

ALAMEDA COUNTY - ENVIRONMENTAL HEALTH SERVICES - MEMORANDUM

DATE : 04/13/99
TO : Candyce Kelly, Billing Unit Supervisor
FROM : Leslie Peters, Specialist Clerk / *Perci*
SUBJECT: NEW BILLING - UNDERGROUND STORAGE TANK

Please find enclosed the listing of new Underground Tank establishments.

SUMMARY

=====
new establishments : 0
new tanks : 0
estimated additional revenue : \$ 0

Please process for billing in accordance with Section 3-140.5 of the Alameda County Ordinance Code, including collection of the state surcharge for the individual underground tanks.

Also find the enclosed support documents:
- Monthly listing of existing UGT accounts
- file labels for all new accounts

Thank you for your kind assistance.

3/30/99
To Leslie P.

Please close this case in the LOP database.
LOP - CHANGE RECORD REQUEST FORM Thanks: Susan

printed:
03/26/99

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

Insp: *Jane*
4/6/99

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12034
StID : 3652 LOC:
SITE NAME: Clawson High School DATE REPORTED : 04/15/91
ADDRESS : 3420 Peralta St DATE CONFIRMED: 04/15/91
CITY/ZIP : Oakland 94608 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: W CONTRACT STATUS: 4 PRIOR CODE:2B4 EMERGENCY RESP:
RP SEARCH: S DATE COMPLETED: 02/25/92
PRELIMINARY ASMNT: C DATE UNDERWAY: 06/01/91 DATE COMPLETED: 08/27/91
REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
REMEDIAL ACTION: C DATE UNDERWAY: 04/08/93 DATE COMPLETED: 05/20/98
POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 02/25/92
LUFT FIELD MANUAL CONSID: 3SHCAWG
CASE CLOSED: Y DATE CASE CLOSED: 03/30/99
DATE EXCAVATION STARTED : 04/08/93 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Mr. Steve Somsen
COMPANY NAME: Oakland Unified School Dist.
ADDRESS: 1025 Seconf Avenue
CITY/STATE: Oakland Ca 94606

RP#2-CONTACT NAME: Mr. Paul Parkman
COMPANY NAME: Clawson Project Associates
ADDRESS: 4096 Piedmont Avenue#333
CITY/STATE: Oakland, California 94611

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE *Susan L. Fugate* DATE 3/30/99

DATA ENTRY INPUT:

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



February 18, 1999

Mr. Paul Parkman
Clawson School Associates
3216 Louise Street
Oakland, CA 94608

SUBJECT SITE: Former Clawson School
3420 Peralta Street
Oakland, California

Dear Mr. Parkman:

This letter documents the destruction of monitoring wells MW-1, MW-2 and MW-3 at the above referenced site. The work was completed under Alameda County Public Works Agency drilling permit #99WR053 issued to Aqua Science Engineers (ASE) on February 9, 1999. A copy of this permit is attached.

On February 12, 1999 Gregg Drilling (licence #C-57 485165) of Martinez, California destroyed monitoring wells MW-1, MW-2 and MW-3 at the subject site under the direction of ASE staff geologist Greg Schramm by pressure grouting the wells with Portland cement. The well boxes were removed from the ground and placed in a pre-existing rubbish pile on the site.

A copy of the California Department of Water Resources (DWR) well completion report is attached.

Please feel free to contact us if you have any questions or comments at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.



Greg Schramm
Staff Geologist

cc: Mr. Andreas Godfrey, Alameda County Public Works Agency,
951 Turner Court, Suite 300, Hayward, CA 94545-2651

California Department of Water Resources, 3251 S Street,
Sacramento, CA 95816

Ms. Susan Hugo, Alameda County Health Care Services Agency, 1131
Harbor Bay Parkway, Suite 250, Alameda, CA 94502-6577

Mr. Chuck Headlee, California Regional Water Quality Control Board -
San Francisco Bay Region, 1515 Clay Steet, Suite 1400, Oakland, CA
94612



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
 931 TURNER COURT, SUITE 300, HAYWARD, CA 94545-2651
 PHONE (510) 670-5575 ANDREAS CODFREY FAX (510) 670-5262
 (510) 670-5248 ALVIN KAN

