

15 August 2007
4568.02

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: Response to Technical Comments and Addendum to the Site Management Plan
The Colony Development
311 2nd Street
Oakland, California
RO0002906/Global ID SL0600180448

Dear Mr. Chan:

On behalf of the 311 Company, LLC, Treadwell & Rollo, Inc. (Treadwell & Rollo) is pleased to provide responses to Alameda County Health Care Services Agency (ACHCSA) technical comments and an addendum to the Site Management Plan (SMP) dated 14 May 2007 prepared for The Colony Development located at 311 2nd Street in Oakland, California (Site) (Attachment A). The ACHCSA comments were outlined in a letter dated 7 August 2007. Our responses to the technical comments are described below, with the comments listed in bold and italics. The addendum to the SMP follows the responses to technical comments.

1.0 RESPONSES TO TECHNICAL COMMENTS

- Comment:** *1a) Location of Former Buildings - The Site history states that a commercial building was operated as a steel fabricating and welding shop from 1939 to 1959. Please clarify where this building was located and whether the current building at the site is the same, different or a modification of this original building. Please provide copies of Sanborn maps to support your response.*
- 1b) Are there any maps or reports noting what or where chemicals were used or stored at the former businesses at this site?*
- 1c) Based upon this information, please comment on whether additional site characterization is warranted in your Phase I report.*

Response: The Phase I Environmental Site Assessment for the Site was prepared by Secor International, Inc. (Secor) for the Olson Company on 22 April 2005 and Sanborn maps were not available for our review. To clarify where the steel fabricating and welding shop was previously located and whether the current building is the same, Sanborn Maps were ordered from Environmental Data Resources, Inc. (EDR) on 13 August 2007. Sanborn maps were reviewed from the following years: 1889, 1903, 1911, 1950, 1952, 1953, 1957, 1959, 1960, 1964, 1965, 1967, and 1969 and are provided in Attachment B. The following buildings have occupied the Site:

- In the 1889 and 1903 Sanborn Maps, the Site was occupied by 1-story residential dwellings and a railroad signal house on the southwest corner of the Site.

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- In the 1911 Sanborn Map, buildings on the eastern-southeastern part of the Site were replaced by 2-story commercial stores with an overhang. The northern edge of the Site was replaced by a warehouse and sheds. A 2-story warehouse building occupied by Southern Pacific Company was constructed adjoining the northeastern corner of the Site.
- In the 1950 Sanborn Map, the buildings described in the 1911 Sanborn Map were replaced by a 1-story steel fabricating and welding shop in the center of the Site (within the current building footprint). This rectangular building was approximately 90 feet wide fronting Harrison Street by 125 feet and was set approximately 100 feet back (west) of 2nd Street. The Site also contained an office in the southeastern corner of the Site, and an unknown circular feature (diameter of approximately 10 feet) next to a small 1-story structure in the in the northeast corner of the Site. Writing within the circular feature was not legible.
- The 1950 Sanborn Map revealed the presence of an off-Site tank which stored bunker oil. The tank was located approximately 35 north of the Site and 25 feet west of 2nd Street in the 2-story warehouse building that was formerly occupied by Southern Pacific Company. The tank was listed in Sanborn Maps from 1950 through 1960. This may be the source of petroleum hydrocarbons previously detected as total petroleum hydrocarbons as diesel (TPH-d) in groundwater from boring B-6.
- The 1952 Sanborn Map was generally unchanged since the 1950 Sanborn Map with the exception of the circular feature in the northeastern corner of the Site which was no longer present.
- The 1953 and 1957 Sanborn Maps were unchanged since the 1952 Sanborn Map.
- The present day warehouse building was constructed sometime between 1957 and 1959.

No hazardous substances or chemicals were reportedly stored or handled at the Site in the Sanborn Maps or in maps reviewed from previous environmental reports. To evaluate whether the residual petroleum concentrations in groundwater from borings B-3 and B-6 are from an undiscovered source at the Site, additional characterization is warranted. Additional information is discussed in the response to Comment 4 (below).

Comment: *2) Presence of Halogenated Volatile Organics (HVOCs) - Assuming no potential on-site sources for HVOCs are identified in the information requested in item 1, no further investigation for HVOCs at this site appears warranted.*

Response: Based on the available information reviewed under Response to Comment 1, no potential on-site sources for HVOCs were identified.

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Comment: *3) Lead Analysis - Elevated lead concentrations have been reported in soil samples both inside and outside the existing building. The source of the lead contamination does not appear to be associated with the former UST. Assuming no potential on-site sources for lead are identified in the information requested in item 1, our office believes that lead contamination in soil will not require additional characterization. All excavated soil must be properly disposed. Reuse of soil must meet Cleanup Imported Fill Material requirements described by the Department of Toxic Substances Control (DTSC). Lead contamination identified will be characterized and its lateral and vertical location, noted on a site map to be included in your deed restriction.*

Response: No potential on-site sources for lead were identified in the information requested from Comment 1. In addition, any soil reuse during construction will comply with proper disposal and reuse requirements of the DTSC. Soil management activities for these issues are described in the SMP.

Comment: *4) TPH contamination – Total Petroleum Hydrocarbons (TPH) quantified as gasoline (TPH-g) in groundwater in boring B-3 and TPH quantified as diesel fuel (TPH-d) in boring B-6 must be further investigated. Each of these detections appear to have originated from an on-site source, which should be delineated. We therefore, recommend additional sampling up-gradient of B-3 and down-gradient of B-6. Please provide a soil and groundwater sampling plan as requested below.*

Response: TPH-g in groundwater previously detected in boring B-3 (5,300 micrograms per liter [$\mu\text{g/L}$]) may have migrated from the former on-site UST (which was filled with concrete and closed in-place) and/or the corresponding former fuel dispenser located approximately 15 feet from boring B-3 and is not likely from an undiscovered source at the Site. TPH-d detected in groundwater from boring B-6 (8,000 $\mu\text{g/L}$) may have migrated from a release emanating from the bunker oil tank located at the adjacent property northeast corner of the Site from 1950-1960.

Additional soil and groundwater sampling activities to evaluate these conditions are discussed in Section 2.0 (below).

Comment: *5) Soil and Groundwater Cleanup Levels - The Treadwell & Rollo SMP indicates that soil and groundwater cleanup goals around the UST shall be the cleanup levels for shallow soils, commercial setting, for groundwater not a drinking water source i.e. TPHd: 500 ppm and TPHg: 400 ppm and 2500ppb and 5000 ppb, for TPHd and TPHg, respectively. Our office would like to clarify that these cleanup levels are appropriate within the following site specific conditions:*

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- *Groundwater is shown to be non-potable based upon TDS, conductivity, pump rate or other acceptable measurement.*
- *The TPH release in soil and groundwater is defined and does not pose a risk to off-site receptors.*
- *The construction of the development includes two floors of at surface parking above which will be residential buildings and no exposed soil exists on the ground floor, or if it does exist, it shall meet shallow soil residential standards.*
- *Concentrations of TPH in soil and groundwater above residential ESLs are noted on site figures and included in a deed restriction*

RESPONSE: The addendum to the SMP addresses the above issues (Section 2.0). It should be noted that the stated cleanup goals are based on cleanup goals previously stated by the ACHCSA in a letter dated 24 April 2006 and not based on Treadwell & Rollo recommendations.

Comment: *6. Underground Storage Tank Soil and Groundwater Contamination - We understand that the closed-in-place UST will be removed as part of the site re-development activities. Although unspecified in location and number, soil and groundwater samples will be collected at this time. We recommend sampling consistent with the Minimum Verification Analysis for Underground Tank Leaks used by Unidocs Member Agencies. Based upon the initial investigation by Secor from boring B-1, the initial diesel release from this tank may not be defined in groundwater. Therefore, it is unclear whether the UST closure should remain closed or the case reopened. We believe that additional sampling beyond the property boundary will be necessary to define the extent of the plume. We recommend that impacted soil and groundwater removal be done at the time of the tank removal. Please provide a map indicating additional off-site sample locations as requested below.*

RESPONSE: Chemically affected soil and groundwater will be removed in the down-gradient direction from after the tank is removed until concentrations are below the cleanup goals stated by ACHCSA (ACHCSA, 2005). If cleanup goals are not reached by over-excavating to the property limits (in the down-gradient direction), additional investigation may be recommended. At this time, sampling beyond the property boundary to the southwest is not recommended due to the presence of a railroad line where subsurface utilities likely exist. A soil and groundwater sampling plan which will include sampling to be performed during the tank removal activities is described in Section 2.0.

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2.0 ADDENDUM TO THE SITE MANAGEMENT PLAN

2.1 Removal of the 1,000-gallon, Concrete-Filled, UST

The following tank removal activities supersede activities described in Section 5.3 of the SMP dated 14 May 2007.

The 1,000-gallon, concrete-filled UST will be removed by The 311 Company, LLC (through their construction contractor), in accordance with protocols set forth by the ACHCSA and the City of Oakland Fire Department. Once the 1,000-gallon, concrete-filled UST has been removed, any discolored soil remaining in the pit will be over-excavated and stockpiled. Grab soil samples will be collected along the sidewalls and base of the excavation pit from a backhoe according to accepted industry standards. If groundwater is encountered within the excavation pit, a grab groundwater sample will be collected according to accepted industry standards.

