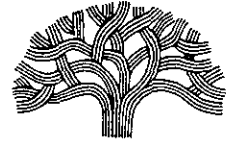




CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, 4TH FLOOR • OAKLAND, CALIFORNIA 94612

Public Works Agency

(510) 238-3961
FAX (510) 238-2233
TTY (510) 238-7644

JUN 06 2001

Susan Hugo
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

June 1, 2001

Subject: 655 12th Street (aka, Preservation Park Residential Redevelopment)

Dear Susan:

Please find attached a copy of the revised Risk Management Plan (RMP) for the subject site. The RMP has been amended to reflect the changes discussed during our conference call of May 18, 2001, and memorialized in my email of May 22, 2001. The most significant changes to the RMP may be found in Section 4.0 ("Long-Term Risk Management Requirements").

Based on our conversation, I believe that the submittal of this RMP satisfies the requirements of your office and the Regional Water Quality Control Board for issuance of a "no further action" letter for the subject site. Per our discussions, I trust that you have already begun the administrative process for issuing such a letter. According to the time-line agreed to in our conference call, I would expect the letter to be issued by June 29, 2001. *Please let me know as soon as possible if this target date cannot be met for any reason.*

Thank you in advance for your time and effort to bring this case to a close. If you have any questions, please contact me at (510) 238-7314 or mmgomez@oaklandnet.com.

Sincerely,

Mark Gomez

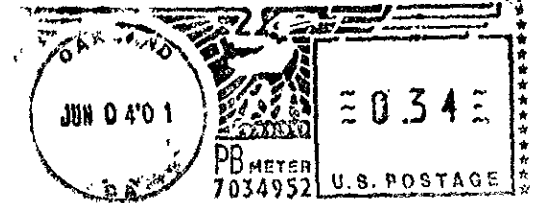
Environmental Program Specialist

- c Chuck Headlee, RWQCB
- Ariu Levi, Alameda County Environmental Health
- John Richard, Lalanne Group
- Susan Gallardo, Geomatrix
- Patrick Lane, City of Oakland, CEDA
- Glenn Young, Subsurface Consultants, Inc

CITY OF OAKLAND



PWA ENVIRONMENTAL SERVICES
DALZIEL BUILDING
150 FRANK H. OGAWA PLAZA, SUITE 5301
OAKLAND CALIFORNIA 94612-2034



*Arieh Levi
Alameda County Environmental Health
1131 Harbor Bay Pkwy.
Alameda, CA 94502-6577*

94502/6540 A POSTNET barcode consisting of vertical bars of varying heights, used for automated mail sorting.

Hugo, Susan, Env. Health

From: John Richard[SMTP:jrichard@lalannegroup.com]
Reply To: jrichard@lalannegroup.com
Sent: Tuesday, May 29, 2001 1:31 PM
To: 'Mark Gomez'; 'Susan Gallardo (E-mail)'; jpatterson@geomatrix.com; gyoung@subsurfaceconsultants.com; shugo@co.alameda.ca.us; 'Lane, Patrick'; cth@rb2.swrcb.ca.gov; ntaylor@sigprop.com; mstice@sigprop.com
Subject: RE: 655 12th St. (Preservation Park Residential Redevelopment)

Mark,

Thank you for the recap of the conference call.

Sorry for my delayed reply-I have been out of town.

One quick note: All items attributed to The Lalanne Group should be attributed to Preservation Park LLC, the developer under the DDA with the City of Oakland. The Lalanne Group acts as agent for Preservation Park LLC.

John Richard
The Lalanne Group

-----Original Message-----

From: Mark Gomez [mailto:mmgomez@oaklandnet.com]
Sent: Tuesday, May 22, 2001 5:30 PM
To: jrichard@lalannegroup.com; Susan Gallardo (E-mail); jpatterson@geomatrix.com; gyoung@subsurfaceconsultants.com; shugo@co.alameda.ca.us; Lane, Patrick; cth@rb2.swrcb.ca.gov; ntaylor@sigprop.com; mstice@sigprop.com
Subject: 655 12th St. (Preservation Park Residential Redevelopment)

The purpose of this email is to memorialize our conference call conversation of Friday, May 18, 2001 regarding the subject site ("Site"). Participating in the conference call were:

- * Susan Hugo, Alameda County Environmental Health
- * Chuck Headlee, Regional Water Quality Control Board (RWQCB)
- * John Richard, Lalanne Group
- * Susan Gallardo, Geomatrix
- * Jennifer Patterson, Geomatrix
- * Nat Taylor, Signature Properties
- * Mark Stice, Signature Properties
- * Patrick Lane, City of Oakland, Community and Economic Development
- * Glenn Young, Subsurface Consultants, Inc. (SCI)
- * Mark Gomez, City of Oakland, Environmental Services

