

Mr. Jeremy Harris  
1919 Crew LLC  
Pier 54 Suite 202  
San Francisco, CA 94158

**RECEIVED**

By Alameda County Environmental Health 2:43 pm, Nov 01, 2016

Ms. Dilan Roe  
Alameda County Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**Re: 1919 Market Street**  
Oakland, California 94805  
ACEH Case# RO0003205  
APNs 5-410-13-1, 5-410-14, 5-410-25

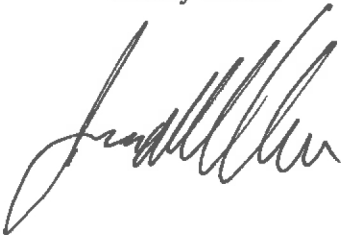
Dear Ms. Roe:

1919 Crew LLC has retained Pangea Environmental Services, Inc. (Pangea) as the environmental consultant for the project referenced above. Pangea is submitting the attached report on my behalf.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

Sincerely,

Jeremy Harris

A handwritten signature in black ink, appearing to read "Jeremy Harris", written in a cursive style.



October 26, 2016

Mr. Danny Haber  
1919 Crew LLC  
Pier 54 Suite 202  
San Francisco, CA 94158

Re: **Site Management Plan**  
1919 Market Street  
Oakland, California 94607  
ACEH Case# RO0003205  
APNs 5-410-13-1, 5-410-14, 5-410-25

Dear Mr. Haber:

Pangea Environmental Services, Inc. (Pangea) prepared this site management plan (SMP) for the property located at 1919 Market Street in Oakland California (Site). This SMP will help safeguard human health and safety with respect to potential volatile organic compounds (VOCs) present in soil, groundwater, and/or soil gas during planned site improvement. This SMP incorporates comments from Alameda County Department of Environmental Health (ACDEH), who is providing oversight via a Voluntary Remediation Action Agreement. The development plans include the excavation and removal of approximately 900 cubic yards of soil from the Site, and the site contains apparent shallow fill material. As required, the SMP describes procedures for soil management and screening during planned subgrade work, including procedures for further characterizing apparent shallow fill material to identify any chemicals of potential concern (COPC). The SMP includes contingency measures regarding detection of identified COPC. The SMP will included procedures screening any imported materials to the Site. The site background and SMP are described below.

## **SITE BACKGROUND**

The subject Site consists of three parcels of land comprising 1.457 acres located on the west side of Market Street and the east side of Myrtle Street within a mixed residential and commercial area of Alameda County, in Oakland, California (Figure 1). The Site's assessor parcel numbers (APN) are 5-410-13-1, 5-410-14, 5-410-25. The property is owned and being redeveloped by 1919 Crew LLC into live-work residential apartment units. The Site is currently developed with one 70,000 square foot building, which was constructed in 1923 and is currently unoccupied with no onsite operations. In addition to the structure, the Site is improved with asphalt-paved parking, perimeter fencing, and associated drainage features. The subject property is bound by residential housing to the north, Market Street to the east beyond which is residential housing, St. John Missionary Baptist Church and residential housing to the south, and Myrtle Street to the west beyond which is residential housing. A site plan showing site features and surrounding properties is shown on Figure 2.

The Site has historically housed both residential and commercial tenants. The Site was formerly occupied by Greyhound Bus Lines and a plumbing contractor warehouse, which included onsite operations such as motor repair and painting. The property was formerly equipped with two 10,000-gallon USTs, located within the sidewalk to the southwest side of the building, along Myrtle Street. The USTs were reportedly used by Greyhound Bus Lines to store diesel prior to the 1960s. The Site was occupied by Scott Company starting as early as 1957, who reportedly used the southwest UST to store gasoline. A former fuel dispenser was reportedly located on the southwest portion of the property, near the corner of the subject property building. The USTs and dispenser were removed in the early 1980s at a time when Myrtle Street was being repaved. On May 7, 1999, the Site received closure via Letter of No Further Action from the ACDEH for the Leaking UST case. Residual petroleum hydrocarbons were present in site soil and groundwater in the southwestern portion

**PANGEA Environmental Services, Inc.**

1710 Franklin Street, Suite 200, Oakland, CA 94612 Telephone 510.836.3700 [www.pangeaenv.com](http://www.pangeaenv.com)

of the site, primarily beneath the sidewalk and exterior of the site building. The location of residual petroleum hydrocarbon-impacted soil from 1993 is shown on Figure 3.

