



1919 MARKET STREET PROJECT UPDATE

February 11, 2017

AGENDA

Purpose: Discuss subsurface environmental contamination from historic commercial tenants at site and investigation and cleanup activities

- Introductions/agenda/ground rules
- Site Investigation Findings to Date
- Additional Investigation Activities - Next Steps
- Questions and Answers (subsurface environmental issues only)
- Public Comments - two minutes per speaker on any topic
- Future Communications
- Next Steps

County only responsible for subsurface environmental conditions at 1919 Market site

COUNTY TIMELINE

Date	Activity
1990s	2 underground fuel storage tanks at site removed by former property owner under County oversight.
February 4, 2016	County receives application from 1919 Crew to conduct a preliminary site review to determine whether the County will provide regulatory oversight for a proposed redevelopment project at 1919 Market under a voluntary agreement.
February through May 2016	Crown Capital Commercial Corporation and 1919 Crew conduct environmental investigations for property at 1919 Market Street as part of pending property transaction (without County regulatory oversight).
June 3, 2016	1919 Crew, LLC purchases property.
June 9, 2016	County enters into voluntary agreement with 1919 Crew, LLC; additional environmental investigation work occurs under County oversight through September.
October 2016	Site Assessment Report, Vapor Intrusion Mitigation System Design Report, Live/Work Conversion Building Permit Plans, Site Management Plan and Work Plan for Site Assessment and Remediation Pilot Study submitted to County for review.
October 21, 2016	Fact Sheet distributed to community stakeholders describing proposed site assessment, remediation and mitigation plans and construction site management activities required by the County prior to start of and during foundation work for live/work conversion. Fact Sheet included invitation to community meeting.

COUNTY TIMELINE

Date	Activity
October 25, 2016	County receives complaint regarding impacts to neighborhood from demolition of the building and foundation. County issues directive to 1919 Crew prohibiting additional site investigation and remediation work and further demolition/construction work at the site until community concerns are addressed.
October 26, 2016	County holds first community meeting to discuss subsurface environmental investigation and cleanup work.
December 2016	County reiterates to 1919 Crew, LLC that no onsite investigation, remediation and construction type work may begin until further notice and approval.
December 8, 2016	County holds second community meeting to discuss subsurface environmental investigation and cleanup work.
January 25, 2016	County requests Revised Site Management Plan from 1919 Crew, LLC providing proposed measures that 1919 Crew will implement during all idle periods and future site investigation & cleanup activities & all phases of demolition and construction activities to ensure that the site is stabilized and to prevent future impacts to the neighborhood. The SMP includes site maintenance and security, erosion control and ponded/storm water management, dust control and air monitoring and management of contaminated soil and groundwater.
February 11, 2016	County holds third community meeting to discuss environmental site investigation and cleanup activities

SITE INVESTIGATION FINDINGS TO DATE

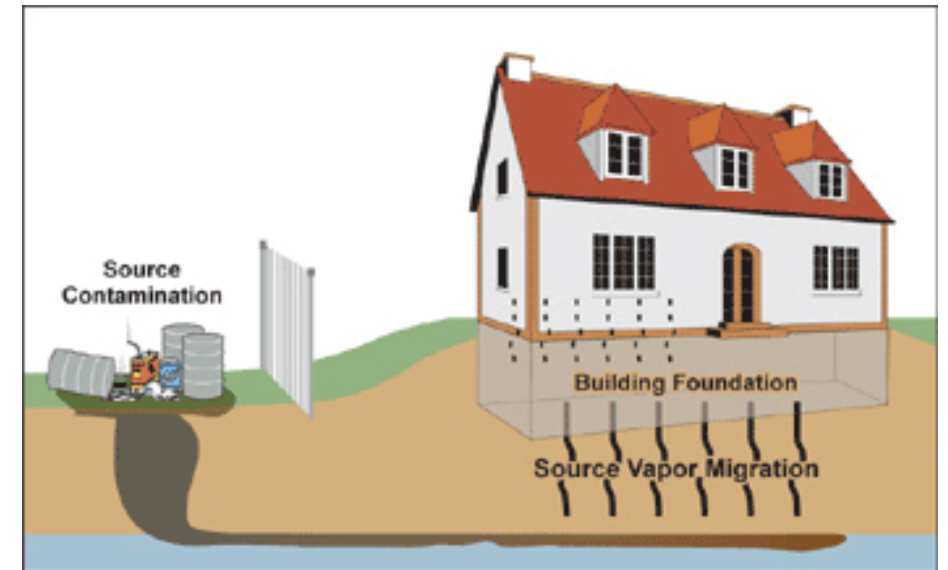
- Environmental investigations conducted from May to September 2016
 - By former property owner and 1919 Crew during property transaction
 - Found volatile organic compounds (VOCs) in soil vapor and groundwater
 - VOCs are organic liquids, including many common solvents that readily evaporate at average temperatures found in the ground
 - Examples of VOCs are paint and dry cleaning solvents
 - VOCs were detected in numerous sub-slab and soil vapor locations, exceeding residential environmental screening levels (ESL)
 - Limited VOCs detected in groundwater samples
 - No VOCs were detected in any of the soil samples
 - Site source is likely fuel and solvents used during historic site operations