All soil and groundwater samples, if groundwater is encountered, will be analyzed according to the Minimum Verification Analysis for Underground Tank Leaks used by Unidocs Member Agencies (Unidocs, 2006). The analyses include:

- TPH-d and TPH-mo by EPA Method 8015M with silica gel cleanup (soil and groundwater)
- TPH-g, benzene, toluene, ethylbenzene, and total xylenes (BTEX), ethylene dibromide (EDB) and ethylene dichloride (EDC) (a.k.a. lead scavengers), methyl-tert butyl ether (MTBE), tert-amyl methyl ether (TAME), ethyl tert-butyl ether (ETBE), and tert-butyl amyl (TBA) by EPA Method 8260B (soil and groundwater)
- Total lead by EPA Method 6010 (soil and groundwater)
- Organic lead by DHS-LUFT (groundwater only)
- Total dissolved solids (TDS) by EPA Method 160.1 (groundwater only).

Samples will be transported to a California-certified laboratory under Chain-of-Custody documentation. At minimum, soil around the 1,000-gallon concrete-filled UST are to be removed until the following cleanup goals are met (ACHCSA, 2006):

- TPH-d in soil: 500 mg/kg
- TPH-g in soil: 400 mg/kg
- TPH-d in groundwater: 2.5 mg/L
- TPH-g in groundwater: 5 mg/L.

No cleanup goals are proposed for lead or HVOCs since there is an agreement with the ACHCSA to leave the contamination and issue a deed restriction for the Site. If the confirmation soil (or groundwater) samples exceed the cleanup goal concentrations, additional soil will be over-excavated five feet in the direction of the exceedence(s). Soil and groundwater samples (if groundwater is encountered) will be

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collected from the walls and base of the over-excavated area(s) and analyzed for TPH-g by 8015M and TPH-d by EPA Method 8015M with silica gel cleanup. This process will repeat until cleanup goals or the limits of the Site are reached. Results of the soil and groundwater sampling in the southeast part of the Site will be provided in the Completion Report. If an unknown source of contamination is revealed during excavation (i.e., unknown tank) we will contact you and proceed according to the Contingency Plan discussed in the SMP. If the confirmation samples from the overexcavation do not meet cleanup goals, then a work plan will be developed to perform an off-site investigation.

2.2 Area East of the UST and the B-3 Area

During tank removal activities, soil will be continuously excavated east of the tank toward boring B-3, in the area of the former fuel dispenser with a backhoe. The excavation will be logged to evaluate if previously detected concentrations of TPH-g in groundwater (5,300 µg/L) may have migrated from the tank or former fuel dispenser. If field observations suggest that contamination a separate source of petroleum hydrocarbons exist at the Site, soil and groundwater samples will be collected. The samples will be analyzed for TPH-g by EPA Method 8015M and TPH-d by EPA Method 8015M with silica gel cleanup.

In addition to the excavation sampling, a soil sample and grab groundwater sample will be collected by advancing a boring northeast of boring B-3 (Figure 1) to groundwater (approximately 9 feet bgs) to further evaluate the TPH-g previously detected in groundwater -3 (5,300 µg/L). Samples will be analyzed for TPH-d by EPA Method 8015M with silica gel cleanup and TPH-mo by EPA 8015M. The groundwater sample will be additionally analyzed for TDS by EPA 160.1. Results of the soil and groundwater sampling up-gradient of boring B-3 will be included in the Completion Report. If an unknown source of contamination is revealed during excavation (i.e., an unknown tank) we will contact you and proceed according to the Contingency Plan discussed in the SMP.

2.3 Boring B-6 Area

TPH-d was previously detected in groundwater from boring B-6 (8,000 µg/L). The source of the detected TPH-d in groundwater may have been a tank that operated at the property adjoining the northeast corner of the Site from 1950-1960 which reportedly contained bunker oil. The following soil and groundwater sampling activities will be performed to evaluate whether the source of TPH-d was from an undiscovered source at the Site or from a release from the off-Site tank.

Two borings will be advanced to groundwater (approximately 9 feet bgs) in the northeast corner of the Site. One boring will be located up-gradient (northeast) of boring B-6 near the edge of the Site in line with the approximate location of the former bunker oil tank used at the adjoining property (Figure 1). The other boring will be located approximately 10 feet down-gradient (southwest) of boring B-6. One soil sample and one grab groundwater sample will be collected from each boring and analyzed for TPH-d by EPA Method 8015M with silica gel cleanup and TPH as bunker oil by EPA 8015M. The groundwater sample will be additionally analyzed for TDS by EPA 160.1.

Results of the soil and groundwater sampling around boring B-6 will be included in the Completion Report. If an unknown source of contamination is revealed during excavation (i.e., an unknown tank) we will contact you and proceed according to the Contingency Plan discussed in the SMP.

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3.0 CLOSING

Currently, the 311 Company, LLC, requires approval of the SMP to obtain additional funding for the redevelopment. We request that you review and approve this addendum to the SMP so that additional funding can be obtained to continue with the development activities, including the UST removal and the additional soil and groundwater sampling. Once the current building is demolished, the additional characterization work can be performed because the Site will be more accessible. If other potential sources of petroleum contamination actually exist at the Site (i.e., unknown tanks), evidence of their existence should be uncovered during the demolition process.

If you have any questions, please contact us at (510) 874-4500.

Sincerely yours,
TREADWELL & ROLLO, INC.



Eric T. Morita
Project Geologist

45680202.OAK



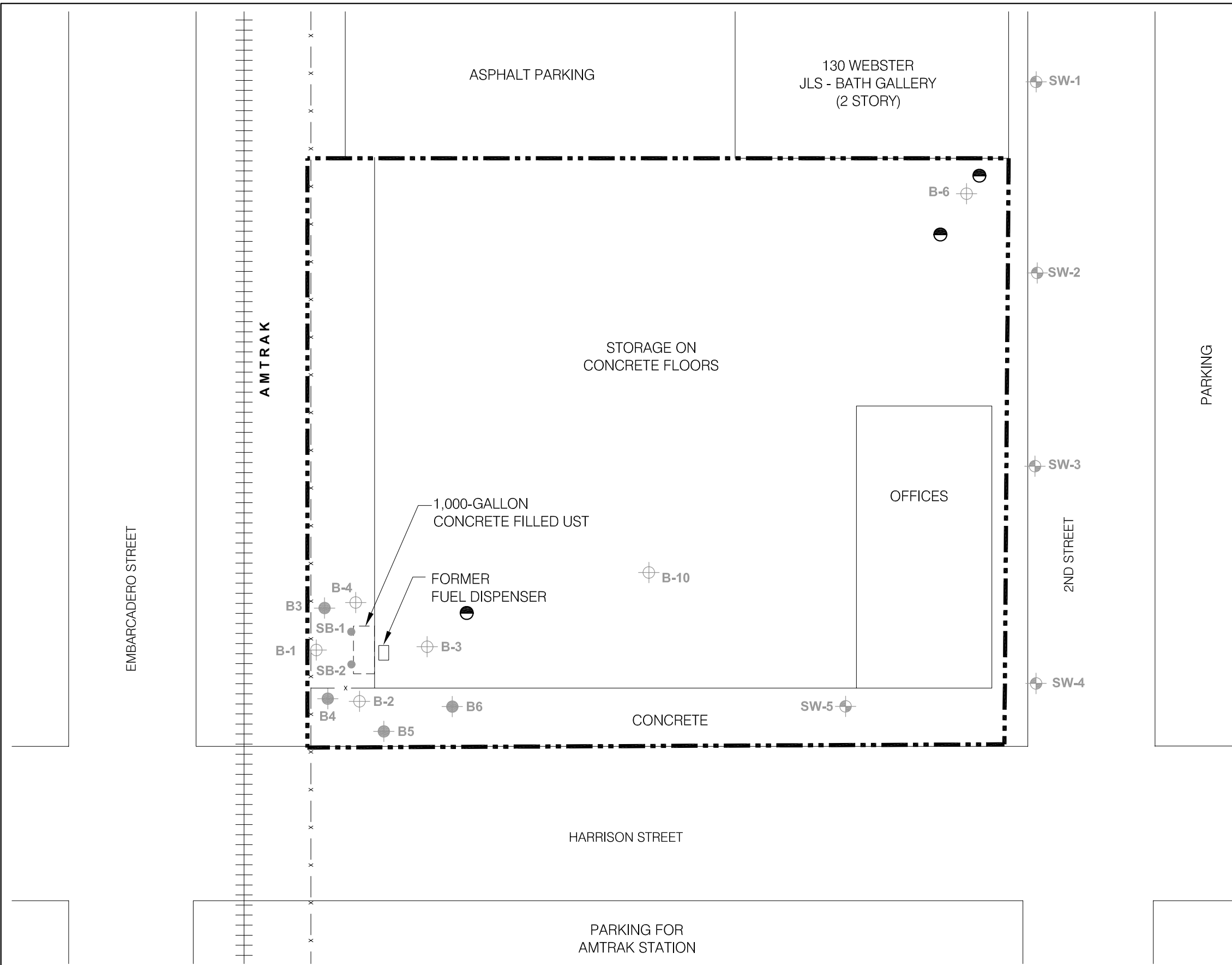
David R. Kleesattel, PG
Senior Geologist

Attachments: Attachment A – Figure 1, Proposed Sampling Locations
Attachment B - Sanborn Fire Insurance Maps

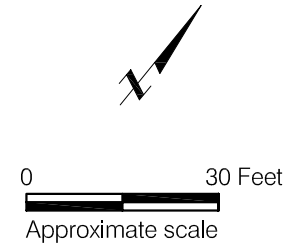


**ATTACHMENT A
Proposed Sampling Locations**

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- EXPLANATION**
- Approximate location of proposed sampling locations
 - SB-1** Approximate location of boring by Blymyer Engineers, Inc., in 1993
 - B6** Approximate location of boring by AllPro Environmental Corporation, in 1996
 - B-6** Approximate location of boring by Secor International, Inc., in 2005
 - SW-1** Approximate location of boring by Secor International, Inc., in 2006
 - Site boundary
 - Fence line



THE COLONY DEVELOPMENT 311 2ND STREET Oakland, California		
PROPOSED SAMPLING LOCATIONS		
Date 03/23/07	Project No. 4568.02	Figure 1
Treadwell & Rollo		

Reference: Site Plan by Secor for "The Olson Company" dated 4/21/05.