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT Former Clawson School
3420 Peralta Street
Oakland, CA 94608

PERMIT NUMBER 99WR053
 WELL NUMBER _____
 APN _____

California Coordinates Source _____ ft. Accuracy ± _____ ft.
 CCN _____ ft. CCE _____ ft.
 APN _____

PERMIT CONDITIONS

Circled Permit Requirements Apply

CLIENT Name Clawson School Associates
 Address 4096 Piedmont # 333 Phone _____
 City Oakland Zip 94611

- A. GENERAL**
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
 2. Submit to ACPWA within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
 3. Permit is void if project not begun within 90 days of approval date.

APPLICANT Name Agua Science Engineers
 Address 228 W. El Estero Fax 837-4853
 City Danville Phone (925) 820-4391
 Zip 94526

- B. WATER SUPPLY WELLS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

TYPE OF PROJECT

Well Construction	<input type="checkbox"/>	Geotechnical Investigation	<input type="checkbox"/>
Cathodic Protection	<input type="checkbox"/>	General	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	Contamination	<input type="checkbox"/>
Monitoring	<input type="checkbox"/>	Well Destruction	<input checked="" type="checkbox"/>

- C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.
- D. GEOTECHNICAL**
- Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings

PROPOSED WATER SUPPLY WELL USE

New Domestic	<input type="checkbox"/>	Replacement Domestic	<input type="checkbox"/>
Municipal	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Other _____	<input type="checkbox"/>

- E. CATHODIC**
- Fill hole above anode zone with concrete placed by tremie.
- F. WELL DESTRUCTION - Pressure Grout**
- See attached. Thanks for the Closure letter A.G.
- C. SPECIAL CONDITIONS**

DRILLING METHOD:

Mud Rotary	<input type="checkbox"/>	Air Rotary	<input type="checkbox"/>	Auger	<input type="checkbox"/>
Cable	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	Pressure grouting	

DRILLER'S LICENSE NO CP# 485165 (GREGG DRILLING)

WELL PROJECTS

Drill Hole Diameter	<u> </u> in.	Maximum	
Casing Diameter	<u> 2 </u> in.	Depth	<u> 20 </u> ft.
Surface Seal Depth	<u> </u> ft.	Number	<u> 3 </u>

GEOTECHNICAL PROJECTS

Number of Borings	<u> </u>	Maximum	
Hole Diameter	<u> </u> in.	Depth	<u> </u> ft.

