

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#1116

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

November 19, 1996  
STID 3664

Thomas Lacey  
c/o CMA Asset Managers  
500 - 12th St., Suite 310  
Oakland, CA 94607

Re: 1111 Broadway, Oakland, CA 94607

Dear Thomas Lacey:

As I spoke with you today, this office is now processing the above case for case closure. This should take about 2 months. If you have any questions in the interim please call me at 567-6782 or Eva Chu at 567-6762.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Division of Environmental Protection

c: File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01116

April 24, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Mr. Gregory Johnson  
Bramalea Pacific, Inc.  
1221 Broadway, Suite 1800  
Oakland, CA 94612

**RE: County response to letter from Crosby, Heafey, Roach & May on  
contamination under 1111 Broadway, Oakland**

Dear Mr. Johnson:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the letter referred to above. While the reported 25 ppm of dissolved-phase petroleum hydrocarbons in groundwater from dewatering well 3 may in fact be just south of the property boundary, this letter is erroneous in stating that groundwater contamination has not been confirmed on the 1111 Broadway site. In fact, the consultant's report indicates that 5.1 ppm TPH-G and 80 ppb benzene were found in monitoring well APC-14 in December 1988. In addition, during the excavation phase of the project, contaminated soil was discovered in this area as well as around sample point C-4, both of which are well within the property boundary.

As stated in our February 25 letter, there is no recent data on groundwater contamination or migration patterns. The consultant's report suggests that there may be an area of highly contaminated soil in the vicinity of the former Hyatt Hotel loading dock. The extent and source of this contamination is unknown. While this remaining soil contamination may be south of the property boundary, it may or may not be the source of groundwater contamination found under 1111 Broadway.

Based on this information, our office has the following concerns:

- hydrocarbons have been documented in groundwater under the 1111 Broadway site, but neither the extent nor the concentration of the plume has been defined;
- no attempt has been made to monitor the hydrocarbon plume since the completion of foundation construction in November 1989; and
- the source of groundwater contamination has also not been documented.

If the contaminated soil under 11th St. can be proved to be the source of groundwater degradation under 1111 Broadway, and a responsible party for that soil found, it would be appropriate for us

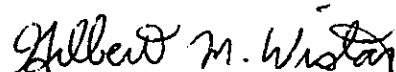
Mr. Gregory Johnson  
April 24, 1991  
Page 2 of 2

to approach that party for characterization and cleanup. However, given the current state of knowledge, Bramalea Pacific must take action to define the extent and concentration of groundwater contamination associated with the 1111 Broadway property. Therefore, please prepare a work plan for characterizing this contamination. We recommend that the work plan also address the removal of the suspected source of contamination, unless Bramalea Pacific elects to try to document the source. This work plan is due in our office and to the Regional Water Quality Control Board (RWQCB) in Oakland no later than **May 20, 1991**.

Please note that agency signoff of this site as "clean" cannot occur until we and the Water Board are assured that the site poses no credible threat to human health or the environment.

Finally, as stated in the previous letter, the Unauthorized Release Report filled out and submitted to this office on February 3, 1989 is incomplete because there is information on who filled out the report, and no signature from that person. Please submit an updated Release Report to this office as soon as possible. If you have any questions about this letter, please contact me at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

cc: Timothy N. Brown, Crosby, Heafey, Roach & May (1999 Harrison St.,  
Oakland, CA 94612-3573)  
George Ford, Woodward-Clyde Consultants (500 - 12th St., Oakland,  
CA 94607-4014)  
Lois Parr, City of Oakland Redevelopment Agency (1333 Broadway,  
9th Fl., Oakland, CA 94612)  
Howard Hatayama, DOHS  
Lester Feldman, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Rafat Shahid, Asst. Agency Director, Environmental Health  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01116

February 25, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Mr. Gregory Johnson  
Bramalea Pacific, Inc.  
1221 Broadway, Suite 1800  
Oakland, CA 94612

**RE: Completed project report submitted by Woodward-Clyde  
Consultants for 1111 Broadway building, Oakland**

Dear Mr. Johnson:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the environmental report submitted on the above site, regarding excavation and foundation construction for the 1111 Broadway building. We have also spoken with George Ford of Woodward-Clyde Consultants (WCC) about this site.

