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Parcel Number: 1-209-1-2 Inactive: N Lien Date: 01/01/2007 Owner: AFE MARKET SQUARE II LLC
 Property Address: 818 JEFFERSON ST, OAKLAND, CA 94607-3625

[Parcel History](#)

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
AFE MARKET SQUARE II LLC	List Owners	1000 BROADWAY # 300, OAKLAND, CA 94607-4033	04/07/2006	2006-137284		1	7000
Attn: JOHN J. ROBERTSON							
HOUSEWIVES MARKET, LLC	List Owners	1000 BROADWAY # 300, OAKLAND, CA 94607	04/07/2006	2006-137283		1	7000
c/o A.F. EVANS DEVELOPMENT IN REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND							
c/o PROJECT DEV & MGMT	List Owners	1417 CLAY ST FL 2, OAKLAND, CA 94612-1411	12/23/1983	1983-241134		2	0300

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM

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I. AGENCY INFORMATION

Date: December 17, 2002

Agency Name: Alameda County/Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6565
Responsible Staff Person: Barney Chan	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Former Housewives Marketplace, Block within 8 th , 9 th , Clay and Jefferson St.		
Site Facility Address: 818 Jefferson St., aka 801 Clay St., Oakland, CA 94607		
RB Case No.:	Local Case No.: 6898	LOP Case No.: RO0000114
URF Filing Date: not filed	SWEEPS No.: ---	001-0209-001, 001-0209-002, APN: 001-0209-003, 001-0209-004
Responsible Parties	Addresses	Phone Numbers
City of Oakland, c/o Mark Gomez	250 Frank Ogawa Plaza, Suite 5301 Oakland, CA 94612-2034	510-238-7314

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
Unknown, 2+	Unknown	Assumed gasoline & oil	Likely removed from the NE & SW corners of site	1950s
1	575	Likely heating oil	Removed	4/1/02

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: unknown in 2+ USTs, no evidence of holes or release in tank 1		
Site characterization complete? Yes	Date Approved By Oversight Agency: ----	
Monitoring wells installed? Yes	Number: 3	Proper screened interval? Yes *
Highest GW Depth Below Ground Surface 21 67'	Lowest Depth 23 23'	Flow Direction, southwest
Most Sensitive Current Use Potential drinking water source, however site is scheduled for mixed commercial residential use and water is currently supplied by EBMUD		

* all three wells were screened from 20-30' bgs

Summary of Production Wells in Vicinity: No known drinking water wells identified onsite	
Are drinking water wells affected? No	Aquifer Name: Oakland Sub Area, East Bay Plain
Is surface water affected? No	Nearest SW Name: Oakland Inner Harbor is ~3000' to the south
Off-Site Beneficial Use Impacts (Addresses/Locations): none identified	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and City of Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	2+ unknown size, 1-575 gallons	Presumed disposed Disposed ECI, Richmond	1950s 4/1/02
Oil and Water	75 gallons	Disposed, Alviso Oil, Alviso, CA	4/1/02
Soil	12 tons	Disposed, Vasco Rd., Livermore, CA	7/3/02

Maximum Documented Contaminant Concentrations -- Before and After Cleanup				
Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before ³	After ⁴
TPH (gasoline)	ND	ND	1,700,000	2900
Benzene	ND	ND	3200	670
Toluene	ND	ND	13,000	450
Ethyl Benzene	ND	ND	13,000	100
Xylenes	ND	ND	53,000	480
MTBE	NA	NA	NA	ND
TPH (diesel)	ND	ND	ND	ND
TPHmo/ms	ND	ND	670/210,000	ND/290
Lead/WET lead	400/NA	400	NA/19,000	NA
Other (8240/8270)	NA	NA	*2,400	*2,400

Comments (Depth of Remediation, etc.):

1	Soil sample locations at 10-23 ft, borings GP-1 through GP-4
2	No over-excavation performed
3	Maximum concentrations in grab groundwater sample from GP-4 and SB-3
4	Grab groundwater samples from SB-3-GW and groundwater from monitoring wells
*	Other: 2ppb chloroform, 2.2 ppb Freon 12, 150 ppb TCE and 2400 ppb methyl ethyl ketone exhibited in MWs
	Elevated TPHg, TPHms and BTEX was exhibited in the grab groundwater sample from GP-4, located up-gradient on the sidewalk, however, the grab groundwater sample from SB-3 located down-gradient and close to GP-4 exhibited much lower TPH levels, indicating the release from GP-4 is localized.

Site History and Description of Corrective Actions

The subject property is located in a retail/commercial area in the downtown Oakland area. The site occupies one entire city block and is situated between Clay and Jefferson and 8th and 9th Streets. See Figure 1. The proposed future use of this site is mixed commercial and residential development with the residential properties being built above the first floor.

Three buildings were located on this block, Housewives Marketplace a single-story warehouse identified as 819 and 825 Clay St., a two-story building identified as 809 Clay St. and a three-storied building identified as 801, 805 and 807 Clay St. and 554, 556 and 558 8th St. These buildings have been razed. Results from a Phase I investigation indicate the only potential businesses with chemical usage at this site were two former service stations located in the northeast and southwest corners of the block. Sanborn maps from 1951 indicate the presence of "gas and oil" in these locations. The 1952 Sanborn map shows only "oil" at these locations and the 1957 Sanborn map shows no notations at all. Therefore, we assume that the gasoline tanks were removed in 1951 and the oil tanks removed between 1952-1957. The Housewives Market appears on the 1957 map at its current location and dimensions. Part of Housewives Market was located over the presumed location of the former USTs in the northeast corner of the site while "parking" appears in the southwest corner of the site. See Assessor's map.

On October 21, 1997, four soil borings (GP-1 through GP-4) were drilled to depths of 28-32 feet bgs in the general location of the two former gasoline stations. A total of nine soil and four grab groundwater samples were collected for petroleum hydrocarbon and BTEX analysis. Several soil samples from each boring were collected as well as a grab groundwater sample. No petroleum hydrocarbon or BTEX was found in any of the soil samples, however, elevated gasoline, mineral spirits and BTEX was exhibited in the groundwater sample from GP-4. Note that GP-4 was located on the sidewalk cross-gradient to the assumed location of the USTs in the northeast corner of the site. See Figure 2 and Tables 1&2 for the location and analytical results of samples. Soils encountered were mainly sand interspersed with silt and clay from the surface to groundwater, encountered from 25-26' bgs. No borings were located within Housewives Market, therefore any releases from northeast USTs were not adequately characterized.

On January 22 and 23, 1998, six boreholes, GP-5 through GP-10, were advanced to further investigate the site. Boreholes were advanced to depths ranging from 24-28' bgs and soil and groundwater samples collected. The borings were located up-gradient and outside the Housewives Market Place building, See Figure 3. No TPHext, TPHg or BTEX was found in any of the soil or groundwater samples. See Tables 3&4. Borings GP-9 & GP-3 were located down-gradient of the northeast USTs. Boring log GP-6 is attached and is representative of subsurface soil. However, no borings were advanced within the Housewives Market building.

On December 7 and 8, 2000 four borings, SB-1, SB-2, SB-3 and SB-5, were advanced around the presumed location of the northeast UST(s) inside the Housewives building. In addition, one other boring, SB-4, was advanced just north of the presumed location of the southwest USTs. See Plate 2. Soil samples were field screened using a PID instrument. Only the soil sample exhibiting a hydrocarbon odor and elevated PID reading (SB-3-25') was analyzed in the laboratory. This sample reported ND for TPHg and TPHms. Grab groundwater samples were collected and analyzed in SB-1 through SB-4. TPHg, TPHms, and BTEX were found only in SB-3-GW, the boring near GP-4, which exhibited the highest concentrations of these parameters. Low levels of trichloroethene, TCE, were reported in SB-1, SB-2 and SB-3. Dichloroethane and naphthalene were also reported in SB-3. The location of GP-4 was in question until onsite verification noted that GP-4 was located slightly west of that represented on the figures, and close to SB-3. This accounts for the groundwater contamination exhibited in SB-3. See Tables 5 & 6 for groundwater results. Boring log for SB-3 is attached.

A Risk-Based Corrective Action (RBCA) evaluation was performed in April 2001 and a revised RBCA performed in May 2001. The lower value of either the maximum concentrations or the 95%UCL for each COC was compared to City of Oakland Tier 1 and Tier 2 (Merritt Sands) RBSLs. No values exceeded the RBSLs for the anticipated exposure pathways; residential inhalation of indoor air, commercial inhalation of indoor air and commercial inhalation of outdoor air. See Tables 7 & 8. TPH was not evaluated, however, the calculated 95% UCL for TPHg (337 ppm) and the maximum TPHms concentration (210 ppm), were less than the residential and commercial ceiling value for odor, 5000ppm.

On May 1, 2001, additional soil samples were collected within and outside the Housewives building to evaluate surface soils that might be generated during site development. In addition, three monitoring wells were installed to evaluate on-site groundwater and potential off-site sources of contamination. The soil samples were analyzed for total and soluble lead (WET). See Plate 3 and Table 9. Although no TPH analysis was performed on these samples, 9 of the 15 borings were screened using a PID instrument and no elevated PID readings were reported in any of these samples. Although the highest total lead reported was 400 ppm, the highest (WET) soluble lead reported was 19 mg/l. Because of these results, reuse of generated soil was recommended during development. Any reused soil will be covered with a surface cap or clean fill material.

Three of the borings located down-gradient of the Housewives building and the former northeast UST area were converted

in monitoring wells, MW-1 through MW-3. On May 3, 2001, these wells were run for TPHg,d,mo and VOCs (EPA 8260). TPHg at 150 ppb and MEK at 2400 ppb were reported in MW-3 and up to 150 ppb TCE was reported in MW-1. The boring logs of MW-1 through MW-3 are attached.

On 8/17/01 three additional off-site borings, GW-1 through GW-3 were advanced to evaluate off-site sources and potential down-gradient extent of the contamination detected in GP-4. Up to 240 ppb TPHd, 50 ppb TPHg and 1.6 ppb chloroform was detected in grab groundwater samples from these borings. No other VOCs were found. See Table 10A .

A geophysical investigation was performed on February 7, 2002 and on the following day, three areas of suspected anomalies were excavated in an attempt to determine if USTs were present. Various piping and scrap metal were encountered but no USTs. However, during subsequent demolition activities at the site, a 575 gallon UST, presumed to have contained heating oil was encountered near the corner of Clay and 8th Streets. On April 1, 2002, the UST was removed under the City of Oakland Fire Department oversight. No petroleum contaminants were observed in the soil sample collected and the UST was granted closure by Leroy Griffin of OFD.

Site closure is recommended based upon:

- Adequate site characterization. Based upon historic Sanborn maps, soil and groundwater sampling has been performed in the areas up and down-gradient of the presumed underground tanks.
- An underground magnetic survey was performed to confirm that all underground tanks and appurtenances have been removed prior to site development. An underground tank was found and removed from the sidewalk.
- A RBCA was performed using the City of Oakland RBSLs. No risk is expected to exceed their respective RBSL.
- Groundwater sample results from monitoring wells exhibit low TPH and VOC levels, therefore, additional monitoring is not warranted.
- A Health and Safety Plan will be observed during site excavation and development. Reuse of excavated soil is acceptable .
- The proposed development will be commercial/residential on the first two floors and residential on the other four floors above. No subsurface areas or buildings are proposed.
- The former USTs were removed in the 1950s, therefore natural bio-attenuation is likely to have occurred.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes No		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes No		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements: Site should be included in the City of Oakland Permit Tracking System. A Health and Safety plan will be required prior to site development given the presence of lead in surface soils.		
Should corrective action be reviewed if land use changes? Yes		
Monitoring Wells Decommissioned No	Number Decommissioned 0	Number Retained 3
List Enforcement Actions Taken none		
List Enforcement Actions Rescinded none		

V. ADDITIONAL COMMENTS, DATA, ETC.

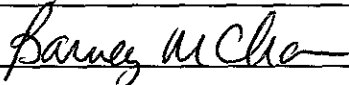
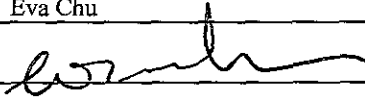

Considerations and/or Variances

- Residual groundwater contamination remains at the site.
- No records of UST removal exist, but a geophysical survey did not detect any USTs
- VOCs such as TCE, chloroform, Freon12 and MEK were detected in groundwater from monitoring wells, however, at levels below RBSLs. No soil source of these VOCs was found and it believed that this may represent a city-wide problem.
- No samples were collected directly within the assumed location of the former USTs, however, samples were collected down-gradient of both UST areas and exhibited little to no groundwater contamination. Since the actual location of the former USTs is not known, the exact locations of the borings is not as critical as is their general locations.
- Long term monitoring was not performed, however, three monitoring events were performed and considering the USTs were likely removed in the 1950s, conditions are likely stable as indicated in these results.
- Soluble lead exceeding the STLC (5 mg/l) exists in surface soils, however, the total lead in shallow soil samples range from ND to 400 ppm. The future site will be capped and an appropriate health and safety plan will be observed during site construction.
- The entire suite of motor oil analytes was not analyzed in soil and groundwater samples, specifically semi-volatiles and all the required heavy metals. However, given the absence of motor in soil, there is little likelihood of detecting these oil related analytes at significant levels.
- Particle size analysis was not performed on soil, however, the most conservative soil type for the presumed exposure pathways (Merritt Sands) was evaluated to be conservative.
- Elevated TPHg, TPHms and BTEX was found in groundwater from GP-4 indicative of potential free product. No soil contamination was observed in the borings from GP-4 and grab groundwater samples both up and down-gradient of this boring were low to ND for these constituents. The release appears localized.

