



ENVIRONMENTAL ENGINEERING, INC.
6620 Owens Drive, Suite A • Pleasanton, CA 94588
TEL (925)734-6400 • FAX (925)734-6401

September 24, 2015

Mr. Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, California 94502-6577

RECEIVED

By Alameda County Environmental Health 2:32 pm, Sep 24, 2015

Subject: Underground Parking Garage Construction Plan and Current Soil Chemical Plume
 at 6039 College Avenue Oakland, California

Dear Jerry:

SOMA Environmental Engineering, Inc. ("SOMA"), on behalf of property owners, Russell J. Bruzzone, Inc., and Montrose Investment Company, is pleased to submit the underground parking garage construction plan as requested by the Alameda County Environmental Health dated July 14, 2015 for the subject site. The construction plans have been generated by BPA+D BUTTRICK Projects of Oakland California.

The purpose of this submittal is to demonstrate that the site will be developed and used for residential and commercial purposes. In order to accommodate the future residents and business owners the site owners are planning to build underground parking structures approximately 10 to 12 feet below the grade. As Figure 1 shows the parking garage will provide about 23 spaces for parking cars. In addition, two additional parking locations which will operate using Klaus parking lifts will be installed north of the underground parking facility. The depth of excavation to install the Klaus parking lifts will be about 8 feet bgs. As Figure 2 shows the location of the parking garage is right over the known soil contamination area whose extent has been delineated through the latest site investigation conducted by Conestoga-Rovers & Associates (CRA) on behalf of Shell Oil Products.

Given the fact that the majority of soil contamination is residing below 10 feet depth, during the construction activities the site workers will likely be exposed to high levels of volatile organic hydrocarbons and its constituents. In addition petroleum hydrocarbons at about 15 feet bgs will be much closer to the parking garage floor and will likely pose unreasonable human health risk to the future commercial workers inside the parking structure. This will violate the underlying assumption of Low Threat Closure Policy (LTCP).

In light of the above information, SOMA believes that the site does not qualify to receive closure using LTCP criterion. As such, SOMA recommends removing the petroleum-impacted soils before the commencement of any construction activities at the site. The remediation of

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petroleum-impacted soils will qualify the site to receive no further action (NFA) status from the ACEH and will reduce the construction costs and human health risk at the subject property.

Please do not hesitate to call me if you have any questions or comments.

Sincerely;



