



July 17, 2000

49600.6

Mr. Barney Chan
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

**Stockpile Soil Sampling
Garden Hotel Project
9th Street and Broadway
Oakland California**

Dear Mr. Chan

This letter presents the result of stockpile soil sampling and analyses that Harding Lawson Associates (HLA) performed at the Garden Hotel Project (the Site), located at 9th Street and Broadway in Oakland California, on the behalf of the City of Oakland Redevelopment Agency. The City of Oakland has requested that we provide you with this information in order to keep the Alameda County Health Agency, Department of Environmental Health abreast of ongoing environmental issues at the Site.

As outlined in our report; *Soil Management Plan, 9th Street and Broadway Redevelopment, Oakland, California* dated March 27, 2000, soil removed from the Site during construction required waste characterization prior to offsite reuse or disposal. After completing the excavation and recompaction of the soil in the upper 7 to 13 feet, the construction contractor, N. L. Barnes Construction Company (Barnes), graded the Site to final elevation and dug trenches for the building foundations. An excess volume of soil in the approximate amount of 3,500 cubic yards remained to be off-hauled from the Site.

On June 12, 2000, HLA collected 24 soil samples from the stockpiled material in clean glass jars equipped with Teflon lined lids. The samples were collected from the stockpile at random locations and placed in the jars with no headspace. The samples labeled and placed immediately in a cooler chilled with ice, then transported, by courier under chain-of-custody protocol, to Chromalab Environmental Services of Pleasanton, California. The laboratory composited the 24 samples into six 4-point composite samples, which were run for the following analyses:

- Volatile organic compounds in accordance with EPA Test Method 8260;
- Total Petroleum Hydrocarbons as diesel and motor oil in accordance with EPA Test Method 8015 modified;
- Total Threshold Limit Concentration (TTLC) for California Administrative List (CAM) of 17 metals;
- Soluble Threshold Limit Concentration (STLC) for lead in accordance with the waste extraction test (W.E.T.);
- Reactivity, Corrosivity, Ignitability.

3/2000
to (copy)
1 comp
6/20/00



July 17, 2000
49600.6
Mr. Barney Chan
Alameda County Health Agency
Page 2

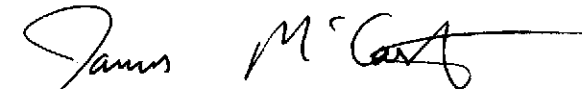
The results of these analyses are presented in the attached Tables 1 and 2. For the sake of clarity, the TTLC lead results are included in both Table 1 and 2. Because the results indicated the stockpiled soil contained STLC of lead at concentrations ranging from 5.9 milligrams per liter (mg/l) to 8.0 mg/l (see Table 2), characterizing the soil as California Hazardous Waste as defined in Title 22 of the California Code of Regulations, the six 4-point composite samples were tested for soluble lead using the toxicity characteristic leachate procedure (TCLP) to see if the soil should be characterized as Federal Hazardous Waste as defined in the Federal Code of Regulations, Title 40. No lead was detected above 1.0 mg/l in any of the samples using this procedure (see Table 2).

Based on these results the soil was characterized as RCRA hazardous waste and off-hauled and disposed of at Kettleman City by Dillard Environmental Services between July 5, 2000 and July 13, 2000.


If you have any questions or require more information, please call James McCarty at (510) 628-3220.

Yours very truly,

HARDING LAWSON ASSOCIATES



James McCarty
Project Engineer



Stephen Osborne
Geotechnical Engineer

jgm 49600\037766L.DOC

1 copies submitted

Enclosures

Table 1 - Results of Total Threshold Limit Concentration Analyses

Table 2 - Results of TPH, VOC, RCI, and Soluble Lead by the W.E.T. and TCLP Analyses

cc: Mark Gomez
City of Oakland Public Works Agency
250 Frank H. Ogawa Plaza, Suite 5301
Oakland Ca 94612

Michael Chan
OGM LLC
388 9th Street, Suite 228
Oakland Ca 94607-4244

Table 1. Results of Total Threshold Limit Concentration Analyses
 California Administrative List of 17 Metals
 Garden Hotel Project
 9th Street and Broadway
 Oakland, California

Sample Identification	Units	SP1(A-D) Composite	SP2(A-D) Composite	SP3(A-D) Composite	SP4(A-D) Composite	SP5(A-D) Composite	SP6(A-D) Composite
Antimony	(mg/kg)	ND<2	ND<2	ND<2	ND<2	ND<2	ND<2
Arsenic	(mg/kg)	3.4	3	3.1	3.8	3.1	3.6
Barium	(mg/kg)	100	91	76	91	92	110
Beryllium	(mg/kg)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5
Cadmium	(mg/kg)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.8	ND<0.5
Chromium	(mg/kg)	32	31	26	31	30	32
Cobalt	(mg/kg)	6.2	6.4	4.7	6.2	5.9	7
Copper	(mg/kg)	22	21	21	24	22	23
Lead	(mg/kg)	94	70	90	87	85	76
Molybdenum	(mg/kg)	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1
Nickel	(mg/kg)	26	27	21	30	26	30
Selenium	(mg/kg)	ND<2	ND<2	ND<2	ND<2	ND<2	ND<2
Silver	(mg/kg)	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1
Thallium	(mg/kg)	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1
Vanadium	(mg/kg)	25	23	21	25	24	26
Zinc	(mg/kg)	90	200	230	110	460	95
Mercury	(mg/kg)	0.45	0.51	0.56	0.46	0.49	0.38

TTLIC Total Threshold Limit Concentration
 mg/kg milligrams per kilograms

Table 2. Results of TPH, VOC, RCI, and Soluble Lead by the W.E.T. and TCLP Analyses
 Garden Hotel Project
 9th Street and Broadway
 Oakland, California

Sample Identification	VOCs Units	RCI NA	TPH Motor		Lead STLC		Lead TCLP (mg/l)
			TPH Diesel (mg/kg)	Oil (mg/kg)	Lead TTLC (mg/kg)	(W.E.T.) (mg/l)	
SP1(A-D) Composite	ND	No	150*	470	94	5.9	ND<1.0
SP2(A-D) Composite	ND	No	17*	160	70	6.5	ND<1.0
SP3(A-D) Composite	ND	No	14*	150	90	6.5	ND<1.0
SP4(A-D) Composite	ND	No	17*	190	87	6.7	ND<1.0
SP5(A-D) Composite	ND	No	15*	150	85	8.0	ND<1.0
SP6(A-D) Composite	ND	No	29*	160	76	6.5	ND<1.0

VOCs Volatile Organic Concentration

RCI Reactivity, Corrosivity, Ignitability

TPH Total Petroleum Hydrocarbons

TTLC Total Threshold Limit Concentration

STLC Soluble Threshold Limit Concentration by waste extraction test (W.E.T.)

TCLP Total Concentration Leaching Procedure

mg/kg milligrams per kilograms

* Hydrocarbon reported does not match the diesel pattern standard

FACSIMILE TRANSMISSION

To: Barney Chan

Fax Number: 337-9335

From: Jim McCarty

Date: June 6, 2000

Subject: 9th and Broadway Sample Locations

Project Number: 49600-5

Number of pages (including this cover sheet): 3

Remarks:

cc: _____

Transmitted by: _____

If you do not receive all pages, please call (510) 451-1001

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Harding Lawson Associates
Engineering and Environmental Services
383 Fourth Street, Third Floor
Oakland, CA 94607 — (510) 451-1001

