

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 2-25-2000
including call

202643

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



Sent 2-24-2000
including ec's

202643

February 22, 2000

ENVIRONMENTAL HEALTH SERVICE

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.

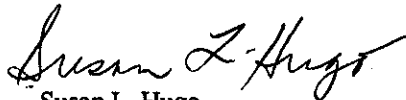
Please notify this office when construction will begin and provide us with a time schedule of the proposed project.

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
Ariu 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-8-99
Including cc's

P02643

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02643

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

September 21, 1999

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

RE: City Center Project, Parcel T12, Martin Luther King Jr. Way between 12th and
11th Streets, Oakland, CA

Dear Mr. Clare:

I have received the summary report for the above site dated June 1993. This site is not eligible for the Local Oversight Program because there is no evidence on an underground storage tank that formerly contained motor fuel.

The current charges for Alameda County Environmental Health for site investigation/remediation review is \$100.00 per hour. Please submit a deposit/refund check for \$2,000 made payable to the County of Alameda-Environmental Health.

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



SENT 9-10-99
(1) J CLARE
(2) L. GRIFFIN
(3) L. SETO

R02643

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



RD2643

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