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By Alameda County Environmental Health at 3:23 pm, Jun 12, 2014

June 10, 2014

Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

RE: Ambassador Apartments  
3610 Peralta St, Emeryville, California  
Site Management Plan

Dear Alameda County Environmental Health:

The Ambassador, L.P. recently constructed a new 69-unit multifamily apartment building at the corner of Peralta and 36<sup>th</sup> Streets in Emeryville, California. Resources for Community Development (RCD) is the developer of the site and The Ambassador, L.P. is the owner. The site was previously owned by the City of Emeryville and was sold to The Ambassador, L.P. in March 2012.

The attached *Site Management Plan* was prepared by Adanta, Inc. ("Adanta"), who we believe to be experienced and qualified to advise us in a technical area that requires a high degree of professional expertise. We have relied on Adanta's assistance, knowledge and expertise in their preparation of the attached Addendum. I am unaware of any material inaccuracy in the information in the report or of any violation of government guidelines that are applicable to the Report. 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.

Please feel free to call me at (510) 841 – 4410 x335 should you require additional information or have any questions.

Sincerely,



Jessica Sheldon  
Project Manager



A d a n t a

SITE MANAGEMENT PLAN (REVISED)  
The Ambassador Apartments  
3610 Peralta Street  
Emeryville, California

Date:  
June 11, 2014

Prepared for:  
The Ambassador, LP  
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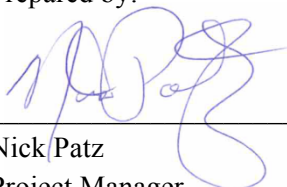
Prepared for:

The Ambassador, LP  
2220 Oxford Street  
Berkeley, California

SITE MANAGEMENT PLAN (Revised)  
Ambassador Apartments  
3610 Peralta Street  
Emeryville, California

Project: A1085-10  
Date: June 11, 2014

Prepared by:

  
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## ATTACHMENTS

### Table:

Table 1 – Infrastructure and Timeline

### Figures:

- Figure 1 – Property Location Map
- Figure 2 – Area of Known Soil Contamination
- Figure 3 – Soil Sample Data in Area of Concern
- Figure 4 – Sample and Structure Location Map
- Figure 5 – Cross Sections A-A' Through C-C'
- Figure 6 – Cross Section D-D'



## 1.0 INTRODUCTION

Adanta, Inc. (Adanta) is pleased to present this Site Management Plan (SMP) on behalf of The Ambassador, L.P., at the request of Alameda County Environmental Health (ACEH). The Property for which this SMP was prepared is commonly referred to as The Ambassador Apartments, and is located at 3610 Peralta Street, Emeryville, Alameda County, California (refer to Figure 1, Property Location Map). A small portion of the Property is located within the City of Oakland.

### 1.1 BACKGROUND

As of this writing, ACEH is in the process of granting regulatory closure of the Property. Because petroleum hydrocarbons remain in soil and groundwater beneath the Property, this report is required as a part of the closure process and is designed to help guide those who may be required to access soil and groundwater beneath the Property. Previous environmental investigations, cleanup, and regulatory oversight of the Property are summarized for the public on the California State Water Resources Control Board GeoTracker website (2014).

#### 1.1.1 HISTORY

Historical research found that the Property was undeveloped in 1906. Sometime between 1906 and 1910 a two-story masonry building was constructed on the Property. The building was used as a commercial steam laundry under the name New Method Laundry. The 1910 Sanborn Fire Insurance map depicted a water well and underground storage tank in, what was at the time, the northeast corner of the laundry building. This area of the building included an above ground water tank (on the roof of the building) and a boiler for use in heating water to clean fabric.

The laundry building had been expanded prior to 1950 to cover much of the west half of the Property, and was called Ambassador Laundry on the Sanborn Map. Anecdotal information indicated that the laundry was used to clean towels and other similar products for local hotels and industry. The facility was classified as a “steam laundry,” and was apparently not used for dry cleaning. In 1950 the Property included the Ambassador Laundry building, a single-family residence, and other small garage-like structures that were apparently used mostly for auto repair. In the middle 1980s the Property buildings had been mostly abandoned for commercial



uses. Based upon information found in Polk Directories, the Property had two full time residents. An online blog reported that these residents allowed the structures to be used by local “punk rock” bands for several years, until artisans began to occupy the buildings in the early 1990s.

The buildings were removed in 2005. A large billboard that had its original foundation within the laundry building was removed in late 2011.

From the historical information and analytical data gathered during many environmental assessments conducted at the Property, it does not appear that the commercial laundry was used for dry cleaning operations. Significant Stoddard solvent or chlorinated solvent concentrations have not been found in soil or groundwater.

Several environmental concerns have been noted, assessed and mitigated at the Property since initial environmental investigation and remediation projects began in approximately 1994. Many areas of soil contamination at the Property have been mitigated. The remaining known area with existing soil and groundwater affected by various concentrations of petroleum hydrocarbon compounds is in the approximate center of the Property, and has commonly been referred to in environmental reports as the “area of interest” and the “area of concern.” The “area of concern” is also identified on Figure 2 as the “Approximate Area of Known Soil Contamination.”

During various environmental assessments, four underground storage tanks and five sumps were discovered and removed, with soil and debris taken from each area for offsite disposal during removal. In addition, a water production well with floating product (petroleum lubricant) was also discovered. It was characterized as being 150 feet deep and was abandoned by filling it with grout, per requirements of the Alameda County Department of Public Works.

A considerable amount of soil (more than 4,000 tons in total) has been removed from the Property. Surface soil was found to contain lead in hazardous concentrations, and this soil (975 tons) was characterized during excavation for removal to a Class I disposal facility in East Carbon, Utah. Concentrations of lead in remaining soil following removal were found to be below regulatory action levels. In addition, because of the long-term use of the Property for industrial and automotive service related purposes, much of the soil that was excavated for construction of the underground parking had a slight petroleum odor. This soil was removed for disposal to a Class II landfill in Pittsburg, California.

One underground storage tank (UST 4) was removed from the “area of concern” after final grade had been reached for the parking structure. Surrounding soil was removed until it was determined that additional excavation would affect the health and safety of onsite workers. The tank pit was filled with a controlled density fill and topped with compacted soil prior to putting in the reinforced concrete slab that makes up the floor of the parking structure (refer to Figure 2 for approximate location of the excavation). It should be noted that although the odor threshold



of the petroleum compounds in the soil in the area was high, reported concentrations left in place varied but some were slightly higher than environmental screening levels (ESLs) established by the San Francisco Bay Area Regional Water Quality Control Board (RWQCB) (San Francisco Bay RWQCB, 2013).

