



CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5301 • OAKLAND, CALIFORNIA 94612-2034

Public Works Agency
Environmental Services

FAX (510) 238-7286
TDD (510) 238-7644

November 21, 2001

NOV 29 2001

Mr. Barney M. Chan
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, suite 250
Alameda, CA 94502-9335

Subject: Contacts for Housewives Market and City Center Parcel T6 Projects

Dear Mr. Chan:

Please be informed that I will away from the City of Oakland office between November 27, 2001 and February 6, 2002. During my absence, you may contact the following persons on all issues relating to the project listed against their names:

Housewives Market

Contact Person: Mark Gomez
Tel. #: (510) 238-7314

City Center Parcel T6

Contact Person: Andrew Clark-Clough
Tel. #: (510) 238-6361

If there are any questions, please feel free to call Andrew Clark-Clough at (510) 238-6361.

Sincerely,

Odili N. Ojukwu, P.E.
Environmental Program Specialist

Copy:

- Patrick Lane, City of Oakland, CEDA
- Alex Greenwood, City of Oakland, CEDA
- Andrew Clark-Clough, City of Oakland, PWA/ESD
- Mark Gomez, City of Oakland, PWA/ESD
- Central Files

Meeting With Alameda County Environmental Health Division
City Center Parcel T6 Remediation and Regulatory Closure
November 5, 2001; 10a.m.

Attendees: Barney Chan (County), Odili Ojukwu (City of Oakland) and Amy Breckenridge (URS)

Objectives of meeting are:

1. To brief the County on the results of the most recent groundwater investigation (smear zone assessment) and the shallow soil lead results.
2. To seek County input in the overall groundwater remedial approach for the site.

Agenda

1. Project Status - Odili
2. Soil Issues - Odili/Amy
3. Groundwater Issues - Odili/Amy
4. Discussions & Resolves

CITY OF OAKLAND PWA/ENVIRONMENTAL SERVICES DIVISION

250 FRANK H. OGAWA PLAZA, SUITE 5301
OAKLAND, CA 94612-2034

FAX

DATE: 10/10/01

TO: Barney Chan

FAX #: 510 337-9335

FROM: Odili Ojumu

PHONE #: 510 238 7371

FAX #: (510) 238-7286

Number of pages including this page: 3

Comments: _____

Data on parcel T12

per our phone discussions.

Odili

Need to confirm gradient by using the gw

elevations & plotting them.

**SUMMARY OF GRADIENT INFORMATION
CITY OF OAKLAND, PARCEL T-12**

MARCH 13, 1990

Well Identification	Water level (ft below TOC)	Water Table Elevation (ft above C.O.O.D.)
W-1	28.1	5.71
W-2	28.5	4.74
W-3	27.5	5.02

City of Oakland and datum

SEPTEMBER 9, 1999

Well Identification	Water level (ft below TOC)	Water Table Elevation (ft above C.O.O.D.)
W-1	24.93	8.88
W-2	26.04	7.11
W-3	24.79	7.55