The purpose of the conversation was to identify the steps that the City and/or Lalanne Group needed to take to satisfy the three "long-term risk management" requirements delineated in the April 26, 2001. letter from Alameda County regarding the Site. Susan Hugo and Chuck Headlee agreed that the following actions would satisfy the requirements and that, upon their completion, they would be willing to issue a "no further action" letter for the Site:

- * inclusion by the Lalanne Group of a stipulation in the "CC&R" for

the Site prohibiting the use of shallow groundwater through the implementation of wells or by other means

* "flagging" of the site in the City's Permit Tracking System (PTS) to ensure that future construction work health and safety plans will consider residual contamination at the Site, and to require a re-evaluation of the risk assessment before the City issues any approval for change in land use

Mark Gomez (City of Oakland) agreed to amend the existing Risk Management Plan (RMP), dated April 2, 2001, to reflect these commitments. He also agreed to amend the RMP to note that the depth of excavation will vary, with a minimum depth of six feet, and that this does not change any of the conclusions of the human health risk assessment. SCI will be performing this work for the City. Geomatrix will review and comment on the revised RMP on behalf of the Lalanne Group. The City anticipates submitting the revised RMP to Alameda County no later than June 1, 2001.

submitted 6/5/01

Susan Hugo (Alameda County) agreed to begin the administrative process for issuing a no further action letter immediately. She indicated that this might take as long as six weeks to complete.

Chuck Headlee (RWQCB) committed to signing off on the no further action letter within 24 hours of receipt.

If anyone believes I have left out any pertinent information or mistated any commitments, please notify me by email before Friday, May 25th. Please click the "reply to all" button when doing so in order that all other conference call participants should be notified as well. If no corrections are received by the indicated date, this email will be considered to be a fair and accurate summary of our discussion.

Thank you again for participating.

Mark Gomez
Environmental Program Specialist
City of Oakland

Hugo, Susan, Env. Health

From: Mark Gomez[SMTP:mmgomez@oaklandnet.com]
Sent: Tuesday, May 22, 2001 5:30 PM
To: jrichard@lalannegroup.com; Susan Gallardo (E-mail); jpatterson@geomatrix.com; gyoung@subsurfaceconsultants.com; shugo@co.alameda.ca.us; Lane, Patrick; cth@rb2.swrcb.ca.gov; ntaylor@sigprop.com; mstice@sigprop.com
Subject: 655 12th St. (Preservation Park Residential Redevelopment)

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- * John Richard, Lalanne Group
- * Susan Gallardo, Geomatrix
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- * Nat Taylor, Signature Properties
- * Mark Stice, Signature Properties
- * Patrick Lane, City of Oakland, Community and Economic Development
- * Glenn Young, Subsurface Consultants, Inc. (SCI)
- * Mark Gomez, City of Oakland, Environmental Services

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- * inclusion by the Lalanne Group of a stipulation in the "CC&R" for the Site prohibiting the use of shallow groundwater through the implementation of wells or by other means
- * "flagging" of the site in the City's Permit Tracking System (PTS) to ensure that future construction work health and safety plans will consider residual contamination at the Site, and to require a re-evaluation of the risk assessment before the City issues any approval for change in land use

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Thank you again for participating.

Mark Gomez
Environmental Program Specialist
City of Oakland

Hugo, Susan, Env. Health

From: Mark Gomez[SMTP:mmgomez@oaklandnet.com]
Sent: Thursday, May 17, 2001 11:32 AM
To: jrichard@lalannegroup.com; Susan Gallardo (E-mail); gyoung@subsurfaceconsultants.com; shugo@co.alameda.ca.us; Lane, Patrick; cth@rb2.swrcb.ca.gov
Subject: Friday 10am conference call

We have scheduled a conference call for the Preservation Park Residential Development site (655 12th Street) for 10 am tomorrow, Friday the 18th. Please use the following information to participate:

toll free dial-in number... (800) 886-9041
participant code... 927616

Please call me at 238-7314 or Patrick Lane at 238-7362 if you have any questions.

Mark Gomez
Environmental Program Specialist
City of Oakland

by Aug 2001 per Jaylan (6/20/01)

John Richard ->

Developing property - Start construction / schedule?

-> Addendum to RMP

*Mark Stiles -> excavating to 8 ft
6 to 8 ft*

6 to 12 ft excavation

minimum depth

- 1) Addendum to RMP by rule*
- 2) from behind / from sidewalk*
- 3) - that*
- 3) - drilled to crown*
- from crown area - CR of existing*

Hugo, Susan, Env. Health

From: Mark Gomez[SMTP:mmgomez@oaklandnet.com]
Sent: Wednesday, May 16, 2001 3:19 PM
To: shugo@co.alameda.ca.us
Cc: cth@rb2.swrcb.ca.gov
Subject: RMP for Preservation Park

Susan:

Yesterday afternoon I spoke with Chuck Headlee of the Regional Water Board regarding his thoughts on managing long-term risk at 655 12th Street, the Preservation Park residential development site. Chuck indicated that he would consider a risk management plan with the following elements to be satisfactory for meeting the conditions of the yet-to-be-issued "no further action" letter referenced in your April 26th correspondence:

- RMP →
- (1) a commitment to not use the groundwater at the subject site
 - (2) flagging of the subject site in the City's Permit Tracking System
 - (3) a commitment to notify construction workers of residual contamination
 - (4) a commitment to re-evaluate the risk assessment should land use change

Chuck agreed to participate in our conference call this Friday, scheduled for 10 am. Patrick Lane of the City Community and Economic Development Agency will be arranging the call through AT&T and will provide everyone with the appropriate code necessary to participate in the call. John Richard of the Lalanne Group will represent the developer.