The report states that there remains approximately 25 ppm of dissolved-phase petroleum hydrocarbons in groundwater along the southern boundary of the site; groundwater flow direction appears to be towards the north, or directly under the 1111 Broadway parcel. In a recent telephone conversation, Mr. Ford indicated that all monitoring and dewatering wells installed for foundation construction have been destroyed. Therefore, there is no recent data on groundwater contamination or migration patterns. The WCC report also suggests that there may be an area of highly contaminated soil immediately south of the former Hyatt Hotel loading dock. The extent and source of this contamination is unknown.

Based on this information, our office has the following concerns:

- contaminated groundwater may be spreading under the 1111 Broadway site, and neither the extent nor the concentration of the plume has been defined;
- no attempt has been made to monitor the hydrocarbon plume since the completion of foundation construction in November 1989; and
- a likely off-site source of groundwater contamination, namely the gasoline-contaminated soil along 11th St., has also not been characterized and remediated.

It is not appropriate to leave contaminated soil in place, particularly when this soil appears to be acting as a continuing source of groundwater degradation. Nor is it appropriate to assume that contaminated groundwater need only be addressed if it will cause direct human exposure. In fact, gasoline-contaminated groundwater must be characterized as to its extent anywhere in the Bay Area, and

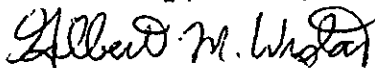
Mr. Gregory Johnson  
February 25, 1991  
Page 2 of 2

then, in some cases, remediated. Since there is contaminated groundwater under 1111 Broadway, we are requiring that Bramalea Pacific, as the property owner, prepare a work plan for characterizing this contamination, as well as for addressing the source-removal issue. This work plan is due in our office and to the Regional Water Quality Control Board (RWQCB) in Oakland no later than April 8, 1991.

This office will continue to be the lead agency overseeing environmental investigation/cleanup activities at the site. The RWQCB is currently unable to manage the large number of fuel leak cases within Alameda County, and has therefore delegated this authority to our office. However, Bramalea Pacific must keep the Water Board apprised of all actions taken to characterize and remediate contamination at this site, because the Board retains the ultimate responsibility for ensuring protection of waters of the state.

Finally, the Unauthorized Release Report filled out and submitted to this office on February 3, 1989 is incomplete because there is information on who filled out the report, and no signature from that person. Please submit an updated Release Report to this office as soon as possible. If you have any questions about this letter, please contact me at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist



cc: George Ford, Woodward-Clyde Consultants (500 - 12th St., Oakland, CA 94607-4014)  
Lois Parr, City of Oakland Redevelopment Agency (1333 Broadway, 9th Fl., Oakland, CA 94612)  
Howard Hatayama, DOHS  
Lester Feldman, San Francisco Bay RWQCB  
Rafat Shahid, Asst. Agency Director, Environmental Health files



**LIVERMORE**

(R0436)	Sweetwater Forest Fire Sta.	47405 Mines Rd.	Not LOP. Depref case open
	Chevron	3360 1st St.	Not LOP. SLIC case open
	Unocal	1771 1st St. N.	Not LOP. Ust removal open

**PLEASANTON**

East Bay BMW	3830 Old Santa Rita Rd.	Not LOP/No SLIC
--------------	-------------------------	-----------------

Last column are site id numbers for LOP cases. These are not inactive. Please correct your records.  
Thank you.

Sincerely,



Thomas Peacock  
LOP Manager

TP/na

C: John Kaiser, R.W.Q.C.B.