

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
LOCAL OVERSIGHT PROGRAM (LOP)  
For Hazardous Materials Releases  
1131 HARBOR BAY PARKWAY, SUITE 250  
ALAMEDA, CA 94502  
(510) 567-6700  
FAX (510) 337-9335

October 9, 2017

Mr. Jeremy Harris  
1919 Crew LLC  
Pier 54, Suite 202  
San Francisco, CA 94158  
(Sent via E-mail to: [jeremy@owow.com](mailto:jeremy@owow.com))

Subject: Conditional Approval of Revised Site Assessment Workplan, Site Cleanup Program (SCP) Case No. RO0003205 and GeoTracker Global ID T10000009433, 1919 Market Street, Oakland, CA

Dear Mr. Harris:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file for the above-referenced site, including the recently submitted *Perimeter/Offsite Assessment Report and Revised Site Assessment Workplan*, prepared by Pangea Environmental Services, Inc. (Pangea), and dated 8 September 2017. The report describes the methods and results of field investigations conducted in November 2016, April 2017, and May 2017, and proposes additional soil, soil gas, or groundwater sampling in 7 site areas.

Pangea's report summarizes collection and analysis of soil, groundwater, soil gas, and indoor air samples, and additional review of historical operations at the site. Pangea concludes in the report that: (1) the site geology includes 2 to 4 feet of undocumented fill, which overlies native alluvial sands and clays; (2) the depth to groundwater at the site is generally about 10 feet, except where perched, and may vary seasonally or over time by several feet; (3) trichloroethylene (TCE), tetrachloroethylene (PCE), and petroleum compounds were detected in groundwater; (4) petroleum compounds were detected in soil; and (5) petroleum compounds, PCE, TCE, 1,1,-trichloroethane (TCA), carbon tetrachloride, chloroform, and various other chemicals at lower concentrations were detected in soil gas. Pangea further concludes that concentrations in soil gas exceed applicable Regional Water Quality Control Board – San Francisco Bay Region (Water Board) Environmental Screening Levels (ESLs), indicating that further evaluation is needed. Pangea tested indoor air at the neighboring residence at 2006 Myrtle Avenue and concluded that vapor intrusion is not impacting the dwelling.

In the workplan, Pangea proposes additional sampling in 7 site areas to further investigate petroleum, VOC, or lead concentrations and extents in the subsurface. Pangea proposes (1) resampling soil gas from two wells along Myrtle street; (2) sampling soil gas at multiple depths from 7 locations near the northwestern portion of the property where painting and loading were historically performed; (3) sampling in two locations near the former site underground storage tanks (USTs); (4) collecting samples from beneath the planned future locations of two elevator shafts; (5) collecting soil gas and groundwater samples from 3 borings in the northeast portion of the property in a former oil storage area; (6) collecting soil, groundwater and soil gas samples from 5 locations near a former solvent storage area in the southeastern portion of the property; and (7) screening shallow soil across the site for lead using multi-increment sampling (MIS) methods.

Based on our review of the case file, ACDEH conditionally approves the Work Plan provided that you address the technical comments listed below as part of the implementation. Submittal of a revised workplan or a workplan addendum is not required. We request that you address the following technical comments, perform the proposed work and send us the report(s) described below. Provide 72-hour advance written notification to [robert.schultz@acgov.org](mailto:robert.schultz@acgov.org) prior to the start of field activities.

## **TECHNICAL COMMENTS**

1. **Offsite soil gas investigation.** Soil gas wells SG-10 through SG-15 (Myrtle Street), SG-4 through SG-6 (adjacent to the church property), and SG-7 and SG-8 (at 2006 Myrtle Street) will be resampled to verify the results from the investigation conducted in Spring 2017.
2. **Shallow soil sampling.** Shallow soil samples collected using Multi Increment sampling (MIS), pursuant to workplan Section 6.8, will be analyzed for lead, total petroleum hydrocarbons (TPH) as diesel (TPHd), and for TPH as motor oil. These analyses are required based on historical site operations and on the results of sampling performed by Pangea in November 2016, and because the fill source is not documented. Designation of decision units, systematic planning, and sample collection procedures will comply with the Hawai'i Department of Health, 2016, Office of Hazard Evaluation and Emergency Response, *Technical Guidance Manual* (<http://www.hawaiidoh.org/>) and with the Incremental Sampling Methodology guidance from the Interstate Technology & Regulatory Council (<http://www.itrcweb.org/ism-1/>). A six-inch, core-shaped increment of soil will be removed from each collection point using a sampling tube or other tool, as appropriate for the soil type encountered. Care will be taken to ensure that an equal amount of soil is taken from each point. The soil increment collected from each point within a targeted DU area will be transferred into its appropriate container, sealed, and stored on ice. A minimum ten-gram subsample will be collected in a systematic, random manner from 30 or more points in the processed sample for extraction and analysis by the laboratory.
3. **Data evaluation.** Pangea's workplan Figures 12 through 14, and Table 5 identify 7 general site areas for additional investigation. We recommend that you refine the breakdown provided in workplan Table 5, as warranted by the results of the proposed investigation, then organize your report accordingly. The cumulative results of the subject and historical site investigations must be compiled in a comprehensive report. The updated site conceptual model (SCM) described in the report will provide the basis for further development and refinement of the remedial action plan (RAP). ACDEH understands that you plan to perform a screening-level evaluation of potential current and future environmental and human health risks from subsurface chemicals prior to finalizing the RAP. As part of your screening-level risk assessment, the report will identify: the source, chemicals of concern, affected media, vertical and lateral extents of contamination, representative concentrations, and migration pathways for each investigation area. Include this evaluation in the site investigation report requested below.
4. **Reporting.** The report will include large format figures, with map scale no less than 1-inch per 20 feet to present the investigation data. Data tables will be organized to support review of your conclusions relative to each site investigation area.

## **SUBMITTAL ACKNOWLEDGEMENT STATEMENT**

ACDEH requires a Submittal Acknowledgement Statement, signed by the Responsible Party (RP), as a cover letter to technical reports and submittals. 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."*

### **TECHNICAL REPORT REQUEST**

Please upload technical reports to the ACDEH ftp site (Attention: Robert Schultz), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- 15 December 2017 –Site Investigation Report;  
File to be named: RO2580\_SWI\_yyyy-mm-dd

If you have any questions, please call me at (510) 567-6721 or send me an electronic mail message at [Robert.schultz@acgov.org](mailto:Robert.schultz@acgov.org). Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

A handwritten signature in black ink that reads "Robert W. Schultz". The signature is written in a cursive style with a large, looping flourish at the end of the last name.

Robert W. Schultz, CHG  
Senior Hazardous Materials Specialist

cc: Dilan Roe, ACDEH (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Paresh Khatri, ACDEH (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Robert Schultz, ACDEH (Sent via E-mail to: [robert.schultz@acgov.org](mailto:robert.schultz@acgov.org))  
Jacquelyn Jacobs, ACDEH (Sent via E-mail to: [jacquelyn.jacobs@acgov.org](mailto:jacquelyn.jacobs@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/](http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)) for more information on these requirements.

#### PERJURY 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 declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." 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 6735, 6835, and 7835.1) 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 registered 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 fuel leak case meet this requirement.

#### 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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> December 1, 2016
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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](mailto: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](mailto: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.