Please re-confirm that you will be able to participate in this call. Thank you.

Mark Gomez

operation/maintenance manual for buildings - nowells or properties

John Richard - Developer - CCK →

Nat Taylor & Signature Properties

Mark Stiles - Signature Properties

Susan Gulland }

George Lathin }

at the time

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



April 26, 2001

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 Environmental Services Division
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, California 94612

Subject: Proposed Preservation Park Development (STID # 6704)
655 12th Street, Oakland, CA 94612 (RO#0000183)

Dear Mr. Gomez:

The Alameda County Department of Environmental Health Services (ACDEHS) has reviewed the following reports submitted for the subject site:

- Risk Management Plan for Preservation Park Residential Redevelopment dated April 2, 2001, prepared by SCI and received on April 12, 2001
- Soil / Groundwater Investigation and Tier 3 RBCA Evaluation dated April 2, 2001, prepared by SCI and received on April 12, 2001
- Fax copy of site map for Shorestein Parcel T12 submitted by SCI on April 25, 2001

The referenced reports were submitted to address the issues listed in our letter dated February 6, 2001 regarding the proposed development of the subject site.

Results of the recent groundwater investigation which included the installation of three temporary monitoring wells (TW 1, TW2 and TW3) showed that groundwater contamination appeared to be limited on-site. Data collected from three monitoring wells on the Shorestein Parcel T12 (located approximately 50 feet east of the subject site) were used to establish groundwater flow direction in the area.

Based on the review of all the reports submitted to date for the subject site, the presence of residual contaminants in soil and groundwater at the site do not pose a risk to future on-site residents as proposed in the development plan. Therefore, the proposed development plan is acceptable, groundwater monitoring is not required and the site can be evaluated for closure. Please notify our office as to who will be responsible for implementing the risk management plan at the site. In addition, a report should be submitted following completion of the development of the site and should include at a minimum copies of any soil and/or groundwater disposed off site, results of any additional sampling, etc. Prior to issuance of a "no further action" letter, a long-term risk management plan for the site is required. The long-term risk management plan should include at a minimum the following

- 1 The human health risk assessment should be re-evaluated if land use change to a more conservative scenario (i.e. day care center, school, residential units with back yard scenario, etc.)
- 2 Shallow groundwater should not be used at the site
- 3 Health and safety plan for future construction workers such as utility workers who maybe exposed to residual contaminants left at the site

Mr. Mark Gomez
RE: Proposed Preservation Park Development
April 26, 2001
Page 2 of 2

Please notify our office when construction activities will begin at the subject site.

Regional Water Quality Control Board (RWQCB) staff has reviewed this letter and concur with the contents of the letter.

If you have any questions about this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Acting Supervisor
Hazardous Materials Specialist

c: Jerry Brown, Mayor, City of Oakland
Mee Ling Tung, Director, Environmental Health Services
Ariu Levi, Chief, Environmental Health Services
Chuck Headlee, San Francisco Bay RWQCB
Hernan Gomez, Oakland Fire Services
Glenn Young, SCI, 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549
SH / files

TRANSMIT REPORT

2001, 04-26 14:39
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COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
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7499402045

April 26, 2001

Mr. Mark Gomez
 City of Oakland Environmental Services Division
 250 Frank H. Ogawa Plaza, Suite 5301
 Oakland, California 94612

Subject: Proposed Preservation Park Development (STID # 6704)
 655 12th Street, Oakland, CA 94612 (RO#0000183)

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The referenced reports were submitted to address the issues listed in our letter dated February 6, 2001 regarding the proposed development of the subject site.

Results of the recent groundwater investigation which included the installation of three temporary monitoring wells (TW 1, TW2 and TW3) showed that groundwater contamination appeared to be limited on-site. Data collected from three monitoring wells on the Shorestein Parcel T12 (located approximately 50 feet east of the subject site) were used to establish groundwater flow direction in the area.