ESTIMATED STARTING DATE 2/12/99
 ESTIMATED COMPLETION DATE 2/12/99

APPROVED Andreas Codfrey DATE 2/9/99

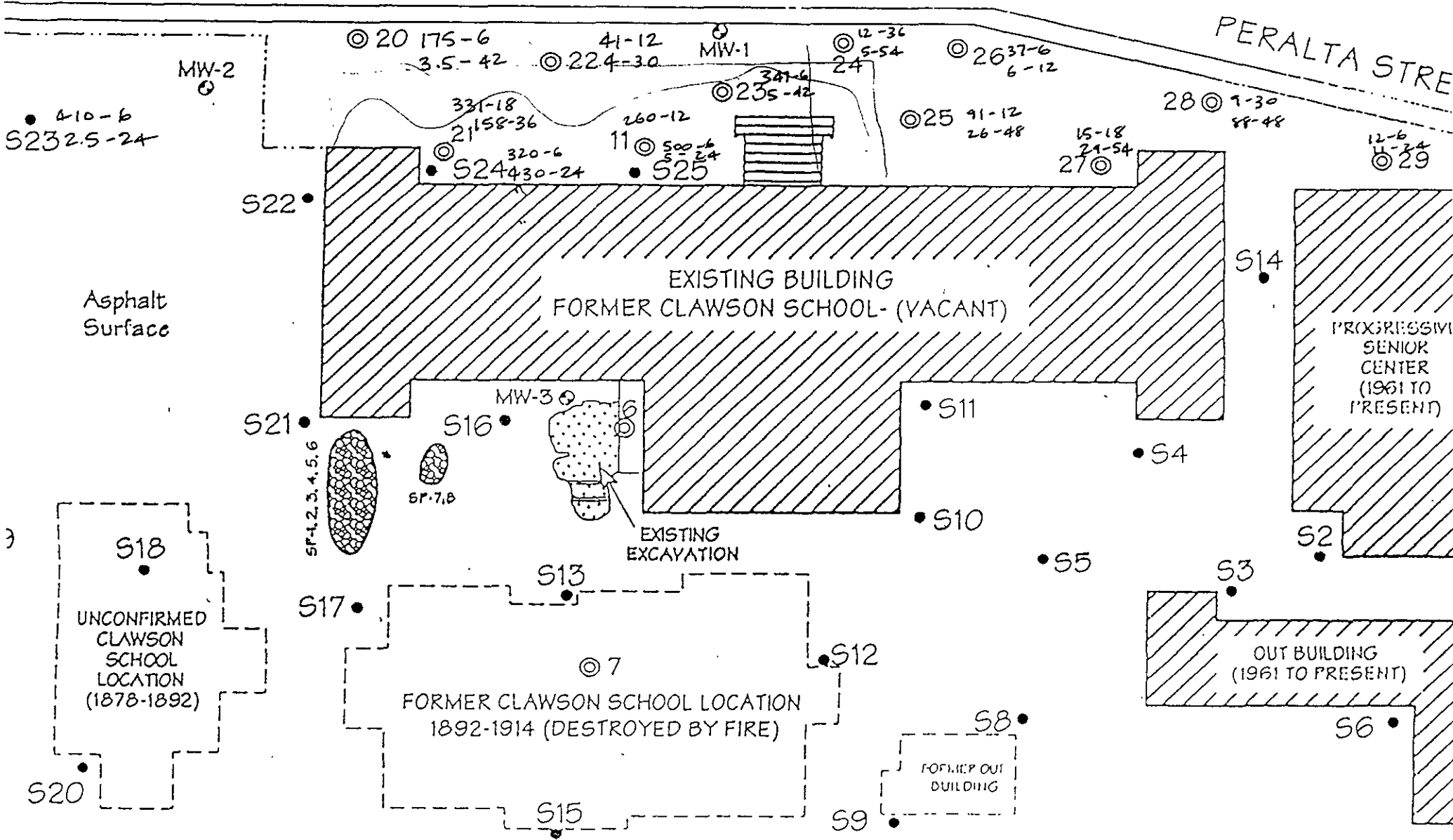
I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE [Signature] DATE 2/8/99

TTL C P6

UNION STREET

PERALTA STRE



MAGNOLIA STREET

Title: Site Plan

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)

February 1, 1999

Mr. Paul Parkman
Clawson Project Associates
4096 Piedmont Avenue, #333
Oakland, California 94611

**RE: Case Closure for the Former Clawson School (STID # 3652)
3420 Peralta Street, Oakland, CA 94608**

Dear Mr. Parkman:

This letter serves to notify you that the case file for the site is being closed. The three monitoring wells at the site must be properly decommissioned. You can proceed with the well abandonment at the site. A well abandonment report must be submitted prior to the issuance of the Remedial Action Completion Certification.

Please notify this office at least 72 hours of the well abandonment work at the site. I can be reached at (510) 567-6780 if you have any questions.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



October 7, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Paul Parkman
Clawson Project Associates
4096 Piedmont Avenue, #333
Oakland, California 94611


**RE: Case Closure for the Removal of Underground Storage Tank and Lead Contaminated Soil at the Former Clawson School
3420 Peralta Street, Oakland, California 94608 (STID #3652)**

Dear Mr. Parkman:

Per your request, this letter is to update you regarding the case file for the underground storage tank and lead contaminated soil removed from the above referenced site. This agency is in receipt of the Final Report of Environmental Remediation Activities dated September 10, 1998, prepared and submitted by Aqua Science Engineers for the subject site. A case closure summary is being prepared and will be reviewed by two LOP staffs. After the closure summary is approved by the staff, it will be submitted to the Regional Water Quality Control Board (RWQCB) for concurrence with our recommendation that no further work is required concerning the tank removed from the subject site. The RWQCB responds to our recommendation within 30 days. After receiving RWQCB's concurrence, the three monitoring wells at the site must be properly decommissioned. After receiving the well abandonment report, this agency will issue the final closure letter (Remedial Action Completion Certification).