Site assessment in conjunction with prospective redevelopment commenced in February and March 2016. Subslab gas sampling indicated the presence of benzene in excess of the residential Tier 1 Environmental Screening Level (ESL) in the vicinity of the former painting area in the northwestern corner of the site, where the slab floor is lower than the remaining floor slab. There were no other VOCs detected in excess of applicable ESLs during initial sampling. In April 2016, five soil borings (B-1 through B-5) were advanced to a depth of 15 to 20 feet below grade surface (ft bgs) inside the building. Soil, groundwater, and shallow soil gas at 5 ft bgs were sampled to identify potential concerns related to the aforementioned historic operations. No VOCs were detected in soil samples above the applicable laboratory reporting limits (RL). PCE was detected in one groundwater sample (B5-GW) at a concentration less than the applicable ESL. No other VOCs were detected in groundwater exceeding laboratory RLs and/or residential ESLs. One soil gas sample (B3-SG-5) contained PCE and TCE concentrations exceeding applicable ESLs. Two soil gas samples (B2-SG-5 and B4-SG-5) contained chloroform concentrations exceeding the applicable ESL.

In August and September 2016, additional assessment was conducted to further delineate the extent of VOCs in the site subsurface. The assessment identified the following VOC compounds in soil gas in excess of 2016 Tier I ESL: tetrachloroethene (PCE), trichloroethene (TCE), benzene, carbon tetrachloride, and chloroform. Site assessment data is summarized in Pangea's Site Assessment Report dated October 6, 2016. The VOCs were detected within the northwestern and north central area, and are presumably associated with the former auto painting area and bus maintenance. The primary area of VOC impact in subslab and soil gas is shown on Figure 3.

The relatively flat Site lies at an elevation of approximately 20 feet above mean sea level to the east of San Francisco Bay and to the north of the Oakland Inner Harbor (Figure 1). According to previous boring logs, soil beneath the Site consists of silty sand fill underlain by silty sand, clayey sand, and sandy clay to a total depth of 20 ft bgs. During previous drilling, groundwater was encountered at approximately 15.5 to 19.5 ft bgs and rose to approximately 12.5 to 15 ft bgs. Groundwater appears to be under semi-confined conditions. Based on historical well monitoring data from for the Site and Site vicinity, groundwater flows to the northwest.

## **SOIL AND GROUNDWATER MANAGEMENT PLAN**

This management plan addresses potential residual VOCs in soil, groundwater, and soil gas that could be encountered during planned site improvement. Planned subsurface work will require shallow excavation to install utility conduits, footings, and grade beams. The management plan includes screening of soil with a field meter for presence of VOCs, as required by ACDEH. The primary area of VOC impact in subslab and soil gas is shown on Figure 3. The SMP also includes soil profiling to characterize soil for disposal planning purposes, and procedures for screening any imported fill material.

### **Pre-Excavation Activities**

Prior to commencement of the excavation and drilling activities, the site environmental manager (Bob Clark-Riddell of Pangea) will be contacted at (510) 435-8664 or (510) 836-3700. A site safety and health plan (SSHP) dealing with the presence of VOCs shall be in place prior to commencement of the excavation and drilling activities. In accordance with the SSHP, a project Safety and Health Officer (SHO) will be assigned to respond to community queries regarding odors and other health concerns. Perimeter air monitoring will be performed if odors are noticeable at the perimeter.

### **Soil Profiling for Soil Disposal (and Fill Characterization)**

Soil sampling and profiling will be performed to facilitate soil disposal at a licensed landfill or other entity accepting the soil. As required by ACDEH, soil sampling is also planned to characterize the existing shallow material that appears to be imported fill.