Conclusion:


Based upon the information available in our files to date, Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment for the proposed land use (mixed commercial and residential) provided that the Site Management Requirements specified above are implemented. Residual groundwater contamination in the vicinity of the former USTs in the northeast corner of the site appears localized and stable within monitoring wells down-gradient. ACEH staff recommends closure for the site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Barney M. Chan	Title: Hazardous Materials Specialist
Signature: 	Date: 12/26/02
Reviewed by: Eva Chu	Title: Hazardous Materials Specialist
Signature: 	Date: 12/13/02
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: 	Date: 12/26/02

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions

VII. REGIONAL BOARD NOTIFICATION

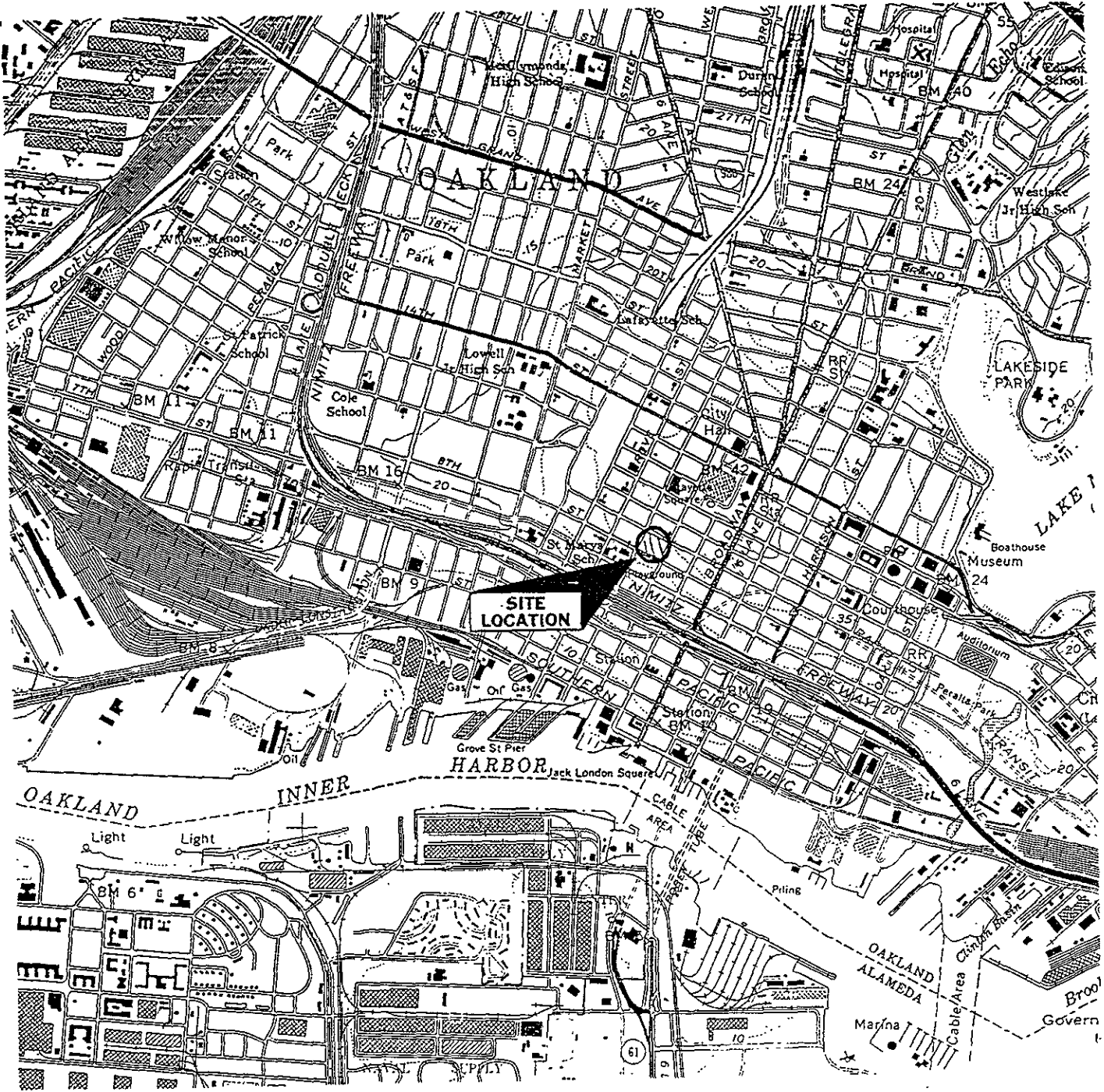
Regional Board Staff Name: Betty Graham	Title: AWRCE
RB Response: Concur, based solely upon information contained in this case	Date Submitted to RB:
Signature: 	Date: 1/16/03

Attachments:

- Figure 1 Site Location Map
Assessor's Map
- Figure 2 Site Plan, GP-1 through GP-4 Boring Locations, Boring log for GP-4
- Tables 1,2 Soil and Groundwater Analytical Results for GP-1 through GP-4
- Figure 3 Boring Location Map GP-1 through GP-10
- Tables 3,4 Soil and Groundwater Analytical Results for GP-5 through GP-10
Boring Log for GP-6
- Plate 2 Soil Boring Locations, Prior boring plus SB-1 through SB-5
- Tables 5,6 Soil and Groundwater Analytical Results SB-1 through SB-5
Boring Log for SB-3
- Tables 7,8 Groundwater Data, RBCA Evaluations
- Plate 3 Prior borings plus SB-1 through SB-12 (lead analysis) and MW-1 through MW-3
- Table 9 Total and Soluble Lead Analytical Results
- Table 10 Groundwater Monitoring Results
Boring Logs, MW-1 through MW-3
- Table 10A Groundwater results from GW-1 through GW-3.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file

OAKLAND WEST QUADRANGLE
 California
 7.5 Minute Series (Topographic)

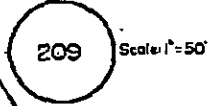


SCALE 1:24000

DRAFTED BY: TS	CHECKED BY: GH	Project No. 70100-019-01	Figure 1	SECOR 1390 Willow Pass Road Suite 360 Concord, CA 94520
PREP. DATE: 05-13-97	REV. DATE:	Oakland Housewives Market 8th, Clay and Jefferson Oakland, California	Site Location Map	
FILE NAME: housewife.f01				

ASSESSOR'S MAP I

Code Area No. 17-022



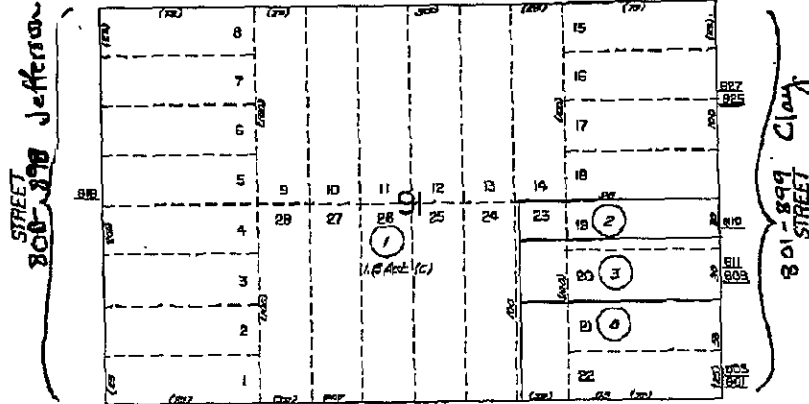
OAKLAND, CA

Post-it® Fax Note 7671

Date	# of pages
From	<i>Mark Hones</i>
To	<i>Barney Chan</i>
Co./Dept.	Co.
Phone #	Phone # <i>238-7314</i>
Fax #	Fax # <i>337-9335</i>

BOOK

9TH ST. 45-46 665-155 STREET

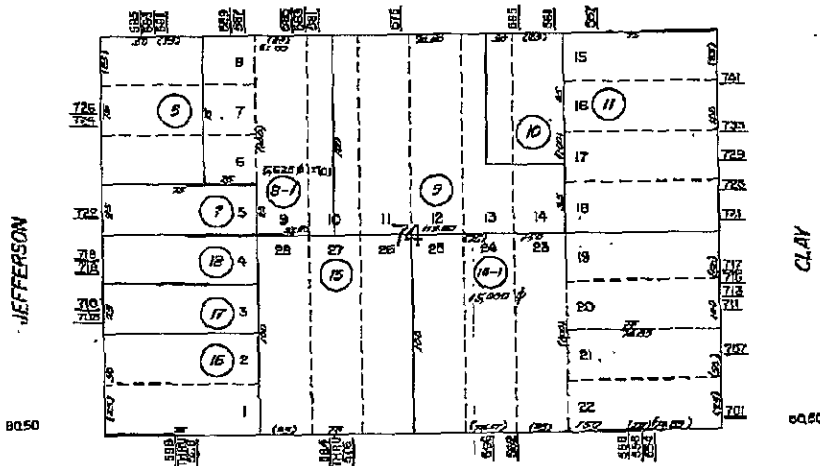


Drawn by: G. F. R. H. S. Revised by: G. F. R. H. S. 8-11-02 BY

211

203

8TH ST. 45-48 865-055 STREET



Parcel #'s:
001-0209-001
 002
 003
 004

211

203

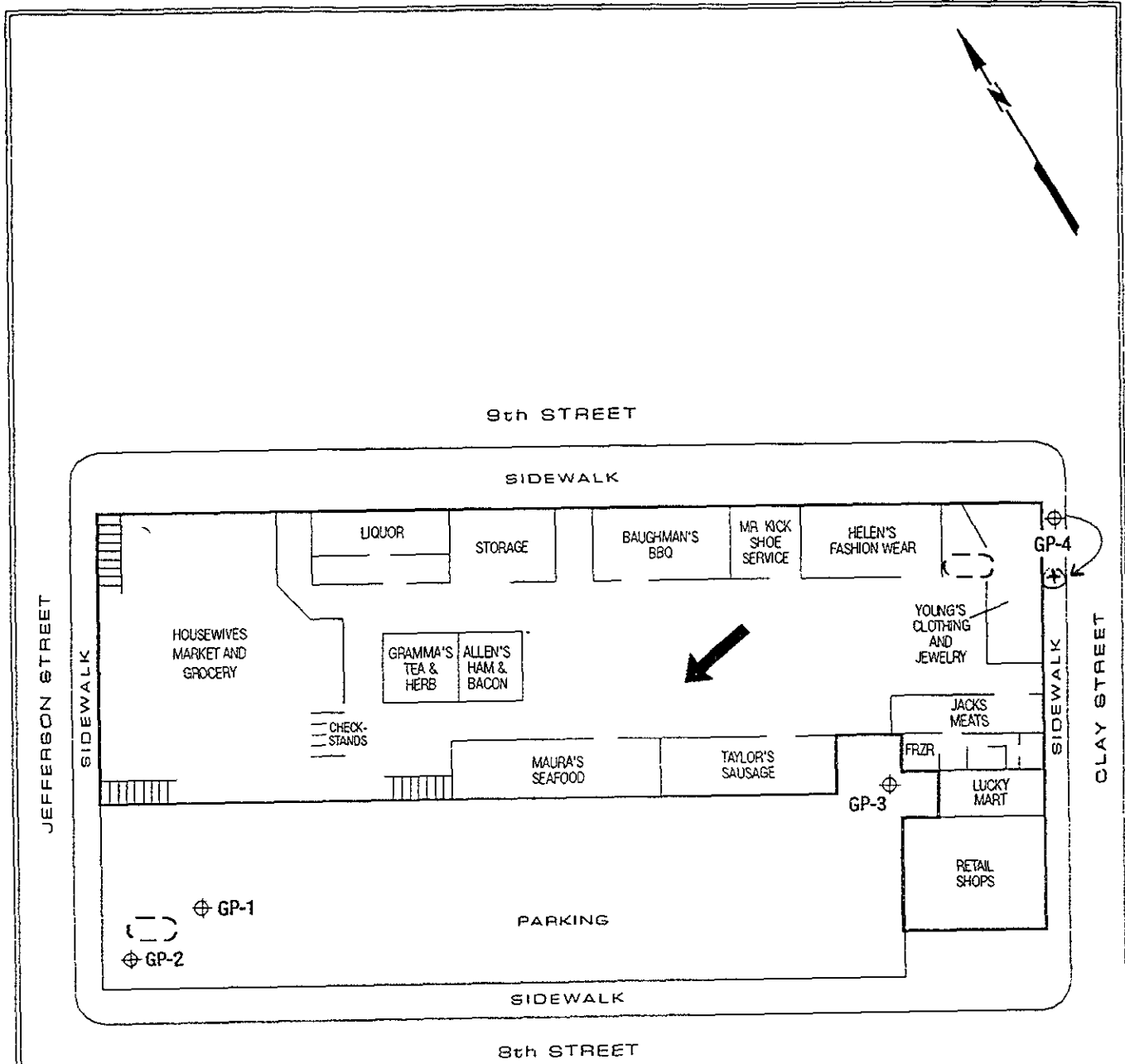
7TH STREET

207

Printed by: G. F. R. H. S. 10-07

A.C.H.

Reference:



LEGEND

- BUILDING OUTLINE
- (---) APPROXIMATE LOCATION OF FORMER UST'S
- ⊕ GP-1 BORING LOCATION
- ↙ ASSUMED GROUNDWATER FLOW DIRECTION

NOT TO SCALE

DRAFTED BY PEM	CHECKED BY BR	PROJECT NUMBER 70100-019-02	FIGURE NUMBER 2	SECOR 1390 Willow Pass Road Suite 360 Concord, CA 94520
DWG DATE 9/30/97	REV DATE 11/7/97	CLIENT CITY OF OAKLAND	TITLE SITE PLAN AND BORING LOCATIONS HOUSEWIVES MARKET OAKLAND CA	
FILE NAME ScrOAK801clayBor2*				

Project: HOUSEWIVES MARKET - BENT AND JEFFERSON ST., OAKLAND, CA		Log of Boring/Monitoring Well: GP-4	
Boring Location: GP-4 (SEE FIGURE 2)		Project No.: 70100-019-03	
Subcontractor and Equipment: VRONEX/GEOPROBE		Logged By: C.M. Drawn By: C.C.R.	
Sampling Method: CONTINUOUS CORE		Monitoring Device: OVM 580B	
Start Date/Time: 10/21/97//1530		Finish Date/Time: 10/21/97//1700	
First Water (bgs): ~24.5 FT.		Stabilized Water Level (bgs): ~24.5 FT.	

