

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)

November 14, 2002

Mr. Nicholas Loukianoff
Shorenstein Realty Investors Three, L.P.
555 California Street
San Francisco, California 94104

RE: Project 9501A – City Center Project (STID 6436)
555 12th Street (formerly referred to as 1155 Clay Street), Oakland, CA 94607

Dear Mr. Loukianoff:

Our records indicate that the deposit / refund account for the above project has a negative balance. Please submit an additional deposit of **\$1,397.00** payable to Alameda County Environmental Health Services.

We must receive this deposit to close the account. 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 / SLIC**)
- site address and **STID#6436** (see RE: line above)

Please send the check to my attention.

If you have any questions, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Supervising Hazardous Materials Specialist

c: SH / files



California Regional Water Quality Control Board

San Francisco Bay Region



Winston H. Hickox
Secretary for
Environmental
Protection

ENVIRONMENTAL
PROTECTION

Internet Address: <http://www.swrcb.ca.gov>
555 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

00 JUN 30 AM 10:10

June 22, 2000

File No. 2223.08 (CTH)

SLIC @ 436 B

Mr. Paul Dumond
Director of Development
Shorenstein Asset Services
555 California Street
San Francisco, California 94104

Subject: Reuse of Soil, Parcel T-9 at 555 12th Street, Oakland City Center, Alameda County

Dear Mr. Dumond:

I have reviewed your report dated May 4, 2000, regarding soil that will be excavated from Parcel T-9 at the Oakland City Center Project. The report documents analytical results for in-place native soil at the site. Analytical results of soil profiling of the in-place native soils indicates that no petroleum hydrocarbons, VOCs, and SVOCs are present in the materials to be excavated. Background concentrations of metals are present at the site but are below regulatory thresholds.

Background

Woodward-Clyde states in a report dated November 27, 1991, that lead and petroleum-impacted fill material was excavated and removed from the site in 1990/1991. One area of diesel-impacted native soil was excavated to a maximum depth of approximately 34 feet below street level. This area was then backfilled with approximately 8 feet of lean cement overlain by approximately 4 feet of compacted soil. Confirmation soil samples were collected on a regular grid across the site to confirm that the contaminated fill had been removed from the site.

The nature and extent of possible contamination of the native soil was investigated by URS Greiner Woodward Clyde in September 1999. Based on the results of the September 1999 soil sampling and analysis, it was concluded that:

- Petroleum hydrocarbon impacted soils appear to be limited in extent to the southwest corner of the property, in a hydrocarbon "smear zone" above the water table.
- The soluble threshold limits concentration (STLC) results for lead indicate that the soil would not be considered a California hazardous waste if excavated.

Scope of Excavation

The construction plan for the site involves excavation of soil down to a maximum depth of +10 feet City of Oakland Datum for the construction of two levels of underground parking and a high-rise building. This will not intercept the possible petroleum smear zone present at the water table. The total estimated volume of native soil to be excavated is about 31,000 cubic yards. The Owner/Contractor intends to reuse the soil as fill at another construction site within the San Francisco Bay Region.

Based on the data provided, it appears that the soil to be excavated can be classified as an inert waste pursuant to California Code of Regulations, Chapter 15, Title 27, Section 20230. As such the materials do not need to be disposed of at a classified landfill. Additionally, this material does not warrant regulatory oversight and the San Francisco Bay Regional Water Quality Control Board places no restrictions on its reuse.

If you have any questions, please contact Chuck Headlee of my staff at (510) 622-2433, e-mail cth@rb2.swrcb.ca.gov.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer



Stephen A. Hill
Chief, Toxics Cleanup Division

cc: Susan Hugo
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

February 25, 2000

Mr. Nicholas Loukianoff
Shorenstein Realty Investors Three, L.P.
555 California Street
San Francisco, California 94104

ENVIRONMENTAL HEALTH SERVICES

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

RE: Project # 9501A - Type M (STID # 6436)
Proposed City Center Project Parcel 9 - 1155 Clay Street, Oakland, CA 94607

Dear Mr. Loukianoff:

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 \$2,000.00 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 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 100 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,

A handwritten signature in cursive script that reads "Susan L. Hugo".

