Subsurface Consultants, Inc.

FAX TRANSMITTAL

Date:	April 26, 2001
Number of pages (including cover sheet):	15

To:	Susan Hugo
Phone:	
Fax:	510.337.9335
cc:	Mark Gomez – 510.238.7286

From:	Glenn Young
Sent From:	Lafayette
SCI Job #:	272.054
Re:	Preservation Park 3

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment
☐ For your use ☐ Original in mail ☒ As requested

Susan – Please find attached a copy of the text for the Draft Phase 1 report without the various Appendices. Please let me know if you would like those appendices as well.

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Tetra Tech EM Inc.
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October 13, 1998

Mr. Matthew Small
U.S. Environmental Protection Agency, Region 9
75 Hawthorne Street, (WST-8)
San Francisco, CA 94105-3901

Subject: **Transmittal of the Draft Phase I Site Assessment, Preservation Park 3, 12th Avenue and Martin Luther King Jr. Way Site in Oakland California EPA Contract No. 68-W4-0004, Work Assignment No. R09035**

Dear Mr. Small:

Tetra Tech EM Inc. (Tetra Tech) is please to transmit two copies of the draft phase I site assessment report for the Preservation Park 3, 12th Avenue and Martin Luther King Jr. Way site in Oakland, California.

Tetra Tech has used the American Society for Testing and Materials (ASTM) designation E 1527-97 as a guide only for the completion of this report, as stated in the approved work plan. Tetra Tech has not included the resumes of the professionals who assisted in the completion of this work, as the ASTM document suggests. Tetra Tech has already submitted to the Environmental Protection Agency the resumes of all personnel working under the Resource Conservation and Recovery Act Enforcement, Permitting, and Assistance contract.

Appendix A of this report includes the tier 1 checklist evaluation that Tetra Tech developed following the City of Oakland developed tier 1 site characterization worksheet for this site. In addition, all records reviewed to establish the findings and conclusions stated in the site assessment are included in the appendices.

If you have any questions or comments, please call me at (415) 222-8217 or Darlene McCray at (415) 222-8236.

Sincerely,

Scott Wald
Project Manager

Enclosure

cc: Mark Gomez, City of Oakland Public Works Agency

OAKLAND REDEVELOPMENT PROJECT
PHASE I SITE ASSESSMENT FOR PRESERVATION PARK 3, 12TH AVENUE & MARTIN LUTHER KING JR. WAY, OAKLAND, CALIFORNIA

DRAFT

Prepared for

U.S. ENVIRONMENTAL PROTECTION AGENCY
Office of Waste Programs Enforcement
Washington, D.C. 20460

Work Assignment No.	:	R09035
EPA Region	:	9
Date Prepared	:	October 13, 1998
Contract No.	:	68-W4-0004
Site	:	Oakland, California
Prepared by	:	Tetra Tech EM Inc. (Darlene M. McCray)
Tetra Tech Project Manager	:	Scott Wald
Telephone No.	:	(415) 222-8217
EPA Work Assignment Manager	:	Matthew Small
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CONTENTS

EXECUTIVE SUMMARY

This executive summary is not intended for use as a stand alone document. This report should be read in its entirety. Reliance on this report should be based on the findings and conclusions presented, including, but not limited to, the information discussed in Section 1.

This Phase I environmental site assessment (ESA) summary report presents information reviewed regarding the Preservation Park 3, 12th Avenue and Martin Luther King Jr. Way site (hereafter referred to as the Site). Tetra Tech EM Inc. (Tetra Tech), under the Resource Conservation and Recovery Act Enforcement, Permitting, and Assistance Contract No. 68-W4-0004, was requested by the Environmental Protection Agency, Region 9, to conduct a phase I ESA for the Site and submit a draft phase I ESA summary report.

Tetra Tech's investigation included a review of available information, a site reconnaissance visit, and preparation of this report. The current American Society for Testing and Materials standard E1527-97 was used for preparation of this report as a guide only.

The City of Oakland owned Site encompasses a rectangular lot with plan dimensions of about 150 feet by 200 feet and is located in the eastern half of the block bounded by 11th, 12th, and Castro Streets and Martin Luther King Jr. Way in Oakland, California. The Site is not currently developed, however, it was previously used for residential development, a gasoline service station, a warehouse for manufacturing or electrical contracting, a photographic products business, and storage of historic Victorian houses waiting restoration.

The Site is composed primarily of the Merritt Sand Formation and sits on level ground. Groundwater levels have been measured at depths of about 24 to 29 feet below the ground surface immediately after drilling. These levels may not be truly representative of stabilized groundwater levels. Available data indicate that groundwater flow is to the northwest.