**ATTACHMENT B
Sanborn Fire Insurance Maps**

Certified Sanborn® Map Report



Sanborn® Library search results
Certification # 1FBD-41DD-BE34

**The Colony Development
311 Second Street
Oakland, CA 94607**

Inquiry Number 2002167.1S

August 13, 2007



The Standard in Environmental Risk Information

440 Wheelers Farms Rd
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

Certified Sanborn® Map Report

8/13/07

Site Name:

The Colony Development
311 Second Street
Oakland, CA 94607

Client Name:

Treadwell & Rollo Inc.
501 14th Street
Oakland, CA 94612

EDR Inquiry # 2002167.1S

Contact: Eric Morita



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Treadwell & Rollo Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: The Colony Development
Address: 311 Second Street
City, State, Zip: Oakland, CA 94607
Cross Street:
P.O. # NA
Project: 4568.02
Certification # 1FBD-41DD-BE34



Sanborn® Library search results
Certification # 1FBD-41DD-BE34

Maps Identified - Number of maps indicated within "()"

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1967 (1)	1953 (1)	
1965 (1)	1952 (1)	
1964 (1)	1950 (1)	
1960 (1)	1911 (1)	
1959 (1)	1903 (1)	

Total Maps: 13

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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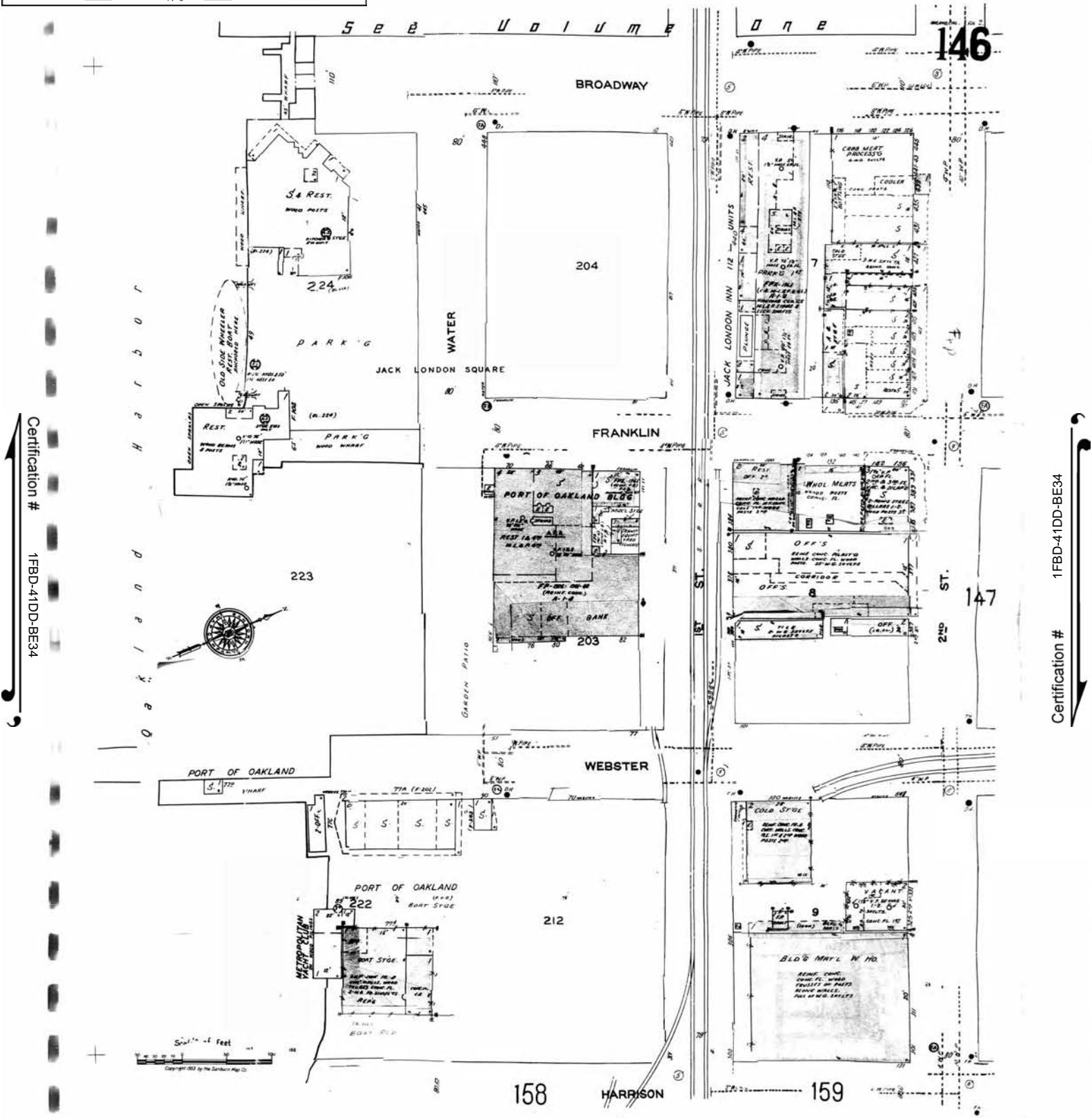
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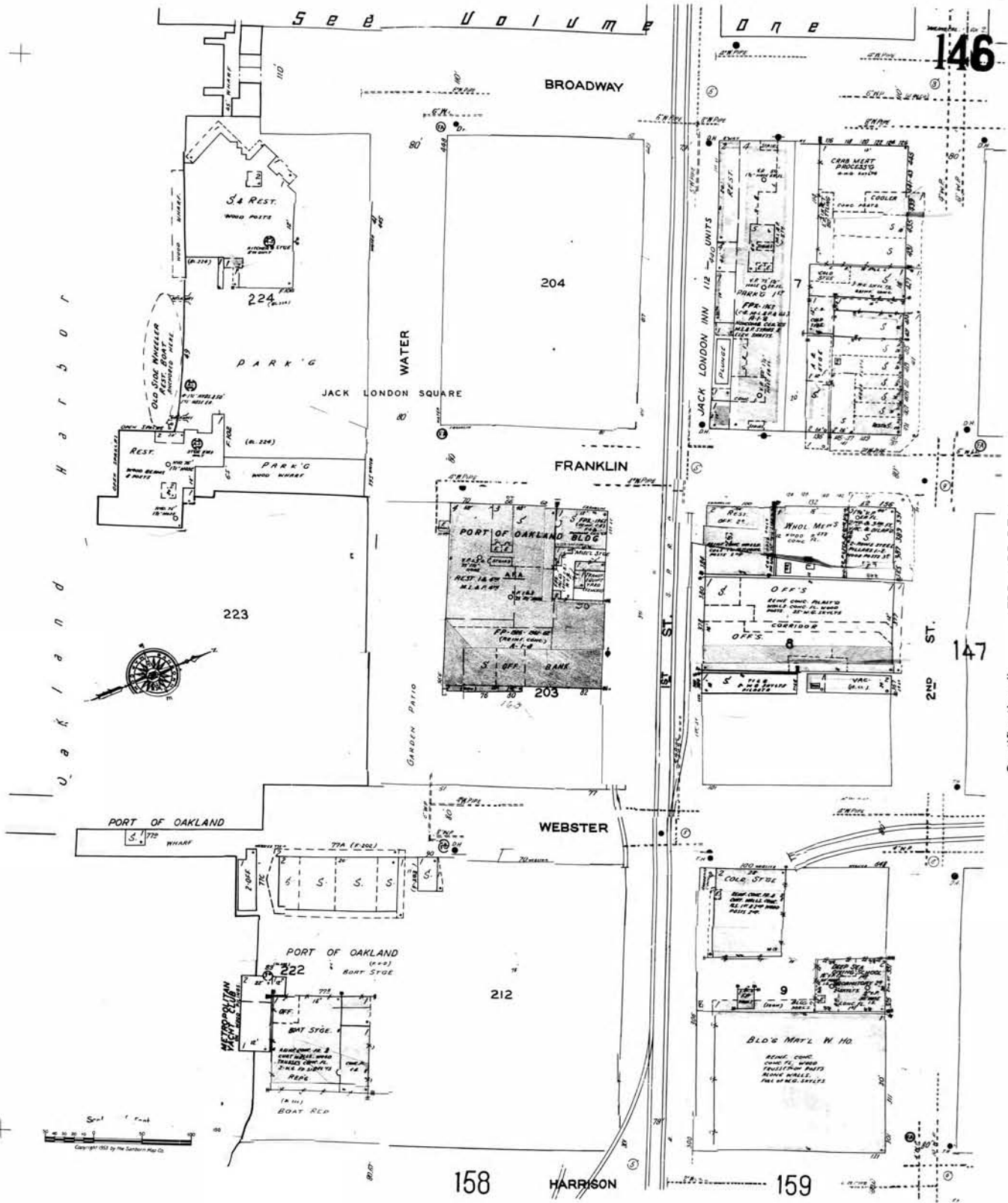
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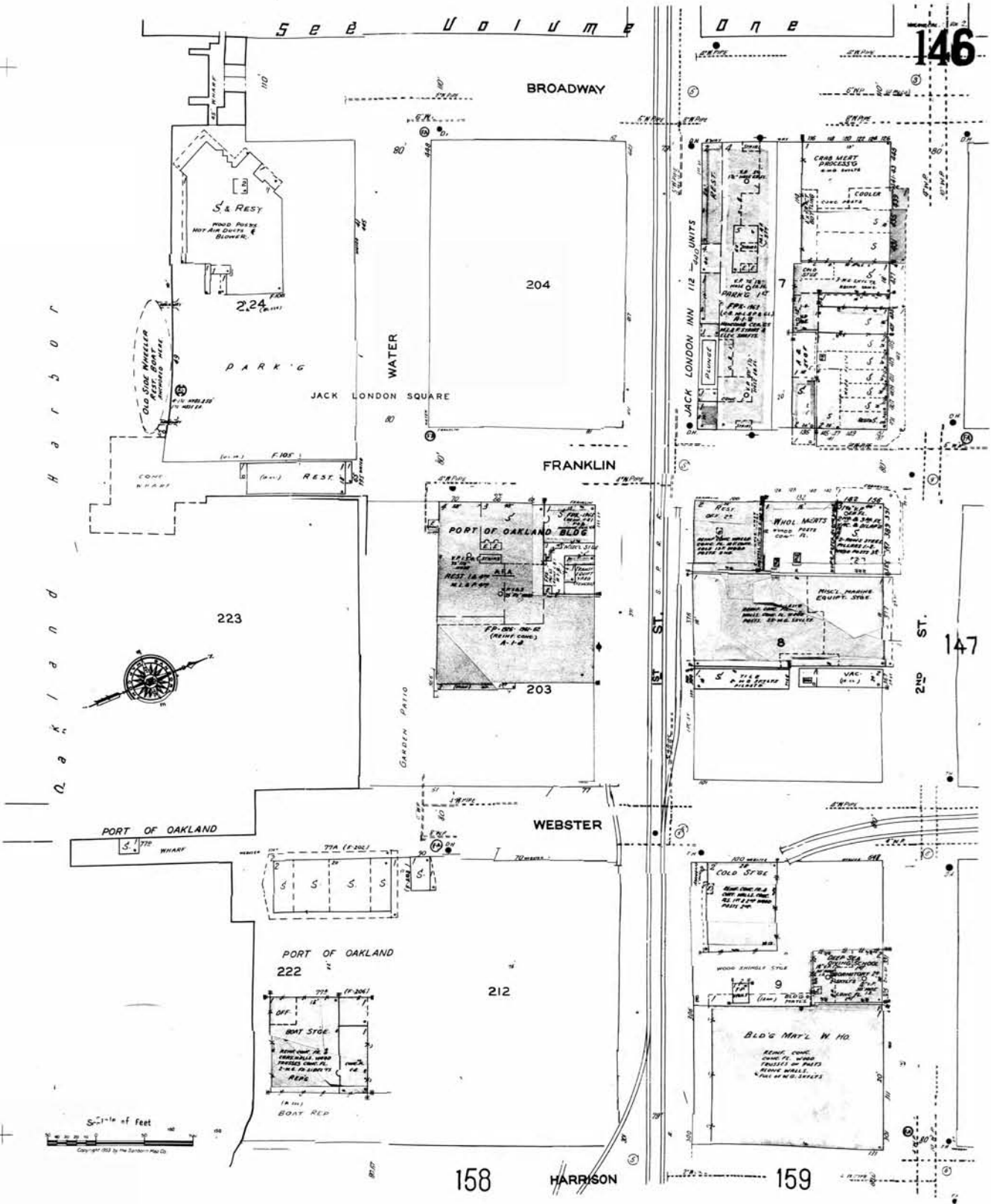