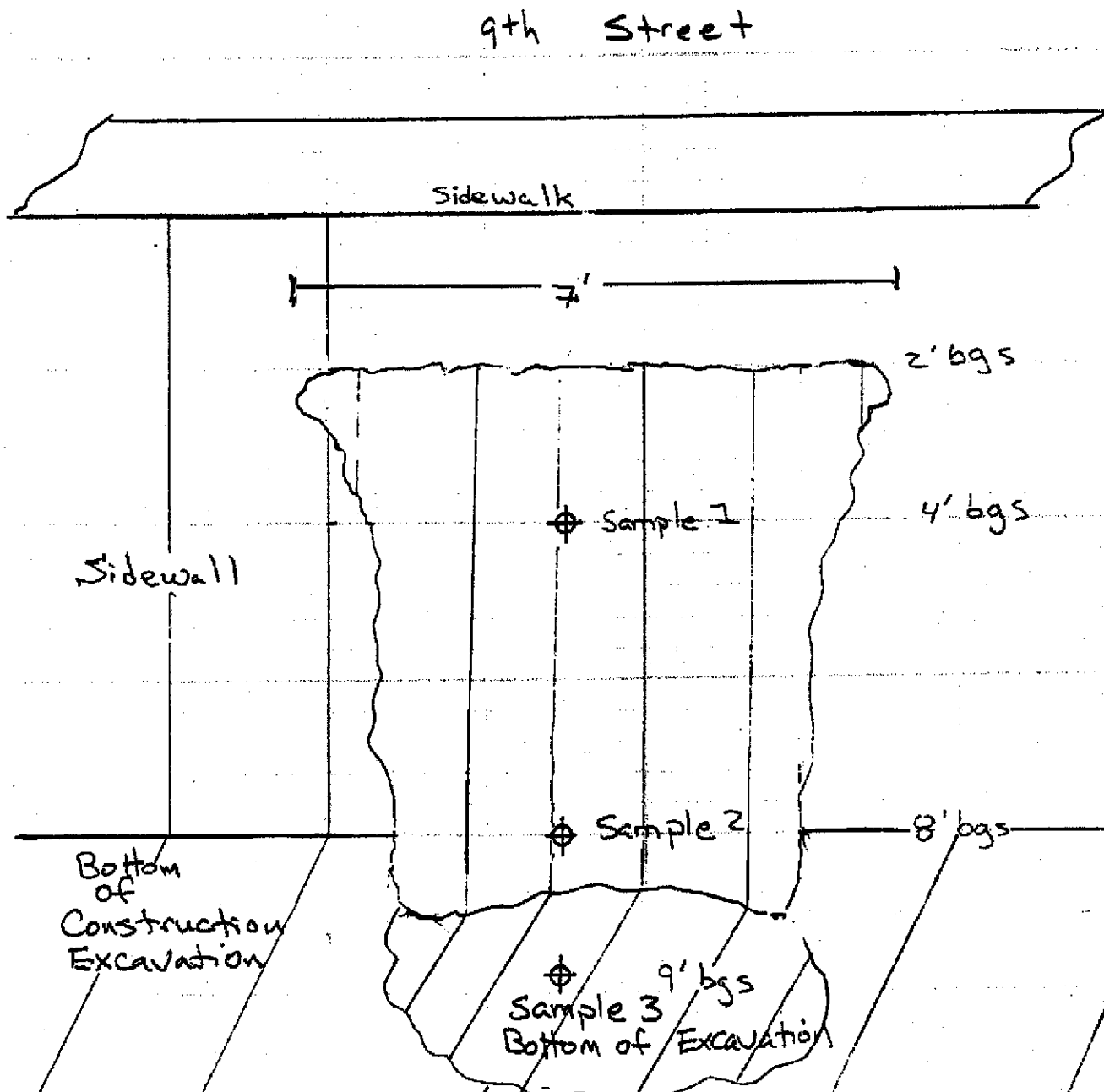
FAX (510) 451-3165



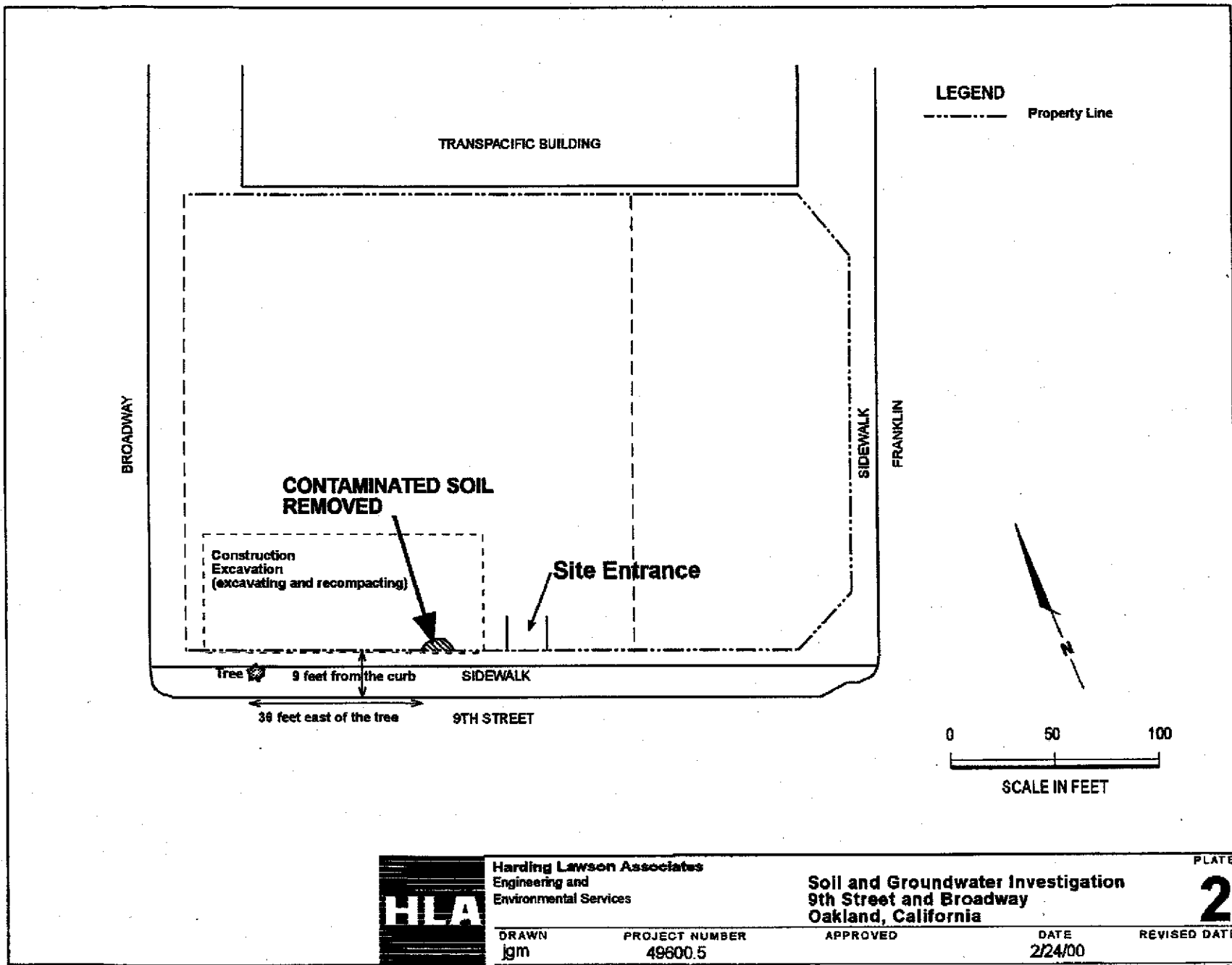
Harding Lawson Associates
Engineering
and
Environmental Services

SHEET 1 OF 1
JOB NO. 49600-5
DATE 6-6-00
COMPUTED BY JGM
CHECKED BY _____

PROJECT 9th St. of Broadway
SUBJECT Soil Sample Locations



Note: Bottom of excavation was 1 to 1 1/2 feet below surrounding construction excavation



** TOTAL PAGE.03 **



Harding Lawson Associates
 Engineering and
 Environmental Services

Soil and Groundwater Investigation
9th Street and Broadway
Oakland, California

PLATE
2

DRAWN
 jgm

PROJECT NUMBER
 49600.5

APPROVED

DATE
 2/24/00

REVISED DATE

P:\900 & Broadway\pothole.mxd

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

June 1, 2000

Mr. Mark Gomez
City of Oakland
250 Frank H. Ogawa Plaza, Suite 5313
Oakland CA 94612-2034

Re: 9th and Broadway Development, Oakland Garden Hotel

Dear Mr. Gomez:

Because of our office's continuing oversight of the referenced project, due to the unexpected encountering of petroleum contaminated soil, our office requests an additional \$1000.00 to account for this unexpected oversight and any future involvement.

Therefore, your total deposit request should be \$1500.00, which includes the \$500.00 balance previously requested by our office. Please submit this deposit as soon as possible.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

CvB. Chan, files
Mr. Ryan Moore, City of Oakland

Dep9thBroadway

ENVIRONMENTAL
PROTECTION

CITY OF OAKLAND



00 APR 14 PM 4:40

250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Community and Economic Development Agency
Redevelopment Division

(510) 238-3015
FAX (510) 238-3691
TDD (510) 839-6451

April 12, 2000

Mr. Barney M. Chan
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
Fax: (510) 337-9335

RE: Oakland Garden Hotel at 9th & Broadway

Dear Mr. Chan:

This letter is in acknowledgement of our understanding that you will be reimbursed \$500 in additional funds for your time spent on the Oakland Garden Hotel project site remediation at 9th & Broadway Streets in downtown Oakland, CA. This payment is forthcoming and will be processed as soon as possible.

Please contact me at (510) 238-7693 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Moore", with a long, sweeping horizontal line extending to the right.

RYAN MOORE for Alex Greenwood
Redevelopment Intern

Cc: Alex Greenwood
Mark Gomez



CITY OF OAKLAND

COMMUNITY & ECONOMIC DEVELOPMENT AGENCY

250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94612

PHONE: (510) 338-3015

FAX: (510) 238-3691

FAX COVER SHEET

DATE: 4/12/00

TO: BARNEY CHAN

COMPANY: ENVIRONMENTAL PROTECTION

PHONE NUMBER: _____

FAX NUMBER: (510) 337-9335

FROM: RYAN MOORE - CEDA

PAGE 1 OF _____

MESSAGE / COMMENTS:

Four horizontal lines for writing a message or comments.

Please call (510) 338-3015 if page(s) is/are not received. Thank You!

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Community and Economic Development Agency
Redevelopment Division

(510) 238-3015
FAX (510) 238-3691
TDD (510) 839-6451

April 12, 2000

Mr. Barney M. Chan
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
Fax: (510) 337-9335

RE: Oakland Garden Hotel at 9th & Broadway

Dear Mr. Chan:

This letter is in acknowledgement of our understanding that you will be reimbursed \$500 in additional funds for your time spent on the Oakland Garden Hotel project site remediation at 9th & Broadway Streets in downtown Oakland, CA. This payment is forthcoming and will be processed as soon as possible.

Please contact me at (510) 238-7693 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Moore".

RYAN MOORE for Alex Greenwood
Redevelopment Intern

Cc: Alex Greenwood
Mark Gomez

April 3, 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 requested items by our office prior to recommending no further action regarding the environmental investigation 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 prior to the ^{Soil} above items includes a HLA 1993 investigation where 27 borings were drilled from 3.5-30 bgs. Samples were tested for TPHg, TPHd, BTEX, VOCs, semi-VOCs, and the CAM 17 metals. HLA also installed two monitoring wells, MW-20 and MW-21 and sampled these two and one additional well located adjacent to this property. In 1998, Secor collected groundwater samples from these wells and advanced four borings ranging in depth from 4-32 feet bgs. In 1999, HLA collected groundwater samples from the three wells and advanced two soil borings to a depth of 32' bgs and sampled groundwater from them. 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). The risk assessment used a tiered approach, as necessary, to verify the absence of expected risk to the identified receptors. The maximum detected value and the 95% UCL values were compared to the Tier 1 RBSL, the Region IX Industrial PRGs or Tap Water PRGs or the Tier II Oakland SSTL for Merritt Sands. The County concurred with the conclusion, unacceptable cancer risk or non-cancer health effects for commercial receptors to chemicals in soil or groundwater was unlikely.

MW-20
Chloroform 17ppb
6.6 ppb PCE (MW 21)

- Chloroform
17/27
PCE 2.8
1.2 OCA-2.0

Parcel 1
N

Parcel 2
S
2nd floor apartment/condos

Mr. Mark Gomez
City of Oakland Parking Lot, 9th & Broadway
April 3, 2000
Page 2.

2 parcels #5

1/3 mixed used
st level
- 1st floor parking level

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

← No drinking water wells - *enter into City's 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 surficial 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,
250 Frank H. Ogawa Plaza, 5th Floor, Oakland CA 94612

NFA9th&Broadway



ENVIRONMENTAL
PROTECTION CITY OF OAKLAND



00 MAR 28 AM 11:15

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5301 • OAKLAND, CALIFORNIA 94612-2034

Public Works Agency
Environmental Services

FAX (510) 238-7286
TDD (510) 238-7644

March 28, 2000

Barney Chan
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

RE: 9th Street and Broadway, Oakland, CA

Dear Mr. Chan:

Please find enclosed the following documents concerning the subject site:

1. Well Destruction Report (March 8, 2000)
2. Soil Management Plan (March 27, 2000)
3. Anomaly Investigation Report (March 1, 2000)

I believe that these documents satisfy the conditions for regulatory closure that were delineated in your December 8, 1999, letter (copy also enclosed). As discussed in the risk assessment submitted to your offices last October, the City of Oakland is requesting regulatory closure based on the proposed commercial land use: the construction and operation of the five-story Oakland Garden Hotel. At your direction, the City will flag this site in the City's Permit Tracking System to help ensure that future work that might alter the conditions of closure is not performed without your office's prior approval.

If you have any questions, please contact me at (510) 238-7314 or via email at mmgomez@oaklandnet.com. I appreciate your prompt response.

Sincerely,

A handwritten signature in cursive script that reads "Mark Gomez".

Mark Gomez
Environmental Program Specialist

c: Andrew Clark-Clough, City of Oakland, Environmental Services Division
Alex Greenwood, City of Oakland, Community and Economic Development Agency



OGISO

- Site investigation, remediation
- Hazardous materials & waste management
- Solid waste management
- Groundwater monitoring, mgmt. and protection
- Landfill operations, closure and postclosure
- Hydrology and groundwater modeling
- Environmental impact studies
- Regulatory compliance

Lic: A-Haz 706242

March 8, 2000

Mark Gomez
City of Oakland
Environmental Services Division
250 Frank H. Ogawa Plaza
Suite 5301
Oakland, California 94607

Subject: Well Destruction Report
9th and Broadway, Oakland, California
OGISO Project No. 902.05

Gomez
Dear Mr. ~~Osborne~~:

This is a brief letter report describing the destruction of monitoring wells in the parking lot at 9th and Broadway in Oakland.

OGISO Environmental (OGISO) performed the well destruction of monitoring wells MW-7, MW-20, and MW-21 in conjunction with an environmental investigation at the City of Oakland Parking Lot, 9th Street and Broadway, Oakland, California. On December 8, 1999, Mr. Barney Chan of Alameda County Environmental Health Services authorized abandonment of the wells in conjunction with site closure. On January 4, 2000 the Alameda County Public Work Agency, Water Resources Section issued a permit for the well destruction.