The site environmental manager shall be contacted to assist with soil characterization and removal activities. Available soil analytical data will be provided to the disposal or other facility accepting soil from the subject site. Pangea will assist with additional soil characterization as required to obtain soil acceptance by the designated facility.

The development plans include the excavation and removal of approximately *900 cubic yards* of soil from the site. The following sampling plan is designed to characterize soil for offsite disposal and for characterization of existing site fill material, and is in general accordance with *DTSC Information Advisory: Clean Imported Fill Material* (Advisory) dated October 2001.

For 1,000 cubic yards or less of stockpiled soil, the Advisory recommends a minimum of 1 sample be taken for every 250 cubic yards. For the planned excavation of 900 cubic yards at this site, a *minimum of 4 samples* will be collected for laboratory analysis. The four or more samples will be collected from discrete locations in a manner to characterize the soil across the site to provide representative results. These samples will be collect in situ in advance of soil excavation, or from stockpiled soil. *The four proposed fill sampling locations are shown on Figure 4.* For residential or acceptable commercial facilities, the Advisory recommends that samples be analyzed for the following compounds:

- Total petroleum hydrocarbons (TPH) as gas/diesel/motor oil by EPA Method 8015M;
- Volatile organic compounds (VOCs) by EPA Method 8260B (collected by EPA Method 5035);
- Semi-volatile organic compounds (SVOCs) by EPA Method 8270C;
- CAM-17 Metals by EPA Method 6010B/7471A;
- PCBs by EPA Method 8082 or 8080A; and
- Asbestos by Method ID-191.

Consistent with the Advisory, all four fill discrete samples will be analyzed for the above compounds. STLC and TCLP analyses will be performed as required by the landfill facilities to enable soil acceptance at the facility. If total metal concentrations exceed 10x the STLC limit for a specific metal, STLC analysis will be performed.

The Advisory finds composited samples to be acceptable only if excavated soil is homogenous and from the same soil layer. For this reason, soil stockpiles will be separated by soil type in the event that multiple types are encountered. The Advisory does not find composite sampling of VOCs to be acceptable. For this reason, samples will be discrete samples.

### **Soil Screening and Handling**

General soil screening and handling procedures are as follows. If suspected soil contamination is encountered during site redevelopment, the site environmental manager (Bob Clark-Riddell) is to be contacted immediately at (510) 435-8664 or (510) 836-3700. The site environmental manager (or their agent) will respond to the site within two hours to ascertain the appropriate measures to be taken to assure worker safety and to assure that all contaminated materials encountered are properly managed.

Prior to the excavation of soil with suspected VOC impact, the excavator or owner representative shall contact the site environmental manager (Bob Clark-Riddell of Pangea at 510.435-8664) and the oversight agency (Kit Soo of ACDEH at 510.567-6791).

Any soil containing VOC odor or staining will also be stockpiled for further characterization or will be characterized in place prior to excavation. Any soil containing brick or other obvious fill material will be stockpiled for further characterization or will be characterized in place prior to excavation. Where hydrocarbon or VOC impact is suspected, soil samples will be collected and analyzed for TPH and VOCs at a minimum. If heavier TPH impact is reported by the laboratory, samples also be analyzed for SVOCs, PCBs and CAM17 metals. If fill material is suspected (e.g., brick and debris), soil samples will be analyzed for compounds specified by the Advisory as specified above. Contingent delineation characterization and mitigation procedures are described below.

If contaminated material is excavated, it will be stockpiled on plastic sheeting and covered with plastic sheeting, or placed in appropriate containers (e.g., 55-gallon DOT-approved drums or roll-off bins. In accordance with agency requirements for minimizing potential odor concerns, excavated soil will not be 'aerated.' Debris (brick, rubble, etc.) encountered during excavation as well as concrete and/or asphalt cuttings will be separated from the excavated soil and disposed of separately.

In addition, during excavation for grade beams and utilities in the area of known VOC impact to soil gas, the environmental manager or his representative will be present on site to screen for VOC impact using a photo-ionization device (PID).

In summary, an environmental professional shall be onsite at any time the potential for contamination is present, or excavated, to document and verify the extent of removal and that dust control measures are implemented. The oversight agency will be notified prior to excavation of soil with suspect VOC impact.