Some environmental concerns have been identified at the Site. Gasoline, oil and grease, 1,2-dichloroethane, chlorobenzene, and lead are present in the soil at the Site, presumably from the gasoline station operations. Limited groundwater sampling results did not indicate contaminants above the

detection limit, however, the lateral and vertical extent of groundwater contamination has not been sufficiently characterized.

Tetra Tech recommends further investigation at the Site to include additional soil and groundwater sampling to determine the lateral and vertical extent of soil and groundwater impacts.

1.0 INTRODUCTION

This section discusses the purpose of the phase I site assessment summary report, special terms and conditions pertaining to the preparation of the report, any limitations and exceptions of the assessment and the limiting conditions and methodology used.

1.1 PURPOSE

Tetra Tech EM Inc. (Tetra Tech) received Work Assignment No. R09035 from the U.S. Environmental Protection Agency (EPA) under the Resource Conservation and Recovery Act (RCRA) Enforcement, Permitting, and Assistance (REPA) Contract No. 68-W4-0004. Under this work assignment, Tetra Tech is providing EPA Region 9 with assistance in testing a prototype alternative to the traditional approach of setting cleanup standards. A draft version of this prototype alternative, the draft "Urban Land Redevelopment (ULR) Tier 1 Risk-Based Corrective Action (RBCA) Process" has been partially developed. This report is being developed to test the process at the Preservation Park 3, 12th Avenue and Martin Luther King Jr. Way site in Oakland, California (hereafter referred to as the Site) and is intended, in part, to identify any problems with the process prior to its implementation. The results of applying the ULR RBCA process checklist are included in Appendix A. In addition, this phase I site assessment report has been compiled to determine if further investigation is warranted at the Site.

1.2 SPECIAL TERMS AND CONDITIONS

Tetra Tech has used the American Society for Testing and Materials (ASTM) standard E1527-97 only as a guide in preparing this report. The four components required by ASTM to complete a phase I site assessment are (1) records review, (2) site reconnaissance, (3) interviews, and (4) summary report. As directed by EPA, Tetra Tech did not perform an independent records review but has relied on the EPA to forward all pertinent information. In addition, EPA requested that interviews not be conducted.

This Phase I site assessment is being used as a component of the draft ULR Tier 1 RBCA process. The data gaps identified using the ULR RBCA process are the criteria Tetra Tech has used to make recommendations in this report for further site assessment activities.

1.3 LIMITING CONDITIONS AND METHODOLOGY USED

This report was compiled based on information supplied to Tetra Tech by the EPA and other information that is in the public domain. The conclusions and recommendations herein are based solely on the information Tetra Tech reviewed in compiling this report.

Tetra Tech makes no warranty as to the accuracy of statements made by others compiled in this report, nor are any warranties or guarantees, express or implied, included or intended by the report, except that it has been prepared in accordance with direction received from the EPA and included in Tetra Tech's approved work plan. Since the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached.

2.0 SITE DESCRIPTION

This section discusses the location of the Site, characteristics of the Site and the vicinity, descriptions of improvements on the Site, and current and past uses of the Site and adjoining property.

2.1 LOCATION

The Site encompasses the eastern half of the block bounded by 11th, 12th, and Castro Streets and Martin Luther King, Jr. Way (formerly Grove Street) in Oakland, California.

2.2 SITE AND VICINITY CHARACTERISTICS

The City of Oakland owned Site encompasses a rectangular lot with plan dimensions of about 150 feet by 200 feet. It is undeveloped and the soil is exposed; no vegetation was observed.

The land use surrounding the Site is primarily commercial. Along the northeast section of 12th Avenue and Martin Luther King Jr. Way is a City of Oakland-owned development that consists of renovated houses of Victorian-style architecture that are rented to non-profit organizations. Directly across Martin Luther King Jr. Way from the Site is a parking lot. Other developments in the area are of a commercial nature.

2.3 DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

Presently no permanent structures occupy the Site. During a visit to the Site on October 5, 1998 with Mark Gomez of the City of Oakland and Matthew Small of the EPA, it was observed that earthmoving activities were underway at the Site. A brief discussion with a heavy equipment operator onsite revealed that a basement concrete foundation had been removed and the Site was currently being leveled.

2.4 INFORMATION REPORTED BY USER REGARDING ENVIRONMENTAL LIENS OR SPECIALIZED KNOWLEDGE OR EXPERIENCE

Tetra Tech is not aware of any environmental liens on the Site. In addition, no environmental liens pertaining to the Site were disclosed in the materials provided for review.

2.5 CURRENT USES OF THE PROPERTY

During a site visit on October 5, 1998, earthmoving activities were being conducted (see Appendix B for photographs). The Site was vacant, void of vegetation and currently not in use. Mark Gomez of the City of Oakland Public Works Agency reported that the Oakland Redevelopment Agency was currently reviewing options for development but the exact re-use is unknown at this time.