## **1.2 PROPERTY DESCRIPTION AND DEVELOPMENT**

The Property has been developed with a multi-story apartment complex for low and very low-income families. The apartment complex includes 69 apartments in three buildings. Building A consists of a multi-layer structure with apartments constructed above two levels of parking. Buildings B and C are constructed at grade, and are two-story buildings. There is a small courtyard area in the northern portion of the Property between Buildings A and B. The relative positions of the three buildings at the Property are depicted on Figure 4.

The parking garage for Building A has an entrance on 36<sup>th</sup> Street with a three percent grade that descends northward, then east, and back south to a final depth of about 10 feet below original ground surface. Beneath the central portion of Building A is an area typically referred to as the “area of concern.” This area is the likely origination point of most of the contamination that has been found beneath the Property. Soil in this area remains impacted with concentrations of total petroleum hydrocarbons as diesel (TPHd) and motor oil (TPHmo).

A portion of the former Magnolia Street adjacent to the west side of the Property was recovered for development and use by the Property. Including this new portion, the total size of the Property is 37,573 square feet.

A majority of the Property is located in the city of Emeryville; however, the southern portion of the Property along 36<sup>th</sup> Street is located within the city of Oakland. The portion of the Property that lies within the city of Oakland has an assessor parcel number 49-481-23 and that portion of the Property that lies within the city of Emeryville has an assessor parcel number of 49-481-22.

The Property includes land formerly identified as 1168 36<sup>th</sup> Street and 3623 Adeline Street, Emeryville, California.





## 2.0 SUMMARY OF ENVIRONMENTAL CONDITIONS

### 2.1 SUBSURFACE STRUCTURES

Four underground storage tanks (USTs) and five sumps and/or drains have been removed from the Property. Refer to Figure 2 – Area of Known Soil Contamination. Infrastructure and timeline pertaining to the USTs and sumps are summarized in Table 1.

One 8,000-gallon UST (UST 1), formerly containing gasoline, was located in the northeast portion of the Property near Adeline Street. The UST and associated fuel dispenser were removed in 1994, and soil samples collected from the tank pit did not reveal concentrations of regulatory concern. The remaining three known USTs (UST 2, UST 3 and UST 4) were removed from the “area of concern.” Each of these USTs had apparently leaked. Although soil was removed and properly disposed from each UST pit, soil in the area is known to have remaining concentrations of petroleum hydrocarbons.

Five sumps and/or surface drains were observed during a Phase I ESA Property survey, prior to demolition of onsite buildings. It appears that all five sumps and/or surface drains have been excavated and removed. One of these sumps (Sump 2) was an eight-foot diameter by six-foot deep wooden sump in the “area of concern.” During removal of the sump, the consultant noted that a UST was on the west side of the sump excavation. However, the UST was left in place for future removal. Based on a geophysical survey conducted by a different environmental consultant, a UST (UST 3) was discovered on the east side of the former sump excavation that was removed and properly disposed. The description and depth of the UST noted on the west side of the sump excavation and the UST that was removed from the east side of the sump excavation were identical, and thus, the UST on the east side of the sump and the UST on the west side of the sump are believed to be references to the same UST. However, we cannot rule out the possibility that a UST may still be present in the “area of concern” on the west side of Sump 2 (Refer to Figure 2 – Area of Known Soil Contamination). If the UST remains in the area, it would be located approximately four to five feet beneath the floor of the parking garage in the approximate area shown on Figure 2.

One water production well (PW) located in the “Approximate Area of Known Soil Contamination” (see Figures 2 and 3) was previously used to supply water to the boilers of the steam laundry. The well was approximately 150 feet deep and has been abandoned in place by filling it with grout.



The entire area noted above is beneath the parking structure for Building A (See Figure 4). Four cross-sections (A-A', B-B', C-C' (Figure 5) and D-D' (Figure 6)) were prepared to show borings, excavation areas and soil analytical data relative to current site features such as current grade, building foundations and new use areas.

## **2.2 CONTAMINANTS OF CONCERN**

The primary contaminants of concern (COCs) at the Property are petroleum hydrocarbons and associated chemicals. The only known concentrations of COCs remaining in soil and groundwater at the Property that are close to or above the environmental screening levels (ESLs) established by the San Francisco Bay Area Regional Water Quality Control Board (RWQCB) are total petroleum hydrocarbon compounds as diesel (TPHd) and TPH as motor oil (TPHmo). Soil analytical data TPHd and TPHmo for the “area of concern” is depicted in Figure 3. Concentrations of TPHd and TPHmo are also depicted in cross-section on Figures 5 and 6. Other COCs that have been detected during various soil and groundwater assessments include: several semi-volatile organic compounds, benzene, toluene, ethylbenzene, and xylenes, and trichloroethylene. However, all of these COCs were reported to be at concentrations below San Francisco Bay RWQCB ESLs.

## **2.3 GEOLOGIC AND HYDROGEOLOGIC CONDITIONS**

### **2.3.1 Geology**

The Property is located within the East Bay Plain Physiographic Region of the San Francisco Bay Area. The area of the Property is characterized by depositional fans, with sediments originating from the Diablo Range that slope toward the southwest. The Hayward Fault is located approximately 2.6 miles northeast of the Property. Shallow sediments in the vicinity of the Property have been mapped as older and younger alluvium. These sediments are described as typically consisting of unconsolidated to poorly consolidated clay, silt, sand and gravel, with generally low groundwater yield rates.

### **2.3.2 Hydrogeology**

Static groundwater in monitoring wells at the Property generally occurs at depths ranging from about eight to thirteen feet bgs or elevations ranging from about 21 to 16 feet amsl. The general groundwater flow at the Property is towards the southwest.

Two hydrogeologic conditions appear to be present within the top 25 feet of the original Property surface, which ranged between about 28 and 29.5 feet amsl. An inconsistent, likely perched,



upper groundwater-bearing zone appears to be present between approximately eight and 13 feet below original ground surface (elevations 21 and 16 feet amsl). This groundwater-bearing zone is very slow to recover. Between about 20 and 25 feet below original surface (elevations nine and four feet amsl) is a more prolific groundwater-bearing zone with a soil profile that includes sand and clayey sand.

Kleinfelder reported in their July 17, 2009 assessment that the groundwater bearing zone that they identified to a maximum depth of approximately 25 feet “flows towards the southwest at a 0.02 ft/ft gradient.” The Kleinfelder assessment is based on data collected from the deeper groundwater zone from seven groundwater monitoring wells.



### **3.0 SOIL AND GROUNDWATER MANAGEMENT**

Under federal and state government regulation, if any particular chemical is found in soil over a regulatory threshold that soil will likely be required to receive special handling practices and eventual disposal at a more highly regulated facility than non-contaminated soil. This section of the report provides guidance on how to manage contaminated soil and groundwater, should it be encountered.