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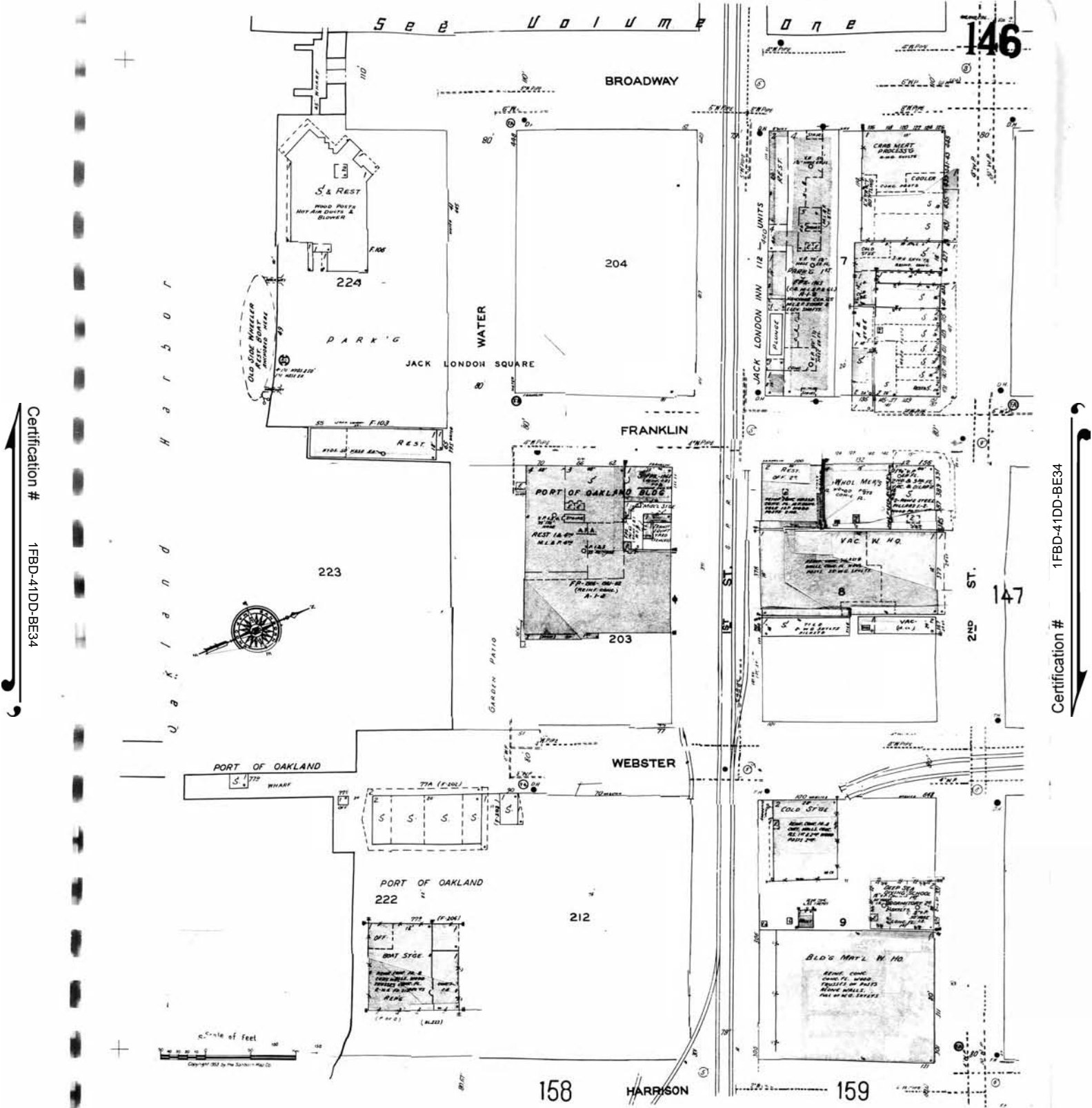
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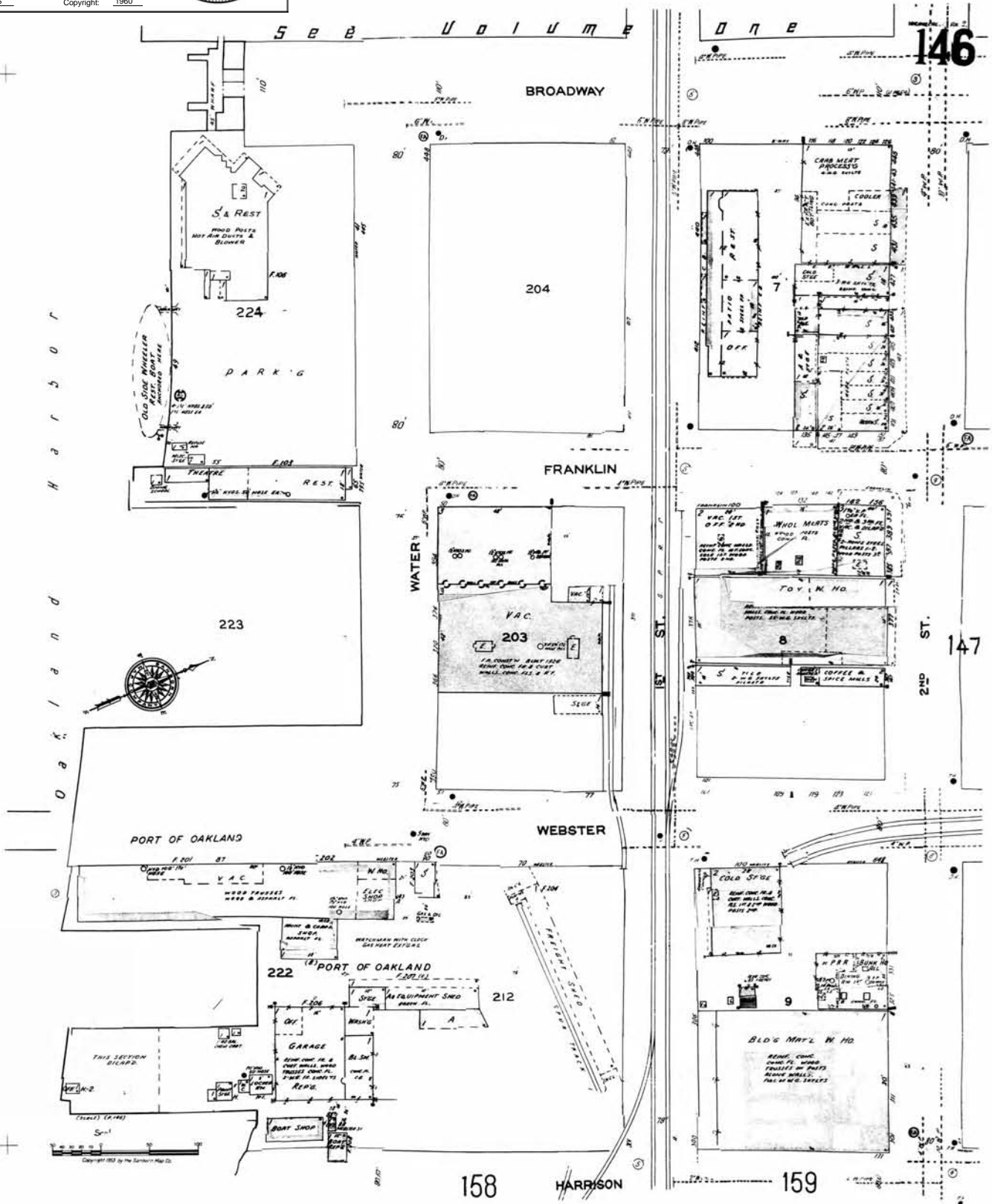