On January 10, 2000, OGISO and our subcontractor, Gregg Drilling, abandoned the wells. In accordance with the permit and HLA requirements, the following abandonment steps were conducted:

- The wells were sounded to determine that the casings were clear of obstructions and to determine the depth to groundwater and the total depth of the wells;

Professionals in Environmental Sustainance

OGISO Environmental

150 W. Iowa Ave., Ste. 200
P.O. Box 61025, Sunnyvale, CA 94086
Tel: 408/245-9801
Fax: 408/245-9803

1504 Franklin Street, Ste. 304
Oakland, CA 94612
Tel: 510/451-5771
Fax: 510/451-5773

22 Second St., Ste. 310
San Francisco, CA 94105
Tel: 415/495-5295
Fax: 415/536-1835

- The wells were pressure grouted with a neat cement;
- Each well casing, seal, and gravel pack was overdrilled and removed to a depth of 2 feet below grade;
- The 2 foot borings were filled with concrete to grade in the parking lot, and 4 inches below grade in the sidewalk; and
- The sidewalk square impacted was saw cut and removed, and on January 12, a new section was replaced (with coloring as per the City of Oakland requirements).


TABLE 1 - WELL SOUNDING MEASUREMENTS

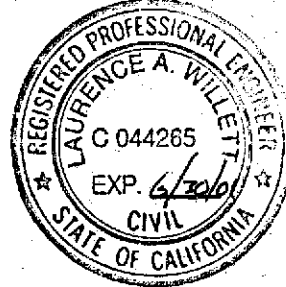
Well Number	Depth to Water	Total Depth
MW-7	24.30 feet	41.0 feet
MW-20	24.24 feet	39.5 feet
MW-21	24.61 feet	35.2 feet

OGISO recommends that the City of Oakland, forward this report to the Alameda County Health Agency and the Alameda County Public Works Agency, at the addresses below.

If you have any questions, or need further assistance please call.

Sincerely
OGISO Environmental


Jeff Willett, P.E.
Project Manager



cc: Stephen Osborne, P.E., Harding Lawson Associates

Cindy Hutchinson
Water Resources Section
Alameda County Public Works Agency
951 Turner Court, Suite 300
Hayward, CA 94545-2651

Barney Chan, Hazardous Materials Specialist
Alameda County Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

To: Barney Chan
From: Jim McCarty
Date: February 18, 2000
Subject: 9th Street and Broadway
Project Number: 49600

Anomaly Survey

- A Possible tank: high amplitude, may extend under wall, wall contains metal reinforcement which interfered with instruments
- B Not likely: long and thin not likely to be tank
- C Not likely: low amplitude
- D Not likely: too thin, between 2 to five feet
- E Not likely: shallow, possible utility
- F Not likely: shallow & small, would have appeared broader if it was tank
- G Possible: high amplitude but small
- H: Not likely: high amplitude but was recently trenched, logs of work from Harza or Barnes would help back up this deduction
- I Possible tank: additional anomaly located when investigation G, high amplitude and broad

Jgm\49600\anomalymemo\

Attachments
Field notes
Site Map

cc: Mark Gomez
City of Oakland



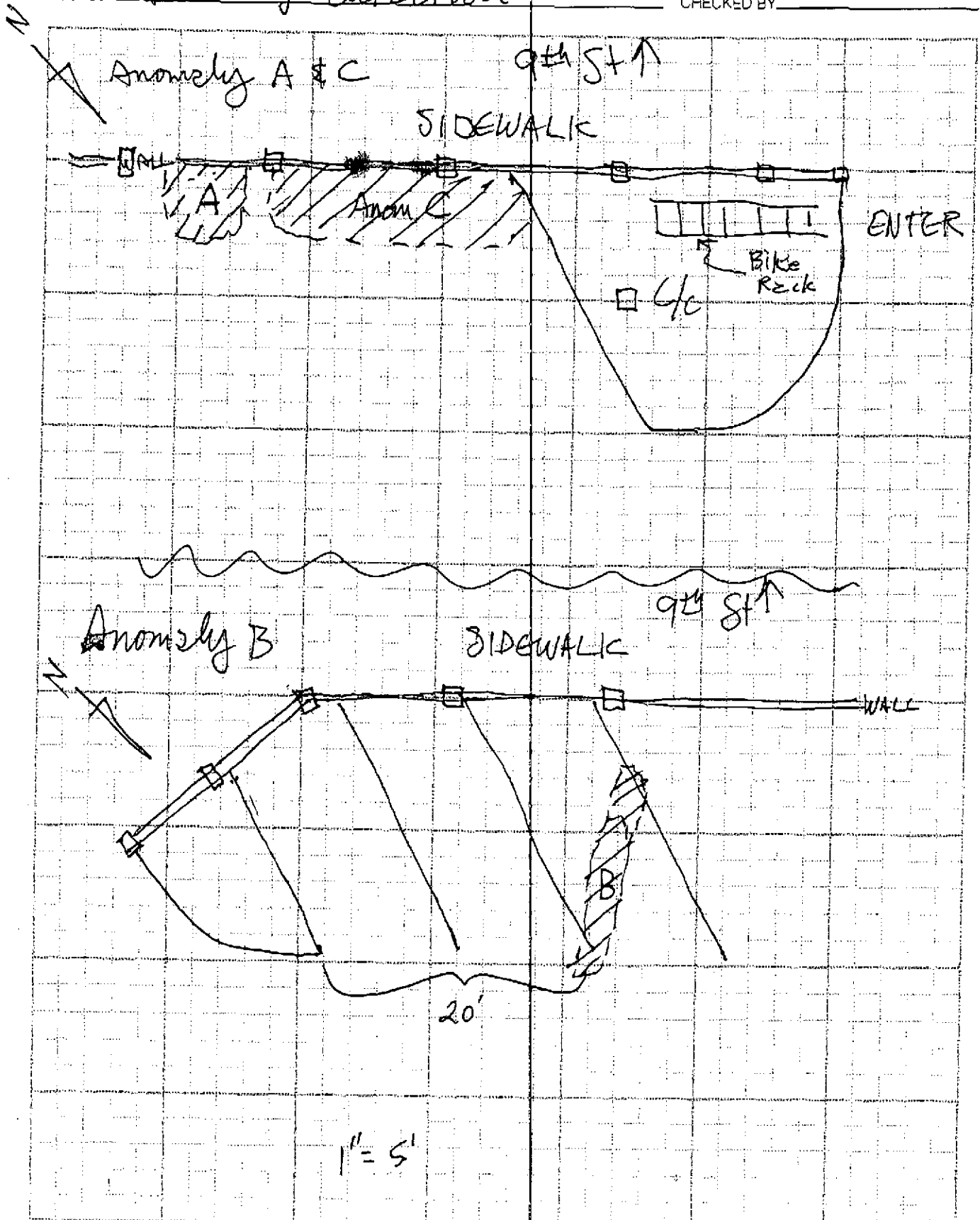
Harding Lawson Associates
Engineering and Environmental Services
383 Fourth Street, Third Floor
Oakland, CA 94607 — (510) 451-1001