Sample Number	PID (ppm)	Depth (Feet)	Recovery	USCS Symbol	Water Level	Surface Elevation: NA Casing Top Elevation: NA	LITHOLOGIC DESCRIPTION (color, grain size, consistency, moisture, other)	Boring Abandonment/ Well Construction Details
		0					OPEN VAULT (ABANDONED)	
		1						
		2						
		3						
		4					THIN CONCRETE BOTTOM OF VAULT	
GP-4-5	0	5					YELLOWISH BROWN (10YR 5/8) SAND (SP) with trace silt, sand is fine-grained, medium dense, moist (0,95,5,0)	
		6						
		7						
		8						
		9						
GP-4-10	0	10						
	25	11					@ ~11.5' staining and odor begins	
		12						
		13						
		14						
GP-4-15	8	15						Cement Grout
		16						
		17						
		18					@ ~18' strong petroleum odor	
		19						
GP-4-23	510	20						
		21						
		22						
GP-4-23		23						
	550	24						
		25						
	825	25						
		27						
		28						

SECOR

Checked By _____ Date _____
 Revised By _____ Date _____

Project: HOUSEWIVES MARKET - EIGHT AND JEFFERSON ST., OAKLAND, CA

Log of Boring/Monitoring Well:

Boring Location: GP-4 (SEE FIGURE 2)

Project No.: 70100-019-03

GP-4

Sample Number	PID (ppm)	Depth (Feet)	Recovery	USCS Symbol	Water Level	LITHOLOGIC DESCRIPTION (color, grain size, consistency, moisture, other)	Boring Abandonment/ Well Construction Details
		30					
		31					
		32				Bottom of boring 32'	
		33					
		34					
		35					
		36					
		37					
		38					
		39					
		40					
		41					
		42					
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		60					
		61					
		62					
		63					

1997/10/14/40 X:\LOGS\SWANS\GP-4

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
 The Housewives Marketplace and Associated Retail/Office Space
 8th, 9th, Clay and Jefferson Streets
 Oakland, California

Boring	Depth (feet)	GP-1		GP-2		GP-3		GP-4		
		10	20	15	22	15	23	10	15	20
Benzene	(mg/kg)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Toluene	(mg/kg)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Ethylbenzene	(mg/kg)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Xylenes	(mg/kg)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Stoddard	(mg/kg)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)
Kerosene	(mg/kg)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)
Jet Fuel	(mg/kg)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)
Mineral Spirits	(mg/kg)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)
Diesel	(mg/kg)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)
Bunker Oil	(mg/kg)	ND(<100)	ND(<100)	ND(<100)	ND(<100)	ND(<100)	ND(<100)	ND(<100)	ND(<100)	ND(<100)
Motor Oil	(mg/kg)	ND(<20)	ND(<20)	ND(<20)	ND(<20)	ND(<20)	ND(<20)	ND(<20)	ND(<20)	ND(<20)
Unknown HC	(mg/kg)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)	ND(<1)
Gasoline	(mg/kg)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)	ND(<10)

Notes

Samples collected October 21, 1997

mg/kg milligrams per kilograms

ND below laboratory detection limits (detection limit indicated in parentheses)

HC hydrocarbons

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
 The Housewives Marketplace and Associated Retail/Office Space
 8th, 9th, Clay and Jefferson Streets
 Oakland, California

Boring		GP-1	GP-2	GP-3	GP-4
Benzene	(ug/l)	ND(<0.5)	ND(<0.5)	ND(<0.5)	3,200
Toluene	(ug/l)	ND(<0.5)	ND(<0.5)	ND(<0.5)	13,000
Ethylbenzene	(ug/l)	ND(<0.5)	ND(<0.5)	ND(<0.5)	13,000 ¹
Xylenes	(ug/l)	ND(<0.5)	ND(<0.5)	ND(<0.5)	53,000 ¹
Stoddard	(ug/l)	ND(<50)	ND(<50)	ND(<50)	ND(<10,000)
Kerosene	(ug/l)	ND(<50)	ND(<50)	ND(<50)	ND(<10,000)
Jet Fuel	(ug/l)	ND(<50)	ND(<50)	ND(<50)	ND(<10,000)
Mineral Spirits	(ug/l)	ND(<50)	ND(<50)	ND(<50)	210,000
Diesel	(ug/l)	ND(<50)	ND(<50)	ND(<50)	ND(<10,000)
Bunker Oil	(ug/l)	ND(<500)	ND(<500)	ND(<500)	ND(<100,000)
Motor Oil	(ug/l)	670	ND(<500) ²	ND(<500) ²	ND(<100,000)
Unknown HC	(ug/l)	ND(<50)	ND(<50)	ND(<50)	ND(<10,000)
Gasoline	(ug/l)	ND(<500) ³	ND(<500) ³	ND(<500) ³	1,700,000 ⁴

Notes:

Samples collected October 21, 1997

ug/l = micrograms per liter

ND = below laboratory detection limits (detection limit indicated in parentheses)

HC = hydrocarbons

TVPH = Total volatile petroleum hydrocarbons quantified as gasoline

¹ There was a greater than 25% difference for detected concentrations between the two GC columns

² Hydrocarbons in the range of motor oil present in the sample however concentrations were below laboratory reporting limits

³ Analyzed by EPA SW-846 Method 8015M

⁴ Analyzed by EPA Method 5030/8015



CARL PASTING
WHOLESALE FLORIST
624

BRAMELEA USA
901-999
PARKING LOT

UNDER CONSTRUCTION

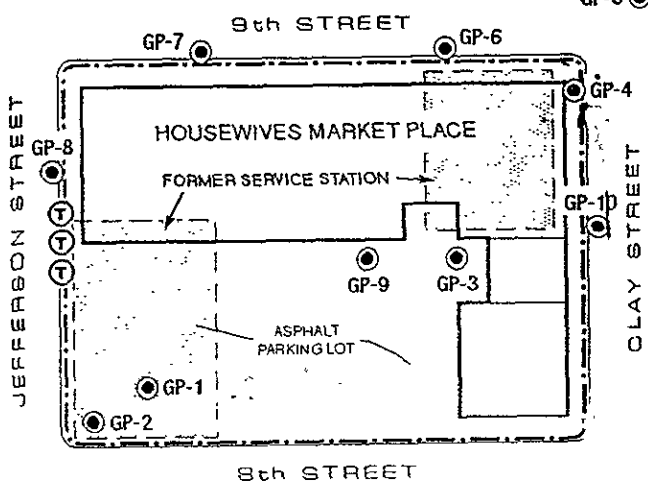
NOT TO SCALE

SWAN'S MARKET

605

FLORAL SUPPLY SYNDICATE

LA PIAZZA FLORIST



CHAN'S TRADING INC.

SALVATION ARMY.
810

CHURCH

APARTMENTS

PARKING LOT

KEY/BOOK SHOP

NEW HOPE

BAILBONDS

PROFESSIONAL POLICE SUPPLY

LEGEND

- APPROXIMATE SITE BOUNDARY
- BUILDING OUTLINE
- Ⓣ POLE MOUNTED TRANSFORMER
- GP-2 SOIL BORING

DRAFTED BY PEM	CHECKED BY GH	PROJECT NUMBER 70100-019-01	FIGURE NUMBER 3	<p>SECOR 1390 Willow Pass Road Suite 360 Concord, CA 94520</p>
DWG DATE 5/19/97	REV DATE 2/9/98	CLIENT CITY OF OAKLAND	TITLE BORING LOCATION MAP HOUSEWIVES MARKET PLACE 801 CLAY STREET OAKLAND CA	
FILE NAME ScrOAK801hswfMktBar2				

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS
The Housewives Marketplace and Associated Retail/Office Space
8th, 9th, Clay and Jefferson Streets
Oakland, California

Boring (mg/kg)	GP-5		GP-6		GP-7		GP-8	
	15	23	15	22	15	21.5	15	21
Benzene	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Toluene	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Ethylbenzene	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Xylenes	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
TPH Fuel Scan	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)
Gasoline	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)

Notes:

Samples collected January 1998

mg/kg = milligrams per kilograms

ND = below laboratory detection limits (detection limit indicated in parentheses)

3
TABLE - Continued
SUMMARY OF SOIL ANALYTICAL RESULTS
The Housewives Marketplace and Associated Retail/Office Space
8th, 9th, Clay and Jefferson Streets
Oakland, California

Boring (mg/kg)	GP-9		GP-10	
	15	22	15	21.5
Benzene	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Toluene	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Ethylbenzene	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
Xylenes	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.005)
TPH Fuel Scan	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)
Gasoline	ND(<1.0)	ND(<1.0)	ND(<1.0)	ND(<1.0)

Notes:

Samples collected October 21, 1997

mg/kg = milligrams per kilograms

ND = below laboratory detection limits (detection limit indicated in parentheses)

TABLE 4
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
 The Housewives Marketplace and Associated Retail/Office Space
 8th, 9th, Clay and Jefferson Streets
 Oakland, California

BORING (ug/l)	GP-5	GP-6	GP-7	GP-8	GP-9	GP-10
Benzene	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)
Toluene	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)
Ethylbenzene	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)
Xylenes	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<0.5)
TPH Fuel Scan	NA	ND(<50)	NA	ND(<50)	ND(<50)	ND(<50)
Gasoline	ND(<50)*	ND(<50)	ND(<50)*	ND(<50)	ND(<50)	ND(<50)

Notes:

Samples GP-1 through GP-4 collected October 21, 1997; Samples GP-5 through GP-10 collected on January 22 and 23, 1998.

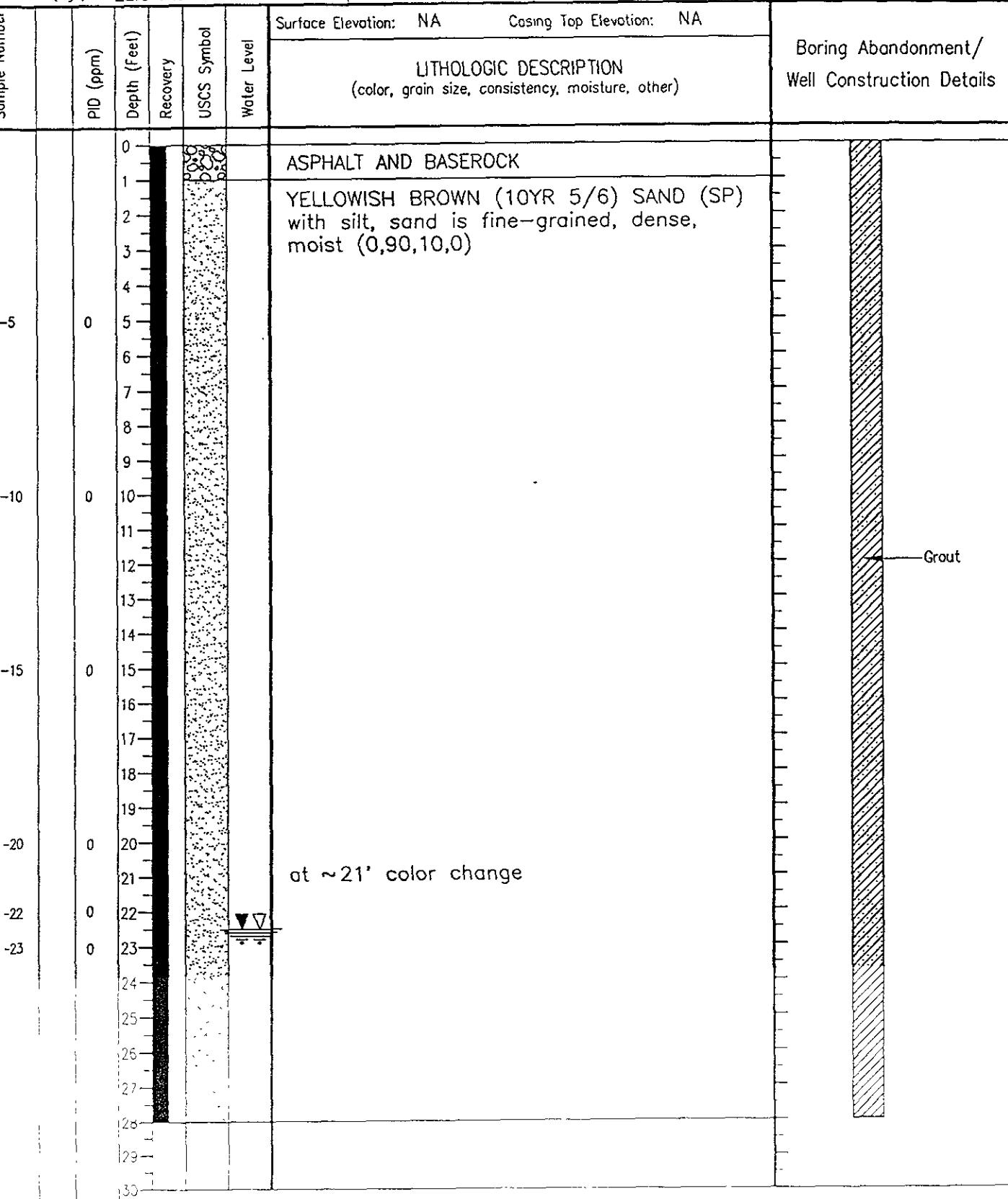
ug/l = micrograms per liter

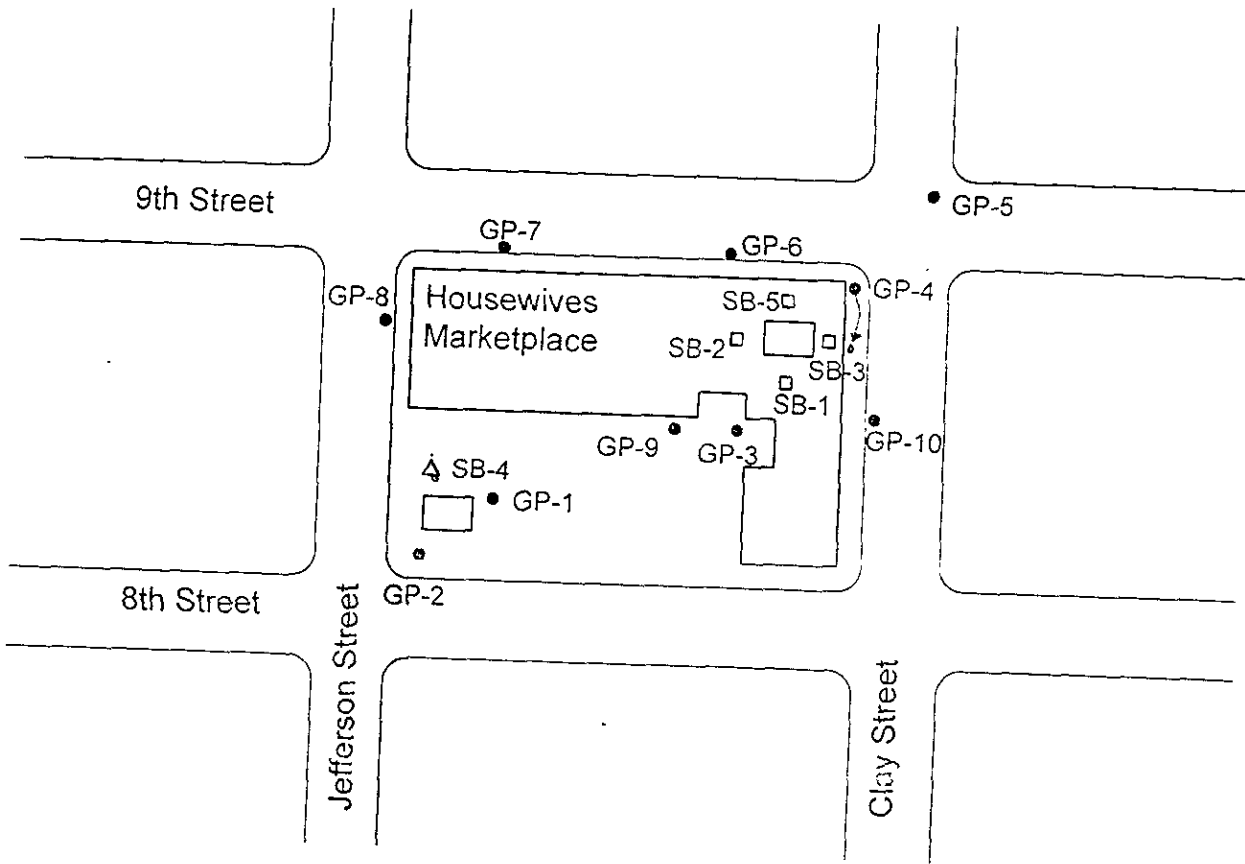
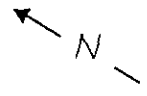
ND = Below laboratory detection limits (detection limit indicated in parentheses)

* = Analyzed by EPA SW-846 Method 8015 (modified)

Project: HOUSEWIVES MARKET - 8TH, 9TH, CLAY AND JEFFERSON ST., OAKLAND, CA		Log of Spring/Monitoring Well:
Boring Location: GP-6 (SEE FIGURE 2)		Project No.: 70100-019-04
Contractor and Equipment: VIRONEX/GEOPROBE		Logged By: C. MELANCON
Sampling Method: CONTINUOUS CORE		Comments:
Start Date/Time: 1/23/98//0900		
Water (bgs): ~22.5 FT.		
Monitoring Device: OVM 580B		Stabilized Water Level (bgs): ~22.5 FT.
Finish Date/Time: 1/23/98//1100		

GP-6





NOT TO SCALE

LEGEND

- SB-3 Initial Interior Sample Location
- △ SB-4 Exterior Sample Location
- Presumed location of former service station UST
- GP-5 Previous Soil Boring



CHOW ENGINEERING, INC.