FAX TRANSMITTAL

URS

500 12TH STREET
SUITE 200

OAKLAND, CA 94607

TEL: (510) 893-3600 FAX: (510) 874-3268

OCT 10 2001

DATE: 10/9/01

PAGE 1 OF: 2

TO: Barney Chan

FROM: Teri Angst / Amy Breckenridge

FIRM: Alameda City Health Agency

SUBJECT: map of wells/borings

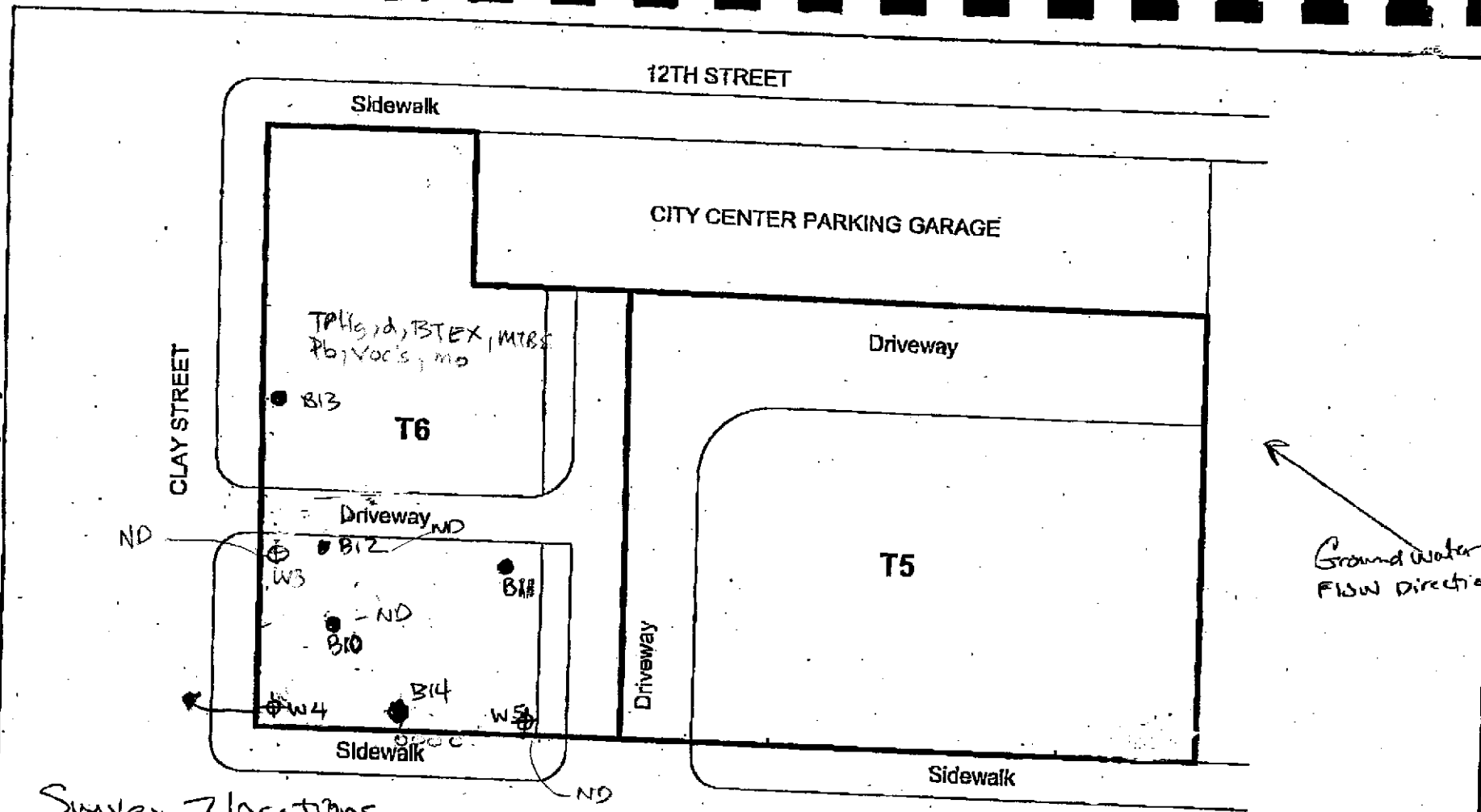
FAX NO: 510-337-9335

cc: Odili Ojukwu, City of Oakland
510-238-7286

MEMO:

As requested.

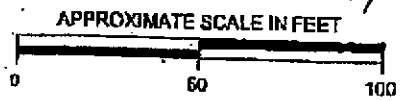
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Survey Locations

LEGEND:

- Approximate Geoprobe Hand Auger Location
- Approximate Hand-Auger Boring Location
- Approximate Monitoring Well Location
- Approximate Site Boundary
- Lost/abandoned well
- proposed boring for soil/gw
- 2 1/2" - gw well



Subsurface Consultants, Inc.
Geotechnical & Environmental Engineers

SOIL/GROUNDWATER INVESTIGATION		
CITY CENTER PARCEL T6 OAKLAND, CALIFORNIA		
DRAWN BY: CFY	DATE 9/25/01	PLATE 3
JOB NUMBER 272.056	FILE NUMBER: A272.056.01	