Harding Lawson Associates
Engineering
and
Environmental Services

PROJECT 9th & Broadway
SUBJECT Anomaly Detection

SHEET 1 OF 4
JOB NO. 49600-3
DATE 2-14-00
COMPUTED BY TAC
CHECKED BY _____

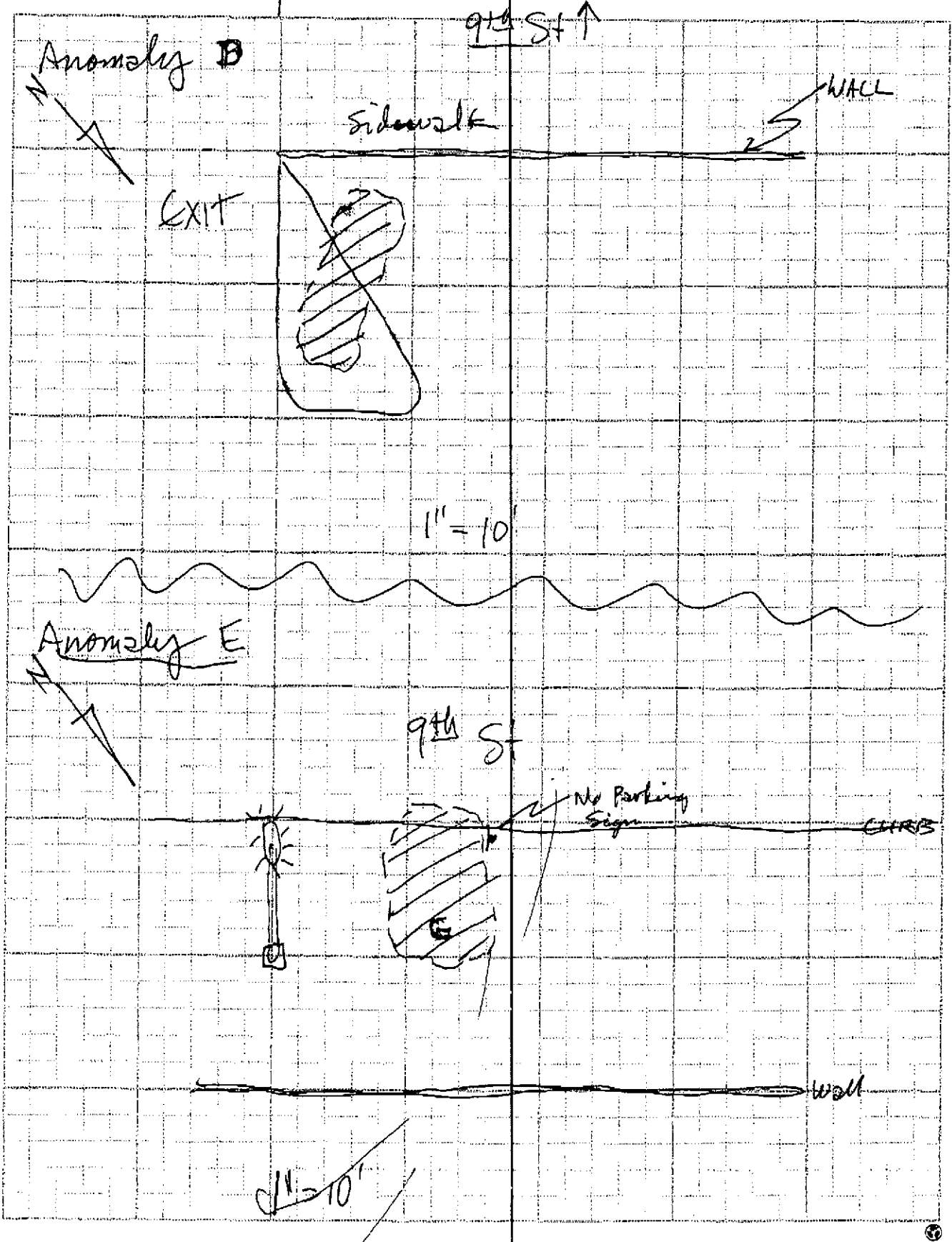




Harding Lawson Associates
Engineering
and
Environmental Services

SHEET 2 OF 4
JOB NO. 49100-3
DATE 2-14-00
COMPUTED BY TAE
CHECKED BY _____

PROJECT 9th & Broadway
SUBJECT Anomaly Detection

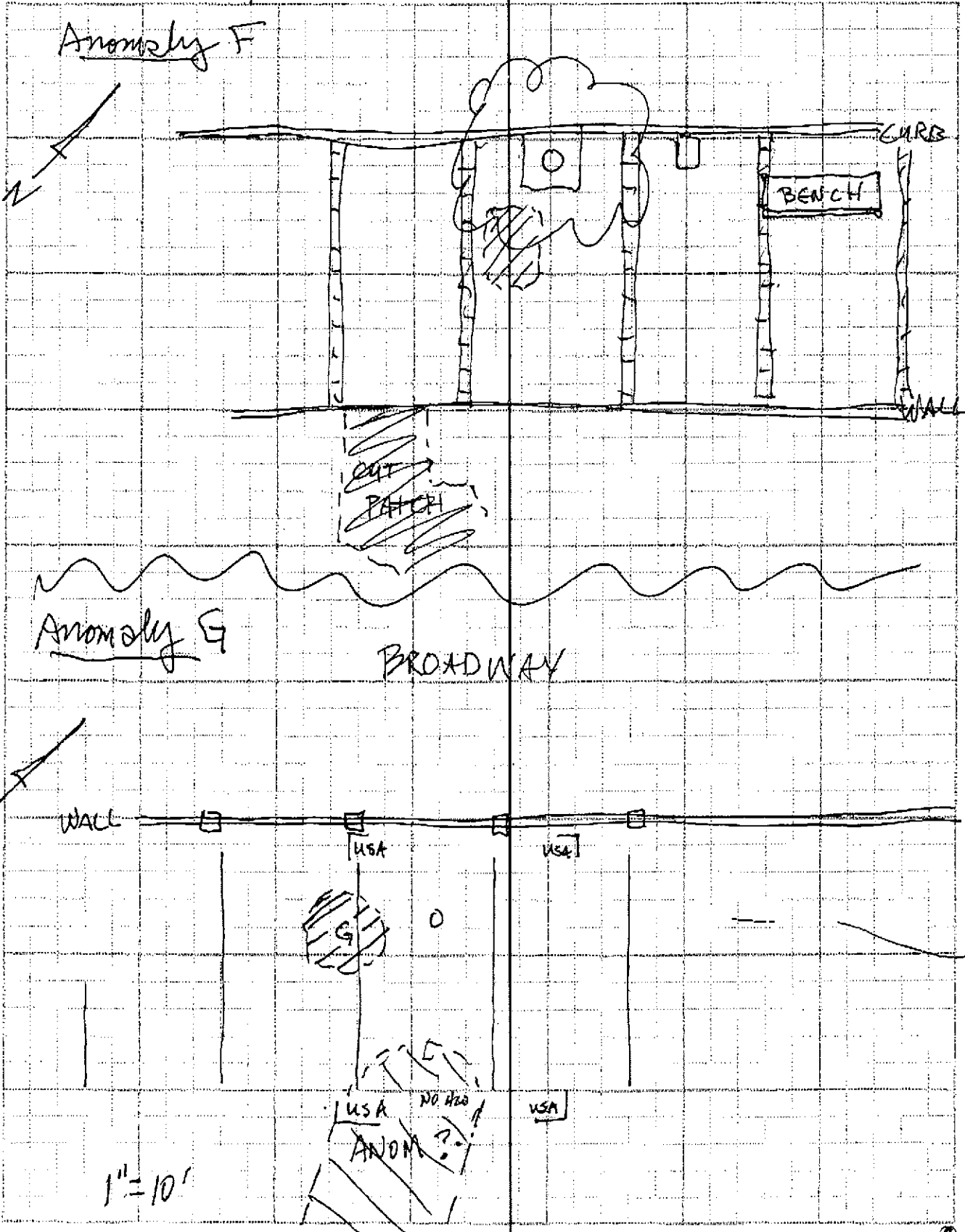




Harding Lawson Associates
Engineering
and
Environmental Services

SHEET 3 OF 4
JOB NO 49600-3
DATE 2-14-00
COMPUTED BY TAC
CHECKED BY _____

PROJECT 9th St Broadway Redev.
SUBJECT Anomaly Detection

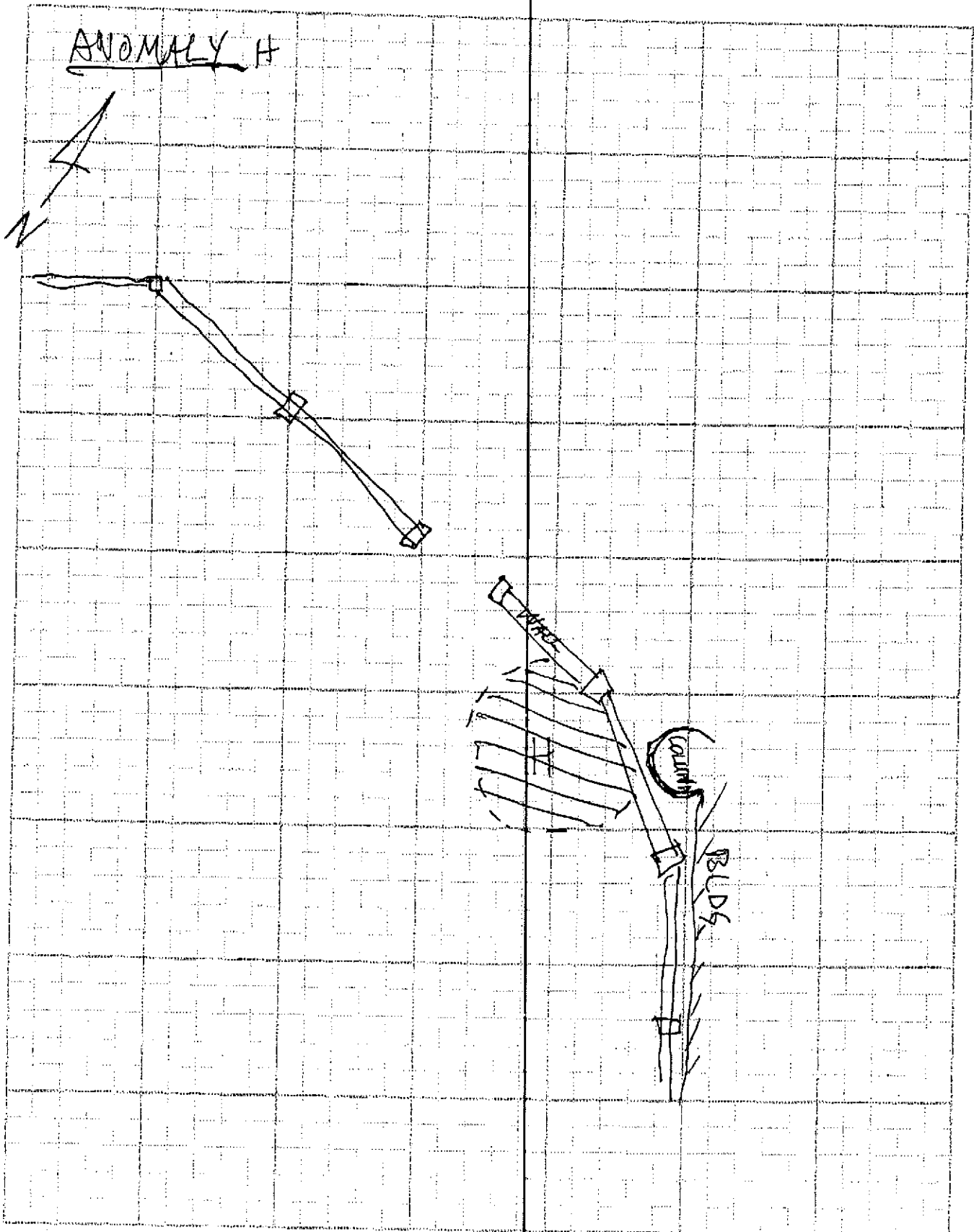




Harding Lawson Associates
Engineering
and
Environmental Services

SHEET 4 OF 4
JOB NO. 49600-3
DATE 2-14-00
COMPUTED BY TAC
CHECKED BY _____

PROJECT 9th & Broadway
SUBJECT Anomaly Detection



found down to 5'

Transpacific Building

MW7

Probably trench, nothing found

Probably will do both w/ one long trench

Limits of Tube Structure

hotel

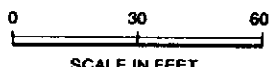
Parking Subgrade

Most likely based on survey

may not have access soil after exp for 1st & recompact soil.

EXPLANATION

- Monitoring Well
- Letters Designate Anomalies Identified in Geophysical Survey



skip

Broadway

Franklin

MW21

MW20

possible utility/tank what to install could trench in this area

could find along this line for next both CTA

doesn't believe to be a tank

Identified in 1993 report as requiring further invest.

9th Street

Part on hold to each



Harding Lawson Associates
Engineering and Environmental Services

Locations of Geophysical Anomalies
Preliminary Site Characterization
Oakland Broadway Block
Chinatown Redevelopment Project Area
Oakland, California

PLATE

C-1

DRAWN LLC JOB NUMBER 21078 02

APPROVED DATE 9/93

REVISED DATE

Trenching starting Wed 2/24/00

FINDINGS

The EM and M-Scope reconnaissance detected eight localized anomalous areas, labeled A through H, indicative of possible buried metal. GPR profiles extending across the anomalous areas detected no discernable USTs within approximately 5 feet of the surface. An UST buried deeper than 5 feet may not have been detected by GPR. GPR data quality was good due to the moderate conductivity (less than 100 millimhos/meter for the upper 20 feet) of local soil and low conductivity of the upper 5 feet of clean fill. Five of the anomalous areas, A, C, D, E, and G, are recommended for further investigation by potholing, borings, or other direct methods. No other anomalous areas were detected that could not be attributed to buried utilities.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



December 8, 1999
SLIC # 5803

Mr. Mark Gomez
Environmental Program Specialist
City of Oakland Environmental Services Division
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

RE: City of Oakland Parking Lot, 9th Street and Broadway, Oakland CA 94607

Dear Mr. Gomez:

I have reviewed the Risk-Based Corrective Action (RBCA) Evaluation submitted by your office to us regarding the subject site, and have discussed this report and the site with the former case worker for the site, Ms. Juliet Shin. Based on the information provided to us, we are prepared to issue a closure letter once the following activities have been undertaken:

1. Monitoring wells MW-7, MW-20, and MW-21 are properly abandoned in accordance with current statutes and regulations.
2. A waste management plan is presented to handle the disposal of soils from the site during excavation activities.
3. Limited excavation with a backhoe is performed in the locations of the electromagnetic anomalies (Harding Lawson, 1993) in order to confirm/deny the presence of underground storage tanks (USTs), and any USTs or other hazardous materials that are found are removed and disposed of properly.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

Mr. Alex Greenwood, City of Oakland Community and Economic Development Agency,
250 Frank H. Ogawa Plaza, 5th Floor, Oakland CA 94612

comfort9th&Broadway



October 29, 1999

47729.4

Mr. Mark Gomez
City of Oakland
Public Works Agency
Environmental Services Division
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, California 94612

Risk-Based Corrective Action (RBCA) Evaluation
9th Street and Broadway
Oakland, California

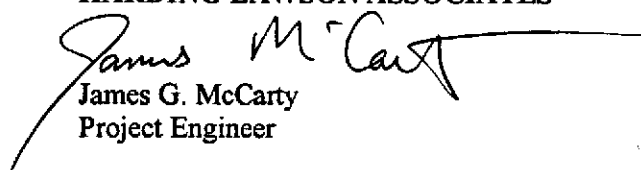
Dear Mr. Gomez:

Transmitted herewith are four copies of our report *Risk-Based Corrective Action (RBCA) Evaluation, 9th Street and Broadway, Oakland, California* (dated October 29, 1999) for the subject property. We have included along with this transmittal letter the completed Oakland RBCA Cover Sheet and Eligibility Checklist. Please include copies of these documents along with any distribution of the above mentioned report.

We trust that this provides the information required at this time. If you have any questions, please call.

