

# **Fact Sheet and Information on Subslab Vapor and Indoor Air Sampling at the Terradev Jefferson LLC Property**

**December 1, 2015**

## **Planned Activities**

We want to let you know that during the month of December 2015, Blue Rock Environmental, Inc. on behalf of the property owner, Terradev Jefferson, LLC, will be sampling subslab vapor and indoor air within the buildings associated with 645 4<sup>th</sup> Street, 380 MLK Jr Way, 638 3<sup>rd</sup> Street in Oakland, California. This sampling is part of an ongoing investigation of fuel impact found in soil and shallow groundwater around a former underground storage tank (UST) located in the sidewalk immediately adjacent to 645 4<sup>th</sup> Street. The results of the sampling will be communicated shortly after the analysis is complete. Site investigation activities are being conducted under regulatory oversight by Alameda County Department of Environmental Health (ACDEH).

Additional soil and groundwater sampling in locations upgradient and downgradient of the closed UST is planned for the purpose of characterizing the extent of the fuel impact remaining in the subsurface. Inquiries with nearby potential petroleum sources are planned to evaluate the possibility of their contribution to the fuel detected within the area of investigation.

## **Current Risk Assessment**

Cumulative site investigation data does not indicate an immediate health risk to visitors and workers at these addresses from the fuel compounds present in subsurface soil, groundwater, or subslab vapor. Groundwater beneath the building is not used as a source of drinking water. Tap water in the building is supplied by East Bay Municipal Utility District (East Bay MUD). Additionally, there is no risk from direct contact with the gasoline impacted soil or groundwater beneath the building.

## **Facility History and Investigations**

The Terradev Jefferson LLC property is located at the southeast corner of 4<sup>th</sup> Street and MLK Jr Way in Oakland, California. Although Phase I Environmental Site Assessments completed in support of the property purchase in 1999 and refinancing in 2006 indicated no sign of a UST, one UST was subsequently discovered during renovation activities in 2006 beneath the sidewalk immediately adjacent to the front of the building at 645 4<sup>th</sup> Street.

The UST was cleaned and closed in-place under the direction of the Oakland Fire Department in September 2006. Prior to UST closure, two holes were cored in the bottom of the tank to sample underlying soil. These samples contained elevated concentrations of primarily of gasoline petroleum hydrocarbons.

The constituents detected in subsurface media at the location of the closed UST consist of primarily of gasoline range hydrocarbons. Specific compounds that have been detected in soil or groundwater at the source area include: total petroleum hydrocarbons as diesel (TPHd), gasoline (TPHg), benzene, toluene, ethylbenzene, and xylenes (BTEX), the five fuel oxygenates (MTBE, TBA, ETBE, DIPE, and TAME), 1,2-dichloroethane (1,2-DCA), 1,2-dibromoethane (EDB), and naphthalene.

Subsurface investigation has been ongoing since 2009, which has included numerous phases of soil, groundwater, and subslab vapor sampling to characterize the nature and extent of this impact.

Clean-up efforts have been undertaken to remove fuel petroleum mass remaining in the source area of the UST. These efforts included high-vacuum dual-phase extraction events (HVDPE) in September-October 2010 and July 2012. This technology simultaneously removes fuel laden soil vapor and groundwater. These efforts removed approximately 400 pounds of petroleum from the ground.

Subslab vapor samples collected in 2012 and 2014 from locations immediately downgradient of the closed UST inside the 645 4<sup>th</sup> Street building did not indicate a potential vapor intrusion risk. In September 2015, additional subsurface vapor points were installed and sampled within the center of the buildings associated with 645 4<sup>th</sup> Street and 380 MLK Jr Way. The results of that sampling event indicated a potential vapor intrusion risk, therefore, the additional subsurface vapor and indoor air sampling, described above, are planned.

### **Where to Find More Information**

Technical documents and additional information related to this investigation can be found online (ACDEH case RO0003001 and GeoTracker Global ID T10000001072).

The State Water Resources Control Board GeoTracker web-site for this project is:  
[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000001072](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000001072)

The Alameda County LOP web-site is:  
<http://gis.acgov.org/DEH/InspectionResults/?SITE=LOP>  
Under the Business Name search for "Terradev Jefferson LLC"

### **Who to Contact for More Information**

If you have questions regarding the subsurface and indoor air sampling, please contact:  
Sara May, the Terradev Jefferson LLC property manager, at 510-839-4000 or  
[smay@metrovation.com](mailto:smay@metrovation.com)

If you have general questions or would like additional information regarding this fuel leak case, please contact: Jerry Wickham, the ACDEH case manager, at 510-567-6791 or  
[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).