### **Contingent Characterization and Mitigation**

If soil sampling identifies chemical impact near or above 2016 Tier 1 ESLs during excavation or in stockpiled soil, insitu soil sampling will be performed to delineate the horizontal and vertical extent of the discovered soil impact. At least one vertical and two lateral soil samples will be collected near the soil impact. Soil samples will be submitted for laboratory analysis and tested for the specific compounds of concern identified by initial sampling.

If analytical data indicates chemical impact that represents a significant threat to human health, the impact area may be excavated with offsite soil disposal. Pangea will also notify ACDEH in advance of any soil excavation performed to mitigate the threat to human health. The soil excavation would be conducted in accordance with applicable laws and regulations. Following any required excavation, soil compliance sampling will be performed from the excavation sidewalls and floor.

Should a UST be discovered during grading/excavation activities, ACDEH will be immediately notified. A permit will be obtained to empty the UST, if necessary, and safely remove it from the subsurface. Soil sampling will be conducted for the UST cavity consistent with the April 2004 Tri-Regional Guidelines of the Regional Water Quality Control Board – Central Valley Region.

## **Dust Control and Air Monitoring**

Stockpiled soil will be stored on plastic sheeting, covered with plastic, and weighted down by sandbags at the end of each working day, or immediately in the event of rain, suspicious odors, or if visible dust is being generated from the stockpiles.

All graded surfaces of any nature shall be wetted, or otherwise suitably contained to prevent nuisance from dust or spillage on city streets or adjacent properties. Equipment, materials and roadways on the site shall be used in a manner or treated as to prevent excessive dust conditions. Dust and dirt control activities shall not result in any material entering the storm drain system.

Dust control measures during excavation, backfilling, and handling of contaminated soil will consist of spraying the minimum amount of water needed to suppress the dust onto the soil and work area. Noise generated during excavation will be monitored and modified accordingly, to ensure compliance with any applicable noise ordinances. Vapor suppressant spray will also be utilized, as deemed necessary.

To ensure robust dust and air monitoring, one onsite person will be the designated *air monitor*. The air monitor's primary responsibility will be comply with provisions of this dust and air monitoring plan. In addition to monitoring for dust, the air monitor will measure VOCs in air using a PID. PID monitoring will occur on a regular basis during all active grading and handling of site soil/fill. PID monitoring will occur at the site perimeter and near the soil grading and handling activities.

## **Groundwater Handling**

No deeper work is planned that would encounter site groundwater. If groundwater contamination is encountered during site redevelopment, the site environmental manager (Bob Clark-Riddell) is to be contacted immediately at (510) 435-8664 or (510) 836-3700. The site environmental manager (or their agent) will respond to the site within two hours to ascertain the appropriate measures to be taken to assure worker safety and to assure that all contaminated materials encountered are properly managed.

Any water removed from the subsurface during construction shall be properly stored and/or disposed. Water will be disposed at an appropriately licensed offsite facility, discharged to the sanitary sewer in accordance with local water district requirements, or discharged to the storm drain in accordance with requirements of the Regional Water Quality Control Board.

## **Cleanup of Soil Tracked Offsite and Track Off Prevention**

The following methods will be used to prevent and cleanup up offsite tracking of soil:

- Contractor will avoid tracking dirt off site and will assign someone to visually inspect trucks exiting the site.
- Contractor will limit construction access routes and stabilize designated access points.
- Hauling trucks will not carry soil extending above the walls or back of the truck bed. As necessary, trucks with loose material will be covered with tarpaulins or other material. Wetting of soil in truck prior to covering, if necessary.

- Contractor will manually brush off tires and trucks, or will install wheel washers to clean all trucks and equipment leaving the construction site.
- Contractor will sweep streets (with water sweepers as necessary) at the end of each day if visible soil material is carried on the adjacent paved roads.