Plate 2 Sample Location Sketch
Housewives Marketplace
City of Oakland

Chow Engineering, Inc.

Table 2 - Grab Groundwater Analytical Results - Petroleum Hydrocarbons

801 Clay Street, Oakland, California

Sample Number	Date Collected	Benzene (µg/L)	Toluene (µg/L)	Ethyl Benzene (µg/L)	Total Xylenes (µg/L)	TPHg (µg/L)	TPHd (µg/L)	TPHms (µg/L)	TPHss (µg/L)	TPHk (µg/L)	TPHj (µg/L)	TPHbo (µg/L)	TPHmo (µg/L)	TPHun (µg/L)	Fuel Scan (µg/L)
GP-1	10/21/97	< 0.5	< 0.5	< 0.5	< 0.5	< 500	< 50	< 50	< 50	< 50	< 50	< 500	670	< 50	NA
GP-2	10/21/97	< 0.5	< 0.5	< 0.5	< 0.5	< 500	< 50	< 50	< 50	< 50	< 50	< 500	< 500	< 50	NA
GP-3	10/21/97	< 0.5	< 0.5	< 0.5	< 0.5	< 500	< 50	< 50	< 50	< 50	< 50	< 500	< 500	< 50	NA
GP-4	10/21/97	3,200	13,000	13,000	53,000	1,700,000	< 10,000	210,000	< 10,000	< 10,000	< 10,000	< 100,000	< 100,000	< 10,000	NA
GP-5	01/22/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50	NA	NA	NA	NA	NA	NA	NA	NA	NA
GP-6	01/22/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50	NA	NA	NA	NA	NA	NA	NA	NA	< 50
GP-7	01/23/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50	NA	NA	NA	NA	NA	NA	NA	NA	NA
GP-8	01/23/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50	NA	NA	NA	NA	NA	NA	NA	NA	< 50
GP-9	01/23/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50	NA	NA	NA	NA	NA	NA	NA	NA	< 50
GP-10	01/23/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50	NA	NA	NA	NA	NA	NA	NA	NA	< 50
SB-1-GW	12/08/00	< 0.50	< 0.50	< 0.50	< 0.50	< 50	NA	88	NA	NA	NA	NA	NA	NA	NA
SB-2-GW	12/08/00	< 0.50	< 0.50	< 0.50	< 0.50	< 50	NA	< 50	NA	NA	NA	NA	NA	NA	NA
SB-3-GW	12/08/00	670	450	100	480	2,900	NA	290	NA	NA	NA	NA	NA	NA	NA
SB-4-GW	12/08/00	< 0.50	< 0.50	< 0.50	< 0.50	< 50	NA	100	NA	NA	NA	NA	< 500	NA	NA

Notes	TPHg	Total Petroleum Hydrocarbons as gasoline	TPHmo	Total Petroleum Hydrocarbons as motor oil
	TPHd	Total Petroleum Hydrocarbons as diesel	TPHun	Total Petroleum Hydrocarbons-unknown
	TPHms	Total Petroleum Hydrocarbons as mineral spirits	mg/Kg	milligrams per kilogram
	TPHss	Total Petroleum Hydrocarbons as Stoddard Solvent	µg/L	micrograms per liter
	TPHk	Total Petroleum Hydrocarbons as kerosene	VOCs	Volatile organic compounds
	TPHj	Total Petroleum Hydrocarbons as jet fuel	<	Less than
	TPHbo	Total Petroleum Hydrocarbons as bunker oil	NA	Not analyzed

Chow Engineering, Inc.

Table 6 - Groundwater Analytical Results - VOCs
 801 Clay Street, Oakland, California

Sample Number	Date Collected	Benzene (µg/L)	1,2 DCA (µg/L)	Ethyl Benzene (µg/L)	IPB (µg/L)	Napthalene (µg/L)	n-PB (µg/L)	Toluene (µg/L)	TCE (µg/L)	1,2,4 TMB (µg/L)	1,3,5 TMB (µg/L)	Total Xylenes (µg/L)
SB-1-GW	12/08/00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	68	< 1.0	< 1.0	< 1.0
SB-2-GW	12/08/00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	23	< 1.0	< 1.0	< 1.0
SB-3-GW	12/08/00	510	9.0	99	6.4	8.9	14	350	30	82	19	370
SB-4-GW	12/08/00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

Notes: 1,2 DCA 1,2 Dichloroethane
 IPB Isopropylbenzene
 n-PB normal Propylbenzene
 TCE Trichloroethene
 1,2,4 TMB 1,2,4 Trimethylbenzene
 1,3,5 TMB 1,3,5 Trimethylbenzene
 µg/L Micrograms per liter
 < Less than

Boring Number: SB-3

Location: 801 Clay Street
Oakland, California

Start Date: December 7, 2000

Stop Date: December 7, 2000

Logger: Maurice W. Baron, Jr.

Depth (ft)	Description	Strat Symbol	Well Construct	Recovery (%)	Odor	PID (ppm)
0	Foundation, concrete. Approximately 4 to 6 inches					
1309	Clayey silty gravelly sand, very dark grey, 10YR 3/1, unconsolidated, moist, no hydrocarbon odor. Grades into clayey silty sand, yellowish brown, 10YR 5/4, semi-consolidated, moist, very slight disinfectant odor (?)	GM				
5	Clayey silty sand, dark yellowish brown, 10YR 4/6, semi-consolidated, moist, no hydrocarbon odor. Sand is fine to very fine grain	SM/SC		95	No	11
1313	Clayey silty sand, dark yellowish brown, 10YR 4/6, semi-consolidated, moist, no hydrocarbon odor. Sand is fine to very fine grain	SM/SC		90	No	23
10	Clayey silt, dark yellowish brown, 10YR 4/4, moist, no hydrocarbon odor	ML		90	No	36
1417	Clayey silty sand, yellowish brown, 10YR 5/4, semi-consolidated, moist, no hydrocarbon odor. Sand is fine to very fine grain w some heavy mineral grains	SM/SC		90	No	19
15	Clayey silty sand, dark yellowish brown, 10YR 4/4, semi-consolidated, moist, no hydrocarbon odor. Sand is fine grain to very fine grain	SM/SC		85	No	
1421	Clayey silty sand, yellowish brown, 10YR 5/4, semi-consolidated, moist, very slight hydrocarbon (TPHg) odor. Sand is fine to very fine grain	SM/SC		90	Yes	69
20	Sand, dark greenish grey, GLEY 1 4/10Y, semi-consolidated, moist, slight septic/TPHg (degraded gasoline) odor. Sand is fine to very fine grain.	SW		90	Slight	42
1445	Silty sand, dark greenish grey, GLEY 1 4/10Y, semi-consolidated, moist, no slight septic/hydrocarbon odor (degraded gasoline). Sand is fine to very fine grain	SM		95	Yes	202
1455	Silty sand, dark yellowish brown, 10YR 4/3, semi-consolidated, moist, no hydrocarbon odor. Sand is fine to very fine grain w/ approx 10% silt	SM		90	Slight	25
1546	Silty sand, dark yellowish brown, 10YR 4/3, semi-consolidated, moist, no hydrocarbon odor. Sand is fine to very fine grain w/ approx 15% silt & clay	SM		90	No	25

Total depth of boring 31 feet below ground surface

Color description per the Soil Color Chart (Munsell)

Groundwater sample @ 31.00 ft @ 12:00

Depth to water @ 0916 12/08/00 = 14.1 feet bgs

**Table 4. Groundwater Data Summary
RBCA Evaluation
Housewives Marketplace
Oakland, California**

Analyte	Statistical Data Summary (mg/L)										
	Number of Detections	Number of Analyses	Frequency of Detection (%)	Minimum Detected Value	Maximum Detected Value	Arithmetic Mean	Standard Deviation	95% UCL ^a	EPC	MCL	COPC? ^b
BTEX (EPA Method 8020)											
Benzene	2	14	14.3	0.67	3.2	0.28	0.86	0.68	0.68	0.001	Yes
Toluene	2	14	14.3	0.45	13	0.96	3.5	2.6	2.6	0.15	Yes
Ethylbenzene	2	14	14.3	0.10	13	0.94	3.5	2.6	2.6	0.7	Yes
Xylenes total	2	14	14.3	0.48	53	3.8	14	11	11	1.75	Yes
Volatile Organic Compounds (EPA Method 8260)											
Benzene	1	4	25	0.51	0.51	0.13	0.25	N/A	0.51	0.001	Yes
1,2-Dichloroethane	1	4	25	0.009	0.009	0.003	0.004	N/A	0.009	0.0005	Yes
Ethylbenzene	1	4	25	0.099	0.099	0.025	0.049	N/A	0.099	0.7	No
Isopropylbenzene	1	4	25	0.0064	0.0064	0.0020	0.0030	N/A	0.0064	0.77 ^d	No
Naphthalene	1	4	25	0.0089	0.0089	0.0026	0.0042	N/A	0.0089	0.17 ^d	No
n-Propylbenzene	1	4	25	0.014	0.014	0.004	0.007	N/A	0.014	0.26 ^d	No
Toluene	1	4	25	0.35	0.35	0.09	0.17	N/A	0.35	0.15	Yes
Trichloroethene	3	4	75	0.023	0.023	0.030	0.028	N/A	0.068	0.005	Yes
1,2,4-Trimethylbenzene	1	4	25	0.082	0.082	0.021	0.041	N/A	0.082	--	Yes
1,3,5-Trimethylbenzene	1	4	25	0.019	0.019	0.005	0.009	N/A	0.019	--	Yes
Xylenes total	1	4	25	0.37	0.37	0.09	0.18	N/A	0.37	1.75	No
Total Petroleum Hydrocarbons (EPA Method 8015 Modified)											
TPH _g	2	14	14.3	2.9	1,700	122	454	337	337	--	No
TPH _{ms}	4	8	50	0.088	210	26	74	N/A	210	--	No
TPH _{mo}	1	4	25	0.67	0.67	0.36	0.21	N/A	0.67	--	No

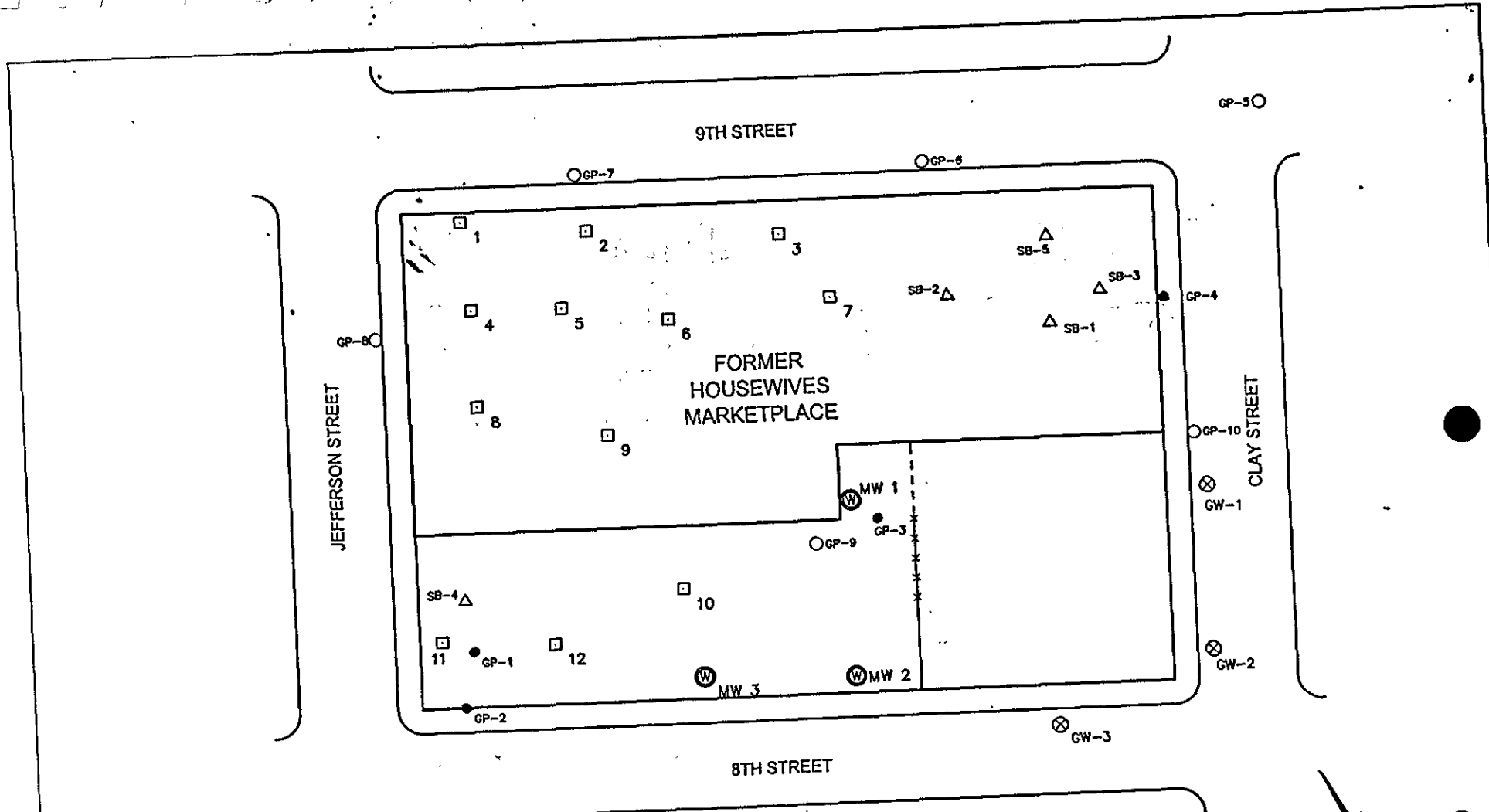
mg/L Milligrams per liter.
 % Percent
 95% UCL 95 Percent upper confidence limit on the arithmetic mean.
 EPC Exposure point concentration (i.e., lesser of 95% UCL and maximum detected value).
 MCL Maximum contaminant level (DHS, 2001)
 COPC Chemical of potential concern.
 BTEX Benzene, toluene, ethylbenzene, and xylenes.
 TPH_g Total petroleum hydrocarbons as gasoline.
 TPH_{ms} Total petroleum hydrocarbons as mineral spirits
 TPH_{mo} Total petroleum hydrocarbons as motor oil.
 [] Chemical retained for further evaluation as a COPC

< 0.5 Not detected at a laboratory reporting limit of 0.5 mg/L.
 Bold Detected value.
 -- Not available.
 N/A Not applicable
^a 95% UCL not calculated for data sets with less than 10 samples.
^b Chemicals with maximum detected value exceeding the MCL or those lacking a MCL were selected as COPCs. For TPH compounds, see text Section 4.1.2.
^c Value not included in statistical calculations because half-reporting limit exceeds maximum detected value.
^d Action level presented because chemical lacks a MCL.
 Note: Only detected chemicals are presented.

