

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 10-4-00

RO# 1065

October 3, 2000

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

Ms. Betsy Costello
Fox Point Ltd.
9 Redfield Alley
San Francisco, California 94133

RE: Former Clawson School Located at (STID # 3652)
3420 Peralta Street, Oakland, CA 94608

Dear Ms. Costello:

Our records indicate that a deposit for regulatory oversight has not been submitted for the above subject site. Please submit a deposit of \$3,000.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.060L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 105 per hour.

Please be sure to write the following on the check to identify your account:

- type of project (**Site Mitigation**)
- site address (see RE: line above)

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
Dave Allen, Aqua Science Engineers Inc., 208 W. El Pintado, Danville, CA 94526
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#1065

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
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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#1065

March 24, 1998

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

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

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



RO#1065

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:

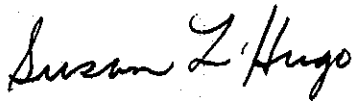
1. Elevated lead concentrations were detected in borings S-23 (410 ppm), S-24 (430 ppm), and S-25 (500 ppm). A corrective action work plan must be submitted which should include target cleanup levels for lead, an evaluation of alternative treatment and a cost effective plan which adequately protect human 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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01065

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 6, 1993
STID# 3652

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

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

**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

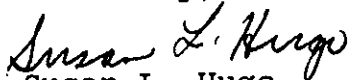
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- 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 Hiatt, 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