### **Grading, Erosion Control, and Stormwater Control**

The following grading and erosion control best management practices (BMP) will be observed and implemented throughout excavation activities:

- Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- Stabilize all denuded areas and install and maintain all temporary erosion and sediment controls continuously between October 15th and April 15th.
- Perform clearing and earth moving activities only during dry weather (without significant rainfall).
- Provisions will be made for diverting on-site runoff around exposed areas and diverting off-site runoff around the site.
- Provisions for preventing erosion and trapping sediment on site, storm drain inlet protection, covers for soil stock piles, and/or other measures.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, concrete, petroleum products, chemicals, washwater or sediments, and non-storm water discharges to storm drains and any nearby surface water.
- Avoid cleaning or maintaining vehicles on site, except in a designated area where wash water is contained and treated.
- Protect adjacent properties and undisturbed areas from construction impacts.
- Train and provide instruction to all employees and subcontractors regarding the construction BMPs.

If any storm water catch basins are found in close proximity to excavation, the contractor will implement the following procedures designed to ensure that grading and erosion control practices proposed for the above project comply with best management practices and standards.

- Any catch basin will be protected by silt fencing or other erosion sedimentation prevention devices at all times.
- Erosion control devices will not be moved or modified without approval of the project manager.

- All removable erosion protective devices shall be in place at the beginning and end of each working day at all times.
- All silt and debris shall be removed from streets and public right of way immediately.
- All immediate downstream inlets will be protected.

### Criteria for Import of Backfill Material

For import of fill material from commercial sources or quarries, letters of certification will be provided by the quarry or commercial business providing the engineered fill, baserock or other material. If the certification information is deemed insufficient, additional soil characterization will be conducted to facilitate the use of imported fill.

For non-commercial facilities, documentation regarding the previous land use and any environmental site assessments performed at the source of the fill will be provided to minimize the potential of introducing contaminated fill material onto the site. If an environmental site assessment was performed at the fill source site, its findings will be provided.

If adequate documentation cannot be provided, the source fill material will be tested for potential impact to ensure that 'clean' fill is being brought onsite. Per ACEH direction, the source fill material will be sampled and analyzed for TPH, VOCs, SVOCs, and CAM-17 metals, and results will be compared to RWQCB Tier 1 ESLs. Samples will be submitted under chain-of-custody to a California certified laboratory.

### REPORTING

This plan will be provided to the general contractor and excavation subcontractors working on this project. If environmental conditions are observed by the site environmental manager or others that may represent an imminent threat to human health or the environment, such conditions shall be reported to the City of Oakland Fire Department and Alameda County Environmental Health.

Interim data will be provided to ACEH as merited based on indication of VOC or other contaminant impact. At the completion of the soil management, soil profiling, and sampling program a technical report will be provided to ACEH.

We trust this information satisfies your requirements. If additional information is required, please call (510) 435-8664.

Sincerely,  
**Pangea Environmental Services, Inc.**



Bob Clark-Riddell, P.E.  
Principal Engineer





**Attachments**

Figure 1 – Site Vicinity Map

Figure 2 – Site Map

Figure 3 – VOC Impact in Soil Gas

Figure 4 – Grade Beam Excavation Areas, Underground Utility Locations, and Proposed Fill Sampling Locations