POTENTIAL CHEMICALS OF CONCERN

- Potential Chemicals of Concern (PCOCs) at the site include:
 - Tetrachloroethene (PCE)
 - Trichloroethene (TCE)
 - 1,1,1-trichloroethane (1,1,1-TCA)
 - Carbon Tetrachloride
 - Chloroform
 - Total Petroleum Hydrocarbons as gasoline (TPHg)
 - Total Petroleum Hydrocarbons as diesel (TPHd)
 - Benzene
 - Toluene
 - Ethylbenzene
 - Xylenes
 - Napthalene

HEALTH IMPACTS / POTENTIAL EXPOSURE PATHWAYS

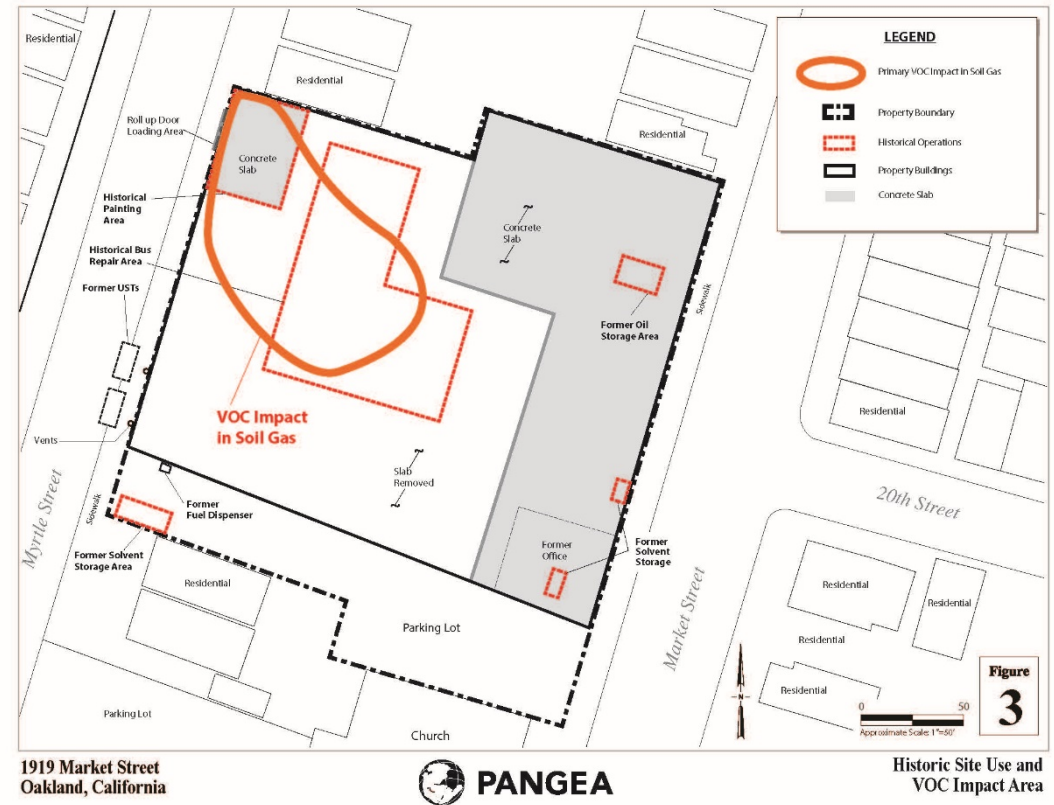
- Low levels of VOCs can travel through soil and potentially impact indoor air – process called vapor intrusion
- Does not mean health of former tenants or community impacted