Susan L. Hugo
Hazardous Materials Specialist

c/ Thomas Peacock, Program Manager

Jay Clare / Al Ridley, URS Greiner Woodward Clyde, 500 12th Street, Suite 200, Oakland, CA 94607
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 22, 2000

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Nicholas Loukianoff
Shorenstein Realty Investors Three, L.P.
555 California Street
San Francisco, California 94104

**Subject: Proposed City Center Project - Parcel T9 (SLIC # 6436)
1155 Clay Street, Oakland, California 94607**

Dear Mr. Loukianoff:

The Alameda County Environmental Health Services has recently reviewed the reports related to the soil and groundwater investigation at the above referenced site. We are in receipt of the following reports prepared and submitted by URS Greiner Woodward Clyde (URSGWC) for the subject property:

- City Center Project Environmental Site Assessment Parcel T9 dated 3/23/90
- Soil Remediation Report dated 11/27/91
- Letter Report - Assessment of Handling and Disposal of Contaminated Soil and Groundwater Results dated 8/27/99
- Soil Characterization Study and Excavation Work Plan dated 10/19/99
- MTBE Results dated 10/14/99
- Letter dated 11/18/99 in response to County's letter of 11/5/99

The subject property is currently a vacant lot located in downtown Oakland. The site is bounded to the north by 12th Street, 11th Street to the south, Jefferson Street to the west and Clay Street to the east.

The referenced reports document the investigation, characterization and source removal activities related to petroleum hydrocarbons and lead-impacted fill materials found at the site. Remedial activities conducted at the subject site included the excavation of both contaminated soil and fill materials. Low levels of Total Petroleum Hydrocarbon (TPH) as gasoline ranging from 17 parts per million (ppm) to 61 ppm found in soil at 26 feet below ground surface (bgs) appears to be limited in extent to the southwest corner of the property. Ground water sample collected from well W-5 showed 240 parts per billion (ppb) TPH diesel.

It is my understanding that current development plans for the site consist of a high-rise office building with two underground parking levels requiring an excavation approximately 25 feet deep over the entire area.

This agency concurs with URSGWC recommendation that the subject property can be developed as a high-rise office building with underground parking. However, a construction risk management plan (RMP) should be submitted for the site. The RMP should include at a minimum the following elements:

- Abandonment of existing groundwater monitoring wells (W-3, W-4 and W-5)
- Acceptable Health & Safety Plan for construction workers
- Soil management plan
- Groundwater management plan
- Dust control
- Stormwater prevention plan
- Measures to be taken to prevent creating vertical conduits between the shallow and deeper aquifer during construction activities at the site

Mr. Loukianoff
RE: Proposed City Center Project - Parcel T9
February 22, 2000
Page 2 of 2

- Contingency plan for the discovery of any underground storage tanks (USTs) and associated pipings
- Post-excavation sampling plan
- Evaluation of soil sampling results to validate that residual concentrations are compatible with the proposed land use at the site.

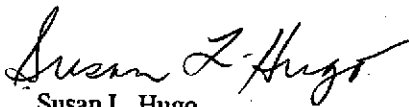
Please notify this office when construction will begin and provide us with a time schedule of the proposed project.

A report should be submitted documenting the results of the confirmatory soil and /or groundwater samples and disposal records for soil and /or groundwater.

This agency will evaluate the subject site for closure following the receipt of all the requested information documenting the construction activities, disposal records and results of confirmatory soil and/ or groundwater samples.