#### **3.1 APPLICABILITY OF SOIL MANAGEMENT PLAN**

As noted above, soil and groundwater impacted with concentrations of COC may be present at various locations on the Property. This SMP presents protocol for the following construction activities that may encounter COC:

- Surfacing, excavation, and grading;
- Subsurface utility installation, maintenance, or repair;
- Landscaping; and
- Subsurface work.

It is possible that impacted soil and groundwater will be encountered in areas outside of the “area of concern.” Contractors and their subcontractors shall follow the soil and groundwater management protocols presented in this SMP anywhere excavation activities are conducted at the Property. In addition, if contractors or their subcontractors observe conditions indicative of contamination anywhere on the Property, they will follow the protocols presented in this document. Indications of soil contamination may be noted by observing soil that is discolored or that has an unusual odor. Groundwater contamination may be revealed by noticing a sheen or floating product on the surface.

#### **3.2 RISK MANAGEMENT**

This section presents the risk management procedures to be followed during construction activities that come into contact with soil or groundwater at the Property, including worker training and impact mitigation measures.



### 3.2.1 PLANNING AND NOTIFICATION

Prior to the start of any construction activity that involves below ground work, a copy of this SMP will be provided to the contractors for their review, and each contractor shall provide this information to its subcontractors.

### 3.2.2 HEALTH AND SAFETY WORKER REQUIREMENTS

Each contractor shall be responsible for the health and safety of their own workers and/or subcontractors, as required by Cal-OSHA, including but not limited to preparation of their own Health and Safety Plan (HASP) and Injury and Illness Prevention Plan (IIPP). The purpose of these documents is to provide general guidance in relation to the possible onsite work hazards that may be encountered during construction activities at the Property. Contractors are also required to determine the necessary requirements for worker training, based on the expected worker contact with contaminated soil, soil vapor, and groundwater. The HASP will contain provisions for limiting and monitoring chemical exposure to construction workers and other onsite personnel as necessary for chemical and non-chemical hazards, emergency procedures, and standard safety protocols. The HASP will also detail adequate protections concerning clothing and breathing apparatuses to be worn while working in contaminated areas. For those working in contaminated areas, meetings should be conducted as a daily reminder of the potential hazards of that day's activities.

## 3.3 SOIL MANAGEMENT PROTOCOL

If excavation activities encounter unidentified underground storage tanks (USTs), sumps, or other hazardous materials containers, those containers must be removed in accordance with the requirements of the Alameda County Environmental Health and the City of Emeryville Fire Department. It is recommended that an environmental professional monitor and coordinate permitting, removal, sampling, and reporting activities.

The removal and disposal processes will require soil sampling and laboratory analysis to assess left-in-place soil. In addition, it is possible that excavated soil contains contamination. The contractor will coordinate with the environmental professional to profile the contaminated soil so that appropriate proper disposal can be arranged. The closure of additional hazardous materials containers could require shoring within the excavation. All shoring must meet the requirements of Cal-OSHA.



An environmental professional should monitor activities during the excavation of potentially contaminated soil. The Ambassador, L.P. will be notified by the contractor in the event obviously contaminated soil is encountered. The contractor will immediately implement any provisions of the HASP and the SMP that may be triggered by encountering these conditions.

In coordination with The Ambassador, L.P., the environmental professional will determine the need and scope of any additional Property control measures, and sampling and analysis that may be warranted. The environmental professional will make recommendations for addressing these conditions so that construction activities can proceed in a timely manner.

### 3.3.1 SOIL MONITORING AND SCREENING

If soil is encountered that is suspected of being contaminated (e.g., if soil discoloration or odors are noted), or any other environmental conditions are encountered, the potentially impacted soil will be field-screened by the environmental consultant. It is expected that the environmental consultant will only be used on an as-needed basis (whenever potentially contaminated soil is encountered), and will not be onsite for the duration of construction activities. The environmental consultant and ACEH will be notified within 24 hours by The Ambassador, L.P. in the event that potentially impacted soil is encountered, and the environmental consultant will be onsite to perform field screening and possible sample collection as discussed below.

**Field Screening:** In general, the field screening protocol will consist of using a hand-held photo-ionization detector (PID), as well as observing the soil for discoloration and odor. Field screening of soil will be performed using the headspace analysis method by placing a small volume of soil into a sealable plastic bag. After waiting the appropriate amount of time, the PID probe tip will be carefully inserted into the bag. PID readings will be written in a bound project-dedicated logbook along with notable field observations. The PID will quantify total VOCs in the headspace.

A field screening value of 10 parts per million vapor (ppmv) above background will be used as an action level to trigger potential follow-up soil sampling for laboratory analysis. Prior to conducting field screening three background readings will be generated using on-site soil from locations away from potential source areas. Those values will be averaged to form a background value for that day. Headspace field readings consistently above 10 ppmv plus background would trigger collection of soil samples for laboratory analysis. Laboratory analytical results will be documented and submitted to The Ambassador, L.P., in a report format.



The field screening trigger level of 10 ppmv plus background will also be used to determine if 40-hour HAZWOPER trained construction workers and equipment operators are required in areas of impacted soil, until safe conditions are verified with PID and, potentially, laboratory data. If field instrument readings of 10 ppmv plus background are consistently recorded in an area, the contractor will be notified by the environmental consultant and the contractor, in consultation with the environmental consultant, will determine whether 40-hour trained HAZWOPER personnel will be used for working in that area. In such a case, only work being performed in that particular area will be suspended and the area will be cordoned off until 40-hour trained personnel are available. No persons without 40-hour HAZWOPER training will be allowed in the area of known contamination.

Soil moisture and other factors can influence field instrument readings resulting in false positive PID readings. Unusually high readings in the absence of other indications of soil impact, may require use of an alternative PID instrument. In the event PID readings indicate that soil sampling may be necessary, the contractor will be notified to temporarily stop work at the impacted location, and the environmental consultant will perform an adequate assessment in the area of potential soil impact.

Upon receipt of analytical results, the ACEH may direct The Ambassador, L.P. to investigate the extent of the impacted area. Such investigation may include the use of a backhoe, hand auger equipment, or drill rig, as circumstances may dictate for additional soil screening or the collection of soil, soil gas, and/or groundwater samples. Any subsequent assessment, characterization or remediation work, will be coordinated between the ACEH, The Ambassador, L.P., the environmental consultant, and the contractor.

### 3.3.2 MANAGEMENT OF IMPACTED SOIL

Environmental professional personnel should be present during excavation of areas of suspected contamination to observe soil for indications of contamination, and collect soil samples for chemical analyses, using standard environmental sampling protocols. Contamination can be detected during excavation activities by odor, soil discoloration, or PID readings.

