

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
FOR HAZARDOUS MATERIALS RELEASES
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November 13, 2018

Mr. Kevin Brown
Urban Designs, LLC
1201 Pine Street, #151
Oakland, CA 94612
(Sent via electronic mail to: KB@hollidaydevelopment.com)

Subject: Conditional Approval of Additional Site Investigation Activities for Site Cleanup Program Case No. RO0003269 and GeoTracker Global ID T10000011072, The Phoenix, located at 801 Pine Street, Oakland, CA 94601, APN: 6-47-1.

Dear Mr. Brown:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the email to ACDEH, dated Friday, November 9, 2018, presenting results of field investigation activities conducted in October 2018 and recommendations for additional subsurface investigation activities at the subject site to evaluate vapor intrusion to onsite receptors as well as offsite receptors (east of Pine Street) and north of existing soil gas wells SG10 and SG11 in the vicinity of proposed Parcel 3. On Wednesday November 7, 2018 ACDEH met with you and your environmental consultants to discuss the results of soil gas and grab groundwater investigations; including the advancement of five soil gas wells (SG10 through SG14), two grab groundwater samples (GW10 and GW11) and sampling of existing soil gas wells SG2, SG4, SG5, and SG6. Results of the October 2018 investigation indicate tetrachloroethylene (PCE) concentrations in soil gas have not been delineated offsite to the east in addition to the north and northeast of proposed Parcels 2 and 3. Trichloroethylene (TCE) concentrations in soil gas have not been delineated offsite east of proposed Parcel 2.

ACDEH understands the scope of work for the additional subsurface investigation activities will include the following:

1. Installation of **soil gas well SG15** to evaluate potential offsite migration and delineation of TCE concentrations east of existing soil gas wells SG10 and SG14. The soil gas well will be advanced and sampled using previously ACDEH-approved methods outlined in the *Limited Subsurface Investigation Work Plan* (the Work Plan), dated March 23, 2018 and the *Limited Subsurface Investigation Work Plan Addendum* (the Addendum), dated May 15, 2018, submitted by P&D and approved by ACDEH on May 22, 2018.
2. Installation of **soil gas wells SG16 through SG20** to evaluate potential offsite migration east of Parcel 2 and 3 and delineation of soil gas north and northeast of SG10 and SG11. The soil gas well will be advanced and sampled using previously ACDEH-approved methods outlined in the *Limited Subsurface Investigation Work Plan* (the Work Plan), dated March 23, 2018 and the *Limited Subsurface Investigation Work Plan Addendum* (the Addendum), dated May 15, 2018, submitted by P&D and approved by ACDEH on May 22, 2018.

Based on our review, ACDEH conditionally approves the scope of work mentioned above and requests that you perform the proposed work. Please provide 72-hour advance written notification to this office (e-mail preferred to: andrew.york@acgov.org) prior to the start of field activities. In order to facilitate the proposed site redevelopment schedule for Parcel 1 (proposed permanent supportive housing), ACDEH requests that the reporting of all subsurface activities conducted at the site be used to complete the conceptual site model and included in the in Corrective Action Plan for the site.

ACDEH notes that although you are in the process of completing the additional data gap sampling discussed above to provide a complete assessment of the extent of volatile organic compounds (VOCs) in

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soil vapor, ACDEH agrees that the site can be redeveloped provided corrective actions are implemented at the site that will be protective of environmental risks to future building residents and workers. These measures may include excavation of lead-impacted soil and/or offsite disposal at a permitted landfill or onsite consolidation and capping to prevent direct contact exposure, and installation of vapor mitigation engineering controls underlying the structures and hardscape to reduce the inhalation risk of exposure to VOCs.

ACDEH understands that the project is scheduled to be reviewed and approved by the City of Oakland Planning Commission on December 19, 2018 and Holliday Development will be submitting a funding application to the Alameda County Housing and Community Development agency for Proposition A1 funds. That funding program requires the project to have local approvals and environmental clearances by the end of 2018.

Based on our November 7th meeting with you, ACDEH understands that Holliday anticipates completion of the data gap investigation field activities and submittal of a corrective action plan to ACDEH before the end of 2018. ACDEH is committed to working with you on this important project and will expedite review of submittals to the extent practicable during the upcoming holiday season.

Thank you for your cooperation. ACDEH looks forward to working with you in developing a corrective action plan that will provide long-term protection for potential environmental risk. If you have any questions, please call me at (510) 639-1276 or send me an email message at andrew.york@acgov.org

Sincerely,



Drew J. York
Senior Hazardous Materials Specialist



Dilan Roe, PE, C73703
Chief - Land Water Division

cc: David Schenker, Holliday Development (*Sent via E-mail to: david@hollidaydevelopment.com*)
Jamie Hiteshew, Holliday Development (*Sent via E-mail to: jamie@hollidaydevelopment.com*)
Paul H. King, P&D Environmental, Inc. (*Sent via E-mail to: pdking0000@aol.com*)
Tom Graf, Graf Con (*Sent via E-mail to: tom@grafcon.com*)
Mike Rivera, City of Oakland Bureau of Planning (*Sent via E-mail to: mrivera@oaklandnet.com*)
Tim Lowe, City of Oakland Building Department (*Sent via E-mail to: TLow@oaklandnet.com*)
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Electronic File, GeoTracker