Amy P. Breckenridge, PE
Project Civil Engineer

URS Corporation
500 12th Street, Suite 200
Oakland, CA 94607-4014
Tel: 510.893.3600
Direct: 510.874.3057
Fax: 510.874.3268
amy_breckenridge@urscorp.com

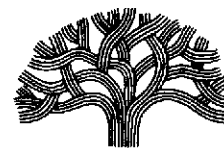


Jay B. Clare, PE
Manager, Hazardous Waste

URS Corporation
500 12th Street, Suite 200
Oakland, CA 94607-4014
Tel: 510.893.3600
Direct: 510.874.3027
Fax: 510.874.3268
email: jay_clare@urscorp.com



CITY OF OAKLAND



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Public Works Agency
Environmental Services

FAX (510) 238-7286
TDD (510) 238-7644

October 1, 2001

OCT 04 2001

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda CA 94502-9335

Dear Mr. Chan:

**Subject: Your Request for Site Addresses - City Center Parcels T5 and T6
Northeast Corner of Clay and 11th Streets), Oakland**

Per your request, this letter provides documentation of the addresses of City Center Parcels T5 and T6 situated at the northeast corner of Clay and 11th Street in Oakland.

Parcel T5 - Former 500 11th Street, Oakland
Parcel T6 - Former 1100 Clay Street, Oakland.

I have enclosed the Assessor's Map 2 showing the subject parcels for your reference. Parcel T5 is represented as parcels #39 and #40 on the Assessor's Map while Parcel T6 is represented as parcel #38 on the Map. Parcel T6 is reportedly the location of the former Shell Service Station.

Please note that there are no addresses currently associated with both Parcels T5 and T6, and the sites have remained undeveloped for a long time.

If there are any questions, please contact me at (510) 238-7371 or e-mail me at oojukwu@oaklandnet.com.

Sincerely,

Odili N. Ojukwu, P.E.
Environmental Program Specialist

Copy:

David Ralph, City of Oakland, CEDA (w/enclosure)
Jay Clare, URS Corporation (w/enclosure)
Andrew Clark-Clough, City of Oakland, PWA/ESD (w/enclosure)