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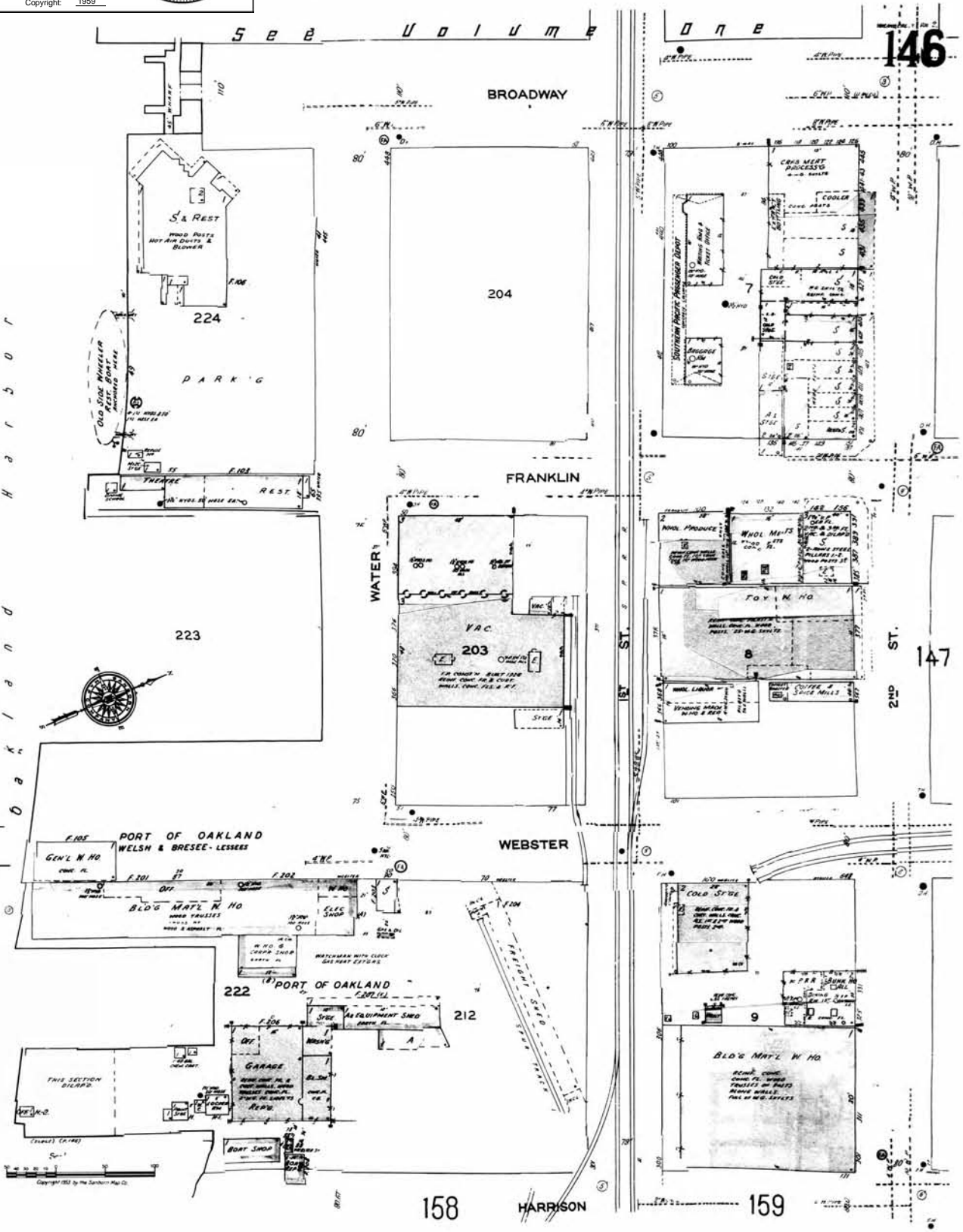
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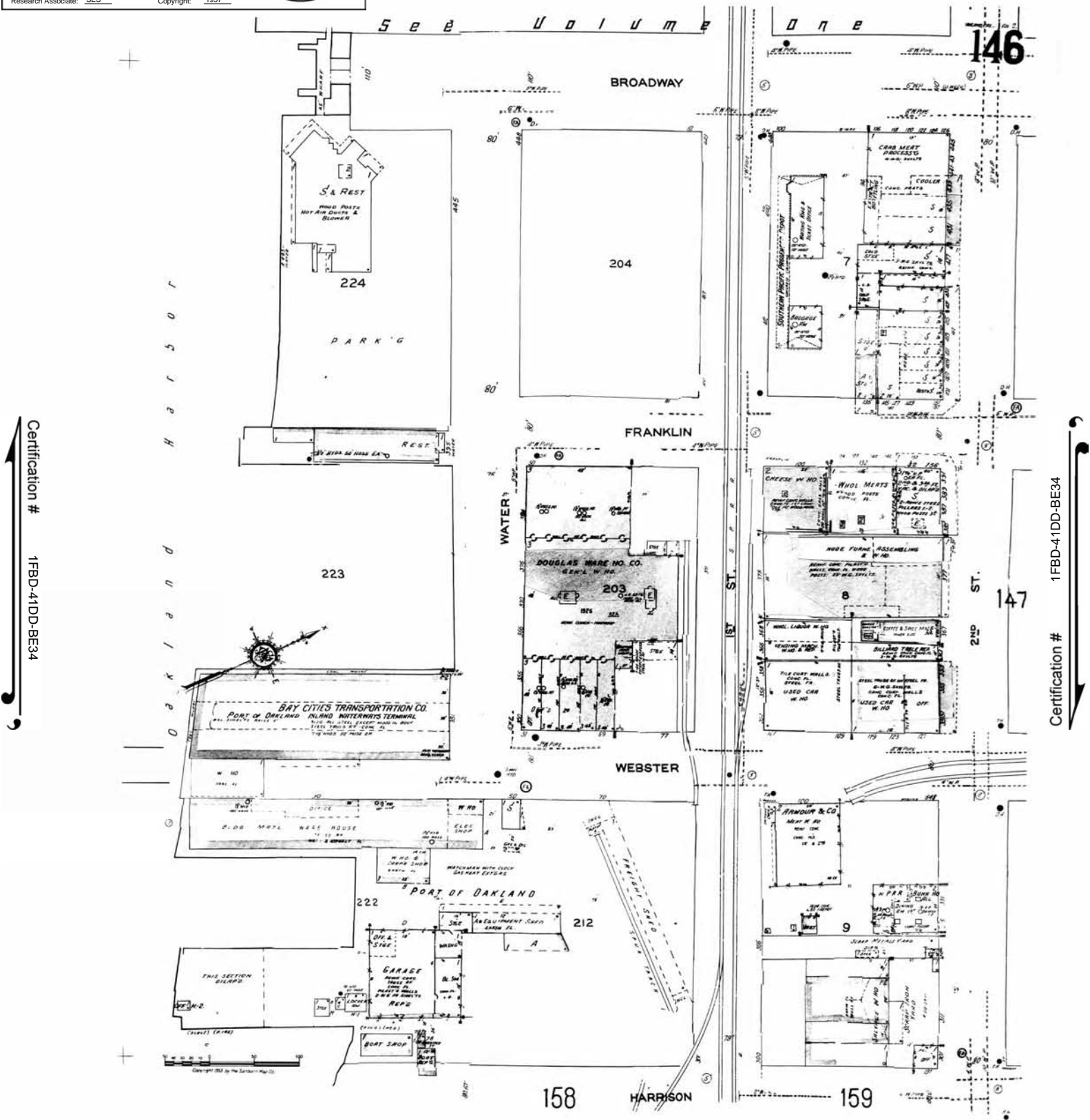