The environmental professional should also assist the contractor by collecting soil samples to characterize the soil for proper offsite disposal. The number of soil samples to be collected and the analytical suite for those samples will depend on the requirements of the landfill accepting the excavated soil.



During construction activities, if soil is encountered that is suspected of being contaminated (e.g., if soil discoloration or odors are noted), or if buried structures (such as sumps, tanks, drain systems), debris or wells that have not yet been abandoned are encountered, earthwork in the suspect area will be immediately stopped and worker access to the suspect area will be restricted. The area will be cordoned off using delineators and caution tape, or similar materials by the contractor and the environmental consultant and ACEH will be notified. The contaminated soil will be evaluated through field screening and/or analytical testing by the environmental consultant so that appropriate handling and disposal alternatives can be assessed. If onsite reuse of the contaminated soil is anticipated, soil samples shall be collected from the stockpile and analyzed for COCs.

If COCs are detected, whether above or below regulatory agency screening levels, further investigation of the area may be necessary as determined by The Ambassador, L.P. in coordination with the environmental consultant. If COCs are detected below applicable screening levels, reuse of the soil may be appropriate. If COCs are detected above the applicable ESLs, the results will be communicated to the ACEH, and soils will be appropriately profiled for disposal under waste manifests to a facility designated to accept such waste.

If impacted soil is identified at the Property, earthwork activities in contaminated areas will be performed by licensed hazardous materials contractors and personnel trained in hazardous waste operations (40-hour HAZWOPER training), if warranted based on COC concentrations. The soil management procedures described in this document and the contractor's HASP will be followed. Mitigation activities will be developed by The Ambassador LP and environmental consultant in coordination with the ACEH.

### **Stockpile Management**

If contaminated soil is encountered, excavated soil will immediately be placed on plastic sheeting sufficient in strength and size so that the affected soil does not contact clean soil or the surrounding surface. Prior to leaving the Property, the contractor will cover the stockpiled soil with plastic sheeting, and anchor the sheeting sufficiently so that the stockpiled soil is not exposed to ambient air under adverse conditions. The soil shall be managed for erosion and sediment control by surrounding the base with straw wattles or other methods consistent with best management practices. Soil stockpiles shall be checked daily by the contractor to verify they are adequately covered and protected.

Soil that appears to be “clean” when excavated should also be placed on and covered by plastic as noted above. However, “clean” and contaminated soil should be segregated to the extent possible.





### **Soil Sampling Protocol**

To collect soil samples the surface of the soil should be scraped to remove smeared soil in order to access soil for discrete sampling. Soil samples will be collected from an undisturbed volume of soil using three-inch or six-inch long two-inch diameter brass or stainless steel sample tubes. The tubes will be driven into the soil until completely full. The tubes will be driven utilizing a spoon sample collection device into the soil with a manual sampler (slide hammer or equivalent) or directly with a wooden or rubber mallet. The samples will be immediately removed from the sampler, sealed with Teflon® tape and plastic end caps, labeled with unique identifiers, entered on a chain of custody record, and placed in a pre-chilled cooler on ice pending transportation to the State-certified environmental laboratory for the intended analyses. Chain-of custody protocol must be strictly followed.

### **Confirmation Soil Sampling**

Confirmation soil samples are to be collected at the completion of remedial action. The confirmation soil samples are collected from the base of the excavation, and along the excavation sidewalls when the depth of the excavation exceeds two feet. Confirmation soil samples should be biased and collected from the worst case areas or where the highest concentrations would be expected based on product pooling, visible contamination, field screening, soil type, or other site-specific characteristics. Soil samples are collected, analyzed, and evaluated to verify the effectiveness of the remedial activities

### **3.3.3 SOIL MANAGEMENT DURING CONSTRUCTION**

It may be necessary to transport surplus soil generated during construction from the Property. If no impact is identified during the monitoring procedures outlined above in Section 3.3.1, surplus soil will either be transported to an appropriate landfill facility, reused at the Property, or sent to another project that accepts soil. Soil sampling and analysis may be required prior to offsite disposal or reuse at another site. The contractor will coordinate with the environmental consultant regarding off-site soil disposal activities. The ACEH shall be contacted if potentially impacted soil is discovered. Surplus soils with any COC above the applicable ESL will not be reused onsite; such soils will be properly disposed offsite. Documentation will be provided to the ACEH.

### **3.3.4 IMPORTED SOIL**

The environmental consultant, geotechnical engineer, and ACEH will be notified prior to importing fill soil to the Property during construction activities. An evaluation of imported fill material will be conducted to ensure such fill meets the site geotechnical and environmental



requirements. To minimize the potential introduction of contaminated fill onto the Property, any source of imported fill will have adequate documentation to verify that the fill is appropriate for use at the Property. Documentation will include detailed information on previous land use of the fill source, any Phase I Environmental Site Assessments performed at the fill source, and the results of any analytical testing performed.

If documentation is inadequate, samples of the potential fill material should be collected and analyzed prior to delivery of such soil to the Property. The analyses selected will be based on the history of the fill source use as assessed by the Environmental Consultant. The sample frequency for potential fill material will be in accordance with that outlined in the technical document; *"Information Advisory on Clean Imported Fill Material"* (California Department of Toxic Substances Control, October 2001). The environmental consultant will provide guidance to the contractor regarding acceptability. Fill material will not be accepted if contaminant levels exceed current residential ESLs (unrestricted reuse criteria) and/or regional background concentrations.

### **3.4 GROUNDWATER MANAGEMENT PROTOCOLS**

During excavation for subsurface parking, the southeast portion of the parking garage that is approximately 10 feet below sidewalk level had to be dewatered because groundwater was encountered at that depth. During various environmental assessments shallow groundwater has been encountered between about eight feet and 13 feet below sidewalk level (original ground surface). This groundwater bearing zone is in fine grain soils and produces water slowly. During a review of various environmental assessments, it was noted that shallow groundwater was not observed in every boring advanced to 13 feet. Additionally, a more productive groundwater bearing zone is known to exist between about 20 and 25 feet below original ground surface.

#### **3.4.1 EXCAVATION DEWATERING**

If groundwater is encountered during construction activities the environmental consultant will coordinate with the contractor to contain, sample, test, and discharge such groundwater in accordance with the appropriate regulatory permit requirements. The environmental professional will confirm that the contractor stores the groundwater in appropriate containers so that overfilling, leakage, or rupture does not occur. The contractor will install secondary containment for the stored water, as needed. If spills occur, the impacted soil will be excavated and tested to evaluate reuse or disposal options. The number of samples and the analytical suite for groundwater samples will be subject to the requirements of the discharge permit and local authority for acceptance into their sanitary sewer system or storm water system. The environmental professional will observe and document the contractor's activities as the water is



pumped from the excavation to the containers and as it is transported or discharged from the Property.

