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By Alameda County Environmental Health 11:19 am, Feb 07, 2017

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

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 – Acknowledgement Statement**

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 the environmental consultant referenced on the attached report for the project referenced above. The attached report is being submitted on behalf of 1919 Crew LLC.

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.

Sincerely,

Jeremy Harris



February 2, 2017

Mr. Jeremy Harris  
1919 Crew, LLC  
Pier 54, Suite 202  
San Francisco, CA 94607



**Re: Workplan to Address Ponding Water**

1919 Market Street  
Oakland, California 94805  
ACDEH Case # RO0003205  
APNs 5-410-13-1, 5-410-14, 5-410-25

Dear Mr. Harris:

Pangea Environmental Services, Inc. (Pangea) has prepared this *Workplan to Address Ponding Water* (Workplan) for the property located at 1919 Market Street, Oakland, California (site). This workplan was prepared in response to email correspondence on January 25, 2017 from the Alameda County Department of Environmental Health (ACDEH). Described below are ACDEH direction, City direction, the site background, and our ponded water management.

**AGENCY DIRECTION**

This section describes direction from ACDEH and the City of Oakland Building and Planning Department.

**ACDEH Oversight**

The ACDEH January 25, 2017 email required preparation of a workplan to address ponding water at the central portion of the site. ACDEH is concerned about the potential for contaminant migration from the site, and requested a plan to stabilize and prevent further ponding/mounding of water as detailed below. ACDEH referenced the following specific concerns in their email correspondence:

- 1) Potential subsurface contaminant migration in groundwater and soil gas due hydraulic mounding.
- 2) Potential impact on collection of soil gas samples to evaluate both onsite and offsite vapor intrusion risk due to saturated soil conditions.
- 3) Potential offsite migration of contaminants in shallow soil via surface water/overland flow.

ACDEH requested measures to minimize the impacts of offsite contaminant migration at all times until site evaluation and remediation activities are complete. The plan must include but not be limited to measures to dewater the current ponded water conditions at the site as well as measures to prevent further ponding during future storm events site and migration of contaminants in air and storm water through implementation of appropriate best management practices. Additionally, ACDEH requested copies of any approved Storm Water Pollution Prevention Plans (SWPPP) associated with the site demolition and development permits issued by the City.

**City Building Department Oversight**

Based on City email correspondence from January 30, 2017, storm water and site drainage will be processed by the City under permit B1600468. All plans and submittals should be sent attention of Principal Inspection Supervisor, David Miles. His contact information is [dmiles@oaklandnet.com](mailto:dmiles@oaklandnet.com) and (510) 238-6214.

**PANGEA Environmental Services, Inc.**

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

## **SITE BACKGROUND**

### **Site Description and Development Status**

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 2). The Site's assessor parcel numbers (APN) are: 5-410-13-1, 5-410-14, and 5-410-25. The property is owned and being redeveloped by 1919 Crew LLC into 63 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.

1919 Crew LLC initiated partial building demolition following receipt of permit B1600468 from the City of Oakland Planning and Building Department. Prior to demolition, Pangea understands 1919 Crew LLC obtained a *Pre-Renovation Hazardous Materials Survey* Report dated August 8, 2016 by Vista Environmental Consulting of San Leandro, California. The removal/abatement of identified hazardous materials by Eisen Environmental and Construction Services of Concord, California between August and October 2016. JME Demolition performed general demolition and non-hazardous debris removal.

The partial demolition to date involved removal of the central portion of the building. The central portion of the building slab was also removed since crumbling concrete impacted the planned future slab beam installation. Ponded water following significant rain events has collected within this central portion of the building. The ponded water is centrally located at the site, and appears well contained within the site due to the higher elevation of slab and building surrounding this central area. This plan will address the ponded water in the center of the site.

### **Construction Documents and Related Water Management**

1919 Crew LLC retained Lea & Braze Engineering, Inc of Hayward, California to prepare construction documents and related soil and water management plans. Lea & Braze provided construction documents dated November 23, 2016 that describe all related construction, installation of an erosion control plan, and the implementation of a *non*-regulated C3 storm water management plan. Due to the size and type of project, the City did not require a 'regulated' storm water management plan. These construction documents outline proposed best management practices (BMPs) for preventing stormwater and sediment transported by stormwater from leaving the site. The full construction documents have not yet been submitted to the City. The erosion and water management provisions of the construction documents are included in Appendix A.