SCALE IN 1/10 OF AN INCH

ASSESSOR'S MAP 2

Code Area Nos. 17-016 17-020 17-021 17-022

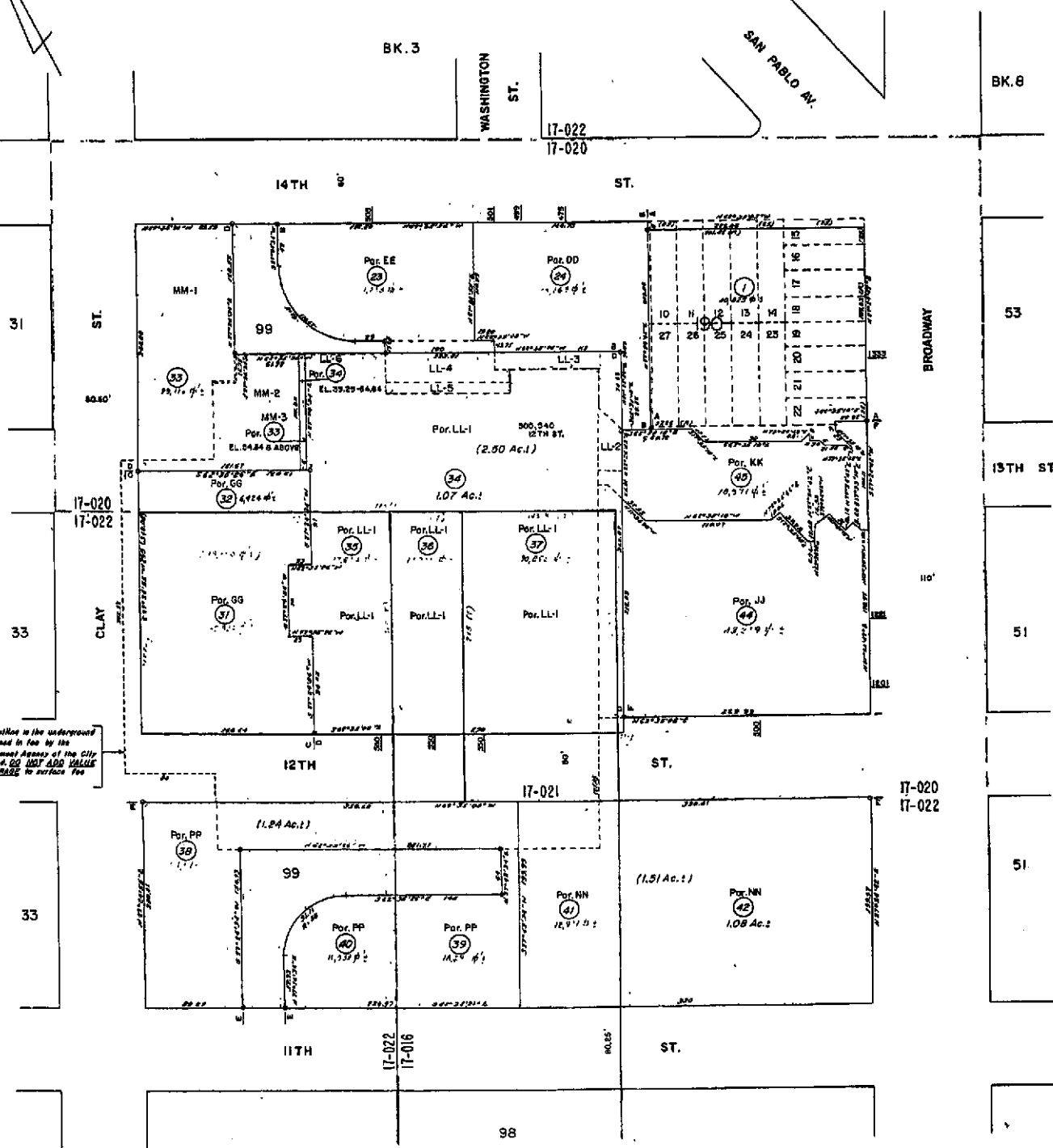
97

SCALE: 1" = 80'

- (A) OAKLAND (KELLERSBERGER'S)(BK.7 PG.3)
- (B) P.M. 4976 188/8 (ELEV. 34.20 & ABOVE)
- (C) P.M. 5372 178/64 (ELEV. 39.29 & ABOVE)
- (D) P.M. 5410 178/62 (ELEV. 34.20 & ABOVE)
- (E) P.M. 5533 180/44 (ELEV. 39.29 & ABOVE)
- (F) P.M. 5456 182/71 (ELEV. 34.20 & ABOVE)

REVISIONS: 3-12-84 PB 12-6-88 RB, 7-11-90 PB
 10-9-85 RB, 3-20-89 PB
 6-9-87 RB, 6-22-89 RB
 4-07-88 CL, 3-19-90 RB
 10-26-88 RB, 4-25-90 JT

DRAWN: 5-3-83 P.B.



Dashed outline is the underground garage owned in fee by the Redevelopment Agency of the City of Oakland, CA. DO NOT ADD VALUE of the GARAGE to surface fee owners!

FORMERLY: BLKS. 39, 41, 45 & 48

9/28/01 mtg @ City of Oakland

T5: Request copy of analytical results for GW sample from W-1 (aka T5W-1)
Request parcel # or specific address for T5.

in 6/93 report T6W1 is actually T5W1.

T6:

- GW sample & gradient
- T9 - address to check gradient
- Request summary data report for T6 similar to T5.
- attempt to identify location of former USTs.
- Any Sanborn maps?

give Odili - Karen Petagna info
address, ph # et al.