Yours very truly,

HARDING LAWSON ASSOCIATES


James G. McCarty
Project Engineer

Enclosures
Oakland RBCA Cover Sheet
Oakland RBCA Check List

*Delivered by Mark Gomez to
Alameda County on 11/03/99.*

jgm/47729/transmit



Oakland RBCA Cover Sheet

Project Proponent: City of Oakland Redevelopment Agency
Site Address: 9th Street and Broadway, Oakland, California
Alameda County Parcel Number(s): APN-002-0094-002-00

Chemicals of Concern		
(1) arsenic	(4) indeno(1,2,3-cd)pyrene	(7)
(2) benzo(a)anthracene	(5)	(8)
(3) benzo(a)pyrene	(6)	(9)

Exposure Pathways of Concern	
<i>Surficial Soil</i> <input checked="" type="checkbox"/> Ingestion/dermal contact/inhalation <i>Subsurface Soil</i> <input type="checkbox"/> Ingestion of groundwater impacted by leachate <input checked="" type="checkbox"/> Inhalation of indoor air vapors <input checked="" type="checkbox"/> Inhalation of outdoor air vapors	<i>Groundwater</i> <input type="checkbox"/> Ingestion of groundwater <input checked="" type="checkbox"/> Inhalation of indoor air vapors <input checked="" type="checkbox"/> Inhalation of outdoor air vapors <i>Water Used for Recreation</i> <input type="checkbox"/> Ingestion/dermal contact

Land Use Scenario	
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial/Industrial

Method of Analysis	
<input checked="" type="checkbox"/> Tier 1 <input checked="" type="checkbox"/> Tier 2 (specify soil type: <input checked="" type="checkbox"/> Merritt sands <input type="checkbox"/> sandy silts <input type="checkbox"/> clayey silts) <input type="checkbox"/> Tier 3 Model(s) employed: <input type="checkbox"/> Oakland RBCA <input type="checkbox"/> Other(s) (specify:)	

Application of RBCA Levels	
<input checked="" type="checkbox"/> As evidence that no further action required <input type="checkbox"/> As target cleanup levels for removal or treatment of chemical(s) of concern <input type="checkbox"/> Other (specify:)	

Containment Measures	
<input type="checkbox"/> Cap (specify material:) <input type="checkbox"/> Other(s) (specify:)	<input type="checkbox"/> Vapor barrier (specify material:)
<i>Exposure pathways that will be affected:</i>	

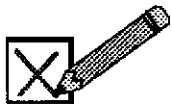
Institutional Controls			
<input type="checkbox"/> Permit tracking	<input type="checkbox"/> Deed restriction	<input type="checkbox"/> Deed Notice	<input type="checkbox"/> Water well restriction
<input type="checkbox"/> Access control	<input type="checkbox"/> Other(s) (specify:)		

Public Notification	
<i>Specify all actions to be taken:</i>	

Submitted by: Harding Lawson Associates

Date submitted: 10/28/99

Oakland RBCA Eligibility Checklist



The Oakland Tier 1 RBSLs and Tier 2 SSTLs are intended to address human health and environmental concerns at the majority of small to medium-sized sites in Oakland where commonly-found contaminants are present. Large and/or complicated sites—especially those with continuing releases, special ecological concerns or unusual subsurface conditions—will likely require a Tier 3 analysis. The following checklist is designed to assist you in determining your site's eligibility for the Oakland RBCA levels.

CRITERIA	YES	NO
Source:		
Is there a continuing, <i>primary</i> source of a chemical of concern, such as a leaking container, tank or pipe? (This does <i>not</i> include secondary/residual sources.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any mobile or potentially-mobile free product?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there more than five chemicals of concern at the site, each of which is at a concentration greater than the lowest applicable Oakland RBCA level?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pathways:		
Are there any preferential vapor migration pathways—such as gravel channels or utility corridors—that are potential conduits for the migration, on-site or off-site, of a volatilized chemical of concern? ← BART?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a chemical of concern at the site within 20 feet of a surface water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If groundwater ingestion is <i>not</i> an exposure pathway of concern, does groundwater at the site both (a) exist at depths less than 10 feet <i>and</i> (b) contain volatile chemicals of concern? (If groundwater ingestion <i>is</i> an exposure pathway of concern, this criterion may be disregarded because the Oakland RBCA levels will be protective for all potential groundwater-related exposure scenarios.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any existing on-site or off-site structures intended for future use that are adjacent to a volatile chemical of concern and possess at least one of the following?		
(a) A slab-on-grade foundation that is less than 15 cm (6 inches) thick (i.e., that does not meet Uniform Building Code standards)		
(b) An enclosed, below-grade space (e.g., a basement) that has floors or walls less than 15 cm (6 inches) thick		
(c) A crawl space that is not ventilated	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Receptors:		
Are there any immediate health risks to humans associated with contamination at the site (i.e., explosive levels of a chemical or vapor concentrations that could cause acute health effects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any complete pathways to nearby ecological receptors, such as endangered species, wildlife refuge areas, wetlands or other protected areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answer "no" to all questions, your site is eligible for the Oakland RBCA levels. If you answer "yes" to any of the questions, your site is *not* eligible for the Oakland RBCA levels.

Shin, Juliette, Public Health, EH

From: Mark Gomez [SMTP:mmgomez@oaklandnet.com]
Sent: Thursday, August 19, 1999 4:22 PM
To: jshin@co.alameda.ca.us
Cc: jmccarty@harding.com
Subject: 9th and Broadway

Hi Juliet:

The following is in response to the "additional requirements and reminders" bulleted in your letter of August 6, 1999, with respect to the 9th and Broadway site:

Harding Lawson Associates (HLA), contractor to the City, will be using bolted steel covers on the boring locations for groundwater sampling. This should provide sufficient security and prevent illegal dumping.

The screened interval of the temporary well casings will be at least 10 feet in length and will screen across the water table.

Per your recommendation, we have eliminated Method 8310 from our analysis.

We are in the process of determining the location of the closest BART groundwater pump and will provide this to you as soon as it becomes available.

Pot-holing down to 3 feet bgs in the areas of observed anomalies will occur during construction and evidence of any previously-undiscovered tanks or piping will be addressed at that time.

I will be placing another call this afternoon to Alex Greenwood of our Community and Economic Development Agency regarding payment of an additional deposit of \$1,500. I have been assured that it will be coming soon and I will provide you with any new information he may be able to give me regarding the status of the check. If you wish to call him directly, please do so at (510) 238-6124.

As Jim McCarty of HLA has already indicated to you, drilling has been delayed until Monday, August 23, at the request of the driller. Groundwater samples will still be taken in existing wells tomorrow, August 19th.

Thanks for your patience. If you require any additional information from me, please let me know.

Sincerely,

Mark Gomez

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)

August 6, 1999

Mark Hersh
City of Oakland
Public Works Agency
Environmental Services Division
250 Frank H. Ogawa Plaza, Ste. 5301
Oakland, CA 94612

STID: 5803

Re: Workplan for investigations at the City of Oakland Parking Lot, located at 910
Broadway, Oakland, CA

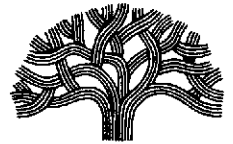
Dear Mr. Hersh,

This office has reviewed Harding Lawson Associate's (HLA) workplan, dated July 27, 1999, addressing soil and groundwater investigations at the above site. The workplan is acceptable to this office with the following additional requirements and reminders:

- The workplan states that the temporary borings for groundwater sampling will be covered with a cone while waiting possibly up to one week for adequate groundwater recharge. However, if the site is not secured, then a more secure cover will need to be placed on the boring locations to prevent any illegal dumping. If the site is secured, the covers must still sufficiently restrict surface water infiltration;
- The screened interval of the temporary well casings must be at least 10-feet in length and must screen across the water table;
- The workplan proposes both the Method 8310 and 8270 analysis, but according to our information Method 8270 encompasses the constituents addressed in Method 8310. Therefore, Method 8310 may be eliminated from the proposed sampling scheme;
- Per the County's November 12, 1998 letter, you are still required to submit information on whether BART operates any groundwater pumps in the vicinity of the site and the locations of these pumps;
- You stated in our August 4, 1999 meeting that additional investigations to explore the eight geophysical anomalies identified at the site in 1992 would be conducted subsequent to HLA's proposed work. It is the understanding of this office, per your October 14, 1999 letter, that this work will involve pot-holing down to 3-feet below ground surface in the areas of the observed anomalies to confirm whether or not any tanks or associated piping are located on site. **Please submit a schedule of work for this work and the submittal of the above BART groundwater pump information.**



CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5301 • OAKLAND, CALIFORNIA 94612

Public Works Agency
Environmental Services

(510) 238-6688
FAX (510) 238-7286
TDD (510) 238-7644

April 5, 1999

Ms. Juliet Shin
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: 9th Street and Broadway Site, Oakland, California (93104)

Dear Ms. Shin:

This letter is to inform you that the redevelopment plans for the subject site have been delayed. However, the City of Oakland, Community and Economic Development Agency is planning to move forward with development in the near future. The City's objective of obtaining site closure from Alameda County Environmental Health Services Agency (ACEHSA) through risk-based corrective action prior to development remains unchanged. We will submit workplan for collection of additional environmental data needed to support a risk assessment prior to June 30, 1999. In the event this submittal is delayed, we will notify you by June 15, 1999.

Please call me at 238-7695, or Andrew Clark-Clough at 238-6361, if you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Mark B. Hersh".

Mark B. Hersh
Environmental Program Specialist

cc: Andrew Clark-Clough, PWA/ESD
Alex Greenwood, CEDA

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 12, 1998

Mark Hersh
City of Oakland
Public Works Agency
Environmental Services Division
250 Frank H. Ogawa Plaza, Ste 5301
Oakland, CA 94612

STID 5803

Re: Required work at the City of Oakland Parking Lot, located at 910 Broadway, Oakland, CA 94607

Dear Mr. Hersh,

This office has reviewed over your October 14, 1998 letter responding to the County's September 14, 1998 request for additional work at the above site. This office has responded to your discussions in the same order they were presented in your October 14, 1998:

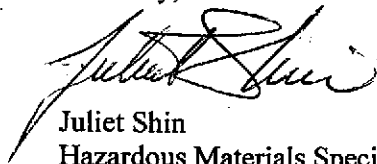
- You stated that BART personnel have provided information to you indicating that the BART tube below the site cannot act as a conduit for plume migration because there is no engineered backfill surrounding the BART tube, and because the annular spaces between the boring walls and the tube were filled with grout. This alleviates some of our concerns, however, this office is requesting more detailed information on the location of BART's groundwater pumps along their lines. Although you state that there are no pumps located on site, please provide information on the nearest groundwater pump so that this office can determine whether these pumps may provide any influence on contaminant plume migration.
- Although you provided the analysis results for soil samples collected from MW20 and MW21 in the text of your letter, please submit copies of the lab analysis results with the QA/QC. Additionally, please submit information on the well construction of these two wells.
- You have proposed the installation of one to two borings for the collection of additional soil samples to conduct fuel fingerprinting on the uncharacterized constituents previously identified during past TPHD analyses. A figure showing the proposed locations of these borings should be submitted to this office, along with details on sample depths, Standard Operating Procedures (SOPs), and information on the lab and methods that will be used to conduct the fuel fingerprinting. One of the borings must be placed south of the BART line in proximity to former samples 15, 17, and 27, where lighter end hydrocarbons were formerly detected.