Based on the review of all the reports submitted to date for the subject site, the presence of residual contaminants in soil and groundwater at the site do not pose a risk to future on-site residents as proposed in

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

February 6, 2001

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 Environmental Services Division
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, California 94612

Subject: Proposed Preservation Park Development (STID # 6704)
655 12th Street, Oakland, CA 94612

Dear Mr. Gomez:

The Alameda County Environmental Health Services (ACEHS) has reviewed the following reports submitted for the subject site:

- Draft Soil Investigation and Tier 3 RBCA Evaluation Report dated September 7, 2000 prepared by SCI
- Phase II Environmental Site Assessment Summary Report (1998) prepared by Tetra Tech
- Soil Contamination Assessment Report dated June 17, 1991 prepared by SCI

It is my understanding that the subject site will be developed into a two-to-four story, 92-unit residential structure with a first level parking garage below grade.

Results of soil samples collected at the site identified the presence of the following maximum concentrations of chemicals of concern (COC): 598 parts per million (ppm) total lead; 4,000 ppm total petroleum hydrocarbon (TPH) as gasoline; 1,800 ppm TPH as diesel; 82 ppm total oil and grease (TOG); 280 parts per billion (ppb) chlorobenzene; 330 ppb 1,2 dichloroethane; 3.2 ppm benzene; 26 ppm toluene; 19 ppm ethyl benzene and 156 ppm xylene. Heavy metals (barium, cadmium, chromium, cobalt, copper, mercury, nickel, vanadium, and zinc) were detected at low levels and similar to background concentrations found in the area. Groundwater samples collected at the site showed the following maximum concentrations of COCs: 430 ppb lead; 33,000 ppb TPH as gasoline; 17,000 ppb TPH as diesel; 350 ppb benzene; 1,800 toluene; 640 ppb ethylbenzene and 4,700 ppb xylene. Low levels of dichloroethane and trimethylbenzene were also detected in groundwater.

Based on the review of the referenced reports, the subject site is a strong candidate for regulatory closure and can be developed. However, the following issues must be addressed prior to development of the site and subsequent issuance of a "no further action" letter:

1. A short term "construction" risk management plan should be submitted for the site and should include, at a minimum, the following elements - acceptable health and safety plan for construction workers, soil management plan, groundwater management plan (if applicable), dust control and stormwater run-off control, and the person(s) responsible for implementation of the plan.
2. A contingency plan should be prepared for the site. The plan should include steps to be taken in the event that an unexpected or unusual condition is encountered during construction activities at the site. This should include additional soil and/or groundwater sampling if abandoned tanks and associated pipings, hot spots and unknown contamination are encountered unexpectedly. A flowchart of steps to be taken should be included, along with the person(s) responsible for implementation of the contingency plan.
3. A development plan for the site should be submitted. The plan should include, at a minimum, the following items: description of the project, site map with location of proposed buildings, landscaping, basements, underground garages, utility lines, and extent of excavation associated with construction activities at the site.

Mr. Mark Gomez
RE: Proposed Preservation Park Development
February 6, 2001
Page 2 of 2

4. A site map should be submitted showing all the samples (soil and groundwater) collected at the site, including depths at which samples were collected.
5. The Tier 3 human health risk assessment should be revised to include data collected by SCI in 1991 and to reflect the change in excavation depth from 6 feet to 8 feet.
6. Underground storage tanks (USTs) were reportedly removed at the site. Laboratory reports should be submitted confirming the assertion that no methyl tertiary butyl ether (MTBE) has been detected on site. If lab reports are not available, confirmation samples should be collected.
7. If residual levels of contaminants to be left at the site pose a risk to future maintenance workers such as utility workers who may be exposed to them, institutional control should be in-place by entering and flagging the site in the City of Oakland Permit Tracking System.
8. Additional soil and or groundwater samples may be required if hot spots or unknown contamination is discovered during construction activities at the site. Results of confirmation samples should be evaluated and should meet the cleanup goals developed for the site.
9. The extent of groundwater plume must be adequately defined prior to evaluating the site for closure as a low risk soil and /or groundwater case.
10. A report should be submitted after completion of the subsurface construction and should include, at a minimum, copies of any manifests for soil and/or groundwater disposed off site and results of any additional soil and/or groundwater sampling conducted during construction.

A work plan addressing the above listed issues should be submitted to and approved by this agency prior to development of the subject site.

If you have any questions about this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Acting Supervisor
Hazardous Materials Specialist

c: Ariu Levi, Chief, Environmental Health Services
Chuck Headlee, San Francisco Bay RWQCB
Hernan Gomez, Oakland Fire Services
Glenn Young, SCI, 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549
VSH / files

*No laboratory data
for work done by
Tetra Tech*

if font gw plume not defined

Hugo, Susan, Public Health, EHS

From: Mark Gomez [mmgomez@oaklandnet.com]
Sent: Tuesday, January 09, 2001 10:29 AM
To: 'Hugo, Susan, Public Health, EHS'
Cc: gyoung@subsurfaceconsultants.com
Subject: RE: Preservation Park - 655 12th Street, Oakland, CA 94612

Dear Susan:

As discussed yesterday, I am emailing you point-by-point responses to your email requesting additional information on 655 12th Street.

