

**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

RECEIVED

By Alameda County Environmental Health 9:52 am, May 08, 2017

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





May 5, 2017

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

Re: **Workplan – Alternative Method to Address Vapor Intrusion Issue at 1909 Market**
1919 Market Street
Oakland, California
ACEH Case No. RO0003205

Dear Ms. Soo:

On behalf of 1919 Crew, LLC, PANGEA Environmental Services, Inc. (PANGEA) is providing this *Workplan – Alternative Method to Address Vapor Intrusion Issue at 1909 Market* (Workplan) associated with the environmental case at 1919 Market Street in Oakland, California (Site). This Workplan was requested by Alameda County Department of Environmental Health (ACDEH) in a letter dated April 21, 2017. The objective of this Workplan is to propose an alternative method to assess potential vapor intrusion risk at the church property located at 1909 Market.

PREVIOUS ATTEMPTS TO ASSESS VAPOR INTRUSION RISK

On April 7, 2017, PANGEA installed six new perimeter/offsite soil gas wells (SG-4 through SG-9) for the Site. On April 14, 2017, soil gas sampling was completed on wells SG-7 and SG-8 at 2006 Myrtle Street; however, soil gas samples could not be collected from four of the six soil gas wells (SG-4, SG-5, SG-6 and SG-9) due to entrained water in the wells. PANGEA notified this situation to ACDEH in the *Workplan Addendum for Site Assessment* dated April 14, 2017 (which proposed additional soil gas wells opposite Myrtle Street per ACDEH request). The soil gas well locations are shown on Figure 1.

On April 24, following the ACDEH April 21 letter, PANGEA revisited the Site to inspect the soil gas wells of concern. During a short-term well purge test, vapor flow rates were deemed sufficient for soil gas sampling from the following soil gas wells: well SG-6 adjacent 1906 Myrtle and well SG-9 adjacent 2021 Market. However, soil gas wells SG-4 and SG-5 adjacent 1909 Market were still blocked with entrained water.

On May 2, 2017, PANGEA inspected the church property at 1909 Market adjacent to soil gas wells SG-4 and SG-5. The inspection showed that an unimproved dirt crawl space is present beneath the entire church. With limited clearance for soil gas well installation, air space sampling was deemed a viable method to assess potential vapor intrusion risk at this property.

PANGEA Environmental Services, Inc.

1710 Franklin Street, Suite 200, Oakland, CA 94612 Telephone 510.836.3700 Facsimile 510.836.3709 www.pangeaenv.com

PROPOSED AIR SAMPLING AT 1909 MARKET

To evaluate the potential vapor intrusion risk to the church building at 1909 Market, PANGEA proposes to conduct air sampling within the church crawl space and ambient air west (upwind) of the church. The proposed sampling locations (A-2 and A-3) as shown on Figure 1. Air samples will be collected over an approximately 24-hour period using a 6-liter SIM-certified Summa™ canister and submitted for analysis to California-certified laboratory. The samples will be analyzed for volatile organic compounds (VOCs) by EPA Method TO-15.

As required by ACDEH in their letter dated April 21, 2017, PANGEA will incorporate results from the proposed air sampling into the *Addendum to Soil Gas, Soil and Groundwater Investigation Report – Perimeter and Offsite Areas*.

Sincerely,
PANGEA Environmental Services, Inc.



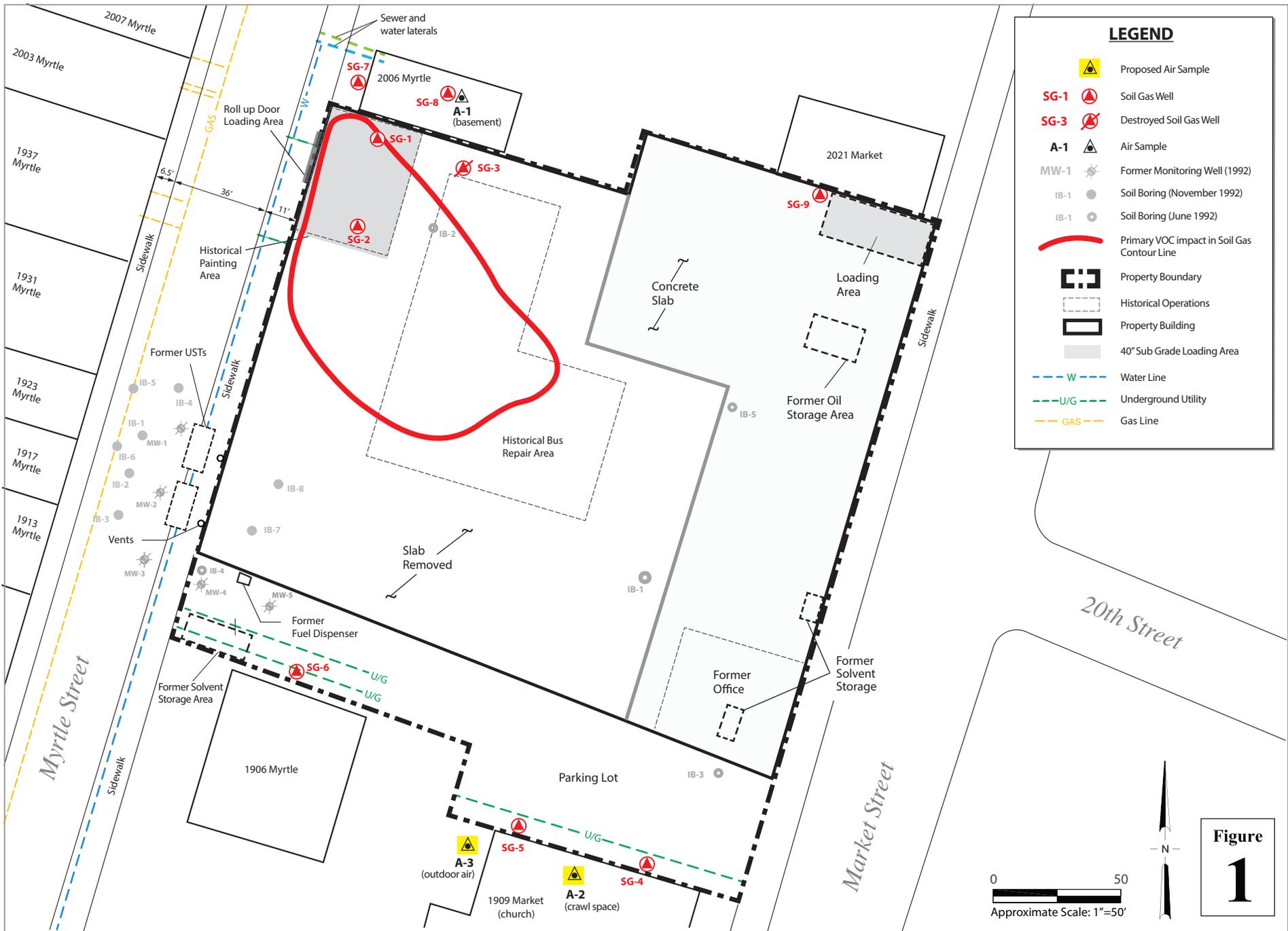
Bob Clark-Riddell, P.E.
Principal Engineer



cc: Ms. Kit Soo, ACDEH (via ACDEH FTP and Geotracker)
Jeremy Harris, 1919 Crew, LLC

ATTACHMENTS

Figure 1 - Proposed Air Sampling Locations



1919 Market Street
Oakland, California



PANGEA

Proposed Air Sampling Locations