



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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July 29, 2016

Mr. William Quesada  
City of Oakland  
Bureau of Planning  
250 Frank H. Ogawa, Suite 2114  
Oakland, CA 94612  
(Sent via email to: [bquesada@oaklandnet.com](mailto:bquesada@oaklandnet.com))

Subject: Site Management Plan Approval; Voluntary Remedial Program; Case No. RO0003191 and Geotracker Global ID T1000007936, Sisters of Providence Hospital, 2630 Broadway, Oakland, CA 94612

Dear Mr. Quesada:

Alameda County Department of Environmental Health (ACDEH) is providing regulatory oversight of the proposed redevelopment project located at 2600 to 2650 Broadway in Oakland, California. ACDEH's oversight is limited to evaluation of historic subsurface contamination at the site with respect to the proposed redevelopment project to multifamily residential with ground floor retail and subgrade parking, as presented in the 75% complete, 112 page plan set entitled *27<sup>th</sup> & Broadway*, dated May 26, 2016, and generated by TCA Architects. The proposed redevelopment project is located on one parcel (Assessor Parcel Number 9-685-18-6) associated with the addresses of 2600 to 2650 Broadway, and 315 27<sup>th</sup> Street, Oakland. The parcel is currently developed with a surface parking lot and an existing circular former restaurant building.

The parcel was also the location of a former Chevron service station for which an environmental case (RO0000146) was opened in the ACDEH Local Oversight Program, and that received case closure for the existing land use from ACDEH on May 29, 2014. The redevelopment triggered a required re-evaluation of site contamination relative to the proposed development. The presence of the remains of the former Sisters of Providence Hospital also underlies the site. The hospital was demolished between 1910 and 1920; however, residual contamination that appears to be from the hospital was encountered in investigations conducted for the former Chevron service station.

ACDEH understands that approximately 61,500 cubic yards of soil will be excavated to facilitate the construction of the proposed building to an approximate depth of 40 feet below grade surface (bgs), and contaminated soil will be disposed of at one or more offsite permitted landfills, while clean soil will be disposed of at appropriate facilities. Due to the depth of the excavation it is understood that the site is a net export project. Per plan sheet A3.10, two to three floors of sub-grade parking will underlie the entire site, while the ground floor will consist of retail space, a lobby, a fitness and clubhouse facilities. Residential space is planned for floors two through seven.

It is the understanding of ACDEH that the processing of the proposed project at the city has been on hold until a determination has been made by ACDEH that the *Site Management Plan* (SMP), prepared by ENGEO, Inc, and dated July 22, 2016, is adequate to manage historic subsurface contamination, including the potential generation of contaminated dust from this soil, at the site during the grading process. In order to facilitate the city's processing of the project, Ms. Kristen Gates and Mr. Scott Youdall, project proponents, have requested that ACDEH provide a letter to the city of Oakland with information on ACDEH's approval status.

A review of historic data in the case files, and recently collected data and data evaluations presented in the SMP indicates that residual contamination currently remains at the site from historic uses with in the upper 15 to 20 feet of the surface at concentrations above San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs). However, the planned excavation of the site to an approximate depth of 40 feet bgs is expected to remove all contamination from the parcel to below

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applicable clean up goals. Therefore, for the proposed development no future commercial and residential receptors will be exposed to residual contamination on the parcel. As a condition for approval of the SMP, ACDEH will request that upon completion of site remediation, a Removal Action Completion Report (RACR) will be prepared and submitted to ACDEH for review and concurrence.

Based on ACDEH's review of the referenced SMP, it is capable of managing the removal of historic subsurface contamination at the site during the grading process.

Please be aware, that a portion of the former Sisters of Providence Hospital will remain under the sidewalk on the south side of 27<sup>th</sup> Street, and is understood to extend out into 27<sup>th</sup> Street. Contamination and debris under the street will not be accessible for removal during the redevelopment. Street improvements beneath the sidewalk on the south side of 27<sup>th</sup> Street will be managed with the SMP.

Our online case file is available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

If you have any questions, please do not hesitate to call me at (510) 567-6876 or send me an electronic mail message at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

Sincerely,

Mark E. Detterman, PG, CEG  
Senior Hazardous Materials Specialist

cc: Kristen Gates, The Hanover Company, 5847 San Felipe, Suite 3600, Houston, TX 77057; (Sent via electronic mail to: [kgates@hanoverco.com](mailto:kgates@hanoverco.com))

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CRP / THC Oakland Broadway Uptown Venture LLC, c/o Kathy Binford, 5847 San Felipe, Suite 3600, Houston, TX 77057; (Sent via electronic mail to:

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