CITY OF OAKLAND



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Public Works Agency
Environmental Services

FAX (510) 238-7286
TDD (510) 238-7644

September 25, 2001

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda CA 94502-9335

Dear Mr. Chan:

**Subject: City Center Parcels T5 and T6, Northeast Corner of Clay and 11th Streets,
Oakland - Soil and Groundwater Sampling Report**

Please find enclosed a copy of the report on the most recent subsurface investigation conducted on the subject sites by Subsurface Consultants Inc. (SCI). The soil and groundwater sampling was conducted to evaluate conditions of the shallow fill and native soils for purposes of offsite soil disposal and obtaining regulatory approval for unrestricted reuse of native soil as part of the planned site development.

If there are any questions, please contact me at (510) 238-7371 or e-mail me at oojukwu@oaklandnet.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Odili N. Ojukwu".

Odili N. Ojukwu, P.E.
Environmental Program Specialist

Copy:

Andrew Clark-Clough, City of Oakland, PWA/ESD (wo/enclosure)
Alex Greenwood, City of Oakland, CEDA (w/enclosure)
Jay Clare, URS Corporation (w/enclosure)

Office of Emergency Services
1605 Martin Luther King Jr. Way, 2nd Floor
Oakland, CA 94612
Phone: (510) 238-3938
TDD: (510) 839-6451
FAX: (510) 238-7761

**Oakland Fire Dept.
Office of Emergency
Services (OES)**

Fax

To: Barney Chan From: H. Gomez
Fax: 337-9335 Pages: 3
Phone: _____ Date: 9/14/01
Re: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

Hi, Barney Transfer forms
for 2 sites - Report will get to
you later

Thanks

Herrman

CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
 1605 Martin Luther King Jr. Way, Oakland, CA. 94612

Hazardous Materials Program

Contaminated Site Case Transfer Form

Site Information:

Site Responsible Party (ies)	City of Oak.
Site Name	City Center Parcel T5
Site Address	Corner of Clay + 11 th St.
Site Phone	
Site Contractor & Consultant (if available)	URS Corp.
Site DBA	

Site Conditions:

UST				
former product (fuel, w/o, solvent, others)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
observations of system (holes, leaks)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
observed contamination (free product, smell, soil/water discoloration)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
soil and/or groundwater concentrations of contaminants?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
unauthorized Release Form Filed?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
future intended use if known?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
NON-UST T5				
Former industrial use?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Soil and/or groundwater concentrations of contaminants?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Future intended use if known?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<i>If available, attach pertinent reports</i>				

Transferred as: LOP SLIC

Level of Update requested:
 distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: H. Gomez 9/14/01

Transfer accepted by: (ALCo EHS): B. Chan

**CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
1605 Martin Luther King Jr. Way, Oakland, CA 94612**

Hazardous Materials Program

Contaminated Site Case Transfer Form

Site Information:

Site Responsible Party (ies)	City of Oakland
Site Name	City Center Parcel 76
Site Address	Corner of Clay & 11 th St.
Site Phone	
Site Contractor & Consultant (if available)	URS Corp. 500 12 th St. Oak 94602
Site DBA	

Site Conditions:

UST			
former product (fuel, w/o, solvent, others)?	TC	Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
observations of system (holes, leaks)?		Yes	<input type="checkbox"/> No <input type="checkbox"/>
observed contamination (free product, smell, soil/water discoloration)?	UNK	Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
soil and/or groundwater concentrations of contaminants?		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
unauthorized Release Form Filed?	UNK	Yes	<input type="checkbox"/> No <input type="checkbox"/>
future intended use if known?		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
NON-UST			
Former industrial use?		Yes	<input type="checkbox"/> No <input type="checkbox"/>
Soil and/or groundwater concentrations of contaminants?		Yes	<input type="checkbox"/> No <input type="checkbox"/>
Future intended use if known?		Yes	<input type="checkbox"/> No <input type="checkbox"/>
<i>If available, attach pertinent reports</i>			

Transferred as: LOP SLIC

Level of Update requested:

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Transfer requested by Inspector: H. Gomez 9/14/01

Transfer accepted by: (ALCo EHS): B. Chen



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Public Works Agency
Environmental Services

FAX (510) 238-7286
TDD (510) 238-7644

September 14, 2001

Mr. Hernan Gomez
Acting Hazardous Materials Supervisor
City of Oakland
Fire Services Agency
Office of Emergency Services
1605 Martin Luther King Jr. Way
Oakland, CA 94612

Dear Mr. Gomez:

**Subject: Environmental Regulatory Review ; City Center Parcels T5 And T6,
Northeast Corner of Clay Street And 11th Street, Oakland**

Pursuant to our phone discussions today, enclosed please find for your review and necessary referral to the Alameda County Environmental Health Services the following environmental documents relating to the subject two sites.

