

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02914

ENVIRONMENTAL HEALTH SERVICES

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

August 6, 1999

Mark Hersh  
City of Oakland  
Public Works Agency  
Environmental Services Division  
250 Frank H. Ogawa Plaza, Ste. 5301  
Oakland, CA 94612

STID: 5803

Re: Workplan for investigations at the City of Oakland Parking Lot, located at 910  
Broadway, Oakland, CA

Dear Mr. Hersh,

This office has reviewed Harding Lawson Associate's (HLA) workplan, dated July 27, 1999, addressing soil and groundwater investigations at the above site. The workplan is acceptable to this office with the following additional requirements and reminders:

- The workplan states that the temporary borings for groundwater sampling will be covered with a cone while waiting possibly up to one week for adequate groundwater recharge. However, if the site is not secured, then a more secure cover will need to be placed on the boring locations to prevent any illegal dumping. If the site is secured, the covers must still sufficiently restrict surface water infiltration;
- The screened interval of the temporary well casings must be at least 10-feet in length and must screen across the water table;
- The workplan proposes both the Method 8310 and 8270 analysis, but according to our information Method 8270 encompasses the constituents addressed in Method 8310. Therefore, Method 8310 may be eliminated from the proposed sampling scheme;
- Per the County's November 12, 1998 letter, you are still required to submit information on whether BART operates any groundwater pumps in the vicinity of the site and the locations of these pumps;
- You stated in our August 4, 1999 meeting that additional investigations to explore the eight geophysical anomalies identified at the site in 1992 would be conducted subsequent to HLA's proposed work. It is the understanding of this office, per your October 14, 1999 letter, that this work will involve pot-holing down to 3-feet below ground surface in the areas of the observed anomalies to confirm whether or not any tanks or associated piping are located on site. **Please submit a schedule of work for this work and the submittal of the above BART groundwater pump information.**

Mark Hersh  
Re: 910 Broadway  
August 6, 1999  
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Lastly, 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 \$1,500.00. Per a message from Alex Greenwood, City of Oakland, on July 30, 1999, a check for this amount will be submitted within two weeks of his message (i.e., by August 13, 1999).

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 \$100 per hour. 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 check should be made payable to Alameda County Environmental Health Services. Additionally, please be sure to write the following identifying information on your check:

project #4939A/ Stid #5803  
type of project (SLIC), and  
site address (910 Broadway, Oakland)

It is the understanding of this office that the workplan will be implemented on August 20, 1999. Please notify this office as to confirm the date and time of this work.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.  
Hazardous Materials Specialist

Cc: Mark Gomez  
City of Oakland  
Environmental Services Division  
250 Frank H. Ogawa Plaza, Ste. 5301  
Oakland, CA 94612

James McCarty  
Harding Lawson Associates  
383 4<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 2914

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
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(510) 337-9335 (FAX)

November 12, 1998

Mark Hersh  
City of Oakland  
Public Works Agency  
Environmental Services Division  
250 Frank H. Ogawa Plaza, Ste 5301  
Oakland, CA 94612

STID 5803

Re: Required work at the City of Oakland Parking Lot, located at 910 Broadway, Oakland, CA 94607

Dear Mr. Hersh,

This office has reviewed over your October 14, 1998 letter responding to the County's September 14, 1998 request for additional work at the above site. This office has responded to your discussions in the same order they were presented in your October 14, 1998:

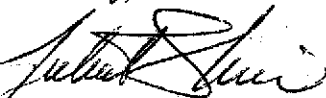
- You stated that BART personnel have provided information to you indicating that the BART tube below the site cannot act as a conduit for plume migration because there is no engineered backfill surrounding the BART tube, and because the annular spaces between the boring walls and the tube were filled with grout. This alleviates some of our concerns, however, this office is requesting more detailed information on the location of BART's groundwater pumps along their lines. Although you state that there are no pumps located on site, please provide information on the nearest groundwater pump so that this office can determine whether these pumps may provide any influence on contaminant plume migration.
- Although you provided the analysis results for soil samples collected from MW20 and MW21 in the text of your letter, please submit copies of the lab analysis results with the QA/QC. Additionally, please submit information on the well construction of these two wells.
- You have proposed the installation of one to two borings for the collection of additional soil samples to conduct fuel fingerprinting on the uncharacterized constituents previously identified during past TPHD analyses. A figure showing the proposed locations of these borings should be submitted to this office, along with details on sample depths, Standard Operating Procedures (SOPs), and information on the lab and methods that will be used to conduct the fuel fingerprinting. One of the borings must be placed south of the BART line in proximity to former samples 15, 17, and 27, where lighter end hydrocarbons were formerly detected.

Mark Hersh  
Re: 910 Broadway  
November 12, 1998  
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- Your office recommends that various areas of the site be potholed down to 3 feet to confirm the presence of any remaining underground storage tanks prior to construction on the property. This is acceptable to this office.
- Your letter states that the developers of the property will submit a workplan addressing further groundwater assessment work for risk assessment purposes. Their workplan will need to address additional groundwater sampling locations in areas both north and south of the BART lines. As part of their groundwater assessment, the existing groundwater wells will also need to be sampled again, and all the groundwater samples shall be analyzed for TPHG, TPHD, BTEX, MTBE, heavy metals, VOCs using Method 8010, and SVOCs using Method 8270. An elevation contour map shall be prepared to determine groundwater flow characteristics below the site.
- Lastly, we are requesting that you submit another deposit of \$800.00 for oversight costs, which has a rate of \$100.00/hour. Currently, the deposit account for this site has \$200.00 remaining, and it is anticipated that at least 10 additional hours may be needed to provide oversight until closure is completed. Any unused deposit will be refunded to the payor at the completion of our work. Please make the check payable to Alameda County and reference the site address on the check.