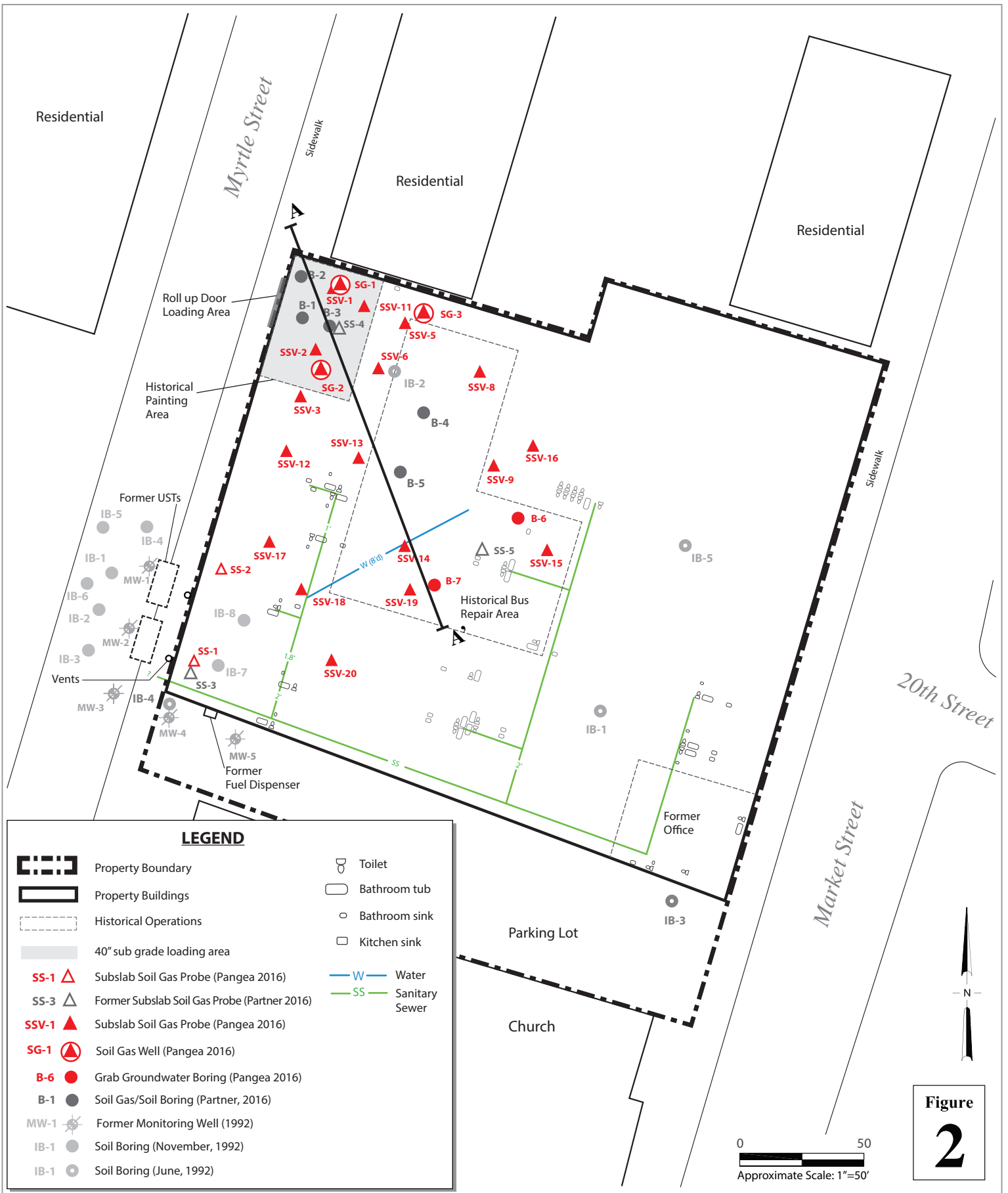
1919 Market Street  
Oakland, California