Mark Hersh
Re: 910 Broadway
November 12, 1998
Page 2 of 2

- Your office recommends that various areas of the site be potholed down to 3 feet to confirm the presence of any remaining underground storage tanks prior to construction on the property. This is acceptable to this office.
- Your letter states that the developers of the property will submit a workplan addressing further groundwater assessment work for risk assessment purposes. Their workplan will need to address additional groundwater sampling locations in areas both north and south of the BART lines. As part of their groundwater assessment, the existing groundwater wells will also need to be sampled again, and all the groundwater samples shall be analyzed for TPHG, TPHD, BTEX, MTBE, heavy metals, VOCs using Method 8010, and SVOCs using Method 8270. An elevation contour map shall be prepared to determine groundwater flow characteristics below the site.
- Lastly, we are requesting that you submit another deposit of \$800.00 for oversight costs, which has a rate of \$100.00/hour. Currently, the deposit account for this site has \$200.00 remaining, and it is anticipated that at least 10 additional hours may be needed to provide oversight until closure is completed. Any unused deposit will be refunded to the payor at the completion of our work. Please make the check payable to Alameda County and reference the site address on the check.

Please submit a workplan for the installation of the two proposed borings, along with the additional information requested above. Thank you for your cooperation. If you have any questions or comments, please contact me at (510)567-6763.

Sincerely,

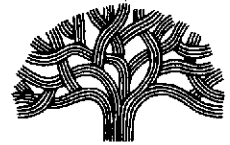


Juliet Shin
Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland



CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5301 • OAKLAND, CALIFORNIA 94612

Public Works Agency
Environmental Services

(510) 238-6688
FAX (510) 238-7286
TDD (510) 238-7644

October 14, 1998

Ms. Juliet Shin
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

ENVIRONMENTAL
PROTECTION
98 OCT 16 PM 2:44

Subject: 9th Street and Broadway Site, Oakland, California (93104)

Dear Ms. Shin:

This letter presents the City of Oakland (City) Public Works Agency/Environmental Services Division's (PWA/ESD) response to the additional information requested on the subject site in your letter dated September 14, 1998. As you are aware, the City intends to transfer the property to a developer for construction of a low-rise hotel. Because of the BART tube that traverses the site at a depth of about 15 feet, the hotel will have a shallow (approximately 6 feet) foundation. The City's objective is to obtain site closure from Alameda County Environmental Health Services Agency (ACEHSA) by demonstrating that the site does not represent an ecological or human-health risk within the constraints of its intended use.

PWA/ESD believes that several factors limit the potential risks posed by the site, including 1) the proposed land use, 2) the depth and concentration of the contaminants of concern, 3) the shallow foundation and type of planned construction, 4) the lack of exposure pathways to ecological or human receptors, and 5) the ability to flag the site within the City's permit tracking system to alert future development activities to the potential contamination.

Specific responses to ACEHSA's bulleted requests are as follows:

Bullet 1 expresses concern that fill materials along the BART line that traverses the site may act as a conduit for groundwater flow and contaminant migration. **Bullet 1** also requests information on groundwater pumping by BART that may affect groundwater flow. PWA/ESD has ascertained, through discussions with BART personnel, that the

BART tube traversing the site does not have an engineered backfill. The tube was installed by pushing 25-foot lengths of reinforced steel tube through a subterranean boring. Any annular space between the boring walls and the tube was subsequently filled with a grout that was pumped through holes in the tube walls. As a result, there is no permeable engineered backfill material present that may act as preferential pathway for groundwater flow and potential contaminant migration. BART has further informed PWA/ESD that they do not pump groundwater adjacent to the tube.

In light of this information, PWA/ESD believes that the BART tube may be eliminated as a potential conduit for contaminant migration.

Bullet 2 requests research to determine 1) if groundwater samples from onsite wells MW-20 and MW-21, were ever analyzed for metals, and 2) if soil samples were collected and analyzed from these well locations during installation. PWA/ESD has reviewed the City's file on the installation and sampling of these wells and has not located any metals data for soil or groundwater. Groundwater samples can be collected from the wells and analyzed for the metals of concern. However, even if elevated concentrations are detected, the usefulness of metals data is questionable given that there is no exposure pathway, and therefore there is no increase in risks associated with the planned use of the site.

Soil samples were collected during the installation of monitoring wells MW-20 and MW-21. The samples from depths of 21-feet and 26-feet below ground surface (bgs) from well MW-20 were submitted to the laboratory for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, and xylenes (BTEX), and for volatile organic chemical (VOC) analyses. The sample from 31 feet bgs from well MW-21 was submitted for TPHg and BTEX analyses. Low concentrations of BTEX were detected in the 21-foot sample from well MW-20 at 0.010, 0.041, 0.006, and 0.036 milligrams per kilogram (mg/kg), respectively. Toluene at 0.007 mg/kg and xylenes at 0.006 mg/kg were detected in the 26-foot bgs sample. No detectable concentrations of TPHg or VOCs were present in soil samples from either well and no BTEX compounds were present in well MW-21.

Bullet 3 requests a re-sampling of soil in the area of elevated petroleum hydrocarbons detected at approximately 25-feet bgs because the chromatograms from previous samples do not match the laboratory's diesel or gasoline standard. The ACEHSA is concerned that these compounds do not represent a degraded diesel or gasoline fuel, as suspected, but may be a potentially hazardous semi-volatile organic compound. Although PWA/ESD believes this to be unlikely, we recommend one or two borings be completed to the appropriate depth in this area of the site to confirm the identification of these compounds.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 21, 1998

Mr. Andrew Clark-Clough
1333 Broadway
Suite 330A
Oakland, CA 94612
STID 4036

RE: Pacific Renaissance Plaza, 1000 Franklin Street, Oakland, CA 94607

Dear Mr. Clark-Clough:

In your letter dated February 26, 1998, you mentioned that the City of Oakland would arrange for proper abandonment of the monitoring wells at the above site by July 1, 1998. In addition, you had indicated that the City wanted to retain a few of the wells to assist in your evaluation of environmental conditions of the property at 9th and Broadway. As of this date, this office has not received a letter and a site map identifying which wells will be retained, and which will be closed.

Please submit a letter and a site map indicating the current status of the closure of the monitoring wells at the above site.

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

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Juliet Shin, Environmental Health, LOP
Leroy Griffin, City of Oakland, Fire Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
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September 21, 1998

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1333 Broadway
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RE: Pacific Renaissance Plaza, 1000 Franklin Street, Oakland, CA 94607

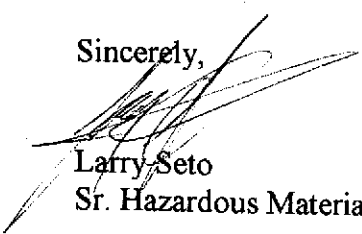
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If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Juliet Shin, Environmental Health, LOP
Leroy Griffin, City of Oakland, Fire Department
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 14, 1998

Mark Hersh
City of Oakland
Public Works Agency
Environmental Services Division
250 Frank H. Ogawa Plaza, Ste 5301
Oakland, CA 94612

STID 5803

Re: Investigations at the City of Oakland Parking Lot, located at 910 Broadway,
Oakland, CA 94607

Dear Mr. Hersh,

Per our previous conversations, this office is requesting that the City of Oakland provide the following additional information about the above site for our assessment:

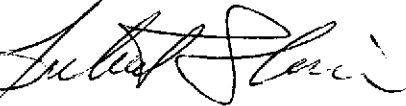
- It is possible that the fill material along the BART lines below the site is influencing groundwater flow since the top of the lines are located approximately 17 feet below ground surface(bgs) and the depth-to-groundwater is roughly 23- to 26-feet bgs. Additionally, there is information to indicate the possibility of groundwater pumps along the BART lines, possibly further influencing groundwater flow. Please submit a cross-section of the BART lines through the property, the type of fill materials, pump locations, fate of any potentially pumped water from the site, etc. If the BART lines do act as a conduit for groundwater migration, these lines could transport contaminants onto the site as well. The elevated contaminant concentrations noted at the site in 1992 at 25-foot bgs may have actually resulted from off-site, since the source could not be identified.
- Provide information as to whether the groundwater samples collected from on-site wells MW-20 and MW-21 were ever analyzed for metals; and whether any soil samples were collected from these well locations during their installation.
- A number of soil samples collected from the site, both in 1993 and 1998, identified hydrocarbons in the diesel analysis (8015) that did not match the diesel standard pattern. Some of these hydrocarbons were identified as being heavier than diesel, which could be weathered diesel, however, a

Mark Hersh
Re: 910 Broadway
September 14, 1998
Page 2 of 2

- number of samples also identified hydrocarbons that are lighter than diesel. Due to the incomplete information on this contaminant, this office is requesting that "fuel fingerprinting" be conducted on additional soil samples collected from areas where these unidentified hydrocarbons may occur.
- The geophysical survey conducted by HLA in 1992 turned up eight anomalies. Did the site figure out whether they were tanks? According to HLA's 1992 report, page 13, "a geophysical survey indicated the presence of an object that may be a tank within the release footprint and near the southern boundary of the site. It appears that no additional investigations have been undertaken to assess the nature of this object." Please provide this office with any additional information you may have on attempts to further identify these potential tanks. If improved geophysical surveying devices are currently available, efforts should be made to re-survey for these potential tanks.
- Provide information on site use prior to the 1926 land-use maps.
- A risk assessment will eventually need to be conducted to confirm the protection of human health and the environment in anticipated future land uses. Due to the fact that groundwater was only collected from two locations on site, MW-20 and MW-21, additional grab-groundwater sample locations may be necessary. Additionally, the risk assessment will need to take into account any potentially contaminated groundwater migrating on- or off-site through the BART lines.

Please provide responses to all the above bulleted items within 30 days of the date of this letter, i.e., October 12, 1998. If you have any questions, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland

Alameda County Environmental Health

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

FACSIMILE COVER SHEET

238-7286

TO:

Mark Hersh, City of Oakland

FROM:

Juliet Shin, Alameda County

DATE:

09/14/98

Total number of pages including cover sheet

3

-NOTES-

Per your request, here is a
faxed copy of my letter to you.

Original is in mail. Thx.

J.

- Juliet Shin

**City of Oakland
Public Works Agency
Environmental Services Division**

250 Frank H. Ogawa Plaza, Suite 5301
Oakland, California 94612
(510) 238-7695
Fax: (510) 238-7286

FAX TRANSMISSION COVER SHEET

Date: September 3, 1998
To: Alameda County Environmental Health Services
Attn: Juliette Shin
Fax: 337-9335
From: Mark Hersh *Mark*
Subject: Land Use Maps - 9th Street and Broadway

3
**YOU SHOULD RECEIVE ~~X~~ PAGE(S) INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (510) 283-7695.**

Remarks:

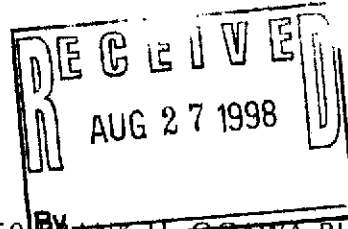
Juliette,

Attached please find land use maps for the downtown Oakland area showing the 9th Street and Broadway site. As indicated, the maps are for the periods 1926-27, and for 1939-42.

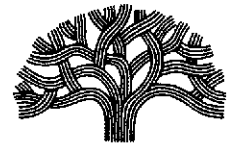
I look forward to hearing from you regarding your review of the project files.

Thanks.

