

**From:** Prowell, Cheryl@Waterboards  
**To:** [Roe, Dilan, Env. Health](#)  
**Subject:** FW: MOA #648 (Rush Property Group site located at 2868-2898 Hannah Street, in Oakland)  
**Date:** Thursday, July 30, 2015 4:13:51 PM  
**Attachments:** [Voluntary Cleanup Application - MPF 2868 Hannah Street.pdf](#)  
[Phase II ESA Report for Hanna.pdf](#)

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FYI

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**From:** Lee, Randy@Waterboards  
**Sent:** Thursday, July 30, 2015 3:55 PM  
**To:** Naito, Janet@DTSC; Hill, Stephen@Waterboards  
**Cc:** Prowell, Cheryl@Waterboards; Meillier, Laurent@Waterboards; Wolfenden, John@Waterboards  
**Subject:** MOA #648 (Rush Property Group site located at 2868-2898 Hannah Street, in Oakland)

Janet and Stephen:

I have entered a new MOA application to the database. Case summary is provided below. Please let me know if you have any questions. Thanks.

Randy

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The Rush Property Group site is located at 2868-2898 Hannah Street, in Oakland. (Note: This site is also known by "1549 32nd Street" site.) The property is located in an area of light industrial buildings and residential properties. The closest church is located approximately 0.75 miles to the south. The closest school is McClymonds High School located approximately 0.5 miles to the southeast. The property is bordered on the north and east sides by single family homes. Currently a vacant lot, the site was cleared of all above ground improvements in June 2015. The most recent use consisted of a warehouse space on the northern portion of the property. Historically, a putty and paint factory occupied the southern portion of the site.

Various industrial operations at the site in the past have used/stored chemicals such as chlorinated solvents, paints, heavy metals, liquid petroleum, and isopropyl alcohol. In 2002, a 700-gallon UST was removed along Hannah Street and received closure under the oversight of the City of Oakland Fire Department. Between 2002 and 2009, Alameda County Environmental Health (ACEH) oversaw the investigations and remediation of the northern portion of the site. In May 2002, a limited soil excavation was conducted surrounding a suspected percolation well. Between September 2003 and January 2004, approximately 3,202 cubic yards of soil was removed from beneath the former building. Over 4,250 tons of TRPH related waste was completely removed from the property in 2003-2004 as part of a large remedial effort that included the removal transport and disposal of the waste to regulated permitted Class II landfills. No oversight was provided by ACEH after 2009.

The new owner, 2868 Hannah Street LLC, conducted Phase I and II investigation in 2015 in the southern portion of the site. Based on the Phase II report (attached), PCE was detected above residential ESLs in soil (up to 11.8 mg/kg) and groundwater (up to 11,500 ppb). TCE (up to 252 ppb)

and VC (up to 56 ppb) also exceeded ESLs in groundwater. However, groundwater gradient has not been established and is difficult to pinpoint a source. (Note: TPH-g is also detected in groundwater but the consultant think it is erroneous.)

Proposed future use of the site is a mixed commercial and residential use. New construction will include a 3-story building with ground floor parking and commercial space, and residential units above. Construction is expected to take between 15 to 18 months.

Site owner is seeking Water Board to be the lead agency to further investigate the site in light of the proposed site development. ACEH has indicated their willingness to transfer the case to a State agency, if preferred by the site owner.