Please call me at (510) 567- 6780 if you have any questions concerning this letter or the subject site.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

c: Charles Headlee, San Francisco Bay RWQCB
Dave Allen, ASE, 208 West El Pintado Road, Danville, CA 94526
SH / files

CLAWSON PROJECT ASSOCIATES

A CALIFORNIA LIMITED PARTNERSHIP

STID 3652

TRANSMITTAL

to:

Susan HUGO

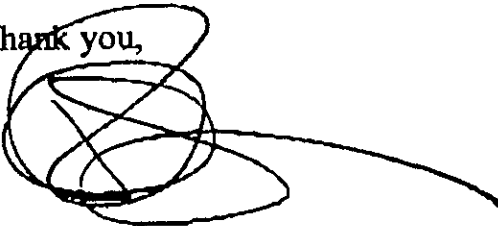
23 Mar 98

3 Pages Follow

Dear Ms Hugo,

Following please find our deed to ownership of the former Clawson School site. The purchase transaction was completed in January of this year. Please address all further correspondence to us.

Thank you,



Paul Parkman
Managing Partner

cc: Aqua Science Engineers

4098 PIEDMONT AVENUE #333, OAKLAND CA 94611
VOICE: 510.855.8821 FAX: 510.855.9821
E-MAIL: CLAWSONPA@AOL.COM

RECORDING REQUESTED BY
First American Title Guaranty Company
Order No.
Escrow No. 158954
Loan No.

Recorded in Official Records, Alameda County
Patrick O'Connell, Clerk-Recorder

13.00

98015512 08:30am 01/20/98

004 202576 31 27 000065
A03 3 7.00 6.00 0.00 0.00 520.85 7102.50 0.00
0.00 0.00

WHEN RECORDED MAIL TO:

Clawson Project Associates
4096 Piedmont Ave., #333
Oakland, CA 94611

3
20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

The undersigned grantor(s) declare(s):
CITY TRANSFER TAX \$ 7102.50
DOCUMENTARY TRANSFER TAX \$ 520.85
SURVEY MONUMENT FEE \$

SAME AS ABOVE

X Computed on the consideration or value of property conveyed; Off
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

APN 005-0474-008

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Oakland Unified School District

hereby GRANT(S) to

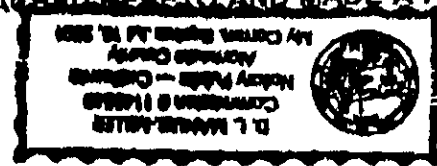
Clawson Project Associates, a California limited partnership

the real property in the City of
County of

Oakland
Alameda

, State of California, described as

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Dated, January 7, 1998

STATE OF CALIFORNIA)
COUNTY OF Alameda)ss.

On 12 January 1998
before me, D. L. Manuel Miller, Notary Public personally
appeared Jean Quan, Edgar Rakestraw, Jr.,
and Carole Quan

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal

Signature D. L. Manuel Miller

Oakland Unified School District

By: Jean Quan
President, Board of Education

By: Edgar Rakestraw, Jr.
Deputy Secretary, Board of Education

APPROVED AS TO FORM & SUBSTANCE
BY Carole Quan
Superintendent of Schools
1-9-98

B

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

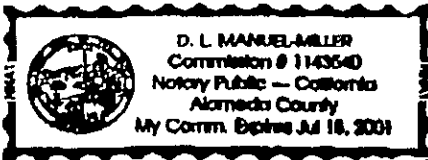
State of California

County of Alameda

On 12 January 1998 before me, D. L. Manuel-Miller, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Catole Quan, Jean Quan, Edgar Rakestraw, Jr.
Name(s) of Signer(s)

personally known to me - **OR** - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

D. L. Manuel-Miller
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document GRANT DEED
Title or Type of Document. ~~Bill of Sale~~ Grant Deed

Document Date: 7 January 1998 Number of Pages: ~~2~~

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

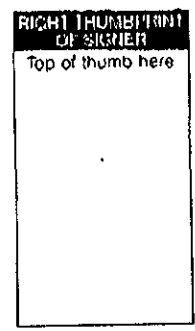
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows:

PARCEL ONE:

All Lots 9 through 12, inclusive, Block 678, Map No. 2 of Watts Tract, filed November 17, 1876, Map Book 6, Page 13, Alameda County Records.