2.6 PAST USES OF THE PROPERTY

The block in which the Site is located was occupied by residential developments from at least the late 1800s through 1931. The property was occupied by several homes and boarding facilities.

In 1940 a gasoline service station was constructed at 1125 Grove Street (now Martin Luther King, Jr. Way). The service station had at least five underground fuel storage tanks (500-gallon capacity), two gasoline dispenser islands, and an automobile lift hoist. It is assumed that the tanks were used to store gasoline, diesel fuel, and possibly motor oil. The service station was demolished in 1971, and the tanks were removed at that time.

In 1947, a single-story warehouse was constructed at the northwest corner of 11th and Grove Streets. The warehouse occupied approximately one-half of the site (15,000 square feet).

The use of the building between 1947 and 1959 is unknown; however, in 1953 the owner of the building, Sun Electric Company, filed a building permit application to construct partition walls to separate shop, warehouse, and office areas. This information implies that the building may have been used by an electrical contractor or manufacturing business.

Alpha Photo Products, a wholesale and retail distributor of photochemicals and supplies, occupied the building from 1959 until 1974. A former employee of Alpha Photo Products said that photochemicals were not stored in tanks at the site. A lavatory was infrequently used as a darkroom, so it is likely that photochemicals were occasionally discharged to the sanitary sewer. The warehouse did not contain any known fuel storage tanks.

After Alpha Photo Products left the property, the City of Oakland Office of Community Development converted the warehouse to offices and occupied the building beginning in 1976. The building was demolished in 1985.

Past uses of the Site include the storage of Victorian houses, a partially complete construction project consisting of a concrete basement including walls, foundations and slabs. A 1985 aerial photo showed the property vacant, except for a residential structure that was relocated and stored on site as part of the City of Oakland Preservation Park development.

2.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

A variety of residential, commercial, and public improvements have been developed on properties surrounding the site.

From 1971 through 1983, the adjacent properties at 663 12th Street and the former service station site were used for warehouse employee and customer automobile parking. A lot at 1119 Martin Luther King Junior Way remained a residential dwelling from the time of its construction until 1983. An automobile service station existed at the northeast corner of Martin Luther King Junior Way and 12th Streets from at least 1950 until 1979.

Along the northeast section of 12th Avenue and Martin Luther King Jr. Way is a City of Oakland-owned development that consists of renovated houses of Victorian style architecture that are rented to non-profit organizations.

2.8 SITE RENDERING, MAP, OR SITE PLAN

All maps pertaining to the Site are in Appendix C which contains copies of all reference materials that were forwarded to Tetra Tech by the EPA. Appendix C contains a report generated by the City of Oakland's consultants who performed a soil contamination assessments at the site. This report contains a site plan and vicinity map, along with chemical concentration location maps.

As discussed with EPA and delineated in our approved work plan, Tetra Tech was directed to use photocopies of figures and maps from the information provided by the EPA.

3.0 RECORDS REVIEW

This section discusses the information that was reviewed to determine if any environmental concerns exist at the Site and the subsequent results of those reviews. In addition, this section discusses the physical setting, historical use, and a complete list of documents reviewed for this report.

The following documents were reviewed to obtain information regarding the Site:

- "Preliminary Environmental Assessment, 12th Street and Martin Luther King, Jr. Way, Oakland, California," prepared by Subsurface Consultants, Inc., June 19, 1991.
- "Soil Contamination Assessment, 12th Street and Martin Luther King, Jr. Way, Oakland, California," prepared by Subsurface Consultants, Inc., June 17, 1991.
- "Environmental Review of Property at 12th and Broadway," City of Oakland Memorandum, May 9, 1995.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

At the request of the EPA and the City of Oakland, Tetra Tech did not perform a detailed record review requiring a search of federal, state, and local records regarding the Site. Records reviewed for this report

consisted of two reports, dated 1991and 1995, that were forwarded to Tetra Tech by the EPA and City of Oakland. An employee of Tetra Tech who had previous involvement with the Site while employed with a City of Oakland consultant, provided a 1991 draft soil contamination assessment report. In addition, Tetra Tech obtained a sparse map and two tables containing brief water well information from the County of Alameda Public Works Agency (see Appendix D).

Records reviewed reported that gasoline, chlorinated hydrocarbons, diesel fuel, 1,2-dichloroethane, chlorobenzene, and oil and grease have been detected at the site and appear to be related to the service station operations. Lead has also been detected in laboratory samples. The source of the lead is uncertain, but it may be related to air emissions from industrial activities and vehicles. Analytical results for groundwater samples were below the detection limit; however, only two water samples were collected. For a detailed list of the soil contaminants detected and their concentrations, see Table 1 in Appendix A.