The contractor will be responsible for obtaining appropriate permits from the State of California Regional Water Quality Control Board (NPDES Permit) and the local water utility prior to discharge of water to the storm drain system or sanitary sewer system.

### 3.4.2 GROUNDWATER MONITORING, PRODUCTION, AND EXTRACTION WELLS

The Property previously had one water production well (Production Well), two groundwater extraction wells (EW-1 and EW-2), and seven groundwater monitoring wells (MW-1 through MW-7). Figure 2 shows the prior location of each well.

There are currently no known groundwater monitoring wells at the Property. Formerly, there were seven two-inch diameter groundwater monitoring wells. Each of the monitoring wells was decommissioned by being filling with grout following directives from Alameda County Public Works. Subsequently the wells were removed during excavation activities.

The Production Well was a 12-inch diameter 150-foot deep well and it was decommissioned in place. The steel casing for this well was left in place while the interior space of the well was filled with grout.

Extraction well, EW-1, was decommissioned by being removed following directives from Alameda County Public Works.

At the time of the preparation of this SMP, EW-2 is still in place and is a six-inch diameter steel well that is 40 feet deep. The Ambassador L.P. intends to decommission this well by grouting from the bottom to the surface following directives from Alameda County Public Works. Work is scheduled for June 12, 2014.



## 4.0 NOTIFICATION AND DOCUMENTATION

### 4.1 KEY CONTACTS

<b>Company</b>	<b>Role</b>	<b>Contact</b>	<b>Telephone</b>
The Ambassador, L.P.	Owner	Daniel Sawislak	510 841-4410
Adanta, Inc.	Environmental Consultant	Nick Patz (Program Manager)	707 709-8894 (o) 707 208-707 (cell)
Alameda County Environmental Health	Case Management	Mark Detterman Dilan Roe	510 567-6876 510 567-6767

### 4.2 NOTIFICATIONS

Notifications of the discovery of COCs during field screening, observations, or upon review of analytical results or other conditions of potential environmental concern are to be made immediately to The Ambassador, LP (attention Daniel Sawislak), the environmental consultant (attention Nick Patz), and ACEH (attention Mark Detterman). The Owner will determine the need for other required notifications. If such discovery or conditions require notification to the contractor and/or subcontractors, such notification will be determined by The Ambassador, L.P. and the environmental consultant.

### 4.3 DOCUMENTATION

It will be necessary for the contractor to maintain a daily log of all construction activities where soil contamination is encountered or hazardous materials containers are encountered. The contractor will also maintain copies of any transportation manifests or bills-of-lading for soil and groundwater removed from the Property during the course of any construction activities. Copies of these documents will be available in the contractor's office, and will be provided to The Ambassador, L.P., at their request.

The environmental consultant may prepare reports at the discretion of the Ambassador, L.P. or at the request of ACEH. The environmental consultant may provide documentation of conditions,



including observations, screening results, and laboratory results as needed to inform the contractor of conditions in work areas and as may be needed to comply with provisions of this SMP, including health and safety requirements, work practices, material handling requirements, or other recommendations.



## 5.0 LIMITATIONS

This SMP was prepared according to accepted industry standards in this geographic region at this time. This report is not an assessment of geologic or hydrogeologic conditions at the site and should not be construed as such.

This report cannot fully define environmental impairments at the Property. In today's technology, no amount of assessment can certify that the Property is completely free of environmental concern. It is possible that undocumented or concealed conditions at the Property could exist that were not found during previous soil and groundwater assessments.

Contractors and subcontractors are responsible for review of this SMP prior to commencing work at the Property. They are also responsible for the health and safety of their own employees. The Ambassador L.P. is responsible for review of the provisions of this SMP and for incorporating its guidelines into their project planning and specifications. This document was prepared for the sole use and benefit of The Ambassador, L.P. and Resources for Community Development for use by contractors, subcontractors and consultants at the Property. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity.

Adanta relied on information prepared by others in the preparation of this report, and cannot be responsible for its accuracy or completeness or for the availability of all information that may be relevant to the preparation of this document.



## 6.0 REFERENCES

Adanta, Inc., 2013, Site Conceptual Model And Notice To Comply Response, The Ambassador LP, 1168 36<sup>th</sup> Street, Emeryville, California

Adanta, Inc. February 24, 2013, Site Conceptual Model Addendum, The Ambassador LP, 1168 36<sup>th</sup> Street, Emeryville, California

California Department of Toxic Substances Control, 2001, *Information Advisory on Clean Imported Fill Material*, October.

California State Water Resources Control Board, 2014, GeoTracker, Ambassador Laundry (T0619717287) 3623 Adeline Street, Emeryville, CA 94608, Alameda County, LUST Cleanup Site. April 4,

[https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0619717287&mytab=esidata#esidata](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0619717287&mytab=esidata#esidata)

San Francisco Bay Regional Water Quality Control Board (RWQCB), 2013, Environmental Screening Levels (ESLs), Interim Final