POTENTIAL AREAS OF CONCERN

Historic Commercial Tenants (Greyhound Bus Lines & Plumbing Contractor Warehouse)

- Former Bus Repair Area
- Former Fuel Underground Storage Tank & Dispenser Areas
- Former Painting Areas
- Former Solvent Storage Areas
- Former Oil Storage Area



NEXT STEPS

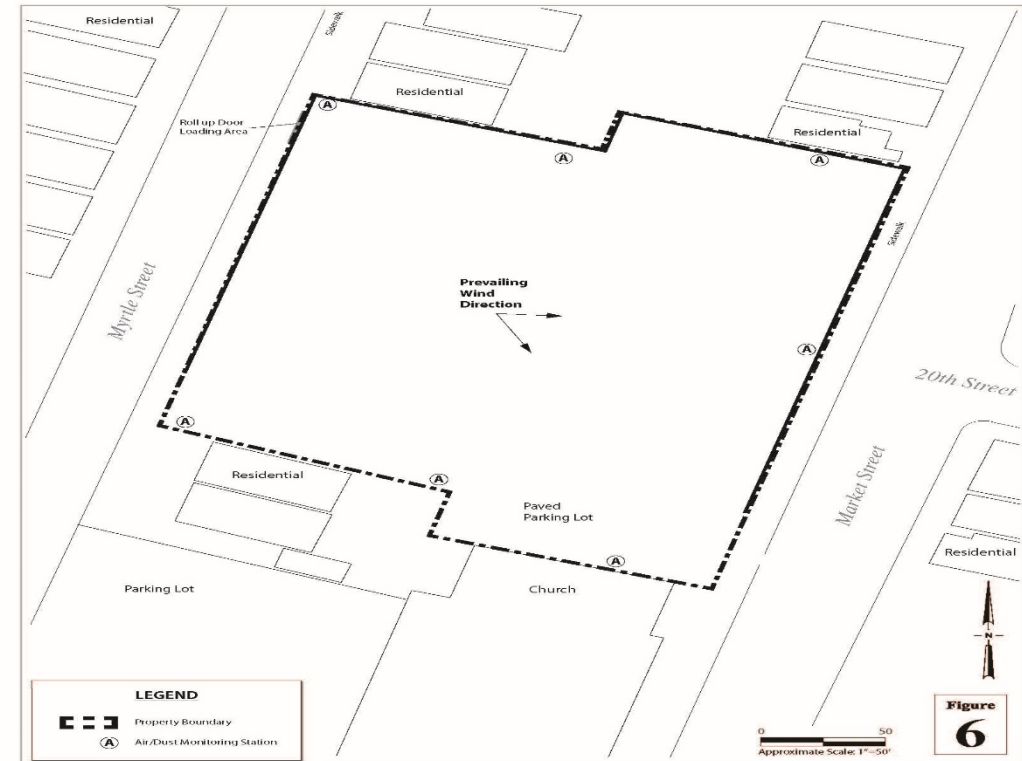
- Outstanding environmental issues and path forward must be determined before construction can begin
 - Site Management Plan & Implementation
 - Additional site assessment activities
 - Feasibility testing of proposed remediation system
 - Full scale remediation system implementation
 - Vapor Intrusion Mitigation System Design and Installation

SITE MANAGEMENT PLAN (SMP)

- A SMP was submitted to the County in October 2016
- The County has requested submittal of a revised SMP to present a comprehensive plan for site management during all phases (including idle periods) of the site redevelopment including site assessment, environmental cleanup, demolition and new construction.
- The revised SMP will include measures for:
 - Site security measures (access, lights, security patrols evenings and weekends)
 - Cleanup and maintenance of site exterior/interior and neighborhood
 - Stormwater management (and ponded water management)
 - Perimeter air and dust monitoring to safeguard human health of site workers and the neighboring community
 - Management of contaminated soil and groundwater

PERIMETER AIR/DUST MONITORING STATIONS

- Dust control is a paramount concern to the local community
- Designated onsite air monitor will ensure provisions of dust and air monitoring plan are complied with at all times
- Routine inspections and monitoring of work areas and site perimeter
- Perimeter air monitoring stations