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

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health Services
Arii Levi, Chief, Hazardous Materials / Household Hazardous Wastes Programs
Stephen Hill, San Francisco Bay RWQCB
Andrew Clark-Clough, City of Oakland, 250 Frank H. Ogawa Plaza, Suite 5301, Oakland, CA 94612
Alex Greenwood, CEDA, 250 Frank H. Ogawa Plaza, 5th Floor, Oakland, CA 94612
Jay Clare / Albert Ridley, URS Greiner Woodward Clyde, 500 12th St., Suite 200, Oakland, CA 94607
Philip Pogledich, Pillsbury, Madison & Sutro, 50 Fremont Street, San Francisco, CA 94105
✓ SH / files

FAX TRANSMITTAL**URS Greiner Woodward Clyde**DATE: 2-2-00

500 12TH STREET

SUITE 200

OAKLAND, CA 94607

TEL: (510) 893-3600 • FAX: (510) 874-3268

PAGE 1 OF: 4TO: Susan HugoFROM: Jay ClarkFIRM: Alameda CountySUBJECT: 1155 Clay St.FAX NO: 337-9335

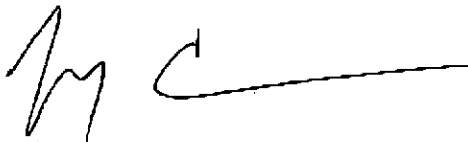
CC:

MEMO:

Two things attached:

- 1) Table 4 of report as requested.
- 2) letter (example content) that our client is requesting at this time.

Thanks,



1155 CLAY STREET SOIL REMEDIATION

Table 4. Summary of Chemical Analytical Results of Groundwater Samples*

Groundwater Samples

Sample Number	Ethyl		Toluene	Total Xylenes	Gasoline	Diesel	Volatile Organics
	Benzene	Benzene					
W4-1 (1)	ND	ND	ND	ND	0.060	ND	--
W4-1 (2)	ND	ND	ND	ND	--	ND	--
W4-2 (2)	ND	ND	ND	ND	ND	ND	--
W5-2	ND	ND	ND	ND	ND	ND	--
BTW-1	ND	ND	ND	ND	--	0.150	--
BTW-2	--	--	--	--	--	ND	--
BTW-3	--	--	--	--	--	--	ND
BTW-4	--	--	--	--	--	--	ND
Detection Limit	0.0005	0.0005	0.0005	0.0005	0.05	0.05	0.002
EPA Method	8020	8020	8020	8020	5030/ 8015	3510/ 8015	624

Notes

- (1) 10-17-90, adjacent to 11th Street
(2) 5-17-91, in diesel excavation

* All results reported as parts-per-million (ppm). ND=not detected, dashed where no analysis performed.

February 2, 2000

Mr. Nicholas A. Loukianoff
Shorenstein Realty Investors Three, L.P.
555 California Street
San Francisco, CA 94104

Subject: Status of Soil and Groundwater Quality Assessment of Parcel T9 in Oakland, California

Dear Mr. Loukianoff:

As requested, the Alameda County Health Care Services Agency (Environmental Health Services division) is pleased to provide this letter briefly describing our understanding of the status of the soil and groundwater quality assessment performed by URS Greiner Woodward Clyde (URSGWC) for the subject property in Oakland, California. The primary objective of this letter is to provide feedback on our assessment regarding potential impediments to building construction posed by subsurface contamination and the process for obtaining "closure" of the case with this agency.

SOIL AND GROUNDWATER RESULTS

The following URSGWC reports have been received and reviewed in preparing this assessment:

- City Center Project Environmental Site Assessment (March, 1990)
- Soil Remediation Report (dated November 27, 1991)
- URSGWC letter report on groundwater results (dated August 27, 1999)
- Soil Characterization Study and Excavation Plan (dated October 19, 1999)

The soil and groundwater quality investigations performed to date support the following general conclusions:

- Lead-impacted fill material and diesel-impacted native soil (to a maximum depth of approximately 34 feet below street level) have been removed from the site. Confirmation soil samples were collected on a regular grid across the site to confirm that the contaminated fill has been removed from the site.
- Native soil may be impacted by petroleum hydrocarbons over a limited extent in the southwest corner of the property.
- Hydrocarbon contamination of groundwater appears to be limited to well W-5 (in southwest corner of the property) with a reported TPH-diesel concentration of 240 $\mu\text{g/L}$.