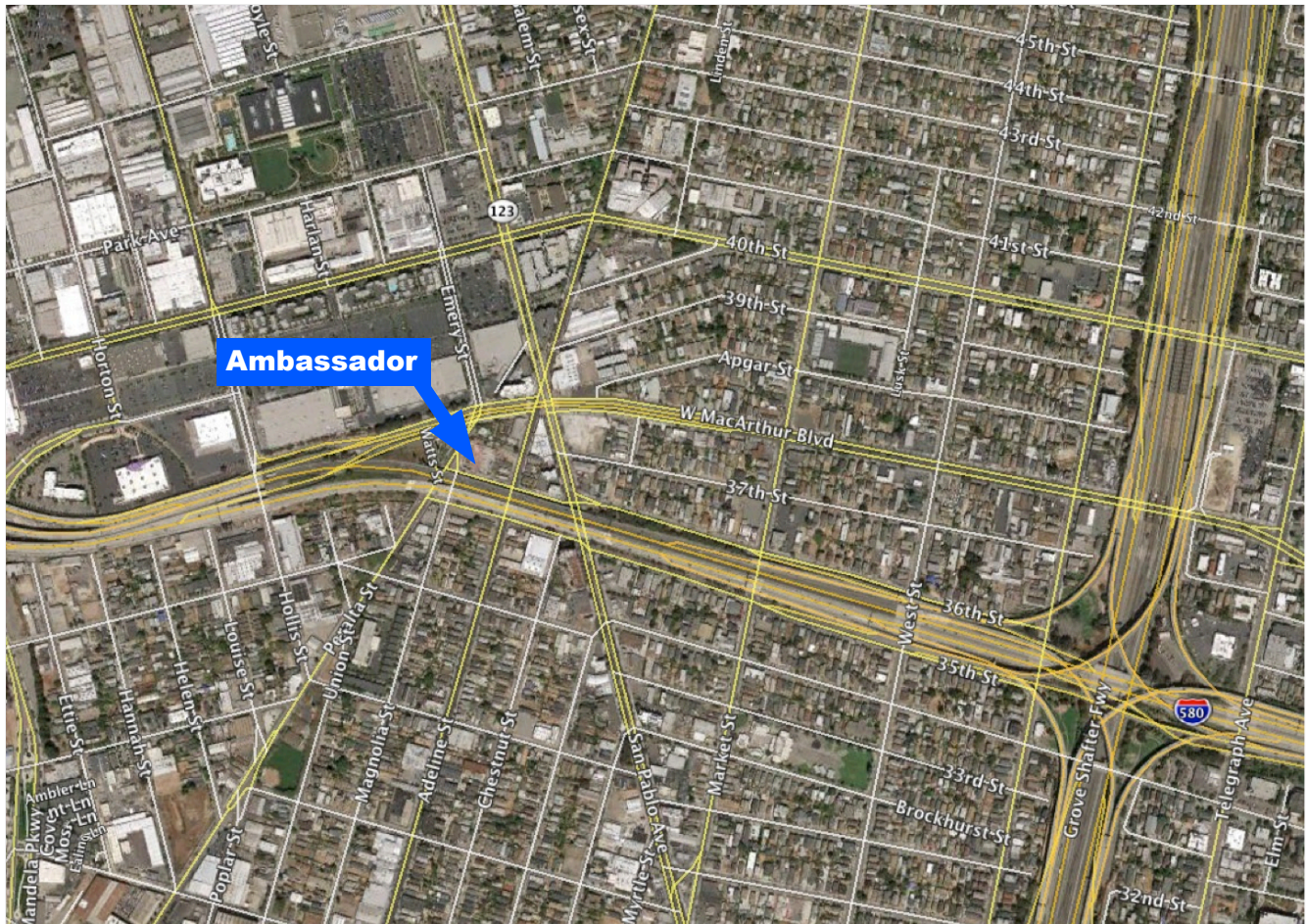
**TABLE 1**  
**INFRASTRUCTURE and TIMELINE**  
 Site Management Plan  
 June 2014



	<b>STATUS</b>	<b>Contents</b>	<b>REMOVAL DATE</b>	<b>ACEH CASE NUMBER</b>	<b>FEATURE EXCAVATION DEPTH</b>	<b>REDEVELOPMENT SURFACE DEPTH</b>	<b>COMMENTS</b>
UST 1	Removed by Semco	Gasoline	1994	RO 00879	13 feet	grade surface	no over-excavation necessary
UST 2	Removed by Semco	Heating Oil	1995	RO 00879	9 feet	8 feet	removed 2500 g of product. Ust had 3-4-inch hole in bott(pipe connection). 54.34 tons of soil removed.
UST 3	Removed by Kleinfelder	Heating Oil	2008	RO 002973	14 feet	7.5 feet	132 tons of soil excavated, replaced with clean fill. No GW encountered
UST 4	Removed by Golden Gate	Heating Oil	2012	RO 002973	13-18 feet	5 feet	approximately 230 cy of soil removed, 90 cy of CDF was placed to stabilize tank pit. GW encountered at about 13 ft below original ground surface
Sump 1	Removed by PES	oily water	1996	RO 00879	unknown	7 feet	Area excavated to about 7 feet below original ground surface during parking structure excavation.
Sump 2	Removed by Clayton	oily water	2005	RO 002973	14 feet	5.5 feet	no groundwater encountered
Sump 3	Removed by Excavation Contractor	unknown	2012	RO 002973	3 feet	grade surface	outside of parking structure excavation but area excavated to about 3 ft below surface refilled and compacted
Sump 4	Removed by Excavation Contractor	unknown	2012	RO 002973	3 feet	grade surface	outside of parking structure excavation but area excavated to about 3 ft below surface refilled and compacted
Sump 5	Removed by Excavation Contractor	unknown	2012	RO 002973	10 feet	9-10 feet	area excavated to 10 feet bgs during parking structure excavation

Note: Clayton mapped sump locations but did not distinguish between sumps and drains

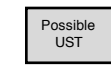
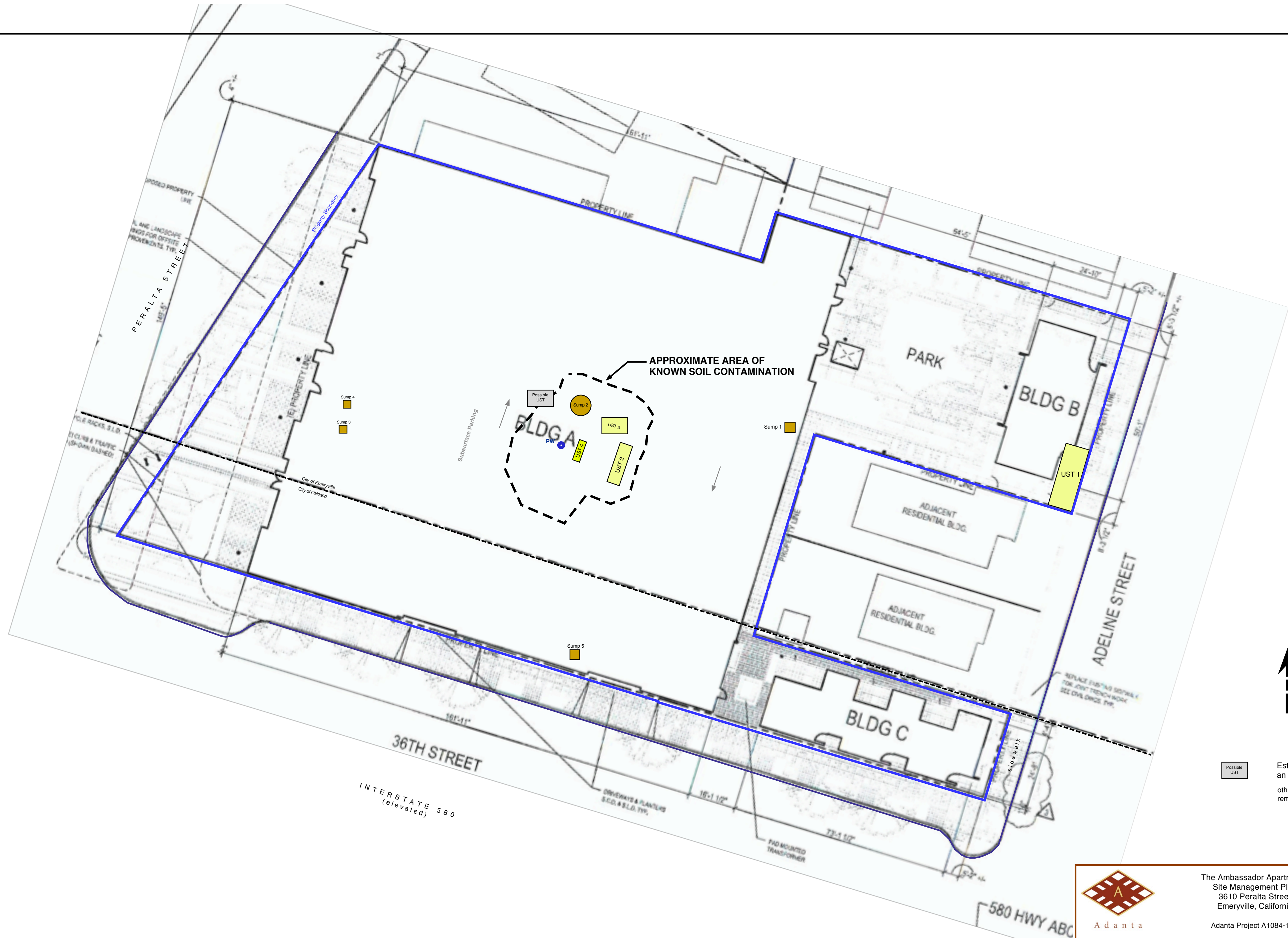