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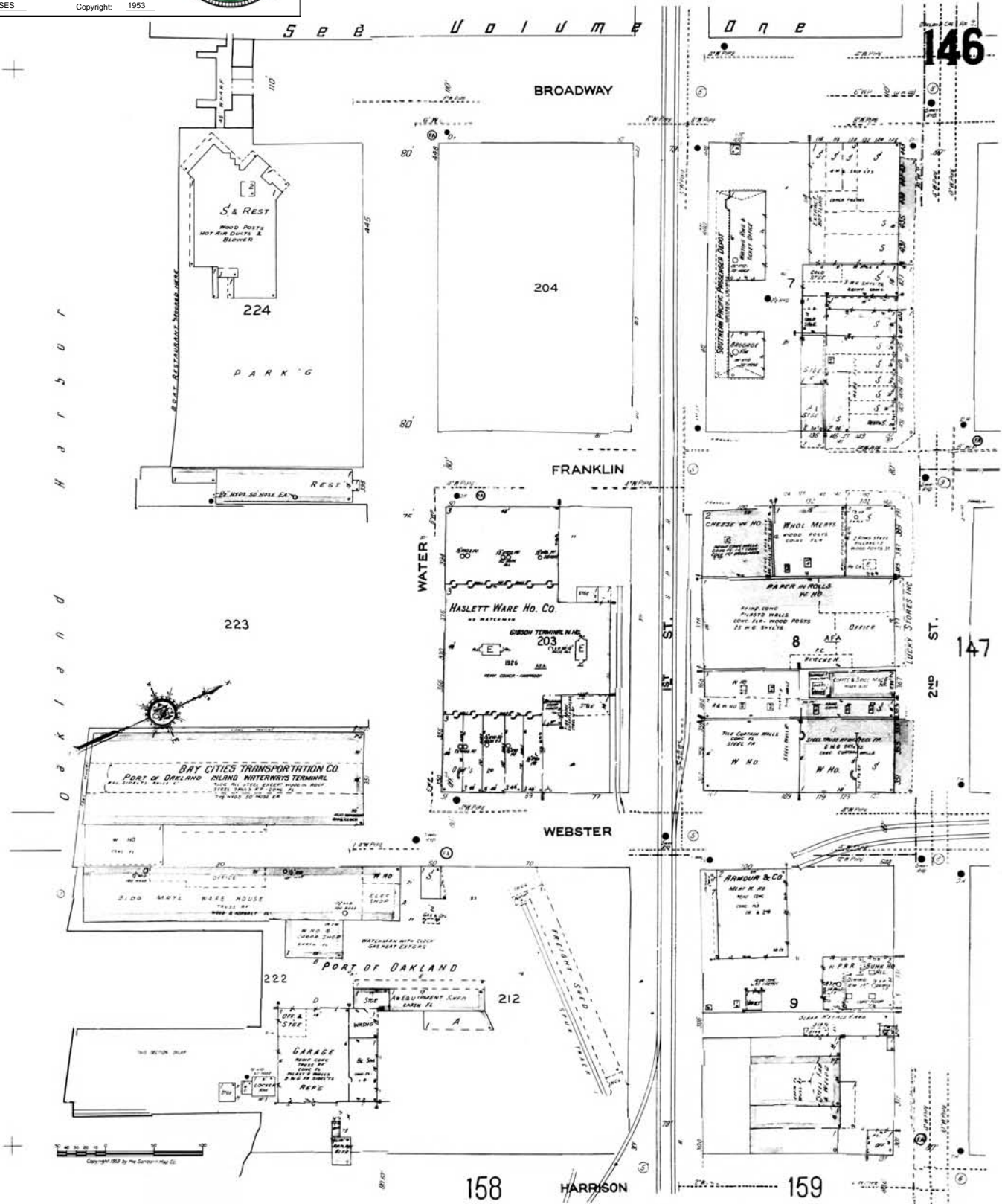
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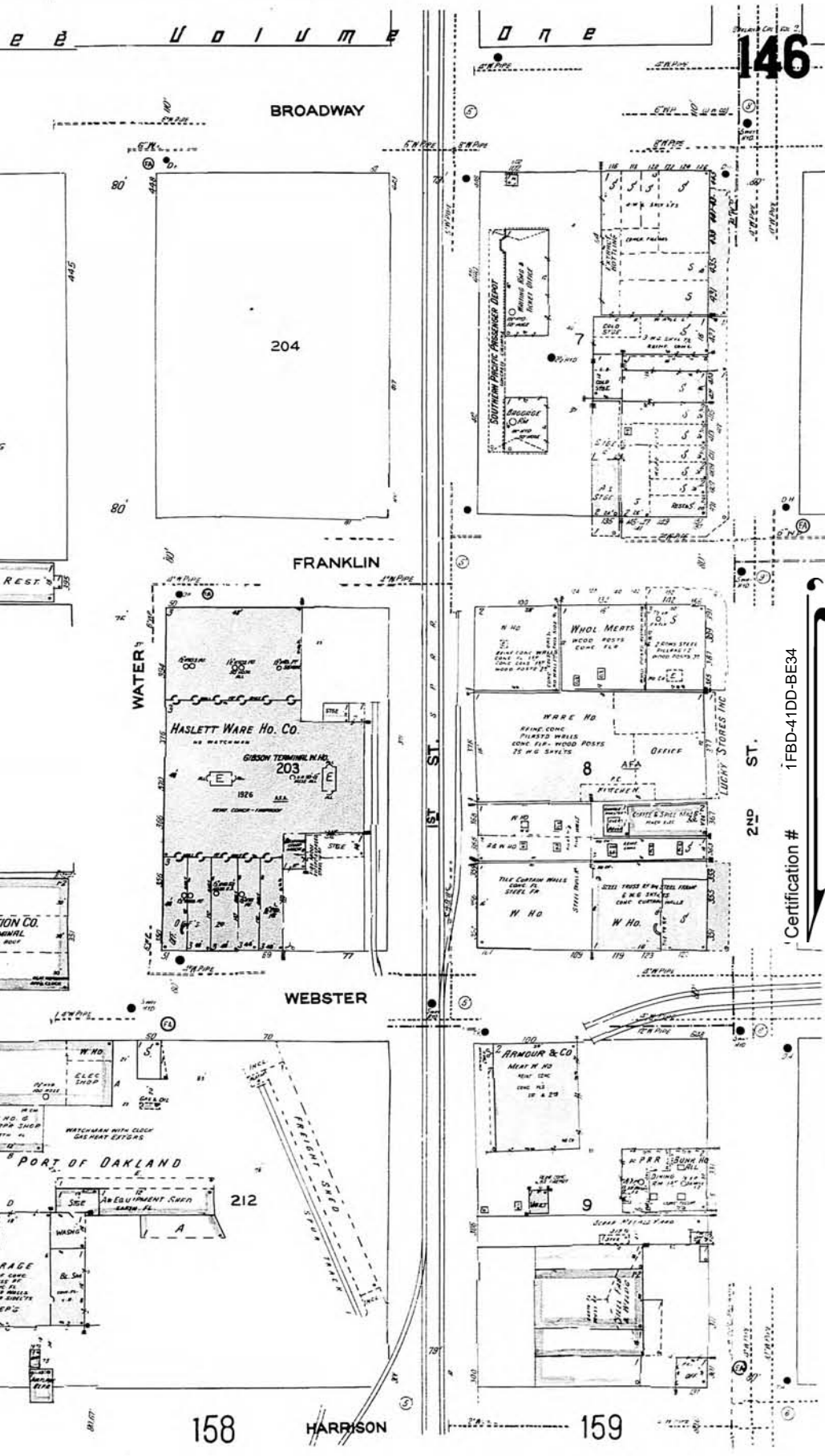