PARCEL TWO:

All Lots 1 through 5, inclusive and Lot 8, in Block 678, Map No. 2 of Watts Tract, filed November 17, 1876, Map Book 6, Page 13, Alameda County Records.

A.P. No. 005-0474-008

EXHIBIT A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

March 24, 1998

Mr. Steve Somsen
Director, Risk Management
Oakland Unified School District
1025 Second Avenue
Oakland, CA 94606

Mr. Paul Parkman
Clawson Project Associates
4096 Piedmont Avenue #333
Oakland, California 94611

**RE: Former Clawson School - 3420 Peralta Street, Oakland, California 94608
STID # 3652**

Gentlemen:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the Soil and Groundwater Assessment Report dated February 25, 1998 and the Work Plan for Excavation and Off-Site Disposal of Lead-Bearing Soil dated March 5, 1998, prepared and submitted by Aqua Science Engineers (ASE) for the above referenced site.

Elevated lead concentrations as high as 614 parts per million (ppm) were detected in subsurface soil at the site. The work plan for the removal of shallow soil (up to 30 inches below ground surface) containing total lead concentrations greater than 320 ppm is acceptable to this agency. Please submit a copy of the health and safety plan prior to implementation of the work plan. You will also need to provide our office 72 hours advance notice of any field activity at the site.

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

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division
Chuck Headlee, San Francisco Bay RWQCB
Dave Allen, ASE, 2411 Old Crow Canyon Road, #4, San Ramon, CA 94583
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 6, 1993
STID# 3652

Mr. Joe Mears
Oakland Unified School District
955 High Street
Oakland, California 94601

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

RE: Status of the Investigation / Remediation at Clawson High School - 3420 Peralta Street, Oakland, California 94608

Dear Mr. Mears:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the Phase II Environmental Assessment conducted at the referenced site and the subsequent removal of one heating fuel underground storage tank (2500 gallon) in April 8, 1993. We are in receipt of the following reports:

- * Preliminary Environmental Assessment (September 27, 1991) prepared by Subsurface Consultants, Inc.
- * Underground Storage Tank Unauthorized Release (Leak)/ Contamination report, September 20, 1991
- * Underground Storage Tank Closure Report (August 11, 1993) prepared by Applied Geotechnology Inc.

Soil samples collected during the Phase II Environmental Assessment showed elevated levels of the following contaminants: TPH diesel (1,100 ppm), TRPH (990 ppm), total lead (347 ppm) and soluble lead (12.5 ppm). During the tank removal in April 8, 1993, soil samples collected at the base of the excavation pit exhibited 430 ppm TPH diesel and 360 ppm TPH motor oil. A composite of four discrete soil samples exhibited 19 ppm soluble lead.

Three monitoring wells were installed in June, 1991 as part of the Phase II Environmental Assessment. The groundwater samples collected from the wells showed toluene at 3.0 ppb but non detect for benzene, xylene and ethyl benzene. TPH diesel was also non detect but a high detection level (0.2 ppm) was used.

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues must be addressed regarding the on going investigation / remediation at the subject site:

- 1) The extent of soil and/or groundwater contamination remains undefined. Please submit a work plan to delineate the

Mr. Joe Mears
RE: 3420 Peralta Street, Oakland, CA 94608
December 6, 1993
Page 2 of 3

vertical and lateral extent of contamination. The work plan must address all contaminants detected at the site (petroleum hydrocarbons, lead and semi volatile organic compounds).

