

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0 # 757

May 7, 1997
STID 6331
page 1 of 2

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

Attn: Phil Tagami
Financial Center Building Associates
c/o California Commercial Investments
600 Grand Ave., Suite 404
Oakland CA 94610

RE: Financial Center Building, 405-14th St., Oakland CA 94612

Dear Mr. Tagami,

Since my last letter to you, dated 4/15/97, the following documents have been received in this office:

- 1) fax dated 4/29/97 from HK2, Inc./Semco (laboratory report for B1).

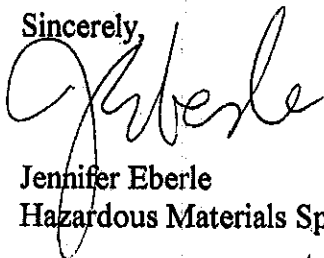
The field work conducted on 4/24/97 resulted in the successful completion of B1 in Franklin St. in front of the entrance to the Financial Center Building. Two borings were attempted in the basement, but were unsuccessful due to refusal at 1 foot and 6 feet below (basement) grade. Another hand auger boring attempt was reportedly made on 5/5/97, which resulted in refusal in four locations in the basement.

Two soil samples (at 20' and 22' below ground surface) and one groundwater sample were collected from B1. Results indicate non-detectable (ND) concentrations of Total Petroleum Hydrocarbons as Diesel (TPH-d) and ND Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) in the soil and groundwater samples, with the exception of a trace of xylenes (6 parts per billion) in the water sample. *These results indicate there was no significant release of fuel into the groundwater table.* Although a stalwart attempt was made, it appears that it is not possible to obtain samples via the basement. *The case will proceed towards closure; however, it will probably take a few months, at a minimum.* There is a long waiting list of cases to be evaluated for closure. A Case Closure Summary must be drafted, get a peer review, a manager review, then RWQCB review. This will make a total of 4 signatures. At that point, a final case closure letter will be drafted for signature by our Director. You will also be sent a copy of the Case Closure Summary.

If you have any questions, please contact me directly at 510-567-6761.

May 7, 1997
STID 6331
page 2 of 2
Attn: Phil Tagami

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Mike Rivers, US History, PO Box 19100, Oakland CA 94619
Deno Milano, HK2Inc./Semco, 1751 Leslie St., San Mateo CA 94402
J. Eberle/LOP file

je.6331-B

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 757

April 15, 1997
STID 6331

Attn: Phil Tagami
Financial Center Building Associates
c/o California Commercial Investments
600 Grand Ave., Suite 404
Oakland CA 94610

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

RE: Financial Center Building, 405-14th St., Oakland CA 94612

Dear Mr. Tagami,

I have received and reviewed the "Work Plan for Preliminary Site Assessment," prepared by HK2, Inc./Semco, dated 4/14/97. This workplan involves the installation of three borings: one on Franklin St. using a percussion drilling device, and two in the basement. The three borings will be cited around the UST in order to approximate an equilateral triangle, and the borings will be placed within 10-12 feet of the UST. All field work should be overseen by a Registered Geologist. In addition, the soil sample with the highest TPH-diesel concentration should also be analyzed for Polynuclear Aromatics (PNAs), for purposes of comparison to Risk Based Screening Levels (RBSLs) as per the American Society of Testing and Materials' (ASTM) "Risk Based Corrective Action Applied at Petroleum Release Sites," document E1739-95. If there are residual TPH-diesel and/or PNA soil concentrations, we may still be able to close the case using ASTM guidance. It would be acceptable to use EPA Method 8100 for analysis of PNAs in soil. This method includes naphthalene and benzo(a)pyrene, and also costs less than Method 8270. **With these understandings, the workplan is acceptable.**

Please contact at least 2 business days in advance of field activities, so I may be present onsite if my schedule allows. If you have any questions, please contact me directly at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Mike Rivers, US History, PO Box 19100, Oakland CA 94619
Deno Milano, HK2Inc./Semco, 1751 Leslie St., San Mateo CA 94402
J. Eberle/LOP file

je.6331-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 757

March 18, 1997

STID 6331

page 1 of 2

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

Attn: Phil Tagami
Financial Center Building Associates
c/o California Commercial Investments
600 Grand Ave., Suite 404
Oakland CA 94610

RE: Financial Center Building, 405-14th St., Oakland CA 94612

Dear Mr. Tagami,

As you know, a 2,500-gallon Underground Storage Tank (UST) was closed in place in the basement of the above referenced building. The work commenced on March 7, 1997. One soil sample was collected from the soil surrounding the UST. (It was infeasible to collect a soil sample from below the UST due to site constraints.) The UST sample was likely from the capillary fringe, as the soil sample was moist (and predominantly sand), while the overlying soil type was predominantly clay. Another sample was collected from the soil stockpiled around the UST excavation. The samples were analyzed for Total Petroleum Hydrocarbons as Diesel (TPH-d), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX). The UST sample contained 13,000 parts per million (ppm) TPH-d, while the stockpiled soil sample contained 1,800 ppm TPH-d. Both samples were Non-Detect (ND) for benzene, but contained some Toluene, Ethylbenzene, and Xylenes (TEX).

Due to the significant concentration of TPH-d (13,000 ppm), as well as the sandy soils (thus providing a direct leaching pathway to groundwater), a **groundwater investigation is warranted**. The *traditional* groundwater investigation consists of a minimum of three monitoring wells in an equilateral triangular configuration to determine groundwater flow direction and to assess groundwater quality. Monitoring and sampling is done for four consecutive quarters, at a minimum. However, *current practice* involves rapid site assessment methods (ie hydropunch, geoprobe). If groundwater results indicate no need for further action, there will likely be no need for permanent monitoring wells. The groundwater results obtained via rapid site assessment methods may be compared to the American Society of Testing and Materials' (ASTM) "Risk Based Corrective Action Applied at Petroleum Release Sites," document E1739-95.

In this case, the citing of such borings should be as close as possible to the UST area, preferably no further than the sidewalks along BOTH 14th St. and Franklin St. This would define the extent of the contamination in at least 2 directions. The question of groundwater flow direction or gradient is relevant. Nearby sites are often examined for this type of data. The closest site I have

March 18, 1997
STID 6331
page 2 of 2
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identified is known as the Lee Family Association, located at 387-12th St. This is a vacant lot with a large excavation extending into the basement level, at the corner of Franklin and 12th Streets. Temporary well points were installed at this site. Groundwater flow direction was calculated as northwest in 1993, and north-northeast in 1994. This case was closed in 1995.

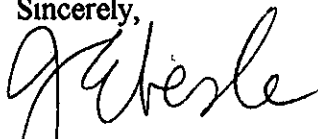
Soil samples should also be collected during this investigation, in order to delineate the vertical and lateral extent of the soil contamination found in the UST excavation. **You are therefore requested to perform a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. Please submit a workplan for a SWI within 45 days, or by May 5, 1997. Please submit your own cover letter with your consultant's reports.**

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under signature and seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

I believe our mutual goal is the closure of this case, at which point a closure letter will be issued from this office, and signed by the Director of this Department. As you probably know, the closure letter is usually paramount in importance when doing a property transfer or refinancing a property loan.

If you have any questions, please contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Mike Rivers, US History, PO Box 19100, Oakland CA 94619
Rhonda Kiper, HK2Inc./Semco, 1751 Leslie St., San Mateo CA 94402
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