Base: Google Earth

	<p>The Ambassador Apartments          Site Management Plan          3610 Peralta Street          Emeryville, California          Project A1085-10</p>	<p><b>PROPERTY          LOCATION MAP</b></p>	<p><b>FIGURE          1</b></p>
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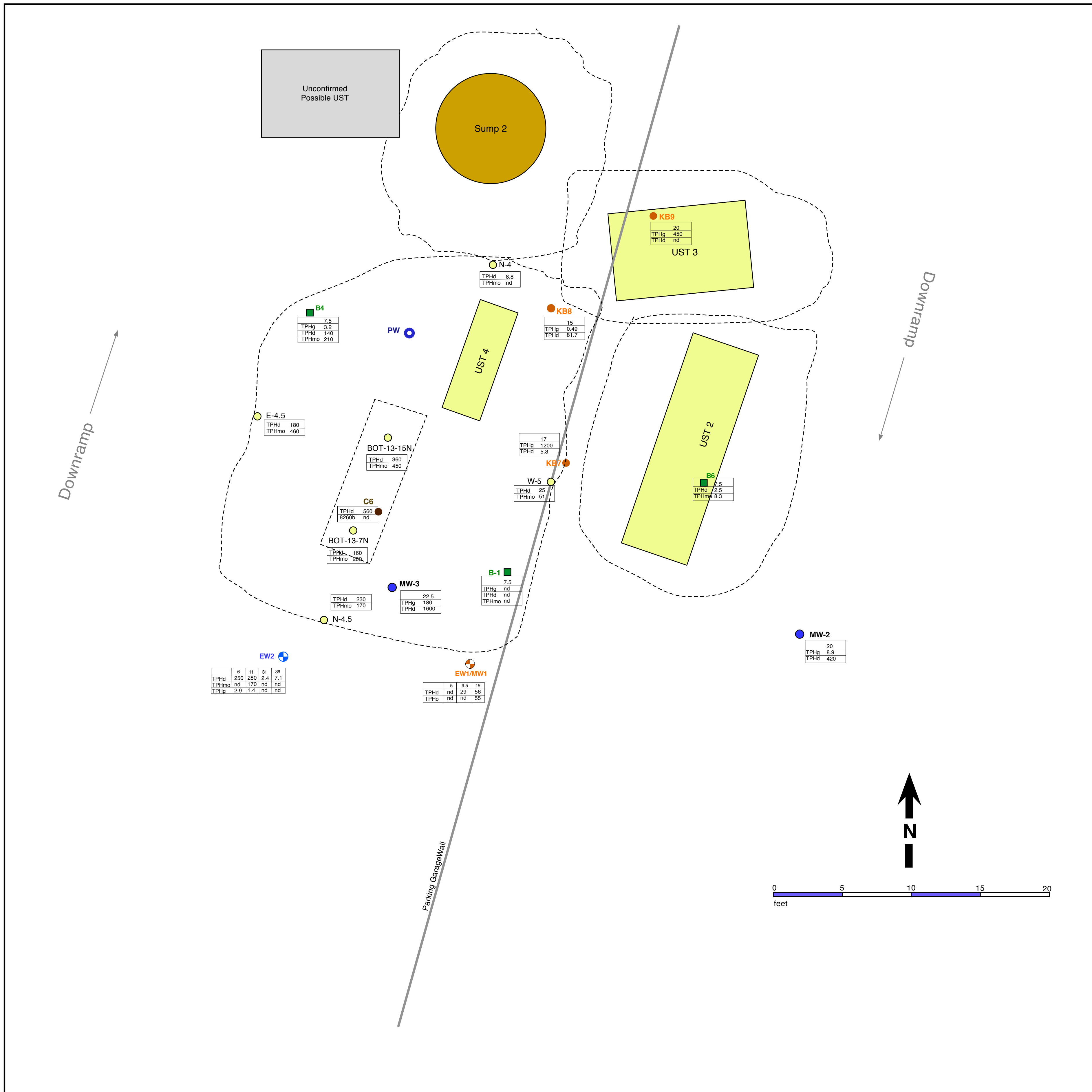
Estimated location of an unconfirmed UST  
 other USTs and Sumps have been removed


 The Ambassador Apartments  
 Site Management Plan  
 3610 Peralta Street  
 Emeryville, California  
 Adanta Project A1084-10

**AREA OF KNOWN SOIL CONTAMINATION**

**FIGURE 2**





### EXPLANATION

- UST and Sump Excavations, Approximate
- E-4.5 Soil Sample by Adanta, 2012 during overexcavation of UST 4
- MW-6 Monitoring Well by Kleinfelder, 2009 Location taken from Demolition Plan (Building A) by Kava Massih Architects
- PW Production Well (1910) Location inferred from Google Earth Image (May 20, 2012)
- EW2 Extraction Well by Adanta, 2012

**Note:** Other than these locations above, all sampling and UST locations are taken from the maps of other consultants. These locations are likely inaccurate.