ENVIRONMENTAL SERVICES DIVISION



CITY OF OAKLAND



DALZIEL BUILDING • 250 ~~FRANK H. OGAWA PLAZA~~, SUITE 5301 • OAKLAND, CALIFORNIA 94612

Public Works Agency
Environmental Services

(510) 238-6688
FAX (510) 238-7286
TDD (510) 238-7644

August 27, 1998

Ms. Juliette Shin
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Subject: Soil and Groundwater Reports for ^{900 Broadway} 9th Street and Broadway Site,
Oakland, California (94407)

Dear Ms. Shin:

Transmitted herewith are copies of the following soil and groundwater investigation and monitoring reports for the subject site:

SECOR International Inc., *Summary Report for Limited Soil and Groundwater Investigation at 9th Street and Broadway, Oakland California, April 27, 1998.*

Harding Lawson Associates, *Preliminary Soil Characterization, Oakland Broadway Block, Chinatown Redevelopment Project Area, 9th Street and Broadway, Oakland, California, November 11, 1993.*

Harding Lawson Associates, *Report on Groundwater Monitoring, June 1992, Chinatown Redevelopment Project Area, Oakland, California, September 9, 1992.*

Harding Lawson Associates, *Response to Request for Workplan, Hydrocarbon Release from Underground Storage Tanks, Chinatown Redevelopment Project Area, Oakland, California, June 16, 1992.*

Harding Lawson Associates, *Report on Groundwater Monitoring, March 1992, Chinatown Redevelopment Project Area, Oakland, California, May 20, 1992.*

Please review the reports at your earliest convenience. I would like to discuss additional site investigation and remediation issues with you before the end next week, if possible. I will call you on Monday, August 31, 1998, to schedule a time when we can meet.

Thank you for your attention to this matter. Please call me at 238-7695, if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Mark B. Hersh". The signature is written in a cursive style with a long horizontal flourish at the end.

Mark B. Hersh
Environmental Program Specialist

cc: Andrew Clark-Clough, PWA/ESD
Lois Butler, CEDA

CITY OF OAKLAND

Memorandum

TO: Community and Economic Development Agency
ATTN: Lois Parr-Butler
FROM: Public Works Agency/Environmental Services Division
DATE: January 27, 1998

SUBJECT: 9th STREET AND BROADWAY - SOIL AND GROUNDWATER
INVESTIGATION AND REMEDIATION (93104)

This memorandum presents the results of PWA/ESD's review of historical and recently collected soil and groundwater quality data and presents recommendations for remediation of soil and groundwater for the block bounded by 9th, 10th, Broadway, and Franklin Streets in downtown Oakland. PWA/ESD understands that construction of a hotel is planned for the site. Construction excavation, foundation and basements will be limited to not affect the BART tube that runs across the site at a depth of about 15 feet.

BACKGROUND

Historical Data

The most relevant historical data are contained in three reports prepared by Harding Lawson Associates (HLA) dated November 16, 1992, June 16, 1992, and November 11, 1993. The November 16, 1992, and June 16, 1992 reports discuss the former underground storage tanks (USTs) removed from near the intersection of Franklin and 10th Streets. Soil contamination from these USTs was concluded to be limited to the area nearest the USTs. In 1992, HLA reported low levels of petroleum hydrocarbon contamination in groundwater from Monitoring Well MW-7, located directly downgradient of the former UST location. However, the results of HLA's investigation of soil and shallow groundwater conducted in early 1993, and presented in the November 11, 1993 report, indicate there is no contamination present in the groundwater at Well MW-7. Two other monitoring wells located on the 9th and Broadway parcel (MW-20 and MW-21) also sampled in 1993, contained no contamination.

The 1993 investigation revealed that some areas of the site had elevated levels of petroleum hydrocarbons, lead, and zinc in soil. The elevated petroleum hydrocarbons are general limited to depths of less than 2 feet and are attributed to surface spillage and/or contamination of the fill material prior to its import to the site. HLA estimated that approximately 1500 cubic yards of soil would require Class III landfill disposal.

A geophysical survey performed by HLA indicated several "anomalies" that possibly may be USTs. The soil boring program was not able to confirm the presence of USTs. However, in addition to the shallow soil contamination, elevated levels of petroleum hydrocarbon compounds were found in saturated soil samples at depths of about 25 feet along part of the site bounded by 9th Street. Because these samples were saturated and the shallower soil samples did not show elevated levels, it is possible the release of these compounds did not occur in the immediate vicinity of their detection but have migrated in the groundwater. It is likely that this area of contamination extends offsite under 9th Street and possibly further to the southwest. Assuming the foundation of the proposed building at the site is limited in depth to approximately 15 feet because of the BART tube, the elevated concentrations found at 25 feet bgs may not require remediation.

The areas containing elevated concentrations of lead and zinc appear to be limited in extent, and according to the 1993 HLA report, approximately 35 cubic yards of soil may require disposal at a Class I facility.

Results of Recent Investigation

On January 20, 1998, Secor International (Secor) sounded the depth to groundwater and collected groundwater samples from Monitoring Wells MW-7, -20, and -21. The samples were analyzed by a state-certified laboratory for total petroleum hydrocarbons as gasoline and diesel, benzene, toluene, ethylbenzene, xylenes, MTBE, and halogenated solvents. Analytical results of the groundwater samples were below detection limits for all samples except for low concentrations of chloroform, 1,2 dichloroethane, and tetrachloroethene. Similar concentrations of these and related compounds are present in the shallow groundwater in downtown Oakland and do not pose a health risk.

On January 21, 1998, Secor drilled four soil borings at selected locations (see attached site plan) to supplement the data from previous investigations. The borings were located in areas of the site 1) where there was little data from the previous investigations (Boring SB-2), 2) where contamination would possibly be found as a result of migration from offsite sources (Borings SB-3 and -4), or 3) to confirm the previous presence of contamination (Boring SB-1). Three of the four borings were drilled to between approximately 25 and 30 feet deep. The fourth boring was advanced to about 4 feet when an obstruction was encountered and the boring was abandoned. Soil samples were collected at several depths from each boring and three samples from each boring were submitted for chemical analysis for the constituents listed above and also for total lead. Only one soil sample was collected at 3.5 feet from the boring in which the obstruction was encountered and was submitted for analysis.

No groundwater samples were collected from the borings. The depth of the borings should have been sufficient to encounter saturated soil and collect groundwater samples based on groundwater levels measured in the monitoring wells the previous day. It is not clear why saturated conditions were not found near the bottom of the borings.

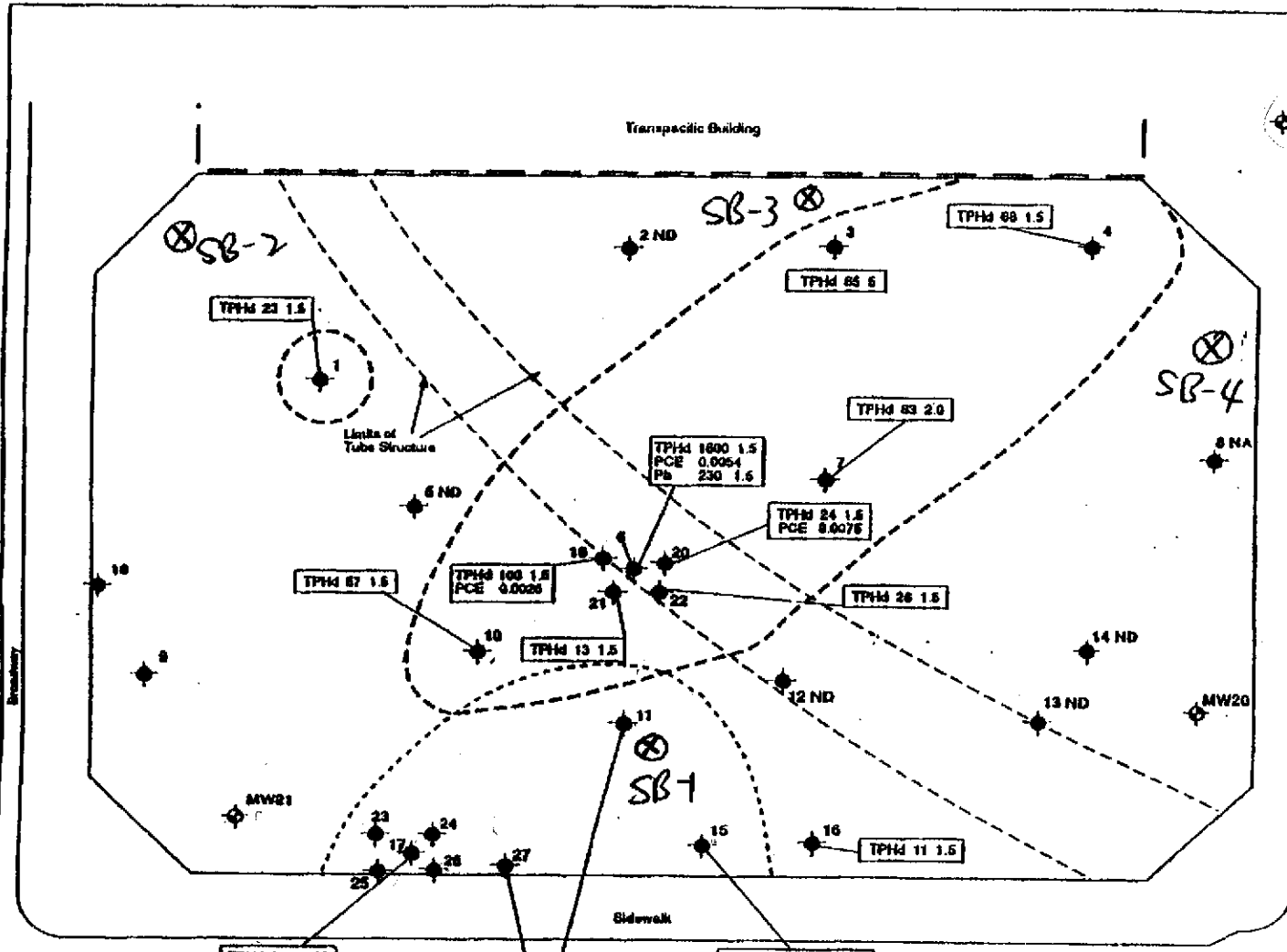
Analytical results of the soil samples show all constituents were below detection limits except for total petroleum hydrocarbons as diesel (TPHd) found at relatively low concentrations in all the samples, and for a low concentration of xylenes in found one sample.

CONCLUSIONS

Based on the data collected at the site the following conditions appear to exist:

- In selected areas of the site, low concentrations of petroleum hydrocarbon as diesel, lead, and tetrachloroethene are present in the shallow soil (less than 15 feet) that is likely to be excavated during construction.
- Based on the 1993 data, deeper soil (approximately 25 feet deep) in a limited area of the site along 9th Street, appears to contain relatively high concentrations of TPH as gasoline and diesel, benzene, toluene, ethylbenzene, xylenes, lead, and zinc. These concentrations were not confirmed in the 1998 investigation and it is possible some natural degradation of the petroleum hydrocarbons and related compounds has occurred during the last 5 years. However, because the 1998 borings did not encounter groundwater and were limited in number, it is likely that these compounds are still present in the deeper soil, albeit at lower concentrations than found in 1993.
- The chemicals of concern are not present in the groundwater monitoring wells at the site and it is unlikely that significant offsite contamination has migrated on to the site. However, as mentioned above, the 1993 investigation found high concentrations of chemicals in saturated soil along an area of 9th Street. The source of this contamination has not been identified. The contamination appears to extend offsite to the southwest and additional investigation and monitoring of its extent may be necessary as part of this project.

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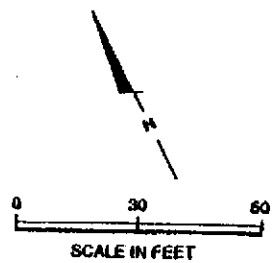
- EXPLANATION**
- ⊗ Proposed boring location
 - ◆ Boring
 - ◇ Monitoring Well
 - - - - Approximate Limit of Diesel in Shallow Soil
 - - - - Approximate Limit of Petroleum Hydrocarbons in Soil at 25 - Foot Depth
 - ND No Analytes Detected
 - NA No Samples from Boring Analyzed

TPHd 1,800	5.0
TPHg 2,000	25.0
BTEX	5.0
Pb	320
Zn	1,700
	5.0

Analyte: TPHd = TPH as Diesel
 TPHg = TPH as Gasoline
 BTEX = Benzene, Toluene, Ethylbenzene, and Total Xylenes
 PCE = Polychlorinated (only Analytes detected by VOC analysis)
 Pb = Lead
 Zn = Zinc

Maximum concentration in soil (ppm)
 Depth (ft) below ground surface where sample with maximum concentration was collected

Note: Chemical data are shown only for borings where analytes were detected or where metals were detected above background concentrations.



