



April 4, 2018

Mr. Harry Zhang (Sent via electronic mail to: [HarryZhang56@gmail.com](mailto:HarryZhang56@gmail.com))  
Reveriez Construction, Inc.  
598 London Street  
San Francisco, CA 94112

Subject: Conditional Approval for the Continuation of Site Investigation Activities as Previously Approved in the *Revised Soil and Groundwater Investigation Workplan*, Site Cleanup Program Case No. RO0003265 and GeoTracker Global ID T10000011156, 229 International Boulevard Property located at 229-255 International Boulevard (APN 20-127-6-3), Oakland, CA 95205

Dear Mr. Zhang:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the site cleanup case file in conjunction with the additional subsurface site investigations outlined in the *Revised Soil and Groundwater Investigation Workplan* (the Work Plan), dated January 29, 2017, prepared by Almar Environmental (Almar) on your behalf and conditionally approved by ACDEH on February 21, 2018.

Due to soil and groundwater contamination at the site, ACDEH requested preparation of a Soil Management Plan (SMP) as a condition of approval for building demolition at 255 International Boulevard. In our directive letter dated December 21, 2017, ACDEH approved a *Soil Management Plan for Building Demolition of 255 International Boulevard*, which included only the demolition of the outer and inner concrete walls of the building located at 255 International Blvd to allow unrestricted drill/sample-rig access over the cement foundation. Additionally, as stated in ACDEH's conditionally approved Work Plan directive dated February 21, 2018, no other ground disturbing activities were to be conducted at the site including but not limited to foundation demolition, subsurface demolition, and grading activities until the proposed environmental investigation activities presented in the Work Plan were completed at the site and results submitted to ACDEH for review. In an email from Phase I Environmental Services (Phase-1), dated February 26, 2018, ACDEH was notified the concrete foundation was inadvertently removed during building demolition activities. In a directive email dated March 1, 2018, a non-compliance cessation of work and request for additional documentation was issued by ACDEH. As a condition for the continuation of site investigations activities in the approved Work Plan, ACDEH requested submittal of five additional documents outlined below. In response to ACDEH requests, Phase I submitted the following documents on March 18, 2018 including:

- **Item #1** – A copy of the signed certification form included as an Attachment in the ACDEH approved *Soil Management Plan for Building Demolition* documenting that the property owner and all consultants and contractors have read the SMP and agreed to comply with it.

- **Item #2** - A report documenting the site demolition activities that have taken place to date and site stabilization measures and mitigation measures implemented to ensure that contamination in shallow soil is controlled and not leaving the site via dust or stormwater and that rainwater is not ponding at the site. The report also documents security measures to restrict site access. Additionally, the report includes a discussion of deviations from what was approved by ACDEH.
- **Item #3**- Baseline project schedule as requested in ACDEH's February 21, 2018 directive letter.
- **Item #4**- Copies of City of Oakland Planning and Building Department approvals, permits and development plans as requested in ACDEH's February 21, 2018 directive letter.
- **Item #5**- Work Plan for Geophysical Subsurface Investigation as requested in ACDEH's February 21, 2018 directive letter.

Based on our review, ACDEH conditionally approves continuation of site investigations and geophysical activities as previously approved in the Work Plan. ACDEH notes as a condition of approval the requested items in the *Deliverables* section below must be reviewed and approved by ACDEH **prior** to continuing site investigation activities previously approved. ACDEH requests email notification verifying the requested deliverables have been uploaded to Geotracker (e-mail preferred to: [andrew.york@acgov.org](mailto:andrew.york@acgov.org)).

## **DELIVERABLES**

Please address the comments below and submit the following deliverables to ACDEH for review and approval **prior** to continuing field activities.

1. **Site Investigation Soil and Groundwater Management Plan (SGMP)** – As mentioned above a previously approved *SMP for Building Demolition of 255 International Boulevard* was submitted for demolition activities. Because demolition activities have been completed at the site, ACDEH requests submittal of a revised *Site Investigation Soil and Groundwater Management Plan (SGMP)* be submitted for review and approval **prior** to conducting field activities. ACDEH notes the revised *Site Investigation SGMP* will **only** address site investigation activities in the Work Plan previously approved on February 21, 2018. No other activities may be conducted at the site including but not limited to additional subsurface investigations, subsurface demolition, or grading activities until further authorized by ACDEH

A word document template for the revised *Site Investigation SGMP* will be provided to you in a separate email correspondence for your use. ACDEH requests that you submit an electronic draft *Site Investigation SGMP* showing your track changes to facilitate review by ACDEH. After ACDEH has provide comments and reviewed the draft *Site Investigation SGMP*, ACDEH request that you to finalize the document and upload to Geotracker.

Additionally, ACDEH requests Appendix A – Agreement and Acknowledgement Statement of the **approved** *Site Investigation SGMP* be signed by you, all your project environmental consultants, and subcontractors and submitted for ACDEH review and approval **prior** to the previously approved field activities. ACDEH requests email submittal of the signed Appendix A (e-mail preferred to: [andrew.york@acgov.org](mailto:andrew.york@acgov.org)).

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Thank you for your cooperation. If you have any questions, please call me at (510) 639-1276 or send me an email message at [andrew.york@acgov.org](mailto:andrew.york@acgov.org).

Sincerely,



Drew J. York  
Senior Hazardous Materials Specialist



Dilan Roe, PE, C73703  
Chief - Land Water Division

cc: Stuart Solomon, Phase-1 (Sent via E-mail to: [stuart@phase-1environmental.com](mailto:stuart@phase-1environmental.com))  
Forrest Cook, Almar Environmental (Sent via E-mail to: [cook.forrest@gmail.com](mailto:cook.forrest@gmail.com))  
Dilan Roe, ACDEH, Chief Land, and Water Division (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Paresh Khatri, ACDEH (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Drew York, ACDEH (Sent via E-mail to: [andrew.york@acgov.org](mailto:andrew.york@acgov.org))  
Electronic File, GeoTracker