UNDERSTANDING OF DEVELOPMENT PLAN

Soil excavation is necessary for the construction of two levels of underground parking and a high-rise building. The understood development plan involves excavation of soil from the entire area

of the site down to a minimum depth of approximately +17 feet relative to the City of Oakland Datum (C.O.O.D.), and down to a maximum depth of approximately +10 feet C.O.O.D. in areas requiring a thicker concrete mat foundation. The measured groundwater elevation in August 1999 was about +8 feet C.O.O.D. Therefore, the planned excavation will essentially remove the bulk of the soil down to near the groundwater elevation, thus eliminating any potential contaminant sources at the site.

A groundwater dewatering system will be operated during the soil excavation. Groundwater samples will be analyzed prior to entering and after passing through a treatment system.

CONCLUSIONS

The County responded to URSGWC's Soil Characterization Study and Excavation Plan with a letter request dated November 5, 1999. URSGWC provided a response in a letter dated November 18, 1999. This letter provided a clarification regarding the planned post-excavation soil sampling. The County is in agreement with URSGWC's response.

Based on the information provided, the County believes that there are no impediments to proceeding with the excavation and development of the subject property. However, there is the potential that post-excavation soil sample results could indicate the possibility of off-site migration of hydrocarbon contamination. Depending upon the magnitude of the laboratory results and perceived risk, additional off-site assessment and/or groundwater monitoring (if feasible) could be requested by the County. However, such work would be focused off site, thus it would not impact the development of the property for its intended use by Shorestein.

Following the receipt of the post-excavation soil sample results, the County would proceed with preparing closure documentation. Given that post-excavation soil sampling is more representative of actual conditions than pre-screening using soil borings, we believe that closure documentation cannot proceed along a more expeditious path than that outlined herein.

Closing statement of County

Sincerely,

Susan Hugo

cc: Jay Clare, URSGWC

FAX TRANSMITTAL

URS Greiner Woodward Clyde

DATE: 1-14-00

500 12TH STREET
SUITE 200

OAKLAND, CA 94607

TEL: (510) 893-3600 ■ FAX: (510) 874-3268

PAGE 1 OF: 3

TO: Larry Soto

FROM: Jay Clark

FIRM: Merceda County

SUBJECT: Letter - Parcel T9

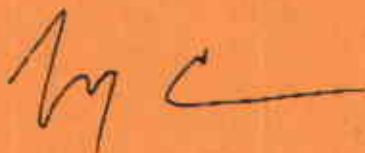
FAX NO: 337-9335

CC:

MEMO:

Please have a look and give me a call.

Thanks,



January 14, 2000

Mr. Nicholas A. Loukianoff
Shorenstein Reality Investors III LP
555 California Street
San Francisco, CA 94104

Subject: Status of Soil and Groundwater Quality Assessment of Parcel T9 in
Oakland, California

Dear Mr. Loukianoff:

As requested, the Alameda County Health Care Services Agency (Environmental Health Services division) is pleased to provide this letter briefly describing our understanding of the status of the soil and groundwater quality assessment performed by URS Greiner Woodward Clyde (URSGWC) for the subject property in Oakland, California. The primary objective of this letter is to provide feedback on our assessment regarding potential impediments to building construction posed by subsurface contamination and the process for obtaining "closure" of the case with this agency.

SOIL AND GROUNDWATER RESULTS

The following URSGWC reports have been received and reviewed in preparing this assessment:

- City Center Project Environmental Site Assessment (March, 1990)
- Soil Remediation Report (dated November 27, 1991)
- URSGWC letter report on groundwater results (dated August 27, 1999)
- Soil Characterization Study and Excavation Plan (dated October 19, 1999)

The soil and groundwater quality investigations performed to date support the following general conclusions:

- Lead-impacted fill material and diesel-impacted native soil (to a maximum depth of approximately 34 feet below street level) have been removed from the site. Confirmation soil samples were collected on a regular grid across the site to confirm that the contaminated fill has been removed from the site.
- Native soil may be impacted by petroleum hydrocarbons over a limited extent in the southwest corner of the property.