**Table 7. Groundwater Data Summary
RBCA Evaluation
Housewives Marketplace
Oakland, California**

Analyte	Boring Number: Date	Sample Results (mg/L)													
		GP-1 10/21/97	GP-2 10/21/97	GP-3 10/21/97	GP-4 10/21/97	GP-5 01/22/98	GP-6 01/22/98	GP-7 01/23/98	GP-8 01/23/98	GP-9 01/23/98	GP-10 01/23/98	SB-1-GW 12/08/00	SB-2-GW 12/08/00	SB-3-GW 12/08/00	SB-4-GW 12/08/00
BTEX (EPA Method 8020)															
Benzene		< 0.0005	< 0.0005	< 0.0005	3.2	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	0.67	< 0.0005
Toluene		< 0.0005	< 0.0005	< 0.0005	13	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	0.45	< 0.0005
Ethylbenzene		< 0.0005	< 0.0005	< 0.0005	13	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	< 0.0005	0.1	< 0.0005
Xylenes, total		< 0.0005	< 0.0005	< 0.0005	53	< 0.0005	< 0.0005	< 0.0005	< 0.0005	0.0005	< 0.0005	< 0.0005	< 0.0005	0.48	< 0.0005
Volatile Organic Compounds (EPA Method 8260)															
Benzene		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.51	< 0.001
1,2-Dichloroethane		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.009	< 0.001
Ethylbenzene		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.099	< 0.001
Propylbenzene		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.0064	< 0.001
Styrene		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.0089	< 0.001
n-Propylbenzene		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.014	< 0.001
Toluene		--	--	--	--	--	--	--	--	--	--	< 0.001	0.001	0.35	< 0.001
Trichloroethene		--	--	--	--	--	--	--	--	--	--	0.068	0.023	0.03	< 0.001
1,2,4-Trimethylbenzene		--	--	--	--	--	--	--	--	--	--	0.001	< 0.001	0.082	< 0.001
1,3,5-Trimethylbenzene		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.019	< 0.001
Xylenes, total		--	--	--	--	--	--	--	--	--	--	< 0.001	< 0.001	0.37	< 0.001
Total Petroleum Hydrocarbons (EPA Method 8015 Modified)															
TPHe		< 0.5	< 0.5	< 0.5	1,700	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.9	< 0.05
TPHm		< 0.05	< 0.05	< 0.05	210	NA	NA	NA	NA	NA	NA	0.088	< 0.05	0.29	0.1
TPHn		0.67	< 0.5	< 0.5	< 100 ^c	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.05

mg/L	Milligrams per liter.	< 0.5	Not detected at a laboratory reporting limit of 0.5 mg/L.
%	Percent	Bold	Detected value.
95% UCL	95 Percent upper confidence limit on the arithmetic mean	--	Not available.
UPC	Exposure point concentration (i.e., lesser of 95% UCL and maximum detected value).	N/A	Not applicable.
MCL	Maximum contaminant level (DHS, 2001)	^d	95% UCL not calculated for data sets with less than 10 samples
COPC	Chemical of potential concern.	^b	Chemicals with maximum detected value exceeding the MCL or those lacking a MCL were selected as COPCs. For TPH compounds, see text Section 4.1.2.
BTEX	Benzene, toluene, ethylbenzene, and xylenes.	^c	Value not included in statistical calculations because half-reporting limit exceeds maximum detected value.
TPHe	Total petroleum hydrocarbons as gasoline.	^d	Action level presented because chemical lacks a MCL.
TPHm	Total petroleum hydrocarbons as mineral spirits	Note:	Only detected chemicals are presented.
TPHn	Total petroleum hydrocarbons as motor oil.		
[]	Chemical retained for further evaluation as a COPC.		



EXPLANATION:

- MEASURED LOCATION OF SECOR BORING
- ESTIMATED LOCATION OF SECOR BORING
- △ ACTUAL LOCATION OF HARDING/ESE BORING
- ACTUAL LOCATION OF SHALLOW HARDING ESE BORING
- ⊙ ACTUAL LOCATION OF HARDING ESE MONITORING WELL
- ⊗ ESTIMATED LOCATION OF HARDING ESE GROUNDWATER SAMPLE



Site Plan
 Locations of Borings, Samples and Monitoring Wells
 Housewives Marketplace
 801 Clay Street
 Oakland, California
 APPROVED

DRAWN
 SS

JOB NUMBER
 54023.1

DATE
 09/01

PLATE
 3
 REVISED DATE

Table 9: Total and Soluble Lead Concentrations in Soil
Housewives Marketplace
801 Clay Street
Oakland, California

Sample Location	Sample Depth (feet)	Total Lead Concentration (mg/Kg)	Soluble Total Lead Concentration (STLC) (mg/L)	Fill or Native Soil
SB-1	0.9	88	9.2	Fill
SB-2	0.8	130	5.8	Fill
SB-3	3	5.2	NT	Native
SB-4	1.5	150	17	Fill
SB-5	2.8	<5.0	NT	Native
SB-6	4	<5.0	NT	Native
SB-7	1	330	11	Fill
SB-8	4	6.9	<0.5	Fill
SB-9	1	100	4.1	Fill
SB-10	1.5	400	19	Native
SB-11	2	<5.0	NT	Native
SB-12	4	<5.0	NT	Native
MW-1	0.9	72	5.7	Fill
MW-2	1.3	260	12	Fill
MW-3	1	16	0.62	Fill

Notes:

Soluble lead concentrations greater than 5.0 mg/l indicate that the soil is California hazardous.
 Disposal at a hazardous waste landfill is typically required.

NT = Not Tested

Table 10: Groundwater Monitoring Well Analytical Results

Housewives Marketplace

801 Clay Street

Oakland California

Test Method	Analyte	Well ID Sample Date Units	MW-1		MW-2		MW-3	
			5/3/01	5/17/01	5/3/01	5/17/01	5/3/01	5/17/01
EPA 9056	Chloride	mg/L	180	64	230	90	210	59
9040B	pH	pH units	6.9	7.0	6.8	7.0	6.8	7.0
160.1	TDS	mg/L	920	530	860	540	550	410
120.1	EC	µS/cm	1200	850	1400	950	1200	710
EPA 8015M	Diesel	µg/L	ND(61)	NA	ND(61)	NA	ND(61)	NA
	Motor Oil	µg/L	ND(610)	NA	ND(610)	NA	ND(610)	NA
	Gasoline	µg/L	ND(50)	NA	ND(50)	NA	150	NA
EPA 8260A *	Freon 12	µg/L	2.2	NA	3.2	NA	ND(10)	NA
	MEK	µg/L	ND(1.0)	NA	ND(50)	NA	2400	NA
	Chloroform	µg/L	2.0	NA	ND(1.0)	NA	ND(10)	NA
	TCE	µg/L	150	NA	2.5	NA	ND(10)	NA

Notes:

- EC Specific Conductance.
- ND(61) Not detected above reporting limit shown in parentheses.
- NA Not analyzed per sample schedule.
- * Only detected compounds are shown
- Freon 12 Dichlorodifluoromethane
- MEK 2-Butanone
- TCE Trichloroethene
- mg/L milligrams per liter
- µg/L micrograms per liter
- µS/cm microsiemens per centimeter

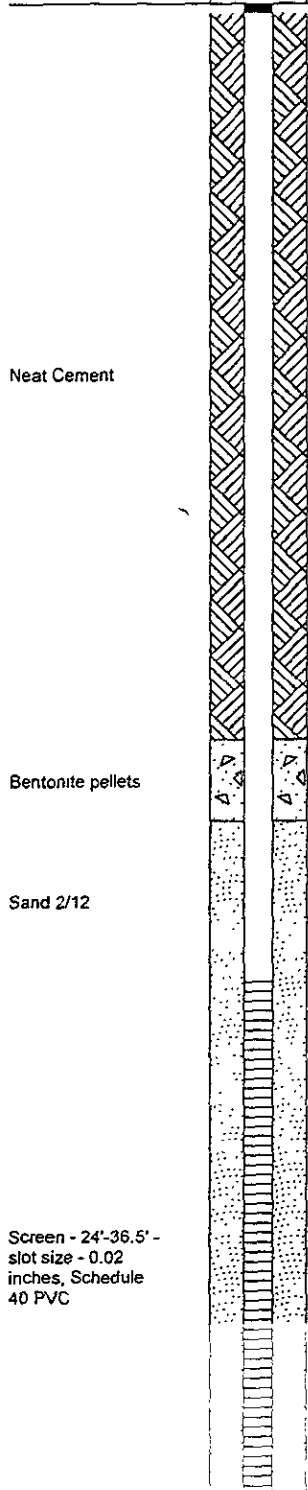
Equipment Mobile B 4500
 Hole Diameter 2
 Surface Elevation 35.45 ft Date 5/1/01
 Reference Datum City of Oakland Datum

CHRISTY BOX

GROUND SURFACE

Blows/Foot
 PID Reading (ppm)

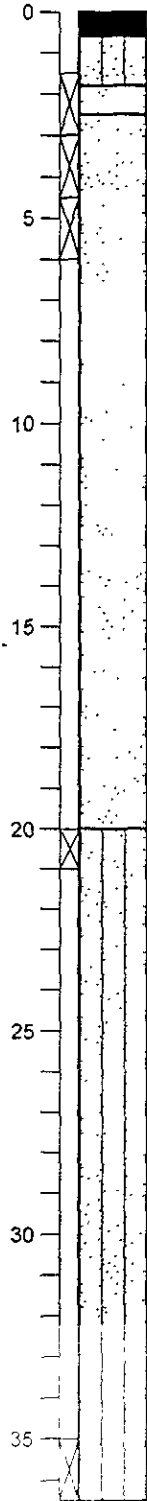
Depth (ft.)
 Sample



15 No
 18 No
 26 No

>50 No

>50 No



ASPHALT CONCRETE
 Brown SILTY SAND, (SM) medium dense, moist (FILL)
 Brown SAND, (SP) trace brick, moist, loose to medium dense (FILL)
 Dark to light brown SAND, (SP) moist, medium dense

Light brown SILTY SAND, (SM) moist, dense

5/3/2001
 Becomes saturated below 23 feet

Bottom of boring at 36.5 feet

BORING WELL HARDING ESE 54023 GPJ GEOL.GDT 9/26/01



Harding ESE
 A MACTEC COMPANY

Well Construction Details and
 Log of Boring MW-1
 Housewives Marketplace
 801 Clay Street
 Oakland California

PLATE

DRAWN
 SS

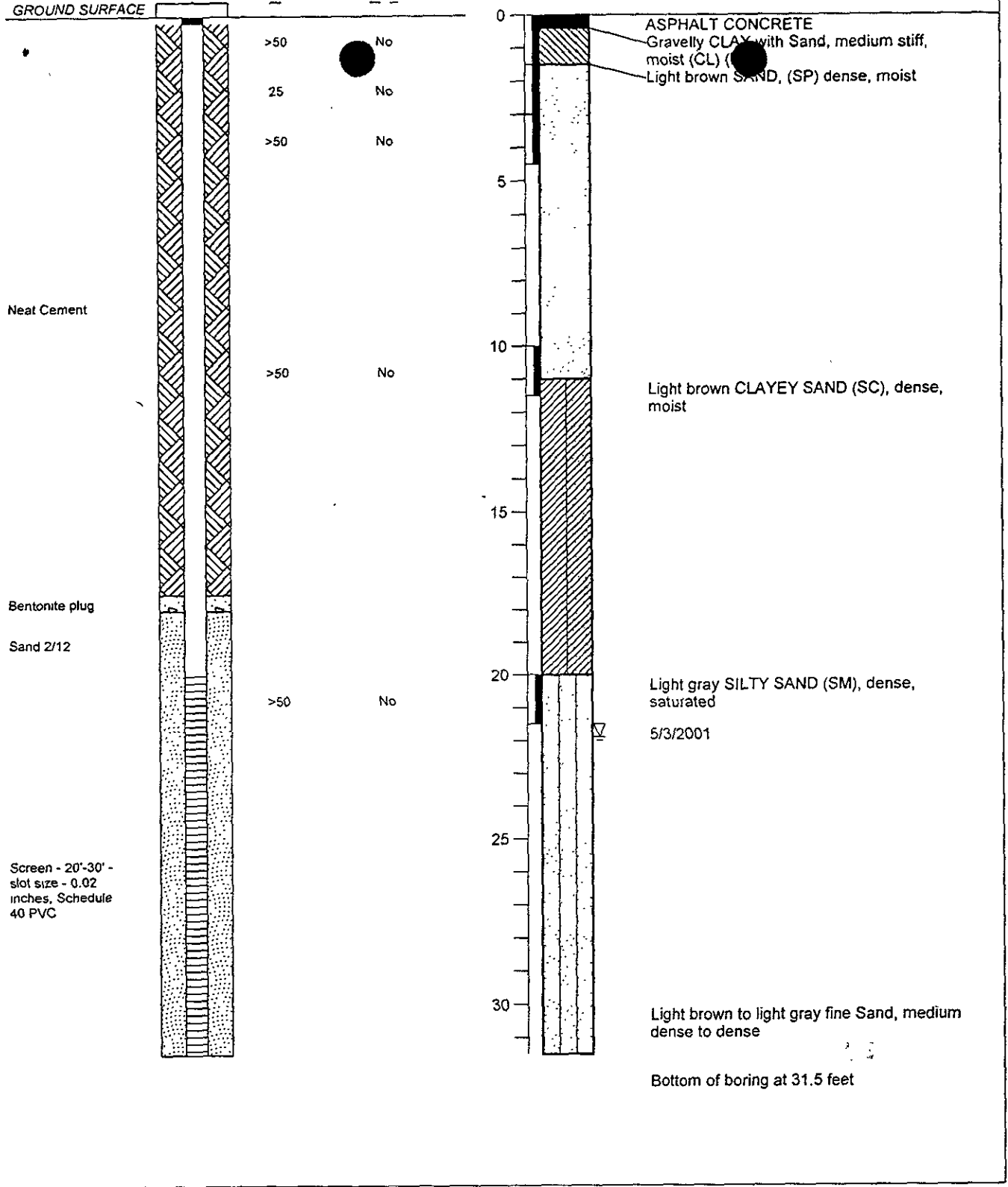
JOB NUMBER
 54023

APPROVED

DATE
 9/01

REVISED DATE

BORING WELL HARDINGESE 54023.GPJ GEOL.GDT 9/13/01



Tables

Appendix B

Harding ESE
A MACTEC COMPANY

Well Construction Details and Log of Boring MW-2
Housewives Marketplace
801 Clay Street
Oakland California

