

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
8-20-04

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

August 18, 2004

Mr. Peter Cozemius
Mortenson Development Co.
700 Meadow Lane North
P.O. Box 710
Minneapolis, MN 55422

Dear Mr. Cozemius:

Subject: TOXICS Case RO0002597, Oakland Telecommunication Access Center, 229 Castro St.,
Oakland, CA. 94608

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$1148.40. This site was closed by our office on 3/23/04 with this negative balance. We are requesting the submittal of a check made payable to Alameda County Environmental Health in the above amount to close your account. Please send your check to the attention of our Finance Department.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code.

Please write "TOXICS" (the type of project), the site address and the AR# 0310710 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, B. Chan
Mr. James Fey, 1807 Sausal St., Ste. A, Oakland, CA 94602

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-12-03

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

December 12, 2003

Mortenson Development
Ms. Amy Sporre
700 Meadow Lane North
Minneapolis, MN 55422-4899

Re: Deposit for 229 Castro St., Oakland, CA 94607

Dear Ms. Sporre:

Our office has received the November 21, 2003 Request for Tank Closure Letter Telecommunications Facility 229 Castro Street, Oakland CA from Mr. James Fey. Before our office can provide regulatory oversight, a deposit/refund account for our oversight tasks must be created. Please submit a deposit of \$5000.00, payable to Alameda County Environmental Health Services.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$158.00 per hour.

Please write the following information on your check or cover letter.

- Type of project (Site mitigation) and RO0002597, and
- Site address (229 Castro St., Oakland, 94607)

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Dep229CastroSt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 9-28-00

R02597

September 27, 2000

Mr. Douglas Herman
Port of Oakland
530 Water Street
Oakland, California 94607

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

**RE: Proposed Telecommunication Facility
720 Second Street / 229 Castro Street Oakland, California 94607
Project #134A - Type M (STID # 6690)**

Dear Mr. Herman:

Our records indicate the deposit / refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$4,000.00 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 6.92.060 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:

- project #,
- type of project and
- 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
Tom Lander, Mortenson Development Co.- 2201 Geary Boulevard, San Francisco, CA 94115
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 6-27-2000

202597

June 23, 2000

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

Mr. Douglas Herman
Port of Oakland
530 Water Street
Oakland, California 94607

Mr. Tom Lander
Mortenson Development Company
2201 Geary Boulevard
San Francisco, California 94115

**RE: Proposed Telecommunications Facility (STID 6690)
720 Second Street and 229 Castro Street, Oakland, California 94607**

Dear Messrs. Herman and Lander:

The Alameda County Environmental Health Services (ACEHS) has reviewed the report entitled "Soil and Groundwater Investigations" dated May 3, 2000, prepared by Krazan & Associates, Inc. for the above subject site. I have also received copies of log of borings B-1 to B-8 via fax provided by Baseline Environmental Consulting on June 22, 2000. The site will be developed into a multi-story telecommunications switching facility designed to serve fiber optic, telephone and internet service providers worldwide.

Results of the soil samples collected at the site identified the presence polynuclear aromatic hydrocarbons (PAHs), metals, petroleum hydrocarbons, and volatile organic compounds (VOCs). Groundwater sample collected from boring B-8 near the suspected underground storage tank (UST) found total petroleum hydrocarbon as gasoline and VOCs.

Based on the review of the report, the following issues must be addressed prior to development of the subject site:

1. The presence or absence of the suspected UST at 229 Castro Street must be identified. If the UST is present at the site, a closure plan must be submitted to this agency to facilitate the removal of the tank. Soil and/or groundwater must be collected to confirm any releases associated with the tank.
2. Elevated levels of lead were detected in soil at the site. Lead must be added as target analyte in groundwater.
3. A site conceptual model should be prepared which will identify sources of releases, chemicals of concern (COCs), routes of exposures, and sensitive receptors. This should include human and ecological risk assessment for the site.

Messrs. Herman and Lander

RE: 720 Second Street and 229 Castro Street, Oakland, CA 94607

June 23, 2000

Page 2 of 3

4. A short term and long term risk management plans should be submitted. The short term (construction) risk management plan should include at a minimum the following elements: acceptable health & safety plan for construction workers, soil management plan, groundwater management plan, dust control, stormwater prevention plan and preventive measures to not create any vertical conduits for contaminants to migrate from shallow to deeper groundwater. The long term (future) risk management plan should include health and safety plan for future construction workers such as utility workers who maybe exposed to residual contaminants that will be left at the site and institutional controls such as capping and deed restrictions that may be required at the site.
5. It is my understanding that soil generated as part of the construction activities is proposed for reuse at the site. Please submit a work plan regarding the proposed reuse of soil. Your plan should discuss soil management issues such as acceptable levels of contaminants present in the soil that will not posed a risk to human health and the environment, how the soil will be reused, location, preventive measures to avoid soil being in direct contact with groundwater and approximate amount of soil that will be generated during construction activities.
6. To validate the site conceptual model, additional soil and groundwater samples may be required at the site.
7. A site development plan should be submitted and should include at a minimum the following items: description of the project; site map with the location of the proposed buildings, landscapes, basements, underground parking garages, utility lines, known sources or potential source of contamination; and extent of excavation, if any, associated with construction activities at the site.
8. A contingency plan should be prepared for the site. The plan should include steps to be taken in the event that an unexpected or unusual condition is encountered during construction activities at the site. This may include uncovering abandoned tanks and associated pipings, hot spots and/or contamination. Please include a flowchart of steps to be taken as part of the contingency plan.
9. Notify this agency as to who will be responsible in making sure that the approved short term risk management plan and contingency plan are implemented during construction activities at the site.

Messrs. Herman and Lander

RE: 720 Second Street and 229 Castro Street, Oakland, CA 94607

June 23, 2000

Page 3 of 3

10. A report should be submitted after completion of the development and should include at a minimum copies of any soil and/or groundwater disposed off site, results of soil and groundwater sampling, etc.

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
Betty Graham, San Francisco Bay RWQCB
Leroy Griffin, Oakland Fire Services
YaneNordhav, Baseline Environmental, 5900 Hollis Street, Suite D, Emeryville, CA 94608
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 6/7/2000
incl cc's

202597

June 6, 2000

Mr. Douglas Herman
Port of Oakland
530 Water Street
Oakland, California 94607

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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**RE: Proposed Telecommunications Facility
720 Second Street and 229 Castro Street, Oakland, California 94607**

Dear Mr. Herman:

The Alameda County Environmental Health Services (ACEHS) has received the report entitled "Soil and Groundwater Investigations" dated May 3, 2000, prepared by Krazan & Associates, Inc. for the above subject site. Mitigated Negative Declaration reports (Initial Study, Revised Initial Study and Final Initial Study) were also submitted for the proposed development of the site. In addition, our office received a letter from City of Oakland requesting ACDEH to oversee the tank removal, remediation activities, management of soils and transfer of the tank related case to the Local Oversight Program.

As discussed during our meeting on May 10, 2000, you need to submit a deposit for regulatory agency oversight. The deposit /refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Please submit a deposit for the amount of \$4,000.00 payable to Alameda County Environmental Health Services. Work on this project will be debited at the ordinance-specified rate, currently at \$100.00 per hour.

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

- type of project and
- 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: Thomas Peacock, Program Manager
SH / files