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GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Project No.
13020.000.000

November 6, 2017

Ms. Dilan Roe
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: 1314 Franklin Street
Oakland, California

ENVIRONMENTAL SUMMARY

- References:
1. ENGEO; Phase I Environmental Site Assessment, 1314 Franklin Street, Oakland, California; June 7, 2016; Project No. 13020.000.000.
 2. ENGEO; Phase II Environmental Site Assessment, 1314 Franklin Street, Oakland, California; May 20, 2016, Revised June 6, 2016; Project No. 13020.000.000.

Dear Ms. Roe:

We are pleased to submit this document that summarizes environmental conditions at the subject property, located in Oakland, California (Property). We understand that Alameda County Environmental Health (ACEH) staff have recently communicated concerns regarding potential Recognized Environmental Conditions (RECs) associated with the Property that were not identified in the referenced phase I environmental site assessment. This document provides additional commentary regarding these concerns, demonstrates that no RECs are present, and outlines measures that will be taken during construction to confirm that environmental risks are not present at the Property and that there will be no risks to future users of the Property.

PAST USE OF THE PROPERTY

We understand that ACEH staff has expressed concern over former onsite activities; specifically, that a “rail spur” was present. The railroad tracks that formerly traversed the Property were associated with a narrow-gauge passenger service operated by the Southern Pacific Railroad between downtown Oakland and the Oakland Pier¹. The passenger trains consisted of “trolley-style” interurban trains. The trains were originally steam-powered, but the system was electrified dating to at least 1911. A passenger depot and related facilities were noted on the Property. Pipe storage, wood storage, and a small freight building were noted on a 1903 Sanborn map, but had not been present on an 1889 map and were no longer depicted on a 1911 map. The interurban line was reportedly removed by the mid 1930’s. A surface parking lot is depicted in a 1939 aerial photograph and also on Sanborn maps prepared from 1950 through 1952. The existing parking garage is depicted on a 1953 Sanborn map.

¹ Ford, Robert S. (1977). Red Trains in the East Bay: The History of the Southern Pacific Transbay Train and Ferry System. Interurbans Specials. 65. Glendale, California: Interurban Press. ISBN 0-916374-27-0. Cited via Wikipedia.

As the garage encompasses the entire Property and includes one level of below-grade parking, the entire parcel was excavated to a depth of at least 10 feet to facilitate garage construction. Potential impacts that may have been present from railroad track maintenance and/or equipment operation would have been removed during excavation. Soil sampling performed to a depth of 5 feet below the garage slab (15 feet below current surrounding grade and grade of former train stop) did not identify the presence of impacts that would have likely been associated with past activities at the Property, which is summarized in the referenced phase II environmental site assessment. These past operations are not expected to have impacted the Property, and no past operations or other conditions at the Property constitute an REC.

NEARBY FACILITIES

We understand the ACEH staff has expressed concern that offsite facilities may have impacted the Property or pose a risk of impact to the Property. None of the facilities were considered an REC in our referenced phase I ESA. The following section provides a summary of facilities with regulatory oversight provided by the San Francisco Bay Regional Water Quality Control Board (RWQCB) or ACEH. Given the details presented below, none of these sites are expected to have impacted the Property, nor constitute RECs.

[Frank Mar Community Housing Project – 383 13th Street](#)

The Frank Mar Community Housing Project is listed at 383 13th Street, although a map on the GeoTracker website identifies this case at the Property. Based on a review of the GeoTracker database and available documents, the site was erroneously mapped and is associated with a site located at 283 13th Street, one block to the east of the Property. A 1993 report indicated groundwater flow was directed toward the southeast, which indicates this site is downgradient from the Property. Tetrahydrofuran and 1,2-dichloroethane (1,2-DCA) had been detected in groundwater at the site. A grab groundwater sample was collected from a boring located at the northwest corner of the site, in the direction toward the Property. No VOCs or contaminants of concern (COCs) were detected in this sample. The case at this site was closed in 1996. This site is not expected to pose a risk to the Property.

[Financial Center Building - 405 14th Street](#)

This site involved a diesel release. Listed as a “soil only” case, 4 cubic yards of impacted soil were removed from the site. Post-remediation groundwater testing did not identify detectable concentrations of total petroleum hydrocarbons as diesel, benzene, toluene, or ethylbenzene. Sampling identified a total xylene(s) concentration of 6 micrograms per liter (µg/l). The site was closed in 1998. Given the “soil only” nature of this release, this site is not expected to pose a risk to the Property.