PLATE

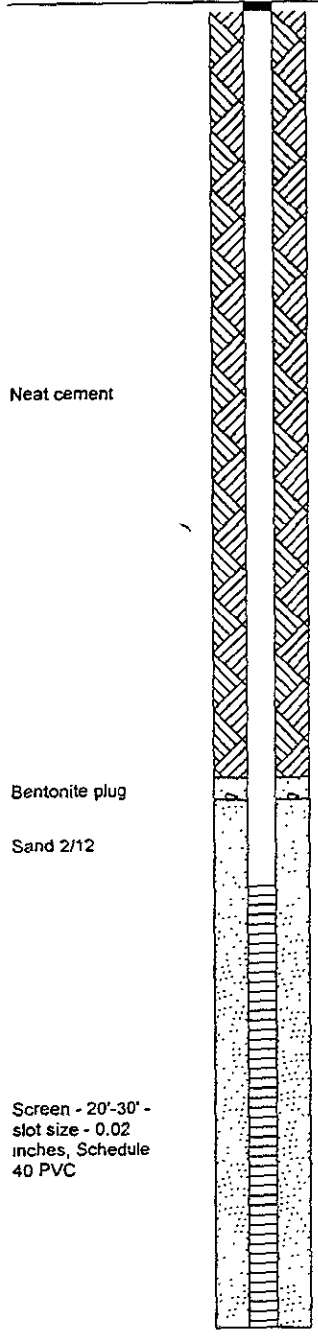
DRAWN SS	JOB NUMBER 54023	APPROVED	DATE 9/01	REVISED DATE
-------------	---------------------	----------	--------------	--------------

Equipment Mobile B 4500
 Hole Diameter 2
 Surface Elevation 33.41 ft Date 5/1/01
 Reference Datum City of Oakland Datum

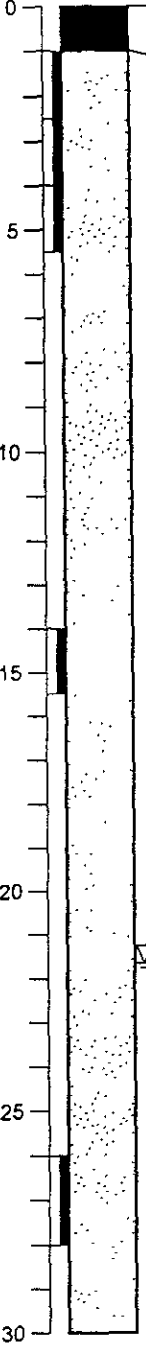
CHRISTY BOX
 GROUND SURFACE

Blows/Foot
 PID Reading (ppm)

Depth (ft.)
 Sample



Blows/Foot	PID Reading (ppm)
17	No
22	No
>50	No
>50	No
>50	No



ASPHALT CONCRETE and Dark brown SAND (FILL)
 Light brown SAND, (SP) dense, moist

Light brown SILTY SAND, dense, moist

5/3/2001

Light brown to gray FINE SAND, dense, saturated

Bottom of boring at 30 feet

BORING: WJ L L HARDING SE 54023.GPJ GEOL.GDT 9/26/01

Well Construction Details and Log of Boring MW-3
 Housewives Marketplace
 801 Clay Street
 Oakland, California

PLATE

Harding ESE
 A MACTEC COMPANY

DRAWN SS	JOB NUMBER 54023	APPROVED	DATE 9/01	REVISED DATE
-------------	---------------------	----------	--------------	--------------

**Table 10A Groundwater Samples at 8th Clay Streets
Housewives Marketplace
801 Clay Street
Oakland, California**

Test Method	Analyte	Sample ID: Sample Date: Units	GW-1 8/17/01	GW-2 8/17/01	GW-3 8/17/01
EPA 8015M	Diesel	ug/L	240 ¹	120 ¹	180 ¹
	Gasoline	ug/L	50	ND(50)	ND(50)
EPA 8260A *	1,2-DCA	ug/L	1.0	ND(1.0)	ND(1.0)
	Chloroform	ug/L	ND(1.0)	ND(1.0)	1.6

Notes:

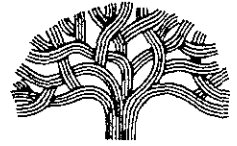
- 1 Hydrocarbon does not match the pattern of the laboratory's diesel standard
- 1,2-DCA 1,2-Dichloroethane
- µg/L micrograms per liter
- ND Not detected above the reporting limit shown in parentheses

Appendix A

Appendix B



CITY OF OAKLAND



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

Public Works Agency
Environmental Services

Rollif

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

NOV 06 2002

Environmental Health

238 - 7314

November 1, 2002

Barney Chan
Alameda County Environmental Health
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: 801 Clay Street (Housewives Market Block)

Dear Mr. Chan:

This letter responds to your question regarding soil with elevated lead levels at the subject site.

Even under exposed-soil conditions, I do not believe that the lead levels pose a threat to human health. In addition, as we discussed earlier, the site will be capped as part of redevelopment. Design plans call for some planter boxes, but no exposed gardens. I trust that this allays any concerns you might have.

Please let me know if I can provide any additional clarification on this matter.

Sincerely,

Mark Gomez
Environmental Program Specialist

255 Invest Exp / Public Works



Harding ESE
A MACTEC COMPANY

Harding ESE, Inc.
600 Grand Avenue
Suite 300
Oakland, CA 94610
Telephone: 510/451-1001
Fax: 510/451-3165
Home Page: www.mactec.com

October 25, 2002

54023.001

Mr. Barney Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Risk-Based Corrective Action (RBCA) Evaluation
801 Clay Street (Housewives Market Block)
Oakland, California

Dear Mr. Chan:

MACTEC Engineering and Consulting, Inc. (MACTEC E&C), formerly Harding ESE, Inc., has prepared this letter in response to your question regarding our decision to not include total petroleum hydrocarbons (TPH) as a chemical of potential concern (COPC) in our *RBCA Evaluation* report dated June 15, 2001, for the above-captioned site.

Our rationale for selecting COPCs for the RBCA evaluation is discussed in Section 4.1.3 of the RBCA Evaluation report. Because TPH mixtures lack U.S. EPA and Cal/EPA toxicity criteria by which to evaluate these compounds, TPH mixtures are not typically evaluated in risk assessments. Instead, TPH mixtures are evaluated by their more toxic constituents, such as benzene, toluene, ethylbenzene, and xylenes (BTEX), as well as other organic compounds that may be detected. For the RBCA evaluation of the Housewives Market site, the COPCs included BTEX, 1,2-dichloroethane, and trichloroethylene, as well as 1,2,4- and 1,3,5- trimethylbenzene.

TPH, in and of itself, is a concern only to the extent that it represents a potential "nuisance" to humans or a potential danger to ecological receptors. Nuisance concerns from TPH would include foul odors, visually displeasing aesthetics (e.g., a sheen on a surface water body or stained, exposed soil), and (in the case of drinking water) impacts to taste. At the subject site, TPH was not detected in soil samples, and was detected in groundwater samples at relatively low concentrations. Groundwater in the site vicinity is not currently a source of drinking water, nor is it expected to be in the foreseeable future. Given its location in groundwater at a depth of 20 to 25 feet below ground surface, there are no taste, odor, or visual "nuisance" concerns associated with the detected TPH. In addition, there are no surface water bodies near the site, and no potential ecological receptors that might be impacted by site groundwater.

For guidance purposes, the Regional Water Quality Control Board (RWQCB) has established a "ceiling level" of 5,000 micrograms per liter (ug/L) for TPH mixtures. However, this level is intended to address potential nuisance odor issues, as well as prevent the potential presence of a sheen on surface

Alameda County

OCT 28 2002

Environmental Health

October 25, 2002
Mr. Barney Chan
Alameda County Health Care Services Agency
Page 2

water" (*Application of Risk-Based Screening Levels and Decision Making to Sites with Impacted Soil and Groundwater: Volume 2, Section 4.2, Interim Final, December 2001*). As stated above, neither of these concerns exists at the subject site.

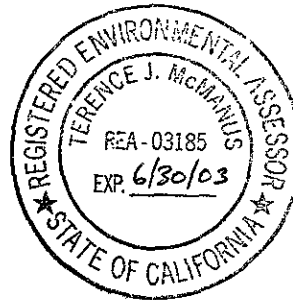
We trust that this provides the required information. If you have any questions, please call me at (510) 628-3225.

Yours very truly,

HARDING ESE, Inc.



Terence J. McManus, REA
Principal Environmental Scientist



TJM/P:/wpdata/Housewives Market/RBCA Clarification Letter.doc-Oakland

cc: Mr. Mark Gomez
City of Oakland Public Works Agency
Environmental Services Division
250 Frank Ogawa Plaza, Suite 5301
Oakland, California 94612

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.
REPORT DATE 10/11/02	CASE # _____	SIGNED _____ DATE _____

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Trish Eliasson	PHONE (510) 628-3240	SIGNATURE 	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER <u>consultant</u>	COMPANY OR AGENCY NAME Harding ESE		
	ADDRESS 600 Grand Ave. Suite 300 Oakland CA 94610			

RESPONSIBLE PARTY	NAME Oakland Redevelopment Agency	CONTACT PERSON Mark Gomez	PHONE (510) 238-7314
	ADDRESS 250 Frank Ogawa Plaza Suite 5301 Oakland CA 94612		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Formerly Housewives Marketplace	OPERATOR _____	PHONE ()	
	ADDRESS 801 Clay Street STREET CITY Oakland COUNTY Alameda ZIP _____			
	CROSS STREET 9th Street			

IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Care Services Agency	CONTACT PERSON Barney Chan	PHONE (510) 567-6700
	REGIONAL BOARD _____	PHONE ()	

SUBSTANCES INVOLVED	(1) NAME Total Petroleum Hydrocarbons	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) _____	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 12/03/02	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS	<input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> OTHER	
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE _____	<input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE		

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
---------------------	--	--

CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
------------------	---

CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input checked="" type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
-----------------------	---

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input checked="" type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) _____
------------------------	--

COMMENTS	_____
-----------------	-------

114

TRANSMITTAL

To: Mr. Barney Chan
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

From: Trish Eliasson

Date: October 11, 2002

Subject: Housewives Marketplace

Alameda County
OCT 16 2002
Environmental Health

On behalf of the City of Oakland, Harding ESE is submitting the following information, requested by the Alameda County Health Care Services Agency, regarding the Housewives Marketplace at 801 Clay Street, Oakland:

- Groundwater Sample Forms for monitoring wells MW-1, MW-2, and MW-3 from the May 3, 2001 and May 17, 2001 sampling events,
- Plate 7, Groundwater Elevations and Contours, June 15, 2001,
- A completed Underground Storage Tank Unauthorized Release Form.

Please note that only grab groundwater samples were collected from the 8th and Clay Street borings on August 17, 2001, therefore field parameters were not measured and groundwater sample forms were not generated.

TAE:xx/Transmittal-

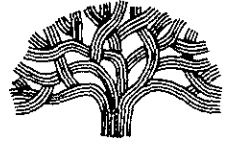
Attachments: Groundwater Sample Forms for MW-1, MW-2, and MW-3 dated May 3 and 17, 2001
Plate 7 – Groundwater Elevations and Contours, June 15, 2001
Underground Storage Tank Unauthorized Release Form

cc: Mark Gomez, City of Oakland



Engineering and Environmental Services
600 Grand Avenue, Suite 300
Oakland, CA 94610 - (510) 451-1001

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Community and Economic Development Agency
Redevelopment Division

(510) 238-3015
FAX (510) 238-3691
TDD (510) 839-6451

September 24, 2002

Alameda County
SEP 24 2002
Environmental Health

Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-9335

RE: Review of 30 Day Submittal Received March 1, 2000

Dear Mr. Chan:

This letter is being sent to highlight the importance and time sensitive nature of the project on the Housewives Market site at 801 Clay Street. The project is part of the 10K Housing Initiative, which is the major focus of Mayor Brown and the Redevelopment Agency's strategy for the Downtown development.

While the Redevelopment Agency was completing the soil and groundwater assessment, demolition of buildings, and other site preparation activities, the Agency has also been working with a developer (A.F. Evans Company, Inc.) to start construction in 2002. A.F. Evans has already submitted for building permits and should be ready to start construction by early November. The one major outstanding item for the project is financing. Before investors and banks are willing to commit funds to the project, they are requiring environmental closure first. It is therefore crucial that this project be made a priority for case closer as soon as possible.

Thank you in advance for your understanding and attention to this matter. If you have any question, please call the project manager Patrick Lane at (510) 238-7362.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Vanderprien", written over a white background.

Daniel Vanderprien
Redevelopment Manager

cc Donna Drogos, Alameda County Environmental Health
Steve Kuklin, A.F. Evans Company, Inc.