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HASLETT WARE HO. CO.

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WHOLE POULTRY
WHOL. MEATS
BRO. WARE HO.
OFFICE
THE CANTON MILLS
W. HO.
LUCKY STORES INC.

2ND ST.

WEBSTER

BAY CITIES TRANSPORTATION CO.
PORT OF OAKLAND INLAND WATERWAYS TERMINAL

EXPORT PACKING & CRATING
WARE HOUSE
ASSOCIATED PACKAGING CO. (LESSEES)

PORT OF OAKLAND

222

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Scale of Feet.

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HARRISON

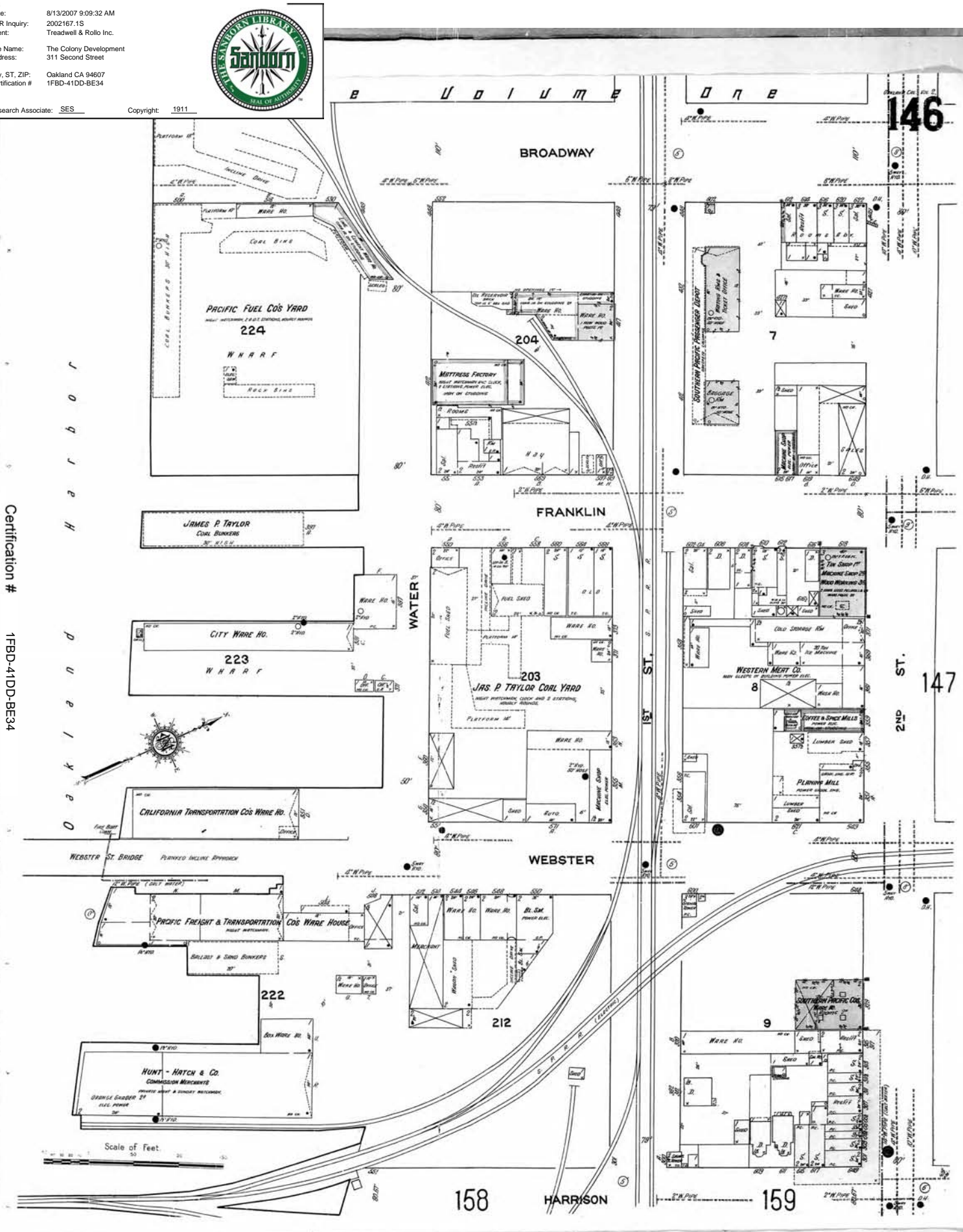
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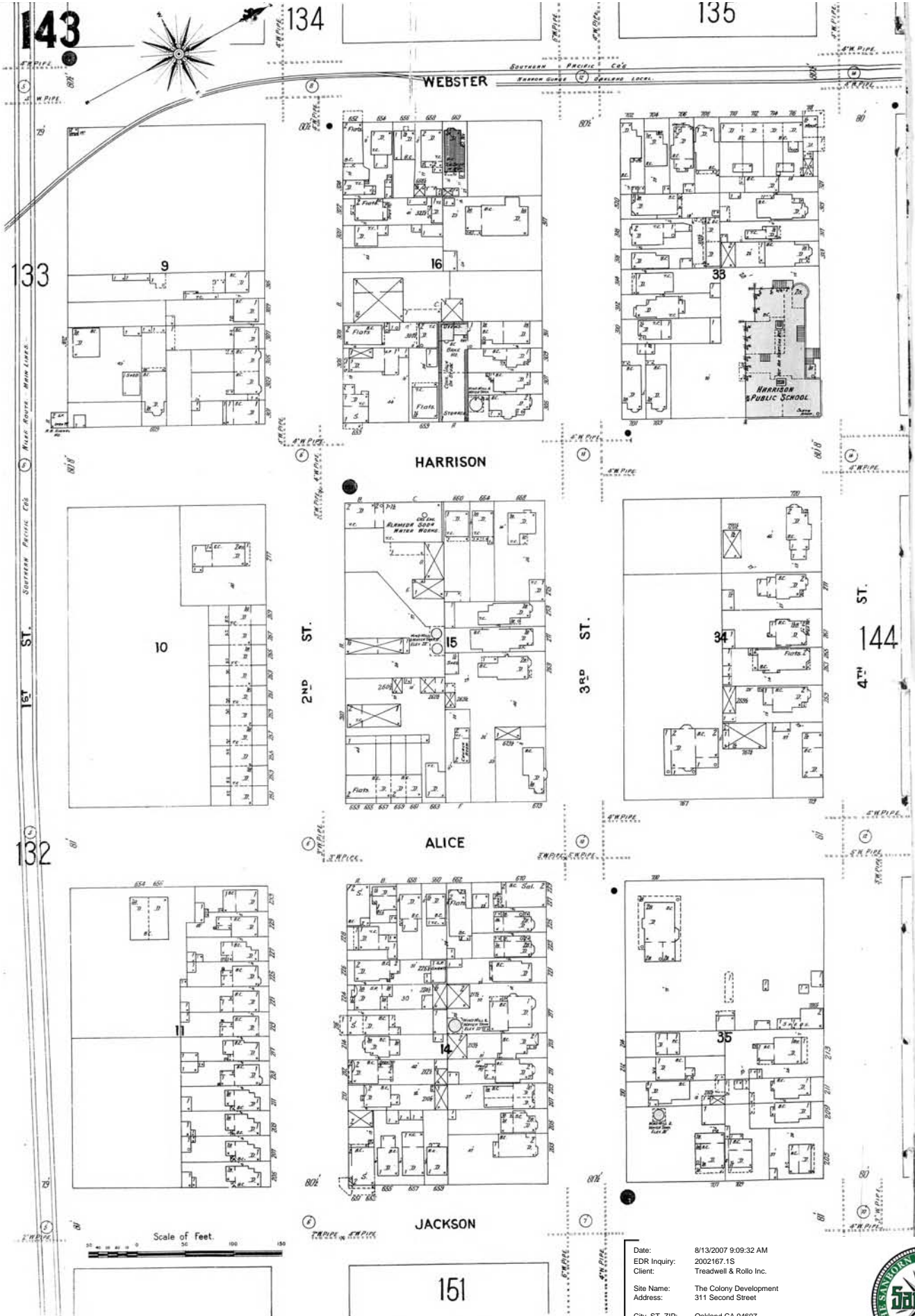
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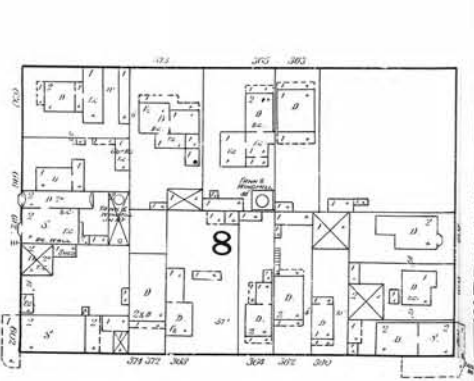
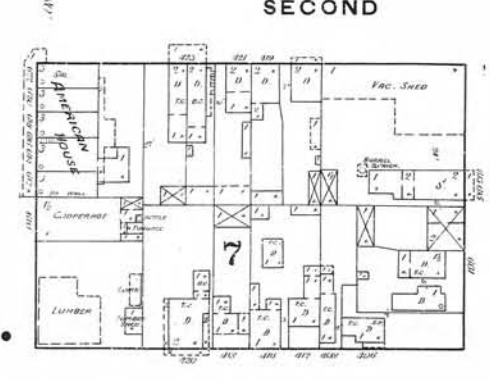
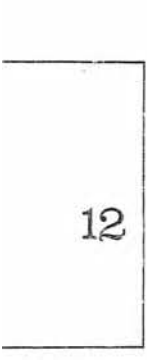
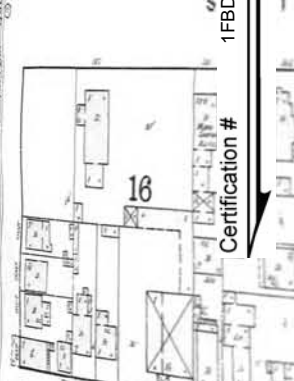
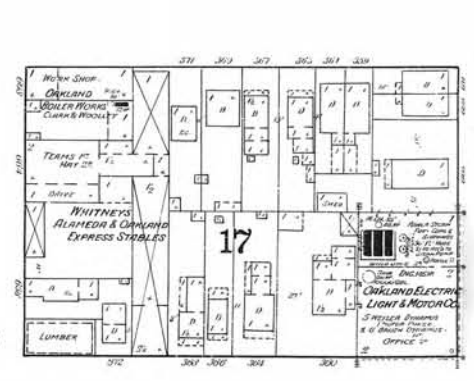
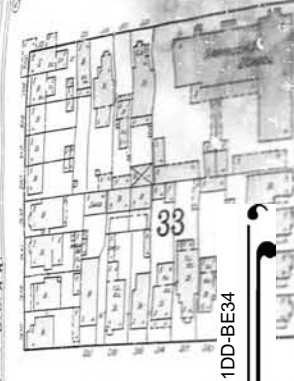
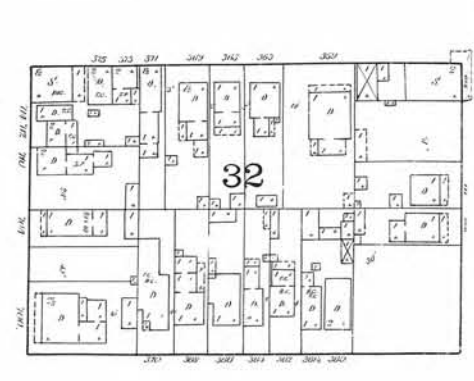
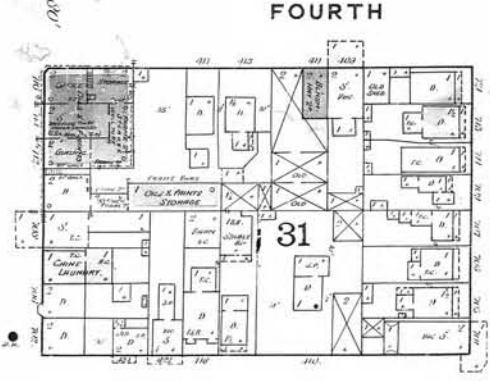
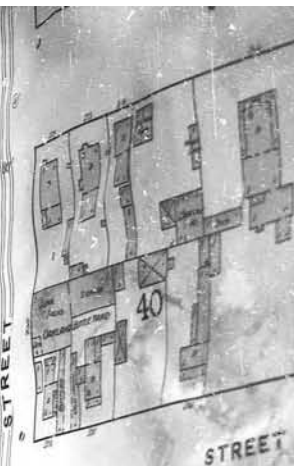
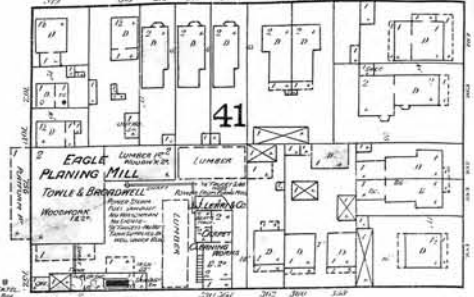
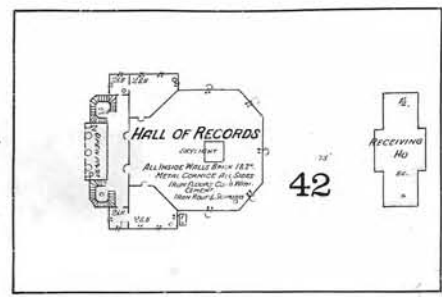
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 Site Name: The Colony Development
 Address: 311 Second Street
 City, ST, ZIP: Oakland CA 94607
 Certification # 1FBD-41DD-BE34