- Hydrocarbon contamination of groundwater appears to be limited to well W-5 (in southwest corner of the property) with a reported TPH-diesel concentration of 240 µg/L.

UNDERSTANDING OF DEVELOPMENT PLAN

The understood development plan involves excavation of soil from the entire area of the site down to a minimum depth of +12 feet relative to the City of Oakland Datum (C.O.O.D.), and down to a maximum depth of +7 feet in the southwest corner of the property. This excavation is necessary for the construction of two levels of underground parking and a high-rise building. The planned excavation will essentially remove soil down to the groundwater elevation, thus eliminating any potential contaminant sources at the site. A groundwater dewatering system will be operated during the soil excavation. Groundwater samples will be analyzed prior to entering and after passing through a treatment system.

CONCLUSIONS

The County responded to URSGWC's Soil Characterization Study and Excavation Plan with a letter request dated November 5, 1999. URSGWC provided a response in a letter dated November 18, 1999. This letter provided a clarification regarding the planned post-excavation soil sampling. The County is in agreement with URSGWC's response.

Based on the information provided, the County believes that there are no impediments to proceeding with the excavation and development of the subject property. However, there is the potential that post-excavation soil sample results could indicate the possibility of off-site migration of hydrocarbon contamination. Depending upon the magnitude of the laboratory results and perceived risk, additional off-site assessment and/or groundwater monitoring (if feasible) could be requested by the County. However, such work would be focused off site, thus it would not impact the development of the property for its intended use by Shorestein.

Following the receipt of the post-excavation soil sample results, the County ^{could} ~~would~~ proceed with preparing closure documentation. Given that post-excavation soil sampling is more representative of actual conditions than pre-screening using soil borings, we believe that closure documentation cannot proceed along a more expeditious path than that outlined herein.

Closing statement of County

Sincerely,

Larry Seto

cc: Jay Clare, URSGWC

TRANSMIT REPORT

1999.11-08 11:19
510 337 9335
ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
438	415 983 1200	11-08 11:18	00' 41	02/02	OK		

7499402045

Alameda County Environmental Health

1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

TO: Phil Pogledich

FROM: Larry Seto

DATE: 11-8-99

Total number of pages including cover sheet 2

-NOTES-

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)

November 5, 1999

Mr. Jay Clare
URS Greiner Woodward Clyde
500 12th Street, Suite 200
Oakland, CA 94607-4014

RE: City Center Project, Parcel T9, 1155 Clay Street, Oakland, CA

Dear Mr. Clare:

I have reviewed the soil Characterization Study and Excavation Work Plan for the above site. Please forward the following information to this office:

- 1) Site map drawn to scale identifying the proposed location of the high rise building and underground parking
- 2) Site map drawn to scale identifying the proposed locations of the confirmatory soil samples that will be taken after excavation. Samples should be taken on the sidewalls and bottom of excavation.
- 3) If groundwater is encountered during the excavation, a sample must be taken. A separate groundwater sample in the southwest corner must be taken if groundwater is encountered. (Data indicates gasoline maybe present in this area).
- 4) Groundwater samples must be tested for the following contaminants: TPH(d), TPH(g), BTEX and MTBE.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Services, 1603 Martin Luther King,
Oakland, CA 94612

Files

*Phil Pogledich, Pillsbury Madison & Sutro, 235 Montgomery St.
San Francisco, CA 94104*

URS Greiner Woodward Clyde ENVIRONMENTAL PROTECTION
A Division of URS Corporation

99 SEP 23 PM 2: 28

500 12th Street, Suite 200
Oakland, CA 94607-4014
Tel: 510.893.3600
Fax: 510.874.3268
Offices Worldwide

September 22, 1999

Mr. Larry Seto
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: Parcel T9 - 1155 Clay Street, Oakland
Project No. 510996706000

Dear Mr. Seto:

In accordance with your letter dated September 8, 1999, please find enclosed a check in the amount of \$2,000 to fund the Agency's review of environmental information for the subject site.