Vicinity Map

Figure

1

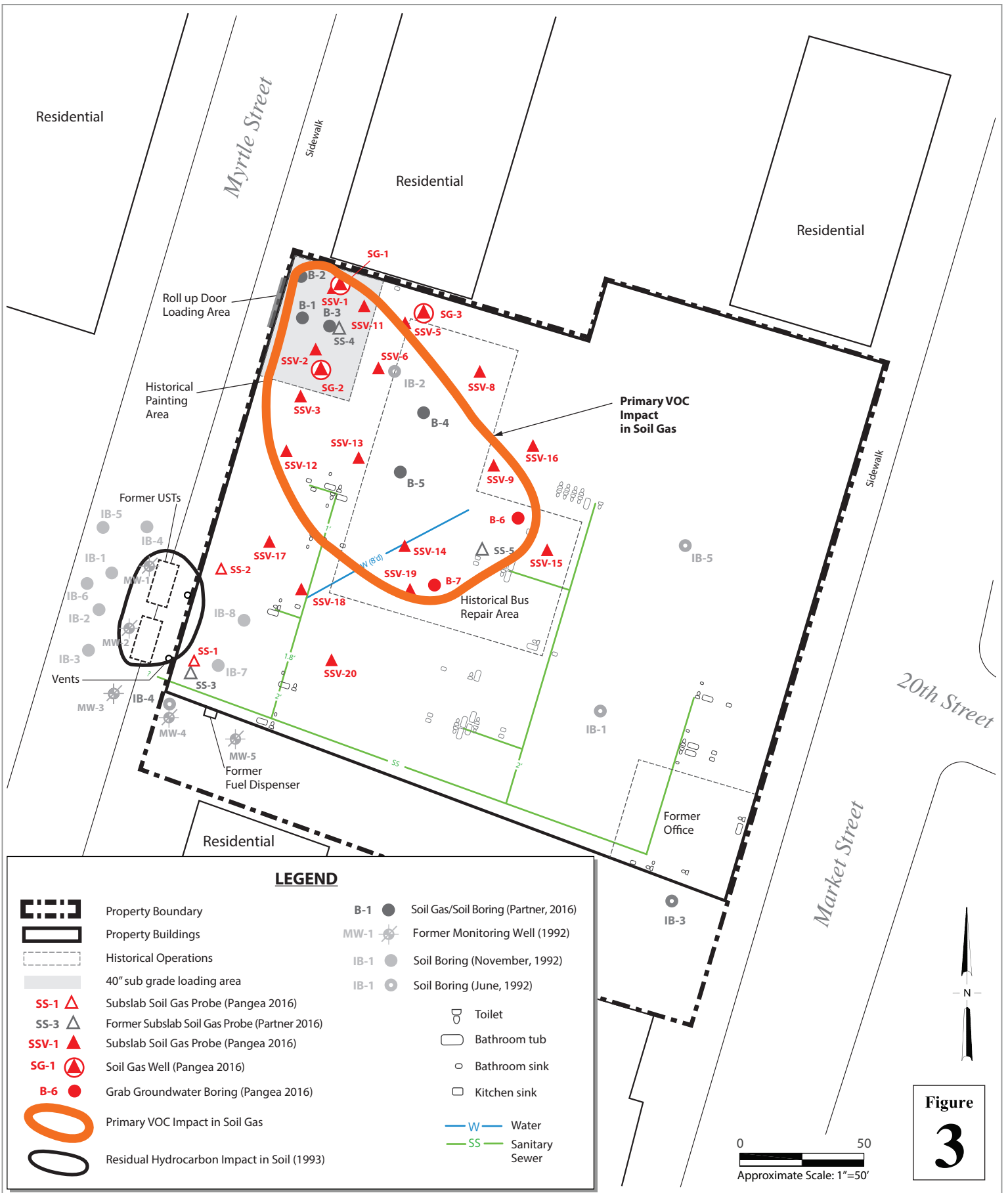


**Figure 2**

1919 Market Street  
Oakland, California



Site Map



**LEGEND**

- |  |   |  |  |
|--|---|--|--|
|  | Property Boundary                                 |  | B-1 Soil Gas/Soil Boring (Partner, 2016) |
|  | Property Buildings                                |  | MW-1 Former Monitoring Well (1992)       |
|  | Historical Operations                             |  | IB-1 Soil Boring (November, 1992)        |
|  | 40' sub grade loading area                        |  | IB-1 Soil Boring (June, 1992)            |
|  | SS-1 Subslab Soil Gas Probe (Pangea 2016)         |  | Toilet                                   |
|  | SS-3 Former Subslab Soil Gas Probe (Partner 2016) |  | Bathroom tub                             |
|  | SSV-1 Subslab Soil Gas Probe (Pangea 2016)        |  | Bathroom sink                            |
|  | SG-1 Soil Gas Well (Pangea 2016)                  |  | Kitchen sink                             |
|  | B-6 Grab Groundwater Boring (Pangea 2016)         |  | W Water                                  |
|  | Primary VOC Impact in Soil Gas                    |  | SS Sanitary Sewer                        |
|  | Residual Hydrocarbon Impact in Soil (1993)        |  |  |

**Figure 3**

0 50  
Approximate Scale: 1"=50'