Please submit a workplan for the installation of the two proposed borings, along with the additional information requested above. Thank you for your cooperation. If you have any questions or comments, please contact me at (510)567-6763.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Ro#2914

ENVIRONMENTAL HEALTH SERVICES

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

September 14, 1998

Mark Hersh  
City of Oakland  
Public Works Agency  
Environmental Services Division  
250 Frank H. Ogawa Plaza, Ste 5301  
Oakland, CA 94612

STID 5803

Re: Investigations at the City of Oakland Parking Lot, located at 910 Broadway,  
Oakland, CA 94607

Dear Mr. Hersh,

Per our previous conversations, this office is requesting that the City of Oakland provide the following additional information about the above site for our assessment:

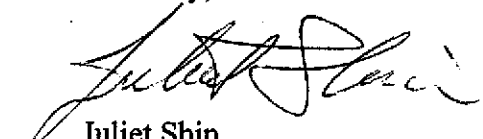
- It is possible that the fill material along the BART lines below the site is influencing groundwater flow since the top of the lines are located approximately 17 feet below ground surface(bgs) and the depth-to-groundwater is roughly 23- to 26-feet bgs. Additionally, there is information to indicate the possibility of groundwater pumps along the BART lines, possibly further influencing groundwater flow. Please submit a cross-section of the BART lines through the property, the type of fill materials, pump locations, fate of any potentially pumped water from the site, etc. If the BART lines do act as a conduit for groundwater migration, these lines could transport contaminants onto the site as well. The elevated contaminant concentrations noted at the site in 1992 at 25-foot bgs may have actually resulted from off-site, since the source could not be identified.
- Provide information as to whether the groundwater samples collected from on-site wells MW-20 and MW-21 were ever analyzed for metals; and whether any soil samples were collected from these well locations during their installation.
- A number of soil samples collected from the site, both in 1993 and 1998, identified hydrocarbons in the diesel analysis (8015) that did not match the diesel standard pattern. Some of these hydrocarbons were identified as being heavier than diesel, which could be weathered diesel, however, a

Mark Hersh  
Re: 910 Broadway  
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- number of samples also identified hydrocarbons that are lighter than diesel. Due to the incomplete information on this contaminant, this office is requesting that "fuel fingerprinting" be conducted on additional soil samples collected from areas where these unidentified hydrocarbons may occur.
- The geophysical survey conducted by HLA in 1992 turned up eight anomalies. Did the site figure out whether they were tanks? According to HLA's 1992 report, page 13, "a geophysical survey indicated the presence of an object that may be a tank within the release footprint and near the southern boundary of the site. It appears that no additional investigations have been undertaken to assess the nature of this object." Please provide this office with any additional information you may have on attempts to further identify these potential tanks. If improved geophysical surveying devices are currently available, efforts should be made to re-survey for these potential tanks.
- Provide information on site use prior to the 1926 land-use maps.
- A risk assessment will eventually need to be conducted to confirm the protection of human health and the environment in anticipated future land uses. Due to the fact that groundwater was only collected from two locations on site, MW-20 and MW-21, additional grab-groundwater sample locations may be necessary. Additionally, the risk assessment will need to take into account any potentially contaminated groundwater migrating on- or off-site through the BART lines.

Please provide responses to all the above bulleted items within 30 days of the date of this letter, i.e., October 12, 1998. If you have any questions, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0# 2914

RAFAT A. SHAHID, DIRECTOR

January 8, 1996  
SLIC STID 5803

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

Andrew Clark-Clough  
City of Oakland  
Office of Public Works  
1333 Broadway, Suite 330  
Oakland CA 94612

RE: City of Oakland Parking Lot, 910 Broadway, Oakland CA 94607

Dear Mr. Clark-Clough,

We are in receipt of a letter from Harding Lawson Associates (HLA), dated 8/16/93, with an Unauthorized Release (Leak) Report for this site. Potential sources for the hydrocarbon contamination found at this site have not been established.

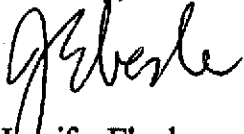
We are also in receipt of a letter from HLA, dated 11/23/94, which concludes that "there is no need to take immediate action related to soil or groundwater at the property" because "future excavation. . . will remove the isolated areas identified during this investigation," and groundwater has not been impacted. **Please submit the report that goes along with this letter:**  
*"Preliminary Soil Characterization, Oakland Broadway Block, Chinatown Redevelopment Project Area, 9th St. and Broadway,"* by HLA.

Since there is no indication that a UST caused the hydrocarbon contamination, this case will be considered a SLIC case. The Alameda County Department of Environmental Health, Division of Hazardous Materials charges for the review and oversight of site remediation work for SLIC cases 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.

**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. It is important to indicate on the check the following: new SLIC case, STID 5803, J. Eberle caseworker, City of Oakland Parking Lot, 910 Broadway, Oakland CA 94607. Please contact me at (510) 567-6761 if you have any questions.

January 8, 1996  
SLIC STID 5803  
Andrew Clark-Clough  
City of Oakland  
page 2 of 2

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

 cc: Acting Chief/file

je.910broadway