1. ESA and Fill Characterization Report by Woodward-Clyde Consultants dated June, 1993.
2. Soil and Groundwater Sampling Letter-Report by Subsurface Consultants, Inc. dated August 21, 2001

I am also forwarding copies of the reports separately to Mr. Barney Chan of the County who has been designated to review the project. The site is being proposed for construction of a multi-story office building with two levels of underground parking garage.

Analytical results indicate that City Center Parcel T5 contains low levels of lead in soil. The results also indicate elevated levels of lead and petroleum hydrocarbon compounds in both soil and groundwater for City Center Parcel T6. Parcel T6 is the location of a former gas station.

The City seeks to obtain regulatory closure for Parcel T5 while appropriate remediation of Parcel T6 is being planned.

If you have any questions, feel free to contact me at extension 7371.

238-7371

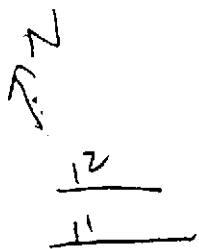
Mr. Hernan Gomez,
Regulatory Review
City Center Parcels T5 And T6, Oakland
September 14, 2001
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Odili N. Ojukwu". The signature is stylized and somewhat cursive, with the first letters of the first and last names being prominent.

Odili N. Ojukwu, P.E.
Environmental Program Specialist

cc: Barney Chan, Alameda County Environmental Health Services
Andrew Clark-Clough, PWA-Environmental Services



- Need to get historic maps
- Look @ historical site usage
- Take representative soil & GW samples
- Need to sample to depth of 2
feet S.S. garage.

- GPR Survey T6 for UST
- UST activity

- o 500 gallon diesel tank w/ the 12th St right of way, adjacent to the NE corner of Parcel 15
- o leak from UST @ 1160 Jefferson St
- o 2 - 500 ~~gallon~~ gallon UST removed @ 1215 Clay St w/ 1/2 block of Parcel T6

1990 Invest (2/14-2/16/90) w/ former gas station
 3 Wells W1 - W3 (W2 + W3)
 & 2 Borings B2 + B1 (B2)

Analysis GW: W1 + W2 - VOCs (624), T, 22 metals
 W-3 - VOCs, SVOCs, EPA PP metals, CN

- left out TPH

Results: (GW) W2 Toluene 0.026 mg/L, Xylenes 3.819 mg/L

W3: Toluene 0.034 mg/L, Xylenes 0.703 mg/L

W1 - ND for 624 VOCs

W3: naphthalene - 0.045 mg/l
2-me. " - 0.017 mg/l

ASSUMPTION

former USGS located near or beneath sidewalk

Final Permit Application (Table 2)

- locate on area map. eg Fig 1B
 - Need discrete depth samples.
 - W2 @ 16' - strong gasoline odor logged.
eg samples taken @ 5-7', 10-12', 15-17', 20-22',
25-27' & 27-29'
screen - 25-35' bgs
 - W3 @ 16' V. strong gas odor in log
-

11/9/00

3 GP (GP-1-G2, GP-4) to 8'
+ hand auger H-3 to 6'

- Why did they Composite GP-1 & GP-2 (1'-4' & 1'-2') (probably for soil disposal reasons).
- ~~did not run TPH or MTSE?~~
- why Pb & Hg? -

8/3/90 ; Characterizes fill not UST release.
21 borings, varying in depth from 1-13 bgs
(for surface soil characterization & disposal info)

Samples from T5 do not contain TPH or TOC
Avg Pb = 5.2 mg/kg