



April 21, 2017

Mr. Danny Haber
1919 Crew LLC
Pier 54 Suite 202
San Francisco, CA 94158
(Sent via E-mail to: danny@thenegev.com)

Subject: Conditional Approval of Work Plan Addendum for Site Assessment, Site Cleanup Case No. RO0003205 and GeoTracker Global ID T10000009433, 1919 Market Street, Oakland, CA 94158

Dear Mr. Haber:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the Site Cleanup case file for the above referenced site including the recently submitted document *Work Plan Addendum for Site Assessment (Work Plan Addendum)*, dated April 19, 2017.

The Work Plan was prepared and revised to address concerns expressed in the community letter dated March 29, 2017. The concerns pertained to potential vapor intrusion, soil and groundwater impacts to the residences located adjacent to the site. The Work Plan Addendum included: estimated groundwater flow directions based on available groundwater elevation data for nearby sites located on the Geotracker database; proposed additional soil gas locations adjacent to six residences along Myrtle Street; and soil and groundwater locations from six locations around the perimeter of the site.

TECHNICAL COMMENTS

Based on our review of Work Plan, ACDEH approves of this scope of work providing that comment no. 1 and its associated sub-items are addressed prior to any field implementation. In addition, comment no. 2, associated with certain soil vapor wells which were installed on April 7, 2017 (soil vapor wells SG-4, -5, -6 and -9) were reported to contain water in the wells and thus not sampled. This issue must be addressed under separate cover in order not to delay the implementation of the scope in the Work Plan Addendum.

1. Proposed Soil and Groundwater Sampling – To be Implemented Immediately After the Comments Below are Addressed
 - The groundwater samples must be collected from the first encountered groundwater.
 - For grab groundwater sampling which is a point in time sampling, it is appropriate to use a bailer to collect a groundwater sample but please make sure that the following precautions are taken: minimize loss of volatile organic compounds (VOCs) during sample collection, minimize turbidity during sample collection, and collect discrete groundwater samples at the targeted depths (i.e. use of VOC removal device to reduce agitation during sample transfer in bailer, letting sediments settle prior to sample analysis, use of a double checked valve bailer, etc.).

2. Soil Vapor Wells SG-4, -5, -6 and -9 – Work Plan Required
 - As mentioned above, soil vapor wells SG-4, -5, -6, and -9 contained water and thus could not be sampled. These soil vapor wells were initially installed to assess for potential vapor intrusion from the site to the residences located at 1906 Myrtle, 1909 Market and 2021 Market Streets.
 - Well resampling was proposed in the near future after a period of dry weather and this is not acceptable to ACDEH due to fact that the proposed sampling date is uncertain. We are requesting that a work plan is submitted under separate cover to address the soil vapor wells SG-4, -5, -6 and -9 by providing alternative methods to assess vapor intrusion to these

residences (i.e. collection of sub-slab soil gas sample, collection of indoor air sample, etc.) as soon as possible to ensure protectiveness to human health.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated its Attachment 1 with regards to report submittals to ACDEH. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover letter signed by the Responsible Party (RP). The language for the Submittal Acknowledgement Statement is as follows:

"I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the State Water Resources Control Board's GeoTracker website."

Note this change to your submittals to ACDEH.

TECHNICAL REPORT REQUEST

Please submit technical reports to the ACDEH ftp site using the designations indicated below according to the following schedule:

- **April 28, 2017** - Work Plan - Alternative Methods to Address Vapor Intrusion Issues at 1906 Myrtle, 1909 Market, and 2021 Market.
File to be named: RO3205 WP_R_YYYY-mm-dd
- **June 1, 2017** – Addendum to Soil Gas, Soil and Groundwater Investigation Report – Perimeter and Offsite Areas
File to be named: RO3205 ADEND_R_YYYY-mm-dd

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at kit.soo@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

Kit Soo, California PG 8957
Senior Hazardous Materials Specialist

Attachment: Responsible Party(ies) Legal Requirements/Obligations
ACDEH Electronic Report Upload (ftp) Instructions

cc: CB Smith-Dahl, Representative for Concerned Neighbors of 1919 Market Street (Sent via E-mail to: cbsmithdahl@gmail.com)

Jeremy Harris, 1919 Crew LLC. (Sent via E-mail to: jeremy@thenegev.com)

Bob Clark-Riddell, Pangea Environmental Services, Inc. (Sent via E-mail to: briddell@pangeaenv.com)

Peggy Moore (Sent via E-mail to: moore4oakland@gmail.com)

Darin Ranelletti, City of Oakland Planning and Building Department (Sent via E-mail to: DRanelletti@oaklandnet.com)

Timothy Low, City of Oakland Planning and Building Department (Sent via E-mail to: TLow@oaklandnet.com)

Rich Fielding, City of Oakland Planning and Building Department (Sent via E-mail to: RFielding@oaklandnet.com)

Ronald Browder, ACDEH (Sent via E-mail to: ronald.browder@acgov.org)

Dilan Roe, ACDEH (Sent via E-mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH (Sent via E-mail to: paresh.khatri@acgov.org)

Robert Schultz, ACDEH (Sent via E-mail to: robert.schultz@acgov.org)

Kit Soo, ACDEH (Sent via E-mail to: kit.soo@acgov.org)

GeoTracker, eFile

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Alameda County Department of Environmental Health's (ACDEH) Environmental Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program File Transfer Protocol (FTP) site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to SCP sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/) for more information on these requirements.

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately licensed or certified professional. For your submittal to be considered a valid technical report, you are to present site-specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this case meet this requirement. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 1, 2016
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SCP) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh.loptoxic@acgov.org.
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Open File Explorer using the Windows  key + E keyboard shortcut.
 - i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) On the address bar, type in ftp://alcoftp1.acgov.org.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive)
 - d) Click Log On.
 - e) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - f) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.