### **Site Management Plan**

As required by ACDEH, a *Site Management Plan (SMP)* dated October 26, 2016 was submitted by Pangea. The SMP describes procedures for handling potentially impacted soil and groundwater, as well as notification procedures to ACDEH. Pertinent sections of the SMP to this Workplan are referenced below.

## **PROPOSED STORMWATER AND PONDED WATER MANAGEMENT**

The property owner/developer (1919 Crew LLC) will work with its contractors to follow the construction documents dated November 23, 2016 and included in Appendix A. These documents apply to all related construction and installation of the erosion control plan and the implementation of the non-regulated C3 storm water management plan for the proposed development. 1919 Crew LLC and its contractors will also follow the *Site Management Plan*. In summary, the water management plan will involve the following:

- Submittal of the construction documents in Appendix A to the City of Oakland Building and Planning Department (attention David Miles) for oversight by the City,
- Implementation of the *Site Management Plan* upon commencement of construction-related work, and
- Management and removal of the existing ponded water as detailed below.

### **Site Management Plan Provisions**

As specified in the SMP, 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. If suspected soil or groundwater contamination is encountered during site redevelopment, the site environmental manager (Bob Clark-Riddell) is to be contacted immediately. 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.

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

As specified in the SMP, the following grading and erosion control, BMPs 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.

### **Existing Ponded Water**

For the existing ponded water, Pangea proposes the following activities:

- Ponded water will be sampled and analyzed by a State-certified analytical laboratory for volatile organic compounds (VOCs) by EPA Method 8260 to determine if the ponded water contains VOCs.
- If ponded water does not contain VOCs, the water will be managed in accordance with above-referenced procedures to minimize water runoff and control sediment.
- If ponded water contains VOCs above applicable environmental screening levels (ESLs) established by the Regional Water Quality Control Board, the ponded water will be contained onsite or stored within aboveground water storage tank(s) such as a 21,000-gallon Baker tank. Following water profiling, the stored water will be disposed accordingly.
- If ponded water is present near locations for soil gas sample collection, ponded water will be removed to facilitate soil gas sampling. Agency guidance specifies soil gas sampling should not occur within 5 days of significant rainfall or where ponded water is present.

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. Disposal options for VOC-impacted water includes offsite disposal via licensed contractors or via permitted discharge to the sanitary sewer. For offsite disposal, licensed waste haulers would transport water via vacuum trucks to appropriate facilities after profiling water for acceptance at the facility. For sanitary sewer discharge, Pangea anticipates sampling water for the following analyses in accordance with EBMUD Wastewater Control Ordinance for a special discharge permit: metals, chlorinated hydrocarbons, oil and grease, pH, temperature, and phenolic compounds (due to known VOC impact, full VOC analysis by EPA Method 8260 will be performed). EBMUD may be contacted via Chuck Wittorp (Charles.Wittorp@EBMUD.com). EBMUD indicated water can be pumped from a storage tank or from an underground sump with gravel filter to control sediment discharge to the sanitary sewer.

Other than the above procedures, Pangea has not proposed any additional methods to limit rainwater infiltration into the site. While ACDEH expressed concern about potential subsurface contaminant migration in groundwater and soil gas due hydraulic mounding, no VOC impact has been found in groundwater above RWQCB ESLs. The primary VOC impact in soil gas is present in the depressed slab area covered by concrete, with no significant slab removal planned. The limited VOC impact in subslab gas and soil gas in the center of the site is primarily present north of the existing ponded water, which is present primarily near the southern central portion of the site. In addition, the prior subslab VOC impact has likely partially abated due to removal of the concrete slab.

## CLOSING

Pangea trusts this information satisfies your requirements. If additional information is required, please feel free to contact me at (510) 435-8664.

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



Bob Clark-Riddell, P.E.  
Principal Engineer



CC: David Miles, Principal Inspection Supervisor, City of Oakland Building and Planning Department  
Dilan Roe, ACDEH (via ACDEH FTP)  
Geotracker (database)  
Tracy Craig, Craig Communications

## ATTACHMENTS

Appendix A – Construction Documents dated November 23, 2016

## **APPENDIX A**

Construction Documents dated November 23, 2016