1. I will send to you today the latest information that is available from the developer.
2. I will instruct SCI to draw up this map and include it in their final report.
3. As we discussed yesterday, all the soil with elevated lead concentrations will be excavated and off-hauled, so use of DTSC's lead spreadsheet is unnecessary.
4. I do not believe that any solvents were found at the site.
5. MTBE was analyzed for (see page 8 of the TetraTech report) and was not detected. I will instruct SCI to make sure that they call this out in their final report. *g*
6. As we discussed yesterday, this is old data and I don't believe that it is the appropriate data to use in the risk analysis. However, it will not change the results of the risk analysis. I will instruct SCI to address this in their final report.
7. Agreed. The final risk analysis will reflect this change.
8. A soil management plan will be submitted that addresses soil disposal, dust control and stormwater concerns. We do not anticipate that construction will reach groundwater; therefore, there is no need for a groundwater management plan and no concern regarding the creation of vertical conduits for cross-contamination between shallow and deep aquifers. The construction health and safety plan will be the responsibility of the developer and likely will not be finalized for several months; it will incorporate all relevant elements of the soil management plan to be submitted to you.
9. As we discussed yesterday, residual contamination at this site has been shown to not pose a threat to human health even under a very conservative, residential exposure scenario. Therefore, there is no need for a long-term risk management plan. Construction and utility workers during development will be covered by the developer's health and safety plan. Once regulatory closure is issued, the site will be flagged in the City's Permit Tracking System. As we discussed yesterday, this will ensure that any future work that might be done in the area of residual contamination will take any health concerns into account.
10. The soil management plan to be submitted to you will include a brief description of the steps that would be taken under this scenario.
11. The City's Environmental Services Division and its consultant, SCI, will ensure that the contingency plan is implemented if necessary. As discussed above, there is no need for a long-term risk management plan.
12. As we discussed yesterday, I strongly disagree with the proposition that additional groundwater monitoring may be needed for closure. The site meets all the criteria for a low-risk closure and it is not clear to me what additional benefit—to human health or the environment—would be gained from additional monitoring.

Once the above information that we have promised is provided to you, I hope that the comfort letter we spoke about several weeks ago will be forthcoming. Please call me or Glenn Young of SCI if you have any additional questions. Thank you.

Mark Gomez
Environmental Program Specialist
City of Oakland

-----Original Message-----

From: Hugo, Susan, Public Health, EHS [mailto:SHugo@co.alameda.ca.us]
Sent: Friday, January 05, 2001 6:15 PM
To: 'Mark Gomez'
Subject: Preservation Park - 655 12th Street, Oakland, CA 94612

Hi Mark.

I have completed review of the following reports:

- Draft Soil Investigation and Tier 3 RBCA Evaluation - September 7, 2000
- Phase II Environmental Site Assessment Summary Report by Tetra Tech, 1998
- Soil Contamination Assessment by SCI, 6/17/91

Here are my comments regarding the investigation and proposed development of the site:

1. Please submit a copy of the development plan for the site. At a minimum should include the following: description of the project, site map with location of proposed buildings, landscapes, basements, underground garages, utility lines, known sources or potential source of contamination and extent of excavation, if any, associated with construction activities at the site. Some of the items may have been described in other reports.
2. Submit a map showing all the samples (soil and groundwater) collected for the site including depths where samples were collected
3. Discuss the background level for lead in the area; for residential scenario, use DTSC's leadsread sheet instead of Region 9 PRG's of 400 ppm.
4. What is the source of solvents found at the site?
5. Need to analyze for MTBE. No MTBE data available in the reports
6. Tier 3 evaluation should include all the data collected for the site. Results from the investigation conducted by SCI in 1991 was not included.
7. Proposed excavation in the entire area from the top 6 feet will be changed to 8 feet. Need to include this change in the Tier 3 evaluation.
8. A short term (construction) risk management plan should be submitted for the site and should include at a minimum the following elements: acceptable health & safety plan for construction workers, soil management plan, groundwater management plan, dust control and stormwater prevention plan. In addition, preventive measures to not create any vertical conduits for contaminants to migrate from shallow to deeper groundwater should be in place, if applicable at the site.
9. A long term (future) risk management plan may be required depending on residual contaminants that will be left at the site. This should include health and safety plan for future construction workers such as utility workers who maybe exposed to residual contaminants, institutional controls such as capping, etc.
10. A contingency plan should be prepared for the site. The plan should include steps to be taken in the event that an unexpected or unusual condition is encountered during construction activities at the site. This may include uncovering abandoned tanks and associated pipings, hot spots and /or contamination. Please include a flowchart of steps to be taken as part of the contingency plan.
11. You need to notify this agency who will be responsible in making sure that the short term risk management plan and contingency plan are implemented at the site.
12. Additional sampling including groundwater monitoring maybe required prior to evaluating the site for closure.