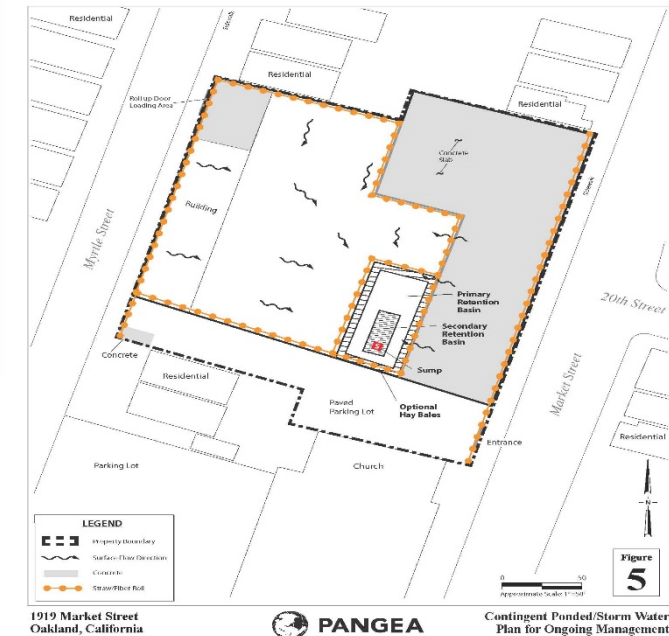
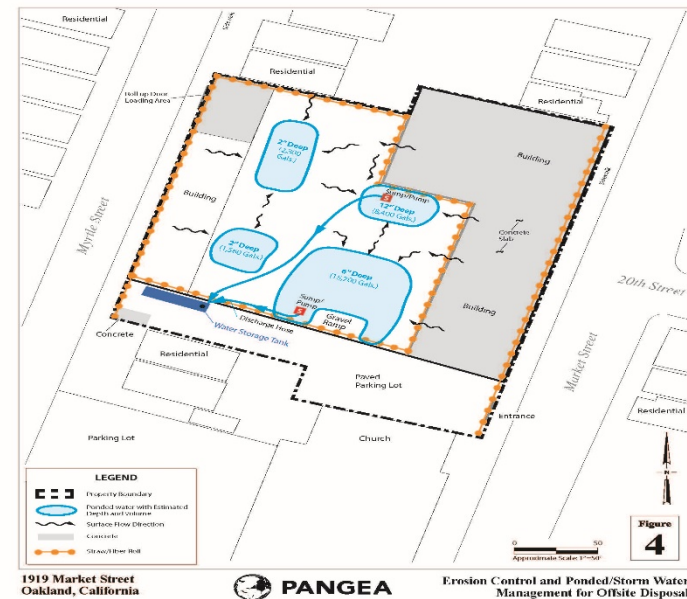
1919 Market Street
Oakland, California



Perimeter Air/Dust
Monitoring Stations

EROSION CONTROL AND PONDED/STORM WATER MANAGEMENT

- Construction documents approved by the City include erosion control plans and implementation and storm water management plans for the propose redevelopment project
- The County has required additional plans to test and manage ponded/storm water at the site to minimize impacts to soil gas collection activities and potential contaminant migration in water
- Depending on test results water will be discharged to the storm drain in accordance with the requirements of the Regional Water Quality Control Board, discharged to the sanitary sewer or stored in baker tanks for offsite disposal



ADDITIONAL SITE ASSESSMENT WORK PLAN

- A Workplan for Site Assessment and Remediation Pilot Study was submitted to the County in October 2016
- The County has requested submittal of a revised Workplan to address additional soil, groundwater and soil vapor sampling both on and off-site.
- The revised Workplan will include additional site assessment activities and sample collection including:
 - Further delineation of the extent of known subsurface VOCs that pose a potential vapor intrusion risk for future site residences and occupants of adjacent properties
 - Conducting a door-to-door survey for adjacent properties to evaluate subgrade structures and possible well water use
 - Further assessment of conditions near former underground storage tank areas
 - Investigate of former oil and solvent storage areas in the northeast, eastern and southwestern portions of the site
 - Characterizing fill material beneath the foundation and parking areas that was historically imported to the site
 - Characterizing soil that will be excavated to facilitate construction of the foundation for offsite disposal at a landfill

SOIL & GROUNDWATER SAMPLING

- Borings advanced using hand auger or direct-push drilling techniques
- Soil samples collected from borings and screened for contamination and logged (or classified)
- Groundwater samples collected from borings at first encountered groundwater
- Samples sent to California-certified lab for analysis
- Next steps determined based on results