Research Associate: SES Copyright: 1889



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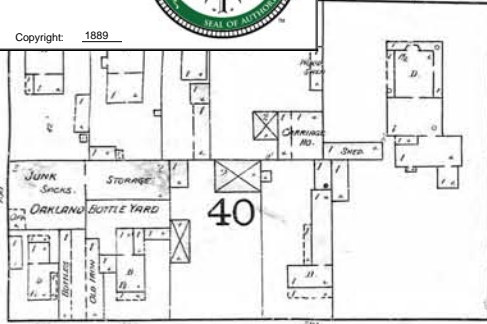
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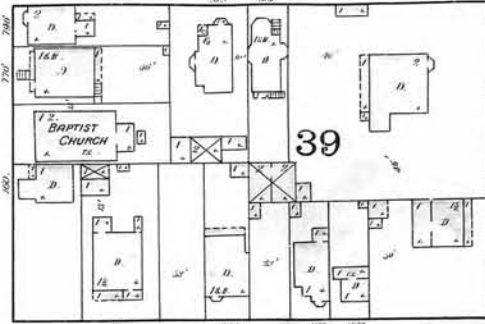


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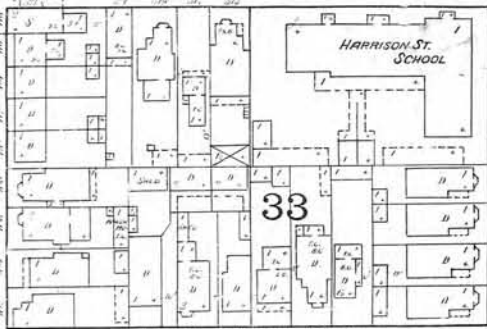


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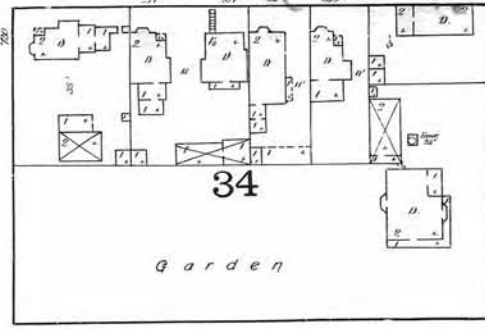


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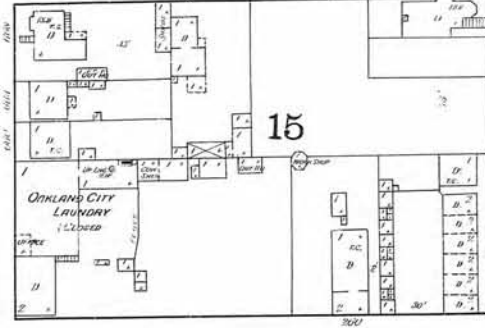


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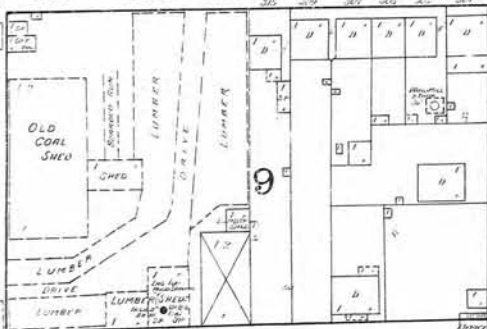


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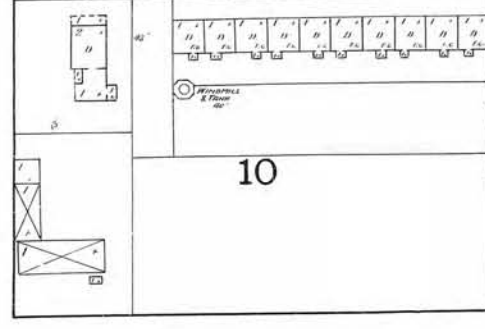


STREET

STREET



STREET



STREET

WEBSTER

HARRISON

ALICE

STREET

Central Pacific R. R. Main Track

Bayfield & Ferry R. R. (S.P.R.R.)

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