Please note that we are requesting that you provide our Accounts Payable Department with a receipt for this remittance.

Thank you for your attention to this subject matter.

Sincerely,



Jay B. Clare
Project Manager

Enclosure

cc: Nicholas Loukianoff, Shorenstein

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)

September 8, 1999

Mr. Jay Clare
URS Greiner Woodward Clyde
500 12th Street, Suite 200
Oakland, CA 94607-4014

RE: City Center Project, Parcel T9, 1155 Clay Street, Oakland, CA

Dear Mr. Clare:

I spoke to Ms. Lori Casias (916) 227-4325 with the State Water Resource Control Board, Underground Tank Section concerning the above site. She clarified for me a site is eligible for acceptance into the Local Oversight Program (LOP) with no cost to the responsible party when there must be proof that there was an underground storage tank (UGT) on site. The UGT must have formerly stored motor vehicle fuel (e.g. Gasoline, Diesel or Waste Oil) To verify an underground tank formerly existed on site, documentation or aerial photographs may be used.

To reimburse the County for its time, if this site is not eligible for the LOP, a deposit/refund check for \$2,000.00 made payable to the County of Alameda, Environmental Health must be submitted to this office.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Services, 1603 Martin Luther King, Fire
Services, Fire Station 1, Oakland, CA 94612
Files

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)

September 3, 1999

Mr. Jay Clare
URS Greiner Woodward Clyde
500 12th Street, Suite 200
Oakland, CA 94607-4014

RE: City Center Project, Parcel T9, 1155 Clay Street, Oakland, CA

Dear Mr. Clare:

I have received the following reports for the above site from you: Environmental Site Assessment dated March 23, 1990, Soil Remediation Report dated November 27, 1991 and Letter Report Addressing Task 1 of Cost Proposal dated August 6, 1999. Before I can review these reports and give any direction, the method of reimbursing the County for the time I spend reviewing the activities at this site has to be determined. There are two ways the County can be reimbursed: (1) This project can be accepted into the Local Oversight Program (LOP), and reimbursement would be from the State of California or (2) the responsible party submits a deposit/refund check to this office. This office charges \$100.00/hour for our time.

I have contacted the State of California, Underground Tank Program to request that this project be accepted into their program. If this project is not accepted into LOP, the responsible party would have to reimburse the County for its time.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

Site Summary for **CITY CENTER PROJECT - Parcel 9** (SLIC /STID 6436A)
1155 Clay Street, Oakland, CA 94607

8/13/99

Received 3/23/90 & 11/27/91 reports from URS Greiner Woodward Clyde

- 3/23/90 City Center Project Environmental Assessment Report prepared by Woodward Clyde for the City of Oakland; conducted the following:
- *collected site history from fire insurance maps, City of Oakland records, historical aerial photographs;
 - *review regulatory listings for toxic sites which may impact the subject site
 - *drilled seven (7) borings; convert three (3) into wells

Parcel is a level asphalt parking lot (200 ft by 300 ft.); no visible signs of prior site use. Review of available records from historic maps, the Oakland Library, & Oakland, Business Tax records and historic aerial maps showed that the site was occupied primarily by retail businesses: -multi story garage structure northeast corner of 11th & Jefferson Streets (pre1926 to 1950) which may involved UGTs; a machine shop at or adjacent to 597 12th St. (circa 1950); autobody shop at 512 12th St. (1922 to pre-1926); parking lots various time (1926 to present); two hat cleaners located at 567 & 595 12th St. (1940s to 1950s) & laundry /dry cleaners at 597 12th St (1930s to 1950s; printing shops at 1160 Jefferson (post 1950), 555 12th St.(circa 1950), 571 12th St (pre1939 to 1950), 597 12th St.(pre 1926); publishing business at 562 11th St. (circa 1935).