3.2 PHYSICAL SETTING SOURCE(S)

The Site is situated within the Northern California Coast Ranges Geomorphic Province. Locally, the site is mapped as being underlain by the Merritt Sand formation. This quaternary age deposit consists primarily of fine-grained silty and clayey sand deposited by wind and water as beach and nearshore deposits. The Merritt Sand overlies the Alameda Formation, also deposited in Quaternary time. The Alameda Formation consists of continental and marine sediments deposited in the valley of San Francisco Bay.

Test borings from previous investigations indicated that a layer of fill about 5 feet thick, consisting of loose sands and silty sands, blankets the Site. Dense sands and silty and clayey sands of the Merritt Sand formation underlie the fill. These soils extended to the depths explored (32 feet) in those investigations.

Groundwater levels have been measured at depths of about 24 to 29 feet below the ground surface immediately after drilling. These levels may not be truly representative of stabilized groundwater levels. Available data indicate that groundwater flow is to the northwest.

3.3 HISTORICAL USE INFORMATION

The documents referenced in Section 3.0 were reviewed to obtain information regarding historical use as described in Section 2.6 of this report.

4.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

At the request of the EPA, Tetra Tech did not conduct any interviews regarding activities at the site. Tetra Tech did conduct a site reconnaissance visit on October 5, 1998, at which time earth-moving activities were underway at the Site. No structures were observed. During the site visit, Tetra Tech evaluated existing environmental conditions of the property for contamination from hazardous materials or waste. The inspection focused on potential areas of concern, including underground storage tanks (UST), aboveground storage tanks (AST), hazardous substance use and storage, hazardous waste storage, evidence of improper disposal of hazardous substances and wastes, and the presence of polychlorinated biphenyls (PCB).

4.1 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

Tetra Tech did not observe any processes or operations onsite that use large quantities of hazardous materials.

4.2 HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

Tetra Tech personnel did not observe hazardous substance or unidentified substance containers on the Site.

4.3 STORAGE TANKS

Tetra Tech personnel did not observe any aboveground storage tanks or indications of USTs at the Site.

4.4 INDICATIONS OF PCBS

Tetra Tech did not observe any equipment known to or likely to contain PCBs at the Site.

4.5 INDICATIONS OF SOLID WASTE DISPOSAL

Tetra Tech observed no indications of waste disposal on the Site. Some narrow pipes speculated to have been fuel lines were protruding from the excavated soil, however, based on the history of UST use at this Site, these objects are not considered as disposed solid waste.

4.6 PHYSICAL SETTING ANALYSIS, IF MIGRATING HAZARDOUS SUBSTANCES ARE AN ISSUE

Available records reviewed did not indicate the existence of migrating substances from other properties in the vicinity.

4.7 ANY OTHER CONDITIONS OF CONCERN

Mark Gomez of the City of Oakland, informed Tetra Tech on October 12, 1998, that he had spoken with one of the heavy equipment operators at the Site the day of the Site reconnaissance visit. The operator informed Mark that while performing earth moving activities, a petroleum odor in the northeast section of the site was noted.

5.0 FINDINGS AND CONCLUSIONS

Findings in the information reviewed for this phase I site assessment conclude that gasoline, oil and grease, 1,2-dicholoethane, chlorobenzene and lead are present in the soil at the Site. Limited groundwater sampling results did not indicate contaminants above the detection limit, however, the extent of groundwater contamination has not been sufficiently characterized. The hydrocarbon and organic chemical contamination appear to be related to operations of the former gasoline station. The source of lead contamination is uncertain but may be related to air emissions from industrial activities and vehicles.

Tetra Tech concludes from the available information regarding the Site that further site characterization activities are necessary. Additional field and analytical studies should be conducted to characterize the vertical and lateral extent of soil and groundwater contamination. The additional studies should include drilling test borings to obtain soil and groundwater samples for laboratory analysis. Groundwater use is one of the criteria to be evaluated under the ULR RBCA process. If contamination has impacted groundwater, further research into groundwater use in the area should be conducted to provide definitive information on whether there are any water wells in the area used for drinking or food processing purposes or if deeper drinking water aquifers exist.

REFERENCES

American Society for Testing and Materials (ASTM). 1997. "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." Designation E 1527-97.

City of Oakland. 1995. Memorandum Regarding Environmental Review of Property at 12th and Broadway. May 9.

County of Alameda Public Works Agency. 1998. Facsimile Transmittal from Andreas Godfrey. To Darlene M. McCray, Tetra Tech EM Inc. October 7.

Subsurface Consultants, Inc. 1991. "Soil Contamination Assessment, 12th Street and Martin Luther King, Jr. Way," Oakland, California. June 17.

Subsurface Consultants, Inc. 1991. "Preliminary Environmental Assessment, 12th Street and Martin Luther King, Jr. Way," Oakland, California. June 19.