[Zimmerman Investment – 420 13th Street](#)

This site involved a diesel release. Listed as a “soil only” case, 93 tons of impacted soil were removed from the site. One groundwater well was installed; no COCs were detected during sampling. The site was closed in 1994. Given the “soil only” nature of this release, this site is not expected to pose a risk to the Property.

[Allright Parking Lot – 1225 Webster](#)

This site involved a petroleum hydrocarbon release. Wells installed at the site indicated groundwater flow toward the north to northwest direction. Well MW-5, located between the former tank location at the site and the Property, did not exhibit detectable concentrations of most analytes during sampling activities performed in 1994 and 1995. TPH-d was intermittently detected in this well during this time. The site was closed in 1996. This site is not expected to pose a risk to the Property.

[Oakland Tribune – 409 13th Street](#)

This site involved a petroleum hydrocarbon release. Documentation indicates that the release only affected soil, did not affect groundwater, and the threat of groundwater impact was considered negligible. Further, ACEH staff opined that given the high molecular weight fraction of the COCs present, conditions did not pose an undue risk to human health or the environment. Although the site is listed as an “Open-Inactive” case, documentation dating to 1994 indicates that a No Further Action letter was issued by RWQCB. This site is not expected to pose a risk to the Property.

[601 Brush Street](#)

This site is mapped on GeoTracker close to the Property; however, the site is erroneously mapped and is actually located approximately 2/3-mile from the Property. This site is not expected to pose a risk to the Property.

[Chevron – 301 14th Street](#)

This site involved a petroleum hydrocarbon release. Groundwater was reported to flow in a north to northwest direction, indicating this site is located cross-gradient from the Property. At the time of case closure in 2005, onsite and offsite wells located closest to the Property exhibited non-detectable or minor concentrations of COCs. This site is not expected to pose a risk to the Property.

[Lee Family Association – 387 12th Street](#)

This site involved a petroleum hydrocarbon release. Groundwater was reported to flow in a north-northwest to northwest direction, indicating this site is located cross-gradient from the Property. A well within the site located toward the direction of the Property exhibited non-detectable concentrations of COCs in 1994. The case was closed in 1995. This site is not expected to pose a risk to the Property.

[301 12th Street](#)

This site includes releases of several compounds, including petroleum hydrocarbons and VOCs. Groundwater was reported to flow in a northeast direction, indicating this site is located cross-gradient from the Property. Groundwater sampling performed in May 2016 between the site and the Property (downgradient from the release) did not identify the presence of COCs, with the exception of a detected PCE concentration of 1.7 µg/l. Soil gas sampling performed in a nearly

identical location in June 2016 identified benzene, toluene, ethylbenzene, and xylene(s) below respective indoor air screening levels. No other VOCs were detected. Although an open case, this site is not expected to pose a risk to the Property.

EXISTING CONDITIONED PROTECTIVE MEASURES

Conditions have been approved by the City of Oakland to facilitate worker safety and minimize risk to future land users. These conditions include the following activities and protocols.

SCA HAZ-1 (Standard Condition of Approval 39) Hazardous Materials Related to Construction

- If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

ADDITIONAL PROPOSED MEASURES

Given concerns that offsite facilities may have impacted the Property, ENGEO proposes the following additional observation activities during ground-disturbing demolition and excavation activities.

- Full-time observation of ground-disturbing demolition and excavation activities by an environmental professional and/or field representative under the supervision of a California-licensed Professional Engineer.
- On an as-needed basis, screening of site soils with a handheld photo-ionization detector (PID).
- In the event staining, odor, or other evidence of environmental impact is observed in soils, ACEH staff will be contacted, and representative samples will be collected from soils suspected of exhibiting impact. Based on the observed conditions, an appropriate sampling density and laboratory testing scope will be discussed with ACEH staff.


CLOSING

As presented in this document, we disagree with the concerns provided by ACEH staff, and it remains our opinion that no RECs exist for the Property, and neither onsite nor offsite activities have affected environmental conditions at the Property. Further, we believe the existing conditioned protective measures for the proposed redevelopment project as well as the additional proposed measures will minimize and address potential risks to construction workers and future land users.


If you have any questions regarding the contents of this report, we will gladly discuss with you.

Sincerely,

ENGEO Incorporated


Jeffrey A. Adams, PhD, PE




Shawn Munger, CHG