On 2/8 & 2/16/90, 7 borings were drilled at the site; 3 converted to wells- W-1 extreme upgradient (to evaluate impact of former Shell Service station corner of Clay & 11th St.); W-2 & W-3 located at downgradient end of parcel near Jefferson St.; W-3 (located near former parking garage that may have UGTs). Boring B-1 located near former dry cleaning & printing business; B-2 located near center of parcel site of printing & painting business; B-3 located site of Blue Print Service Co. -1160 Jefferson St. that reported UGTs release. (Lustis showed Blue Print Service Co. at 1700 Jefferson St. LOP 4148); B-4 located downgradient of a former surface parking lot & adjacent to former parking garage structure. (TPH found in soil at 22 to 26 ft bgs. in boring WCC-2 for geotechnical study). Phenol at 0.18 ppm found in soil from composite sample of boring B-2 & source is not known but appears to be back ground. TPH found in soil appeared to be from the UGTs adjacent to parking garage, but TPH was not detected in the gw from well W-3 located downgradient of boring WCC-2.

Development plans include a high rise building with 2 underground parking levels, requiring excavation of 25 feet deep.

Note: W-1 fill material up to 14 ft. bgs; W-2 fill materials up to 3.5 ft bgs; W-3 fill materials up to 2.5 ft bgs. All 3 wells screened from 25 to 35 ft bgs. gw at 27 ft bgs. Soil samples from borings (B-1 to B-4) are composite of 5 samples from each boring collected at 5, 10, 15, 20 & 25 ft bgs.

- 11/27/91 Soil Remediation Report prepared by WWC on behalf of Redevelopment Agency ; Work included - characterize, excavate & dispose of non native fill soils containing oil & grease, lead & native soil containing diesel fuel found at site. Soil remediation phase began in 6/90; soil removal begun in 10/90 to 6/91.

Aerial photos showed that the buildings at the site were demolished between 1975 & 1981. Basement cavities remaining after building had been demolished were backfilled with imported fill prior to 1981 & an asphaltic concrete surface parking lot was constructed after 1981.

7/5 & 7/6/90 six soil borings were drilled in the sw corner of the site to determine the extent of TPH previously identified in boring WCC-2 & two borings drilled se corner of site adjacent to Clay St. to evaluate whether contaminants are coming from upgradient off site sources. **GWF from se towards nw.** Borings drilled to depths of 25 ft to 30 ft.bgs.. Soil samples were collected at 1 to 2 ft above gw table or obvious odor & detected by OVA.

TPH gas - found 17 to 61 ppm in soil at 26 ft bgs.. nop TPH was detected in borings adjacent to Clay St..

Well MW-4 installed in 10/90 in the sw corner of site to evaluate if gasoline is present in shallow gw. MW-4 drilled to 30 ft bgs screened between 20 to 30 ft. TPH gas at 60 ppb found in MW-4, no TPH diesel nor BTEX.

15 shallow soil borings drilled (at 1,3 & 5 ft bgs or 2 & 4 ft alternate) on 7/5/ & 7/6/90 to evaluate fill materials (if special handling will be required for disposal). Results showed 40 to 300 ppm O& G; 3 to 454 ppm total P; 0.5 to 4.4 ppm soluble except F6-1 with **75.8 ppm soluble lead.**

On 9/20/90 seven test pits were excavated ranging from 5 ft to 12 ft bgs. Soil samples were collected at selected depths.

