je.swans