Mansour Sepehr, Ph.D., PE

cc: Richard Bruzzone
Joan Bruzzone
Linda Steidle
David Bruzzone

Enclosures



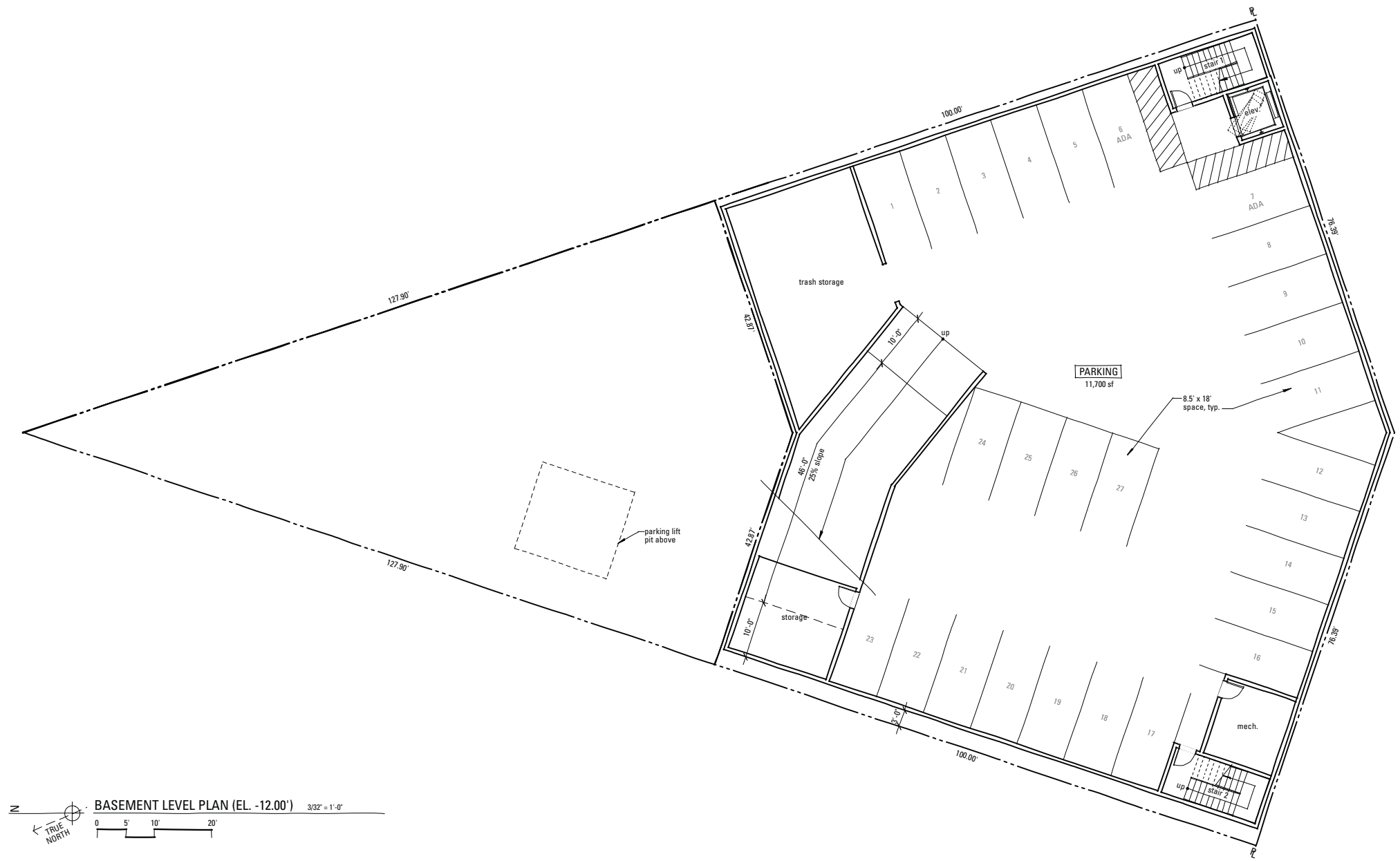
PERJURY STATEMENT

Subject: 6039 College Avenue, Oakland, California
Underground Parking Garage Construction Plan and Current Soil
Chemical Plume

"I declare under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge".



Linda Steidle
Montrose Investment Co.
100 Westwood Drive
Kentfield, California 94904
Responsible Party



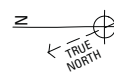
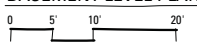

BASEMENT LEVEL PLAN (EL. -12.00') 3/32" = 1'-0"


Figure 1: Underground Parking Structure - 12' bgs

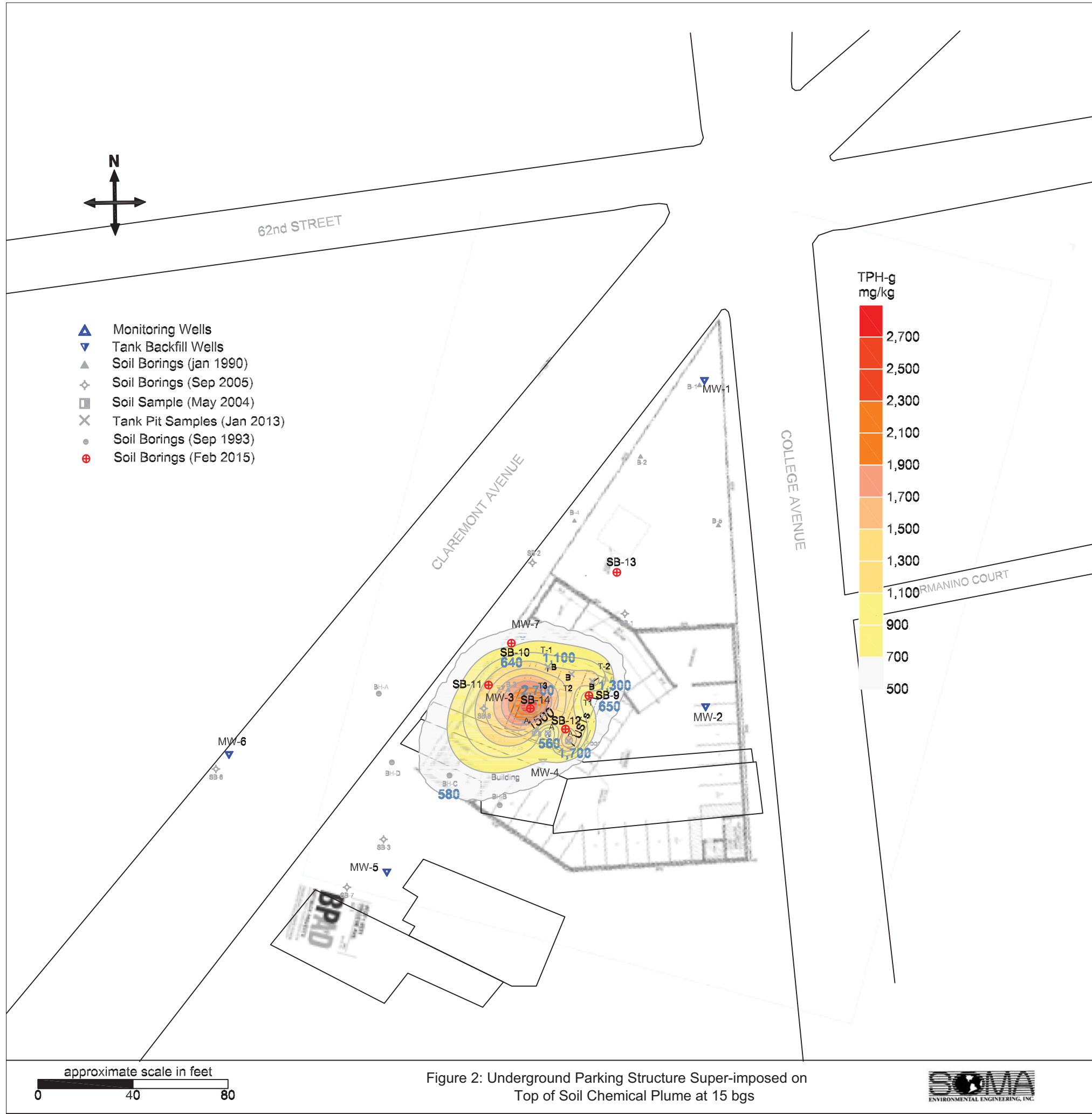


Figure 2: Underground Parking Structure Super-imposed on Top of Soil Chemical Plume at 15 bgs