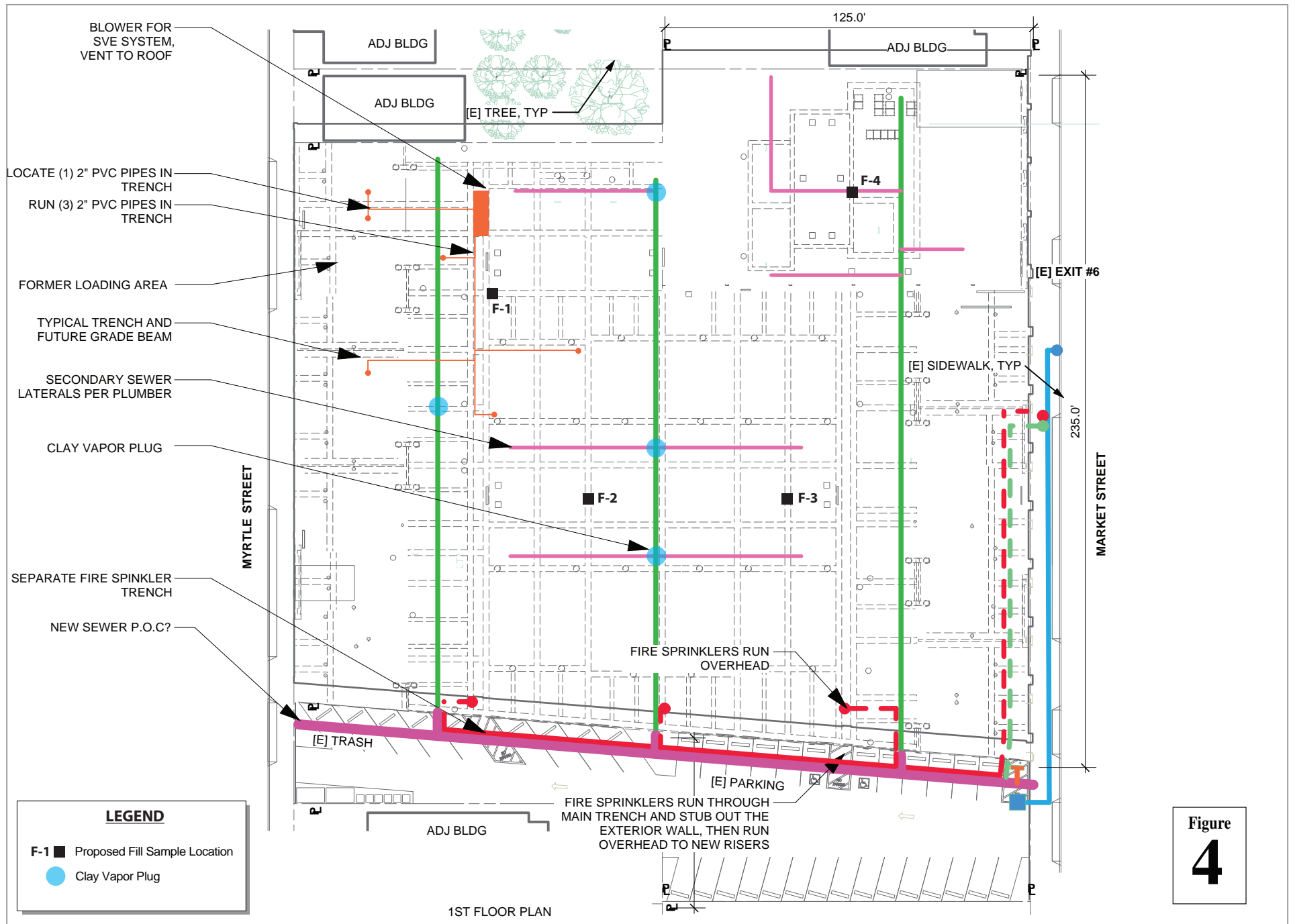


Figure  
**4**

1919 Market Street  
Oakland, California



Grade Beam Excavation Areas, Underground Utility Locations, and Proposed Fill Sampling Locations