SOIL GAS SAMPLING

- Step-wise approach per Cal-EPA guidance
- Installation of sub-slab probes to assess conditions beneath foundations
- Installation of soil vapor probes to a depth of 5 feet below foundations
- Soil gas samples sent to California-certified lab for analysis; results analyzed, next steps determined
- Indoor air and/or crawl space samples collected if warranted



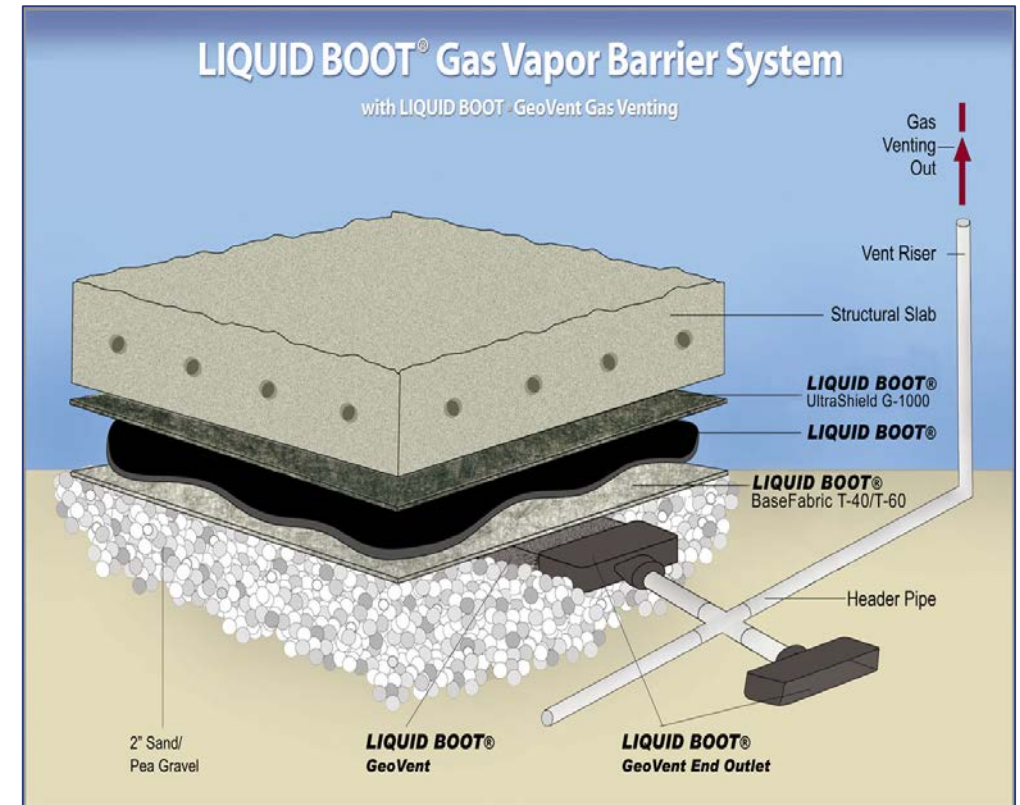
PROPOSED REMEDIATION METHOD -SOIL VAPOR EXTRACTION STUDY

- Test feasibility of soil vapor extraction (SVE) system to remediate subsurface VOCs
 - Installation of SVE wells, piping and vapor control system
 - 5 day test to evaluate effectiveness
 - Pumps extract vapor from subsurface
 - Extracted vapor treated with activated carbon, which removes VOCs prior to releasing vapor into air
- If test effective, a full scale SVE system will be installed



POTENTIAL VAPOR MITIGATION SYSTEM

- Subslab venting system safely vents gases beneath the foundation
- Vapor barrier installed either beneath foundation or on top of floor slab
- Prevents VOCs in subsurface from penetrating the foundation and entering into the air inside the building
- System will be installed during foundation and building construction



QUESTIONS AND ANSWERS

- Please keep your questions at this time related to the environmental work at the site

PUBLIC COMMENT

- Speakers will be allowed 2 minutes to speak on **any** topic as it relates to the site
- Comments will be written down and questions will be forwarded to the appropriate party
- Responses will be provided to speaker

FUTURE COMMUNICATIONS

- Ongoing environmental communications from County to make sure you understand what is happening
- Follow-up on public comments
- Future needs for project communications with 1919 Crew, LLC



THANK YOU

For more information, please contact:

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