- 2) Please clarify if any recent data have been collected from the three wells at the site. The only groundwater data we have on file was initial groundwater sampling conducted after the wells were installed in June 1991. The groundwater monitoring wells must be sampled every quarter for target compounds and verified downgradient flow direction must be established at the site. Groundwater elevation readings must be incorporated in the quarterly sampling. All monitoring wells must be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) Hazardous levels of lead is present at the site. Please submit a work plan to remediate the concentration of lead to non hazardous and determine if the underlying groundwater at the site had been impacted by hazardous lead concentration in the soil.
- 4) Please submit copies of tank disposal records (manifests) and records of stockpiled soil disposition.
- 5) Please clarify if the excavation pit has been backfilled. Only clean fill must be used to backfill the excavation pit.
- 6) Please submit a time schedule for all phases of the investigation and remediation activities at the site.

Response to all the items mentioned above must be provided to this office **no later than January 24, 1994.**

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified

Mr. Joe Mears
RE: 3420 Peralta Street, Oakland, CA 94608
December 6, 1993
Page 3 of 3

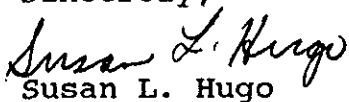
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
William Wikander, Applied Geotechnology, Inc.
100 Hegenberger Road, Suite 210
Oakland, CA 94621

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEAHS, Agency Director



September 27, 1997

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

Mr. Steve Somsen
Director, Risk Management
Oakland Unified School District
1025 Second Avenue
Oakland, CA 94606

**RE: Former Clawson School - 3420 Peralta Street, Oakland, California 94608
STID # 3652**

Dear Mr. Somsen:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the case file concerning the removal of an underground storage tank and elevated concentration of the lead found in the shallow soil (up to 2 feet bgs) at the above referenced site. We are in receipt of the Phase II Environmental Site Investigation Report (March 1996) prepared by ACC Environmental Consultants.

This office has the following comments regarding the subject site:

1. Elevated lead concentrations were detected in borings S-23 (410 ppm), S-24 (430 ppm), and S-25 (500 ppm). A corrective action work plan must be submitted which should include target cleanup levels for lead, an evaluation of alternative treatment and a cost effective plan which adequately protect human health, safety and the environment.
2. Composite samples collected from the stockpiled soil generated during the removal of the tank and the limited overexcavation conducted around the tank area showed the following: non detect for benzene, toluene, ethyl benzene and xylene (BTEX); 15 - 94 ppm TPH diesel, and 12 - 20 ppm total lead. The stockpiled soil can be used to backfill the excavation.
3. TPH diesel (850 ppb) was detected in only one well (MW-3) which is downgradient of the former tank. Lead and BTEX were not detected in the three wells. The underground storage tank case can be evaluated for closure as a low risk groundwater site. No further groundwater monitoring is required.

It is my understanding that there is a pending property transaction for the subject site. Please respond to item #1 listed above in a timely fashion so that we may proceed with evaluating the case for closure.

Mr. Steve Somsen
RE: 3420 Peralta Street, Oakland, CA 94608
September 27, 1997
Page 2 of 2

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

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Chief, Environmental Protection Division
Kevin Graves, San Francisco Bay RWQCB
Paul Parkman, 3216 Louise Street, Oakland, CA 94608
Misty Kaltreider, ACC Environmental Consultants, 7977 Capwell Drive, Suite 100
Oakland, California 94621
SH / files

Paul PARKMAN

3216 Louise Street
Oakland CA 94608

Design and Development

voice: 510.595.0769

fax: 510.655.9062

9/21/97

TRANSMITTAL

to:

Susan L. HUGO

16 Sep 97

THIS PAGE ONLY

RE: GROUNDWATER REMEDIATION at CLAWSON SCHOOL (STID# 3652)
3420 Peralta Street, Oakland

Dear Ms. Hugo,

During the last week of August we spoke about the status of the above referenced account; whether groundwater monitoring was continuing at the site well or if remediation efforts had been completed. At that time, you indicated that your records showed that the site had not been cleared or certificated.

My firm has entered into contract with the Oakland Unified School District to purchase the site and we are, naturally, concerned about the water quality issues that pertain to the property. The most recent documents that we have date from 6 December 1993. Would you please provide us with any information in your possession which will bring us current. Also please let me know if you are aware of any regulatory agreement or covenant which requires the District (or California State entity) to clear this matter prior to transfer of title.

Thank You,

A handwritten signature consisting of several overlapping loops and a long horizontal stroke extending to the right.

premises@ix.netcom.com