Results showed O& G & lead in the fill materials - thickness of fill materials ranged from 3.5 to 14 ft & averaged about 6 ft thick & fill occurred immediately beneath asphaltic parking lot

On 11/1/90 during the early stages of fill excavation, diesel was encountered beneath the fill near nw corner of site. No tank or visible source of contamination was found. The diesel bearing soil formed a column extending downward from surface to a horizontal layer approx. 4 to 5 ft thick immediately above gw surface. Approx. 1100 cy of diesel contaminated soil was excavated. Further excavation was conducted until gw was encountered. Soil sample DBWT-1 (collected on 4/30/90) showed diesel at 690 ppm about 2 ft below gw surface.

On 5/6 -7/91, 12 borings were drilled (14 ft to 29 ft) to explore vertical & lateral extent of diesel contamination; 2 to 3 samples were collected (immediately above & below gw).

No diesel, gasoline or BTEX were detected.

Two temporary wells (W-4 installed at bottom of diesel excavation, screened at 5 to 15 ft. & W-5 installed adjacent to Jefferson Street, screened at 20 to 30 ft) installed on 5/15/91. **No diesel, gasoline, BTEX were found in gw.**

Approx. 1500 cuyd of soil containing diesel were removed & disposed to Vasco Landfill (3600 tons). Twenty one confirmation soil samples were collected from sidewalls & bottom of excavation (D-CL-1 to D-CL-5). TPH diesel from 5 to 59 ppm were detected but subsequently excavated to 34 ft below street level.

On 5/30/91, 230 cu yds were placed as backfill within diesel excavation.

9/1/99

Rec'd report dated 8/27/99 prepared by URS Greiner WWC for Nicholas Loukianoff of Shorestein Co., re: Letter Report /Cost Proposal - Handling & Disposal of Contaminated Soil at Parcel T9 - Oakland

3wells sampled on 8/13/99 - W-4 purging dry & slow recharge; W-5 found **240 ppb TPH diesel** but nd for TPH gas & BTEX; W-3 showed nd for TPH gas, diesel & BTEX. DTW = 17.9 to 24.9 ft form TOC.

9/8/99

Letter from ACDEH re: oversight cost

9/22/99 Rec'd \$2000 deposit from URS Greiner for oversight.

10/5/99 ACDEH advised URS to look for MTBE prior to closure of wells on site.

10/4/99 Fax document from URS re: MTBE Results - 10 ppb found in W-3 but duplicate sample showed nd.

10/25/99 Rec'd Soil Characterization Study & Excavation WP for Parcel T9 dated 10/19/99 prepared by URS for Shoretein
8 borings drilled to characterized soil at site & for disposal purposes

11/5/99 ACDEH letter requesting for information.

11/19/99 Rec'd Report from URS dated 11/18/99 re: requested info

URS Greiner Woodward Clyde

A Division of URS Corporation

500 12th Street, Suite 200
Oakland, CA 94607-4014
Tel: 510.893.3600
Fax: 510.874.3268
Offices Worldwide

August 13, 1999

SLIC 6436

Mr. Larry Seto
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

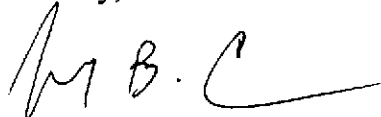
Subject: 1155 Clay Street, Oakland
Project No. 510996706000

Dear Mr. Seto:

As discussed by telephone, please find enclosed the two reports describing the soil and groundwater conditions at the subject property in Oakland. Please review these reports in anticipation of plans to excavate additional soil as part of redevelopment of the site.

Thank you for your attention to this subject matter.

Sincerely,



Jay B. Clare
Project Manager

Enclosures

cc: Nicholas Loukianoff, Shorenstein

9-1-99 left mess. with Clare asking him if the contamination found at this site could be associated with an UST.
~~XXXXXXXXXX~~
The environmental site assessment dated 3-23-90 identified the state has recorded a tank leak at 1160 Jefferson St.
Ask him to get written record that a tank was at the site.

1100 Jefferson St - Redevelopment Agency of City of Oakland
1/28 " " " " " " " "

34777 (LD)
120896 (IM)
246056
10/30/83

243762 (LD)
198544 (IM)
4/14/89