Please call or e-mail me back before I finalize these comments in a letter

Susan L. Hugo

Hazardous Materials Specialist
Environmental Health Services
(510) 567-6780

Hugo, Susan, Public Health, EHS

From: Hugo, Susan, Public Health, EHS
Sent: Friday, January 05, 2001 6:15 PM
To: 'Mark Gomez'
Subject: Preservation Park - 655 12th Street, Oakland, CA 94612

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- ✓ 8. A short term (construction) risk management plan should be submitted for the site and should include at a minimum the following elements: acceptable health & safety plan for construction workers, soil management plan, groundwater management plan, dust control and stormwater prevention plan. In addition, preventive measures to not create any vertical conduits for contaminants to migrate from shallow to deeper groundwater should be in place, if applicable at the site.
- ✓ 9. A long term (future) risk management plan may be required depending on residual contaminants that will be left at the site. This should include health and safety plan for future construction workers such as utility workers who maybe exposed to residual contaminants, institutional controls such as capping, etc.
- ✓ 10. A contingency plan should be prepared for the site. The plan should include steps to be taken in the event that an unexpected or unusual condition is encountered during construction activities at the site. This may include uncovering abandoned tanks and associated pipings, hot spots and /or contamination. Please include a flowchart of steps to be taken as part of the contingency plan.
- ✓ 11. You need to notify this agency who will be responsible in making sure that the short term risk management plan and contingency plan are implemented at the site.
12. Additional sampling including groundwater monitoring maybe required prior to evaluating the site for closure

Please call or e-mail me back before I finalize these comments in a letter

Susan L. Hugo

Hazardous Materials Specialist
Environmental Health Services
(510) 567-6780

LOP - RECORD CHANGE REQUEST FORM

printed:
11/16/2000

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 6704 LOC: -0-
 SITE NAME: City Of Oakland Redevelopment DATE REPORTED : 09/25/2000
 ADDRESS : 655 -0 12th Street DATE CONFIRMED: 09/07/2000
 CITY/ZIP : Oakland 94612 MULTIPLE RPs : N

SITE STATUS

 CASE TYPE: W CONTRACT STATUS: 3 PRIOR CODE:3B1 EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 11/01/2000
 PRELIMINARY ASMNT: C DATE UNDERWAY: 06/19/1991 DATE COMPLETED: 06/23/2000
 REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 11/15/2000
 LUFT FIELD MANUAL CONSID: 3ARHSCG
 CASE CLOSED: - DATE CASE CLOSED: -0-
 DATE EXCAVATION STARTED : -0- REMEDIAL ACTIONS TAKEN: UK

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Mr. Mark Gomez
 COMPANY NAME: City Of Oakland Redevelopment
 ADDRESS: 250 Frank Ogawa, Ste.5301
 CITY/STATE: Oakland, California 94612-2034

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

11/1/00
TO EARLENE:
PLEASE TRANSFER
THIS case to
LOP
thanks
Susan

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

Hazardous Materials Program

Contaminated Site Case Transfer Form

Site Information:

Site Responsible Party (ies)	City of Oakland Redevelopment Agency
Site Name	Preservation Park - Residential Development I
Site Address	655 12th Street
Site Phone	(510) 238-7314
Site Contractor & Consultant (if available)	
Site DBA	

Site Conditions:

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

Transferred as: LOP SLIC

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

Transfer requested by Inspector (Date): Hernan Gomez

Transfer accepted by: (ALCo EHS) (Date): 11/1/00

Post-it Fax Note	7671	Date	11/1/00	# of pages	1
To	Susan Hugo	From	Mark Gomez		
Co/Dept		Co			
Phone #		Phone #			
Fax #	337-9335	Fax #			

Hugo, Susan, Public Health, EHS

From: Mark Gomez [mmsgomez@oaklandnet.com]
Sent: Thursday, October 05, 2000 4:17 PM
To: 'Hugo, Susan, Public Health, EHS'
Cc: Griffin Leroy; gyoung@subsurfaceconsultants.com; sgallardo@geomatrix.com; jrjrichard@lvresc.com
Subject: RE: 655 12th Street (aka MLK, between 11th and 12th Street)

Hi Susan. Glad to hear you're on board. I just left a message with Leroy Griffin asking him to send you whatever you need. He may be giving you a call to clarify matters. Also, I've asked Glenn Young of Subsurface Consultants, Inc. (the City's consultant for this site) to send you over a copy of the draft Phase II and risk assessment report they recently prepared. Glenn will be trying to set up a meeting with you the week of the 16th to discuss our findings and any concerns you might have. I will be out until then, starting tomorrow. If you have any questions between now and the 16th, please contact Glenn Young at (925) 299-7960. Thanks. See you soon.

Mark Gomez

-----Original Message-----

From: Hugo, Susan, Public Health, EHS [mailto:SHugo@co.alameda.ca.us]
Sent: Thursday, October 05, 2000 10:18 AM
To: 'Mark Gomez'
Cc: Peacock, Tom, Public Health, EH; Levi, Ariu, Public Health, EH
Subject: 655 12th Street (aka MLK, between 11th and 12th Street)

Hi Mark:

Based on the information you have provided, it appears that the site is LOP eligible. Please ask Leroy Griffin to process the transfer of the case to our office. I will be working on this redevelopment case.