Alameda County

OCT 01 2002

Environmental Health

CITY OF OAKLAND



1605 MARTIN LUTHER KING JR. WAY

• OAKLAND, CALIFORNIA 94612

Fire Department
Office of Emergency Services
Hazardous Materials Management Program

(510) 238-7759
FAX: (510) 238-7761
TTY/TDD: (510) 238-6884

September 17, 2002

Mr. Mark Gomez
Environmental Programs Specialist
City of Oakland, Public Works Agency
250 Frank H. Ogawa Plaza
Oakland, CA 94612

**RE: UNDERGROUND STORAGE TANK CASE CLOSURE FOR HOUSEWIFES
MARKET, 801 CLAY STREET.**

Dear Mr. Gomez;

The City Of Oakland Fire Department/Hazardous Material Management Program (OFD/HMMP) staff has reviewed a copy of the soil analytical data provided by Baseline Environmental for the removal of one underground storage tank. Based on the available information and with the provision that the information provided to OFD/HMMP was accurate and representative of site conditions, no further action/case closure related to the UST removed at the above location.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at this site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

If you have any questions, please contact me at (510) 238-7759

Sincerely,

A handwritten signature in black ink, appearing to read "LeRoy Griffin".

LeRoy Griffin
Hazardous Materials Program Manager



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

AUG 28 2002

August 26, 2002

Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: NOTICE OF INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED (FORMER UST SITES AT BLOCK BORDERED BY 8TH, 9TH, JEFFERSON AND CLAY STREETS, OAKLAND, CA 94607)

Dear Mr. Chan:

In accordance with section 25297, 15(a) of Chapter 6.7 of the Health and Safety Code, I certify on behalf of the Oakland Redevelopment Agency that I have notified all responsible landowners of the proposed subject action indicated in your July 31, 2002, letter to my office.

If you have any questions, you may contact me at (510) 238-7314.

Sincerely,

A handwritten signature in cursive script that reads "Mark Gomez".

Mark Gomez
Environmental Program Specialist



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

AUG 09 2002

August 5, 2002

Barney Chan
Alameda County Environmental Health
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: Housewives Market Block, a.k.a. 801 Clay Street, Oakland, CA 94607

Dear Mr. Chan:

I am in receipt of your July 31, 2002 letter indicating your office's intention to issue closure for the former UST sites at the subject location. Thank you for your prompt response to our submittal.

In addition, it would be helpful if you would clarify your office's position regarding residual groundwater contamination at the subject site. I believe the available information strongly indicates that the observed concentrations are from either an old, on-site source that no longer exists or off-site sources.

With respect to off-site sources, it is our experience that low levels of petroleum-related products and chlorinated solvents are common throughout downtown Oakland's shallow aquifers due to historical releases and the mobility of these constituents in groundwater. State and federal policy state that innocent property owners whose sites are impacted by off-site groundwater sources are not considered a responsible party for the groundwater plume.

A formal clarification of this matter in writing would be much appreciated. If you have any questions, I may be reached at (510) 238-7314 or mmgomez@oaklandnet.com.

Sincerely,

A handwritten signature in cursive script that reads "Mark Gomez".

Mark Gomez
Environmental Program Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



July 31, 2002

Closed

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

Mr. Mark Gomez
City of Oakland
Dalziel Building
250 Frank H. Ogawa Plaza, Suite 5301
Oakland CA 94612

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR Former UST Sites located on the
Northeast and Southwest Corners of City Block Bordered by 8th, 9th, Jefferson and Clay
St., Oakland, CA 94607

Dear Mr. Gomez:

This letter is to inform you that Alameda County Environmental Health Department,
Local Oversight Program (LOP), intends to make a determination that no further action is
required at the above site or to issue a closure letter. Please notify this agency of any
input and recommendations you may have on these proposed actions within 20 days of
the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must
provide certification to the local agency that all of the current record fee title owners have
been informed of the proposed action. Please provide this certification to this office
within 20 days of the date of this letter. You may use the enclosed example letter (#3) for
your reply.

If you have any questions about these proposed actions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink that reads "Barney M. Chan". The signature is written in a cursive style.

Barney M. Chan
Hazardous Materials Specialist

enclosure

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners



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 26, 2001

6898 818 Jefferson

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: Additional Soil and Groundwater Investigation - Housewives Market Project;
801 Clay Street, Oakland, CA 94607**

Dear Mr. Chan:

Please find enclosed for your review a copy of the Additional Soil and Groundwater Investigation report completed by the City's consultants - Harding ESE for the Housewives Market Site. We are submitting this report in support of the City's earlier request of May 8, 2001 to the your office for regulatory case closure of the site.

The enclosed report presents the findings of the following activities:

1. Evaluation of lead levels in the site shallow soil. 12 shallow soil borings were installed across the site with soil samples collected and analyzed.
2. Groundwater quality evaluation in the area down-gradient of the former northeast corner UST location. Three monitoring wells were installed down-gradient of location of the former UST (NE corner) with groundwater samples collected and analyzed.
3. Evaluation of VOCs present in off-site groundwater. This was to assess possible migration of contaminants from an off-site source. Three borings were installed on 8th and Clay Streets at the perimeter of the site with grab groundwater samples collected and analyzed.

The findings of the above activities are consistent with previously reported basis for the City's request for site closure. The shallow soil samples indicated lead levels below the USEPA Region 9 preliminary remediation goal (PRG) of 400 ppm. The soluble total lead levels however exceeded 5 ppm.

The analytical results of groundwater samples collected from the monitoring wells were included in the updated health risk evaluation (HRE) that was conducted and reported in the "Update to the RBCA Evaluation" dated May 22, 2001 submitted to the County. The HRE indicated that based on the planned Site use, the residual levels of detected chemicals in the soil and groundwater do not pose a threat to human health or the environment.

Mr. Barney M. Chan
Housewives Market Project
November 26, 2001
Page 2 of 2

The groundwater samples collected from 8th and Clay Streets did not contain detectable concentrations of TCE. The gasoline concentrations are lower than those detected on-site. Diesel was detected in the street groundwater samples but was not detected on-site. The level of chloroform detected on 8th Street (off-site) is below the levels detected on-site. There are therefore no off-site contaminant sources impacting on the site.

The City is currently in the demolition of the existing structures on the Site. Following the demolition, a geophysical survey of the entire Site will be conducted by the City to validate that no residual tanks or piping exist in the subsurface. The City will provide documentation to the ACEHS relating to the findings of the geophysical survey of the site upon completion.

If there are any questions, please feel free to call Mark Gomez at (510) 238-7314.

Sincerely,



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

Copy:

Andrew Clark-Clough, City of Oakland, PWA/ESD (wo/enclosure)
Patrick Lane, City of Oakland, CEDA (w/enclosure)
Mark Gomez, City of Oakland, PWA/ESD (w/enclosure)
Central Files



#6898

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

May 8, 2001

MAY 15 2001

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

**Subject: Request for Regulatory Closure - Housewives Market Project;
801 Clay Street, Oakland, CA 94607**

Dear Mr. Chan:

Following my letter to you dated April 30, 2001 regarding the Housewives Market (the Site), please find enclosed a copy of the Health Risk Evaluation (HRE) completed by the City's consultants - Harding ESE for the Site. This letter summarizes the findings of the HRE, and requests regulatory closure for the Site from Alameda County Environmental Health Services (ACEHS). Our closure request is based upon the finding that the residual levels of petroleum hydrocarbons in the soil and groundwater do not pose a threat to human health or the environment based on the proposed development for the Site.

The Site is the Oakland City block bounded by 8th and 9th Streets, Jefferson Street and Clay Street and is located in a retail/commercial area within the City of Oakland. The Site is currently occupied by three buildings and a parking lot with all the buildings currently vacant. The City is presently in negotiations with a potential developer for the Site, and conclusion of these negotiations is contingent upon regulatory Site closure by ACEHS. A 6-story commercial/residential structure is proposed to be constructed at the Site. The bottom two stories of the structure will be occupied by garages with perimeter commercial units, while the remaining four stories will be residential units.

Previous Investigations

Several environmental studies have been conducted at the Site to evaluate past uses and potential environmental impacts to soil and groundwater. These studies are documented in detail in the following reports which have been previously submitted to ACEHS:

- The *Phase I Environmental Site Assessment Report* conducted by Secor International Inc. (Secor, 1997a)

- *Report of Soil and Groundwater Sampling Results, The Housewives Market and Retail/Office Space (Secor 1997b);*
- *Report of Additional Soil and Groundwater Sampling Results, The Housewives Market and Retail/Office Space (Secor, 1998); and*
- *Soil and Groundwater Assessment Report, Housewives Marketplace (Chow, 2000),* conducted by Chow Engineering, Inc., (Chow) under contract to Harding ESE.

Two gasoline service stations were reportedly located at the southwest and northeast corners of the Site. Some other facilities with reported chemicals use and/or chemical releases to soil and groundwater were also identified in the immediate vicinity of the Site.

Subsurface investigations were targeted around the reported locations of the identified service stations and the former USTs. A total of 15 soil borings were installed at the Site at depths ranging from 10 to 23 feet below ground surface (bgs) to assess presence of potential chemicals of concern (COCs) in the Site soil and groundwater. Twenty-one soil samples were collected and analyzed for total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, and xylenes (BTEX), volatile organic compounds (VOCs), and lead. A total of 10 groundwater samples were also collected and analyzed for the same analytes as the soil samples.

The following maximum concentrations of the COCs were identified in the Site soil and groundwater:

Soil Concentrations

TPH, BTEX, VOCs	-	ND
Lead	-	400 mg/Kg

Groundwater Concentrations

Total Petroleum Hydrocarbons (TPH) as gasoline	-	1700 mg/L
TPH as mineral spirit	-	210 mg/L
TPH as motor oil	-	0.67 mg/L
Benzene	-	3.2 mg/L
Toluene	-	13 mg/L
Ethylbenzene	-	13 mg/L
Total Xylenes	-	53 mg/L
Isopropylbenzene	-	0.0064 mg/L
Naphthalene	-	0.0089 mg/L
n-Propylbenzene	-	0.014 mg/L
Trichloroethene (TCE)	-	0.068 mg/L
1,2,4-Trimethylbenzene	-	0.082 mg/L
1,3,5-Trimethylbenzene	-	0.019 mg/L

Mr. Barney M. Chan
Housewives Market Project
May 8, 2001
Page 3 of 4

Health Risk Evaluation (HRE)

Harding ESE completed a Health Risk Evaluation (HRE) for the Site using all existing Site data. Site conditions were evaluated based on the RWQCB's Interim Guidance on Required Cleanup at Low-Risk Fuel Sites, and site-specific data was evaluated against the six criteria for designating a site as a "low risk groundwater site." The HRE used a tiered Risk-Based Corrective Action approach to evaluate potential human health risks from exposure to chemicals detected in soil and groundwater at the Site. The presence of complete exposure pathways of residual chemicals in groundwater for either terrestrial or aquatic receptors was also evaluated.

Based on the planned Site use, the following potential receptors and exposure pathways were evaluated:

- Future adult and child residents – inhalation of vapors from groundwater in indoor and outdoor air
- Future commercial workers/parking lot attendant – inhalation of vapors from groundwater in indoor and outdoor air
- Future construction workers – inhalation of vapors from groundwater in outdoor air.

Findings And Conclusions

The HRE indicates that based on the planned Site use, the residual levels of detected chemicals in groundwater are unlikely to pose any significant risk to human health. Chemicals in soil were determined not to pose a risk to human health because the only chemical detected was lead, which had a maximum concentration equal to the U.S. EPA residential PRG of 400 mg/kg. Adverse health effects on ecological receptors from residual chemicals at the Site are considered unlikely.

There are no known existing sources of contaminants present at the Site. The Site has been adequately characterized. The dissolved plume appears to be contained within the Site boundary. There are no identified drinking water wells or other sensitive receptors within a one-mile radius of the Site. Therefore, no drinking water wells or sensitive receptors are likely to be impacted by the residual chemicals at the Site.

Proposed Additional Work

The City has subsequent to the HRE, completed the installation of three groundwater monitoring wells to verify groundwater quality and Site specific gradient. Groundwater samples were collected and analyzed for total dissolved solids, electrical conductivity and chlorides. A geophysical survey of the entire Site will be conducted by the City following demolition of the existing structures on the Site to validate that no residual tanks or piping exist in the subsurface

Mr. Barney M. Chan
Housewives Market Project
May 8, 2001
Page 4 of 4

The City will submit to ACEHS for review a report documenting the results of the on-going additional data acquisition as well as the geophysical survey of the entire Site, upon completion. The ~~developer has committed to the preparation of a soil management plan through~~ the developer's environmental consultant. This plan will be submitted to the ACEHS prior to underground construction work at the Site.

> need
> must
have
before exc start

On behalf of the City of Oakland, we request that ACEHS grant regulatory closure for the Site based on the findings of the various environmental investigations conducted. Granting of the closure would facilitate timely conclusion of the City's negotiations for the development of the Site.

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

Sincerely,



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

Copy:

Andrew Clark-Clough, City of Oakland, PWA/ESD
Patrick Lane, City of Oakland, CEDA
Steve Osborne, Harding ESE, 383 Fourth At., Ste. 300, Oakland CA 94607
Central Files



MAY 04 2001

CITY OF OAKLAND



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

Public Works Agency
Environmental Services

#0898

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

April 30, 2001

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

MAY 04 2001

**Re: Information Requested for Housewives Market Project;
801 Clay Street, Oakland, CA 94607**

Dear Mr. Chan:

This letter is in response to your letter dated April 17, 2001 relating to the subject site, and serves to update your office on the City's response to the items requested by the County during our meeting of February 9, 2001.

Since the meeting of February 9, the City has directed its Consultant - Harding ESE to complete a Human Health Risk Assessment (HHRA) for the site using all existing site data. The assessment will evaluate the four exposure pathways mentioned in the meeting - construction worker, parking attendant, residential (loft) and commercial worker. Harding ESE has completed the HHRA and will be forwarding the report to your office within the next one week.

As part of the documentation of the HHRA, the following information requested by the County at the meeting will also be provided:

1. To scaled drawing of the site plan showing the locations of soil borings and the former USTs at the site.
2. A pre-1950 aerial photograph of site to clarify the location of the former tanks, islands and piping.
3. Cross-sectional drawings of the site indicating locations of soil borings and areas with identified residual contaminants.

In addition to the HHRA, the City has further directed the acquisition of additional field data through the installation of three groundwater monitoring wells to verify groundwater quality and site specific gradient. Groundwater samples will be collected and analyzed for total dissolved

Mr. Barney M. Chan
Housewives Market Project
April 30, 2001
Page 2 of 2

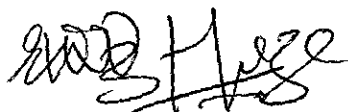
solids, electrical conductivity and chlorides. A geophysical survey of the entire site will be conducted by the City to detect any residual tanks or piping following demolition of the existing structures on the site.