TPHd	840	25
TPHg	700	
B	0.87	
T	0.95	
E	1.5	
X	3.8	
Pb	320	5
Zn	17,000	5

TPHd	470	24.5
TPHg	350	
T	1.4	
E	1.8	
X	3.9	

TPHd	1,000	25
TPHg	1,500	
B	5.1	
T	4.2	
X	15	

TPHd	750	25
TPHg	2,000	
B	8.2	
T	2.7	
E	4.0	
X	12.0	
2-methylnaphthalene	0.78	
naphthalene	2.2	



Hending Lawson Associates
 Engineering and Environmental Services

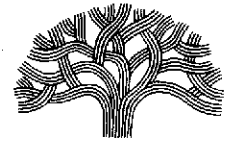
DRAWN: LLC
 JOB NUMBER: 21078.02

Summary of Soil Chemical Results
 Preliminary Soil Characterization
 Oakland Broadway Block
 Chinatown Redevelopment Project Area
 Oakland, California

APPROVED: [Signature]
 DATE: 3/93
 REVISED DATE:



ENVIRONMENTAL
PROTECTION CITY OF OAKLAND
96 MAY 31 PM 1:31



ENVIRONMENTAL AFFAIRS • 1333 BROADWAY, SUITE 330 • OAKLAND, CALIFORNIA 94612

Office of Public Works

(510) 238-6688
FAX (510) 238-7286
TDD (510) 838-7644

May 29, 1996

Jennifer Eberle
Alameda County
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

**RE: 910 Broadway - Chinatown Redevelopment Area SLIC STID 5803
14th Street and MLK**

Dear Ms. Eberle:

Please find enclosed a copy of Subsurface Consultant's September 30, 1995 report titled, *Well Abandonment and Treatment System Closure, 14th Street and Martin Luther King Jr. Way*. I apologize for any delays in getting this report to you.

As requested in your letter dated January 8, 1996, I have submitted a second written request to the Redevelopment Agency for a check to be processed in the amount of \$900.00 and submitted to your office to cover oversight fees for the Chinatown Redevelopment Area project and Swans Market.

If you have any questions or require additional information, please call me at 238-6361.

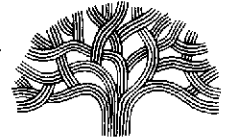
Sincerely,

Andrew Clark Clough
Environmental Program Supervisor

attachment



CITY OF OAKLAND



ENVIRONMENTAL AFFAIRS • 1333 BROADWAY, SUITE 330 • OAKLAND, CALIFORNIA 94612

Office of Public Works
February 9, 1996

(510) 238-6688
FAX (510) 238-7286
TDD (510) 838-7644

Jennifer Eberle
Alameda County
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

RE: 910 Broadway - Chinatown Redevelopment Area (93104)
SLIC STID 5803

RECEIVED
FEBRUARY 14 1996

Dear Ms. Eberle:

Please find attached a copy of Harding Lawson Associates' (HLA) November 11, 1993 report titled, *Preliminary Soil Characterization, Oakland Broadway Block, Chinatown Redevelopment Project Area, 9th Street and Broadway, Oakland, California*. I apologize for any delays in getting this report to you, it should have been attached to the HLA letter you received dated November 23, 1994.

As requested in your letter dated January 8, 1996, I have requested that a check be processed in the amount of \$900.00 and submitted to your office to cover oversight fees. In March or April I will submit to you a plan for abandoning some of the unused monitoring wells in the Chinatown Redevelopment Area.

If you have any questions or require additional information, please call me at 238-6361.

Sincerely,

Andrew Clark-Clough
Environmental Program Supervisor

attachment

cc: David Ralph - ORA, w/o attachment
Lois Butler - ORA, w/o attachment
Frank Fanelli - OPW, w/o attachment

ALAMEDA COUNTY
HEALTH CARE SERVICES



*Alameda County
Environmental Health*

AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

January 8, 1996
SLIC STID 5803

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Andrew Clark-Clough
City of Oakland
Office of Public Works
1333 Broadway, Suite 330
Oakland CA 94612

RE: City of Oakland Parking Lot, 910 Broadway, Oakland CA 94607

Dear Mr. Clark-Clough,

We are in receipt of a letter from Harding Lawson Associates (HLA), dated 8/16/93, with an Unauthorized Release (Leak) Report for this site. Potential sources for the hydrocarbon contamination found at this site have not been established.

We are also in receipt of a letter from HLA, dated 11/23/94, which concludes that "there is no need to take immediate action related to soil or groundwater at the property" because "future excavation. . . will remove the isolated areas identified during this investigation," and groundwater has not been impacted. **Please submit the report that goes along with this letter:** *"Preliminary Soil Characterization, Oakland Broadway Block, Chinatown Redevelopment Project Area, 9th St. and Broadway,"* by HLA.

Since there is no indication that a UST caused the hydrocarbon contamination, this case will be considered a SLIC case. The Alameda County Department of Environmental Health, Division of Hazardous Materials charges for the review and oversight of site remediation work for SLIC cases on a "deposit/refund" basis. This includes activities such as meetings, phone calls, report reviews, writing letters. The "deposit/refund" arrangement is authorized by Section 3-140.5 of the Alameda County Code.


We request a deposit of \$900.00 for 10 hours of oversight time. Any unused deposit will be refunded to the payor at the completion of our work; we keep a detailed accounting of all our charges, to the nearest tenth of an hour, or every six minutes. Please make your check payable to **Environmental Health Services** and remit to the address listed above. It is important to indicate on the check the following: new SLIC case, STID 5803, J. Eberle caseworker, City of Oakland Parking Lot, 910 Broadway, Oakland CA 94607. Please contact me at (510) 567-6761 if you have any questions.

January 8, 1996
SLIC STID 5803
Andrew Clark-Clough
City of Oakland
page 2 of 2

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

 cc: Acting Chief/file

je.910broadway

11

12/22/94

Harding Lawson Associates

November 23, 1994

21978 001

Mr. Andrew Clark-Clough
City of Oakland
Office of Public Works
1333 Broadway, Suite 330
Oakland, California 94612

Please return original copy of
Harding Lawson letter to me. Send
copy with original letter to
the County. The CC's on the
distribution list only get
a copy of the letter, not
the report. Thank you,
Andrew



Dear Mr. Clark-Clough:

Please find attached Harding Lawson Associates' (HLA) November 11, 1994³ report titled, *Preliminary Soil Characterization, Oakland Broadway Block, Chinatown Redevelopment Project Area, 9th Street and Broadway, Oakland, California*. The subject site is approximately 300 feet by 200 feet in size and is currently an asphalt covered parking lot. HLA conducted this preliminary soil characterization investigation on behalf of and under contract to the Redevelopment Agency of the City of Oakland (Agency). Before development of the property, the Agency wished to assess whether soil contamination was present at the site. This information will be used to minimize the potential for human exposure and construction delays during excavation and construction of the potential building's foundation. Data provided to HLA by the Agency indicated that approximately 30,000 cubic yards of soil will be excavated from the site, assuming an excavation depth of 15 feet.

A total of 27 borings were drilled on the property, with 38 soil samples being analyzed for petroleum hydrocarbon compounds and 31 soil samples being analyzed for one or more metals. Interpretation of the data obtained indicates that there are several areas that will require special handling or disposal during excavation.

The three monitoring wells (MW-7, MW-20, and MW-21) on or adjacent to the site found no detectable concentrations of petroleum hydrocarbons during June 1993, when the wells were last sampled. Groundwater quality data are available for Monitoring Wells MW-7, MW-20, and MW-21 dating back to April 1989, December 1989, and August 1990, respectively for each well. Monitoring Well MW-7 has historically had detectable, but low, concentrations benzene, toluene, ethylbenzene, total xylenes, and total petroleum hydrocarbons, as gasoline. Monitoring Well MW-20 has reported nondetect values for these compounds since May of 1990, and MW-21 has reported nondetect values since it was installed in August 1990.

Considering that there is no indication that groundwater has been impacted beneath the paved site and that future excavation of the site will remove the isolated areas identified during this investigation, there is no need to take immediate action related to soil or groundwater at the property.

If you have any questions, please contact me at (415) 884-3169.

Very truly yours,

HARDING LAWSON ASSOCIATES

R. Bruce Scheibach
R. Bruce Scheibach
Principal Hydrogeologist

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.	
REPORT DATE 06/17/93		CASE #		SIGNED: <i>[Signature]</i> DATE: 9-20-94	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Larry Friend		PHONE (415) 892-0821		SIGNATURE <i>[Signature]</i>
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER CONSULTANT		OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/>		COMPANY OR AGENCY NAME HARDING LAWSON ASSOC.
	ADDRESS 7655 STREET REDWOOD BLVD. CITY NOVATO STATE CA ZIP 94942				
RESPONSIBLE PARTY	NAME CITY OF OAKLAND REDEVELOPMENT AGENCY		CONTACT PERSON PETER CHEN		PHONE (510) 238-3692
	ADDRESS 1333 STREET BROADWAY, Ninth Floor CITY Oakland STATE CA ZIP 94612				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Parking lot		OPERATOR		PHONE ()
	ADDRESS STREET 9th & Broadway CITY Oakland COUNTY CA ZIP 94612				
	CROSS STREET				
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME		CONTACT PERSON		PHONE ()
	REGIONAL BOARD				PHONE ()
SUBSTANCES INVOLVED	(1) NAME Diesel		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN		
	(2) NAME Gasoline		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN		
DISCOVERY/ABATEMENT	DATE DISCOVERED 02/04/93		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER SOIL SAMPLING		
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, DATE				
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
COMMENTS	COMMENTS				

93 AUG 17 PM 1:22



August 16, 1993

21078 03

Ms. Jennifer Eberle
Alameda County Department of Environmental Health
Division of Hazardous Materials
80 Swan Way, Rm. 200
Oakland, California 94621

**Unauthorized Release Report
Broadway & 9th Street
Oakland, California**

Dear Ms. Jennifer Eberle:

Attached is an "Unauthorized Release Report" pertaining to the discovery of petroleum hydrocarbons in the subsurface at the parking lot on the corner of Broadway & 9th Street in Oakland. The discovery was made during a preliminary investigation of subsurface conditions at the site by Harding Lawson Associates (HLA), on behalf of the Oakland Redevelopment Agency, in preparation for site development. Laboratory analysis of soil samples from borings indicates the presence of petroleum hydrocarbons in the subsurface in one area at the site. In response to the discovery, a geophysical survey was performed in an attempt to locate an underground storage tank (UST) or other potential sources of the detected chemicals. Additional soil borings were drilled in the vicinity of suspect geophysical anomalies and soil samples collected and analyzed.

Results of work performed to date indicate that the extent of hydrocarbons in the subsurface is localized. Potential sources for the hydrocarbons have not been established. A semi-annual groundwater monitoring event conducted in June 1993 in the Chinatown Redevelopment Project Area included two groundwater monitoring wells near the area where the petroleum hydrocarbons were identified to evaluate whether the petroleum hydrocarbons detected onsite have affected groundwater. Results did not indicate the presence of hydrocarbon constituents in groundwater at these locations. A report describing HLA's preliminary investigation results, results of the groundwater monitoring, and recommendations is in preparation and will be submitted upon completion.

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file