Please call or e-mail if you have any questions.

Susan L. Hugo
Hazardous Materials Specialist
Environmental Health Services
(510) 567-6780

Hugo, Susan, Public Health, EHS

From: Peacock, Tom, Public Health, EH
Sent: Friday, September 29, 2000 1:34 PM
To: Hugo, Susan, Public Health, EHS
Subject: RE: 655 12th Street (aka, MLK, between 11th and 12th)

That's fine, as soon as we get all the data and reports and the ok from Leroy Griffin.



Tom Peacock

From: Hugo, Susan, Public Health, EHS
Sent: Thursday, September 28, 2000 10:31 AM
To: Levi, Ariu, Public Health, EH; Peacock, Tom, Public Health, EH
Subject: RE: 655 12th Street (aka, MLK, between 11th and 12th)

It appears to be LOP eligible. I would like to work on this case since it is redevelopment related.

Please let me know.

Thanks

Susan L. Hugo
Hazardous Materials Specialist
Environmental Health Services
(510) 567-6780

-----Original Message-----

From: Levi, Ariu, Public Health, EH
Sent: Tuesday, September 26, 2000 10:22 AM
To: Peacock, Tom, Public Health, EH
Cc: Hugo, Susan, Public Health, EHS
Subject: FW: 655 12th Street (aka, MLK, between 11th and 12th)

LOP eligible?

From: Mark Gomez[SMTP:mmgomez@oaklandnet.com]
Sent: Monday, September 25, 2000 3:40 PM
To: alevi@co.alameda.ca.us
Cc: gyoung@subsurfaceconsultants.com; sgallardo@geomatrix.com
Subject: 655 12th Street (aka, MLK, between 11th and 12th)

Ariu:

Here is some basic background information on 655 12th Street (Alameda County parcel #'s: 002-0021-011-01 and 002-0021-012). Per our discussion earlier today, let me know if this is sufficient to make a determination as to whether this will be considered an LOP site or something else. As I indicated earlier, the City considers this a priority site and appreciates your offer to expedite its review. Once a case worker has been assigned, we would like to set up a meeting as soon as possible to discuss our findings and clarify what, if any, additional investigation will be necessary to receive a regulatory "closure" or "comfort" letter.

In 1940, a gas station was constructed at the site that had at least five

500-gallon USTs. It is believed that the USTs were used to store gasoline, diesel and possibly motor oil. The service station was demolished in 1971 and the tanks removed at that time.

The City and Oakland Redevelopment Agency are facilitating the proposed redevelopment of this site by Lalanne Volckmann as a 2-4 story, 92-unit residential structure with a ventilated, first-level parking garage at one-half story below grade. The site is currently owned by the Oakland Redevelopment Agency and will be purchased by Lalanne Volckmann as part of the development agreement.

Field investigations were conducted for the City and completed in June 1991 (Subsurface Consultants), June 2000 (TetraTech EM) and August 2000 (Subsurface Consultants). No BTEX has been found in extensive investigation of the first six feet of soil; elevated levels of benzene have been encountered in much deeper soils (high of 3.2 mg/kg at 23.5-24' bgs) and in groundwater (high of 0.35 mg/L at 36-40' bgs). A draft risk assessment performed by Subsurface Consultants for the City indicates no significant risk from these levels under the planned land use (ingestion of groundwater is not considered a viable pathway of exposure). Lead levels are all well below the residential PRG of 400.

Given that the tanks were pulled in 1971, I do not believe that there was ever an open case for this site. Also, as would be expected at such an old site, no MTBE has been found.

If you have any questions or require additional information at this time, please email me back or call me at (510) 238-7314. Thanks again for your assistance.

Mark Gomez

Hugo, Susan, Public Health, EHS

From: Levi, Ariu, Public Health, EH
Sent: Tuesday, September 26, 2000 10:22 AM
To: Peacock, Tom, Public Health, EH
Cc: Hugo, Susan, Public Health, EHS
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If you have any questions or require additional information at this time, please email me back or call me at (510) 238-7314. Thanks again for your assistance.

Mark Gomez

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 23, 2000

Mr. Douglas Herman
Port of Oakland
530 Water Street
Oakland, California 94607

Mr. Tom Lander
Mortenson Development Company
2201 Geary Boulevard
San Francisco, California 94115

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

**RE: Proposed Telecommunications Facility (STID 6690)
720 Second Street and 229 Castro Street, Oakland, California 94607**

Dear Messrs. Herman and Lander:

The Alameda County Environmental Health Services (ACEHS) has reviewed the report entitled "Soil and Groundwater Investigations" dated May 3, 2000, prepared by Krazan & Associates, Inc. for the above subject site. I have also received copies of log of borings B-1 to B-8 via fax provided by Baseline Environmental Consulting on June 22, 2000. The site will be developed into a multi-story telecommunications switching facility designed to serve fiber optic, telephone and internet service providers worldwide.