The City will submit to the County for review a report documenting the results of the currently on-going additional field data acquisition as well as the geophysical survey of the entire site upon completion.

The developer has committed to the preparation of a soil management plan through the developer's environmental consultant. This plan will be submitted to the County prior to underground construction work at the site.

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:

Andrew Clark-Clough, City of Oakland, PWA/ESD
Patrick Lane, City of Oakland, CEDA
Steve Osborne, Harding ESE, 383 Fourth At., Ste. 300, Oakland CA 94607
Central Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

April 17, 2001

StID # 6898 / *Roll 4*

Mr. Odili Ojukwu
City of Oakland Public Works Agency
250 Frank H. Ogawa Plaza, Ste. 5301
Oakland CA 94612

**Re: Information Requested for Housewife's Market Project, 818 Jefferson St.,
Oakland, CA 94607**

Dear Mr. Ojukwu:

This letter serves to recount those items discussed and requested by our office during the February 9, 2001 meeting with you, your consultants from HLA and myself. In an effort to expedite site closure and future development of the site our office requested the following:

- To scale drawings of the figures presented in December 29, 2000 Soil and Groundwater Assessment Report by Chow Engineering
- Any pre 1950 aerial photographs that might clarify the location of former tanks, islands and piping.
- Propose a method to verify site specific gradient
- Verify groundwater quality by running total dissolved solids, electrical conductivity or yield.
- Consider the need to perform survey to detect residual tanks or piping.
- Prepare a Human Health Risk Assessment evaluating the four exposure pathways mentioned in the meeting; construction worker, parking attendant, residential (loft) and commercial worker and prepare a soil management plan.

Please update our office on the status of your response to these requested items. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

S. Hugo, ACDEH

Mr. S. Osborne, HLA, 383 Fourth St., Ste. 300, Oakland CA 95607

Update818Jefferson

AGENDA

Friday, February 9, 2001

Discussion of Risk-Based Corrective Action
Housewives Market
801 Clay Street
Oakland, California

Attendees

Mr. Barney Chan	Alameda County Health Agency
Mr. Odile Ojukwu	City of Oakland
Ms. Genevieve DiMundo	Harding ESE
Mr. Stephen Osborne	Harding ESE

Existing Consultant Reports

Secor, Phase I Environmental Site Assessment Report, September 10, 1997
Secor, Report of Additional Soil and Groundwater Sampling Results, March 16, 1998
Chow Engineering, Inc. Soil and Groundwater Assessment Report, December 29, 2000

Topics for Discussion

- 1 Plans for Site Development-Odile Ojukwu
- 2 Previous Site Uses- Stephen Osborne
- 3 Subsurface Conditions- Stephen Osborne
- 4 Conditions for Site Closure- Stephen Osborne and Genevieve DiMundo
 - Fuel leaks have been stopped, free product removed
 - Adequate site characterization
 - Dissolved plume is not migrating
 - No water wells, deeper drinking water aquifers are likely to be impacted
 - No significant risk to human health
 - No significant risk to the environment
- 5 Recommended Actions- Stephen Osborne
 - Perform geophysical survey using EM and GPR equipment to check for the presence of USTs
 - Prepare a Risk-Based Corrective Action for submittal to Alameda County



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

January 25, 2001

Attn. Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway, suite 250
Alameda CA 94502-9335

ENVIRONMENTAL
PROTECTION
00 JAN 30 PM 2:19

Dear Barney:

As discussed in our phone conversation yesterday, please find enclosed for your review a copy of the report on the recent soil and groundwater investigation conducted by Chow Engineering/HLA at the Housewives Market site located at 801 Clay Street, Oakland.

As I indicated to you during our discussions, the current City proposal is to convert the block of Clay, Jefferson, 8th and 9th Streets into a six story residential block with the first (ground) and second floors consisting of parking lots and small businesses. No underground construction are anticipated except for the elevator shaft pit and the building footings. I have included here the plans and elevations of the proposed residential development.

I will call you the morning of Thursday February 1, 2001 to schedule a meeting between your office, the City and our consultants (HLA) to discuss the project and the site closure options. We plan for a meeting in the week of February 5 - 9. The City intends to keep this project on a fast track and requests your usual cooperation and speedy review of the environmental documents relating to the project.

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

Sincerely,

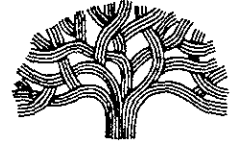
Odili N. Ojukwu, P.E.
Environmental Program Specialist

Copy:
Andrew Clark-Clough, City of Oakland, PWA/ESD
Patrick Lane, City of Oakland, CEDA



ENVIRONMENTAL
PROTECTION
00 JUN 19 AM 8:58

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

June 14, 2000

Larry Seto
Sr. Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-9335

RE: Housewives Marketplace, 818 Jefferson Street, Oakland, CA 97102

Dear Larry:

As discussed in our phone conversation this afternoon, I have replaced Mark Hersh as the City of Oakland contact for the subject site.

Per your request, I am providing you with a brief update on the Housewives Market block. Recent lead-based paint and asbestos studies have indicated that more pre-demolition abatement will be required than previously thought. The City is in the process of accepting bids for this work. We expect both the abatement and demolition work to be completed sometime in the Fall. Once the demolition is completed, we will begin additional subsurface investigation to determine the need for remediation, if any.

If you have any additional questions, please contact me at (510) 238-7314 or mmgomez@oaklandnet.com.

Sincerely,

A handwritten signature in black ink that reads "Mark Gomez".

Mark Gomez
Environmental Programs Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 12, 2000

Mr. Mark B. Hersh
City of Oakland
Environmental Services
1333 Broadway, Suite 330A
Oakland, CA 94612
STID 6898

RE: Housewives Marketplace, 818 Jefferson Street, Oakland, CA 97102

Mr. Hersh:

A letter from you dated March 22, 1999 informed me that demolition of the Housewives Marketplace was scheduled for July 1999. What is the current status of the demolition of the building and the subsequent subsurface investigation? I would like to update the information in the site file.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Janet Howley, Oakland Community Development, 1333 Broadway Street
Oakland, CA 94612
Andrew Clark-Clough, Oakland Public Works, 1333 Broadway, 3rd Floor,
Oakland, CA 94612
Leroy Griffin, Oakland Fire, 1605 Martin Luther King, Oakland, CA 94612
Files



CITY OF OAKLAND



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

Public Works Agency
Environmental Services

(510) 238-6688
FAX (510) 238-7286
TDD (510) 238-7644

March 22, 1999

Mr. Larry Seto
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Housewives Marketplace
818 Jefferson Street, Oakland, California (97102)

Dear Mr. Seto:

This letter is to inform you that demolition of the Housewives Marketplace has been delayed and is now scheduled for July 1999. Subsequent to clearing of building debris from the site, additional subsurface investigation will be conducted, if warranted, and appropriate remediation of soil and groundwater will begin.

Please call me at 238-7695, or Andrew Clark-Clough at 238-6361, if you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Mark B. Hersh".

Mark B. Hersh
Environmental Program Specialist

cc: Janet Howley, CEDA/ Projects Division
Andrew Clark-Clough, PWA Environmental Services
Leroy Griffin, OES Hazardous Materials Supervisor

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

May 12, 1998

Mr. Mark B. Hersh
City of Oakland
Environmental Services
1333 Broadway, Suite 330A
Oakland, CA 94612
STID 6898

RE: Housewives Marketplace, 818 Jefferson Street, Oakland, CA 97102

Dear Mr. Hersh:

Thank-you for the information you provided in your letter dated May 6, 1998. Please inform this office if the schedule for building demolition and site remediation is delayed until after January 1999.

Please submit all subsurface investigation and remediation workplans to this office for approval before work commence.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Janet Howley, Oakland Community Development, 1333 Broadway St,
Oakland, CA 94612
Andrew Clark-Clough, Oakland Public Works, 1333 Broadway, 3rd Fl.,
Oakland, CA 94612
Leroy Griffin, Oakland Fire, 505 14th St., 7th Floor, Oakland, CA 94612
Files



CITY OF OAKLAND



ENVIRONMENTAL SERVICES • 1333 BROADWAY, SUITE 330A • OAKLAND, CALIFORNIA 94612

Public Works Agency

May 6, 1998

(510) 238-6688
FAX (510) 238-7286
TDD (510) 238-7644

Mr. Larry Seto
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Housewives Marketplace
818 Jefferson Street, Oakland, California (97102)

Dear Mr. Seto:

This letter responds to your letter of March 31, 1998, and our telephone conversation of April 27, 1998, requesting additional information on the Housewives Marketplace project.

Regarding the determination of groundwater gradient direction, the City's consultant, Secor International, has informed me that the flow direction was estimated as part of the Phase I site assessment based on the topography of the area. The U.S.G.S. 7.5 minute Oakland West quadrangle included as Figure 1 of the report indicates a gentle slope to the west-southwest towards the Oakland Inner Harbor. This probably approximates the general groundwater flow direction assuming there is no nearby pumping that may perturb the flow.

The tentative schedule for redevelopment of the site is for building demolition and site remediation beginning in January 1999 with construction starting in the Spring 1999 depending on the status of the environmental conditions.

Please call me at 238-7695, or Andrew Clark-Clough at 238-6361, if you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Mark B. Hersh".

Mark B. Hersh
Environmental Program Specialist

cc. Janet Howley, CEDA Projects Division
Andrew Clark-Clough, PWA Environmental Services
Leroy Griffin, OES Hazardous Materials Supervisor

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

March 31, 1998

Mr. Mark B. Hersh, Environmental Program Specialist
City of Oakland
Environmental Services
1333 Broadway, Suite 330A
Oakland, CA 94612

RE: Housewives Marketplace, 818 Jefferson Street, Oakland, CA

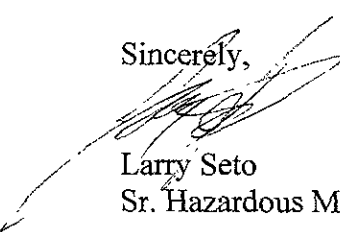
Dear Mr. Hersh:

I have reviewed the Report of Additional Soil and Groundwater Sampling Results for the above site dated March 16, 1998 prepared by Secor International. Please identify how gradient direction was determined at the above site.

In addition, please identify when redevelopment is scheduled for this site.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Andrew Clark-Clough, City of Oakland, 1333 Broadway, Oakland, CA 94612
Janet Howley, City of Oakland, Community Development, 1333 Broadway St.,
4th Floor, Oakland, CA 94612
Leroy Griffin, City of Oakland Fire
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Certified Mailer # P 143 588 415

ENVIRONMENTAL HEALTH SERVICES

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

February 3, 1998

Mr. Mark B. Hersh
City of Oakland
Office of Public Works
1333 Broadway
Oakland, CA 94612
STID 6898

RE: Housewives Market, 818 Jefferson Street, Oakland, CA 94607

Dear Mr. Hersh:

I have reviewed the Report of Soil and Groundwater Sampling Results dated December 3, 1997 that was prepared by Secor International Inc. The groundwater sample collected from boring GP-4 contained concentrations of benzene at 3,200 ppb, toluene at 13,000 ppb, ethylbenzene at 13,000 ppb, xylenes at 53,000 ppb, gasoline at 1,700,00 ppb and mineral spirits at 210,000 ppb. In addition, the groundwater sample from GP-1 contained 670 ppb of motor oil.

This office concurs with your consultant's recommendation that an additional investigation needs to be conducted in an attempt to define the extent of groundwater (and possible soil) contamination, verify the presence or absence of free-product, and assess whether an abandoned underground storage tank is present.

As per Title 23, California Code of Regulations, Article 11, you are required to submit a Soil and Water Investigation workplan within 45 days of the receipt of this letter. This workplan must be prepared by a California -Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Andrew Clark-Clough, City of Oakland, PWA Environmental Services
Janet Howley, City of Oakland, Community & Economic Development
Leroy Griffin, City of Oakland Fire
Files

L.SETO P 143 588 415
#6898

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to		MR. MARK B. HERSH	
Street & Number		CITY OF OAKLAND	
Post Office, State, & ZIP Code		1333 BROADWAY	
Postage		\$	
Certified Fee			
Special Delivery Fee			
Restricted Delivery Fee			
Return Receipt Showing to Whom & Date Delivered			
Return Receipt Showing to Whom, Date, & Addressee's Address			
TOTAL Postage & Fees		\$	
Postmark or Date			

PS Form 3800 April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: #6898 L.SETO

MR. MARK B. HERSH
CITY OF OAKLAND
OFFICE OF PUBLIC WORKS
1333 BROADWAY
OAKLAND CA 94612

4a. Article Number
P 143 588 415

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
2/6/98

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Transfer of Eligible Local Oversight Case

STID 6898 Date of input/By: 1/29/98 na

Date: 1-29-98 From: Carry Seto

Site Name: House wines Market

Address: 818 Jefferson St. City: Oak Zip: 94607

To be eligible for LOP, case must meet 3 qualifications:

1. Y N Tanks Removed? # of removed? unknown ✓ Date removed: _____
2. Y N Samples received? Contamination level: 3.2 ppm Benzene in groundwater
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP
3. Y N Petroleum? Circle Type(s):
 - Avgas
 - leaded
 - unleaded
 - fuel oil
 - jet
 - diesel
 - waste oil
 - kerosene
 - solvents

Procedure to follow should your site meet all the above qualifications:

1.
 - a. Close the deposit refund case.
 - b. Account for **ALL** time you have spent on the case.
 - c. Turn in account sheet to Leslie.
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: _____
DepRef Case Closed with Candyce/Leslie? Y N (If no, explain why below.)

2. Submit the completed **A** and **B** permit application forms to **NORMA**.
3. Give the entire case to the proper LOP staff.



CITY OF OAKLAND



CITY HALL • 1333 BROADWAY • OAKLAND, CALIFORNIA 94612

Office of Public Works

(510) 238-3961
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December 10, 1997

Mr. Tom Peacock
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

CS

94607

Subject: Phase II Environmental Site Assessment - Housewives Market (97102)

818 Jefferson St, Oak. 94607

Dear Mr. Peacock:

Enclosed is one copy of the report entitled *Report of Soil and Groundwater Sampling Results, The Housewives Market and Retail/Office Space*, prepared by our consultant, SECOR International Inc., on December 3, 1997. The City will be conducting additional investigation consisting of Hydropunch sampling of groundwater to evaluate the extent of the contamination. We will inform you of the results when they become available.

Please call me at 238-7695, or Andrew Clark-Clough at 238-6361, if you have any questions or require additional information.

Sincerely,

Mark B. Hersh
Environmental Program Specialist

cc: Andrew Clark-Clough, PWA Environmental Services
Leroy Griffin, OES Hazardous Materials Supervisor

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