

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

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April 13, 2000
StID # 5803

Mr. Mark Gomez
City of Oakland
250 Frank H. Ogawa Plaza, Suite 5301
Oakland CA 94612-2034

**Re: No Further Action for City of Oakland Parking Lot, 9th St. and Broadway,
Oakland CA 94607**

Dear Mr. Gomez:

Our office has received and reviewed the following submitted documents:

- Well Destruction Report (March 8, 2000, Ogiso Environmental)
- Soil Management Plan (March 27, 2000 Harding Lawson Associates) and
- Anomaly Investigation Report (March 1, 2000 Harding Lawson Associates)

As you are aware, this work documents the final items needed by our office to determine if any further environmental investigation would be required at the above site.

The 9th Street and Broadway property is currently a public parking lot, approximately 55,000 square feet in area. Historically, the sites previous uses had included print shops, paint supply shops, battery shop, garage, laundry and janitorial supply distributor (HLA, 1993). Two BART tunnels run diagonally beneath the site, the shallowest one at a depth of 17' bgs.

A history of site investigation includes a HLA 1993 investigation where 27 borings were drilled from 3.5-30' bgs. Soil samples were tested for TPHg, TPHd, BTEX, VOCs, semi-VOCs, and the CAM 17 metals. Low levels of heavy metals, TPHd up to 1600 ppm, and tetrachloroethene up to 7.5 ppb were found in the shallow soil samples. In the deeper samples, HLA found one soil sample with 17,000 ppm zinc and in the same sample, PCE was detected at 22 ppb. HLA also installed two monitoring wells, MW-20 and MW-21 and sampled these two and one additional well located adjacent to this property on Franklin St. (installed for the Pacific Renaissance Project). In 1998, Secor collected groundwater samples from these wells and advanced four borings, SB-1 through SB-4, ranging in depth from 4-32' bgs. The soil samples from the borings were analyzed for TPHg, TPHd, BTEX, MTBE, VOCs and lead. Only TPHd at 180 ppm, xylene at 1.6 ppm and lead at 20 ppm were found in the shallow and deep soil borings samples. In 1999, HLA collected groundwater samples from the three wells and advanced two soil borings, SB-28 and SB-29, to a depth of 32' bgs and sampled grab groundwater from them. Low levels of heavy metals, TPHd up to 160 ppm, TPHmo up to 1200 ppm and PNAs ranging from 0.4-2 ppm were detected in the shallow (most impacted) soil sample. Low levels of heavy metals, PNAs and the VOCs, tetrachloroethene (6.6 ppb) and chloroform (17 ppb) were found in the monitoring well samples, although higher concentrations were detected in the grab groundwater sample SB-28.

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In 1999, HLA performed a Risk-Based Corrective Action (RBCA) evaluation on the site. The following receptors and pathways were evaluated: commercial workers- inhalation of vapors from subsurface soil and groundwater in indoor and outdoor air, and commercial workers- direct contact with surficial soil (soil ingestion, dermal contact, dust inhalation and outdoor vapor inhalation). This was based upon the assumed future development of this site as a low-rise hotel. The risk assessment used a tiered approach, as necessary, to show the absence of expected risk to the identified receptors. The maximum detected value and the 95% UCL values were compared to either the Tier I RBSL, the Region IX Industrial PRGs, Tap Water PRGs or the Tier II Oakland SSTL for Merritt Sands. The County concurs with the report's conclusion, unacceptable cancer risk or non-cancer health effects for commercial receptors to chemicals in soil or groundwater is unlikely.

The City abandoned the three monitoring wells, confirmed the absence of any underground tanks by performing subsurface excavation and presented a soils management plan, which must be kept on-site and passed on to all future owners of the property.

Our office further understands that this property, Parcel # 002-0094-002-00 will, in part, be developed into a low-rise hotel. As part of the construction of the elevator, an elevator shaft well will be drilled to a depth of 50-55' bgs. Although soil or groundwater contamination or a second aquifer is not expected, care should be taken to avoid any potential transportation of contaminants to a deeper aquifer. In addition, contractors should follow an appropriate health and safety plan and the referenced soil management plan. This site should be included in the City of Oakland Permit Tracking System.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the environmental releases is required.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C. B. Chan, files

Mr. S. Hill, RWQCB

Mr. L. Griffin, City of Oakland, 1605 Martin Luther King Dr., Oakland CA 94612

Mr. A. Greenwood, City of Oakland Community and Economic Development Agency,
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