Results of the soil samples collected at the site identified the presence polynuclear aromatic hydrocarbons (PAHs), metals, petroleum hydrocarbons, and volatile organic compounds (VOCs). Groundwater sample collected from boring B-8 near the suspected underground storage tank (UST) found total petroleum hydrocarbon as gasoline and VOCs.

Based on the review of the report, the following issues must be addressed prior to development of the subject site:

1. The presence or absence of the suspected UST at 229 Castro Street must be identified. If the UST is present at the site, a closure plan must be submitted to this agency to facilitate the removal of the tank. Soil and/or groundwater must be collected to confirm any releases associated with the tank.
2. Elevated levels of lead were detected in soil at the site. Lead must be added as target analyte in groundwater.
3. A site conceptual model should be prepared which will identify sources of releases, chemicals of concern (COCs), routes of exposures, and sensitive receptors. This should include human and ecological risk assessment for the site.

Messrs. Herman and Lander

RE: 720 Second Street and 229 Castro Street, Oakland, CA 94607

June 23, 2000

Page 2 of 3

4. A short term and long term risk management plans should be submitted. The short term (construction) risk management plan should include at a minimum the following elements: acceptable health & safety plan for construction workers, soil management plan, groundwater management plan, dust control, stormwater prevention plan and preventive measures to not create any vertical conduits for contaminants to migrate from shallow to deeper groundwater. The long term (future) risk management plan should include health and safety plan for future construction workers such as utility workers who maybe exposed to residual contaminants that will be left at the site and institutional controls such as capping and deed restrictions that may be required at the site.
5. It is my understanding that soil generated as part of the construction activities is proposed for reuse at the site. Please submit a work plan regarding the proposed reuse of soil. Your plan should discuss soil management issues such as acceptable levels of contaminants present in the soil that will not posed a risk to human health and the environment, how the soil will be reused, location, preventive measures to avoid soil being in direct contact with groundwater and approximate amount of soil that will be generated during construction activities.
6. To validate the site conceptual model, additional soil and groundwater samples may be required at the site.
7. A site development plan should be submitted and should include at a minimum the following items: description of the project; site map with the location of the proposed buildings, landscapes, basements, underground parking garages, utility lines, known sources or potential source of contamination; and extent of excavation, if any, associated with construction activities at the site.
8. A contingency plan should be prepared for the site. The plan should include steps to be taken in the event that an unexpected or unusual condition is encountered during construction activities at the site. This may include uncovering abandoned tanks and associated pipings, hot spots and/or contamination. Please include a flowchart of steps to be taken as part of the contingency plan.
9. Notify this agency as to who will be responsible in making sure that the approved short term risk management plan and contingency plan are implemented during construction activities at the site.

Messrs. Herman and Lander

RE: 720 Second Street and 229 Castro Street, Oakland, CA 94607

June 23, 2000

Page 3 of 3

10. A report should be submitted after completion of the development and should include at a minimum copies of any soil and/or groundwater disposed off site, results of soil and groundwater sampling, etc.

If you have any questions, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

- c: Ariu Levi / Thomas Peacock, Environmental Health Services
Betty Graham, San Francisco Bay RWQCB
Leroy Griffin, Oakland Fire Services
XaneNordhav, Baseline Environmental, 5900 Hollis Street, Suite D, Emeryville, CA 94608
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

December 8, 1999
SLIC # 5803Mr. Mark Gomez
Environmental Program Specialist
City of Oakland Environmental Services Division
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, CA 94612ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432**RE: City of Oakland Parking Lot, 9th Street and Broadway, Oakland CA 94607**

Dear Mr. Gomez:

I have reviewed the Risk-Based Corrective Action (RBCA) Evaluation submitted by your office to us regarding the subject site, and have discussed this report and the site with the former case worker for the site, Ms. Juliet Shin. Based on the information provided to us, we are prepared to issue a closure letter once the following activities have been undertaken:

1. Monitoring wells MW-7, MW-20, and MW-21 are properly abandoned in accordance with current statutes and regulations.
2. A waste management plan is presented to handle the disposal of soils from the site during excavation activities.
3. Limited excavation with a backhoe is performed in the locations of the electromagnetic anomalies (Harding Lawson, 1993) in order to confirm/deny the presence of underground storage tanks (USTs), and any USTs or other hazardous materials that are found are removed and disposed of properly.

If you have any questions concerning this letter, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: B Chan, files

Mr. Alex Greenwood, City of Oakland Community and Economic Development Agency,
250 Frank H. Ogawa Plaza, 5th Floor, Oakland CA 94612

comfort9th&Broadway

Post-it Fax Note	767	Date	12/7/00	# of pages	1
To	Susan Hugo		From	Mark Gomez	
Co / Dept			Co		
Phone #			Phone #		
Fax #	337-9335		-ax #		