- EW1/MW1 Extraction Well by Kleinfelder, 1996
- KB-7 Soil Boring by Kleinfelder KB-7, 1996 KB-8, KB-12, 2007
- B-1 Soil Boring by Clayton 2003
- UST 4 UST removed April 2012 by Golden Gate Tank Removal
- UST 3 750-gallon capacity UST removed by Kleinfelder 2008
- UST 2 2,000 gallon capacity UST removed by ACEH, 1995
- Unconfirmed Possible UST Existence of this UST was reported during removal of Sump 2 but was not confirmed in subsequent field work.

**total petroleum hydrocarbons as gasoline diesel motor oil**

	6	11	31	36	
TPHd	250	280	2.4	7.1	Depth in feet below original ground surface
TPHmo	nd	170	nd	nd	Concentrations in milligrams per kilogram (mg/kg)
TPHg	2.9	1.4	nd	nd	not detected above method detection limits

The Ambassador Apartments  
Site Management Plan  
3610 Peralta Street  
Emeryville, California  
Project A1085-10

**FIGURE**

**3**

## SOIL SAMPLE DATA IN "AREA OF CONCERN"

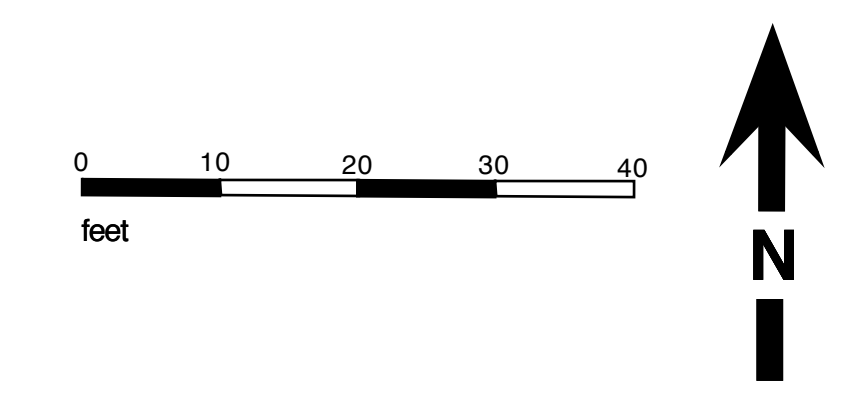




- EXPLANATION**
- EW1/MW1 Extraction Well by Kleinfelder, 1996
  - EW2 Extraction Well by Adanta, 2012
  - MW-6 Monitoring Well by Kleinfelder (2007) Location taken from Demolition Plan (Building A) by Kava Massih Architects
  - PW Production Well (1905) Location inferred from Google Earth Image (May 20, 2012)
  - Dewatering Well WSP Consulting Engineers (2012)
  - KB12 Soil Boring by Kleinfelder 1996 and 2008
  - B-1 Soil Boring by Clayton 2003
  - SB-3 Soil Boring by PES Environmental 1996
  - UST removed
  - Sump 5 Sump or Drain, as described and located by Clayton 2003, 2005



Property Location base from Google Earth, 2013

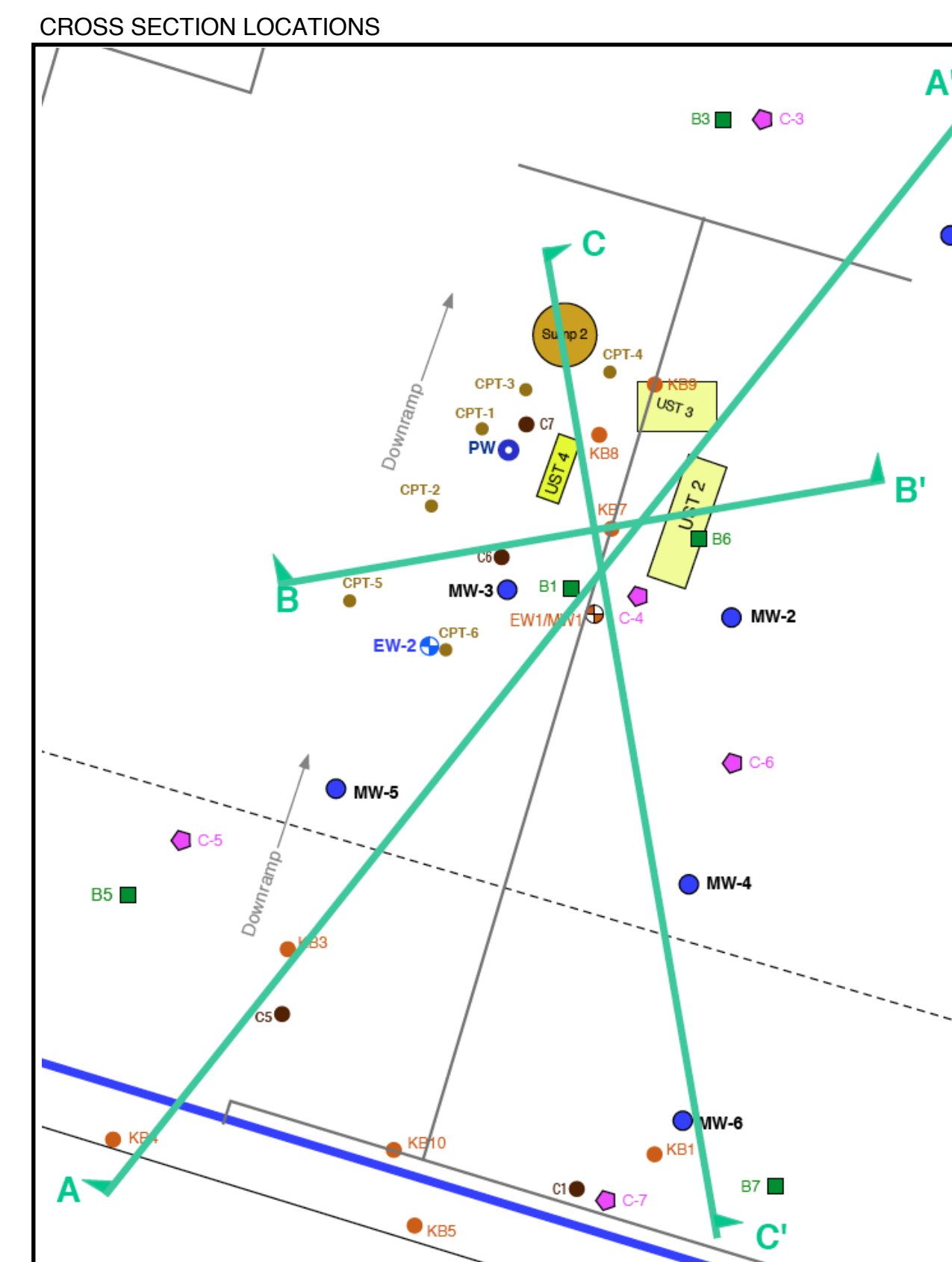
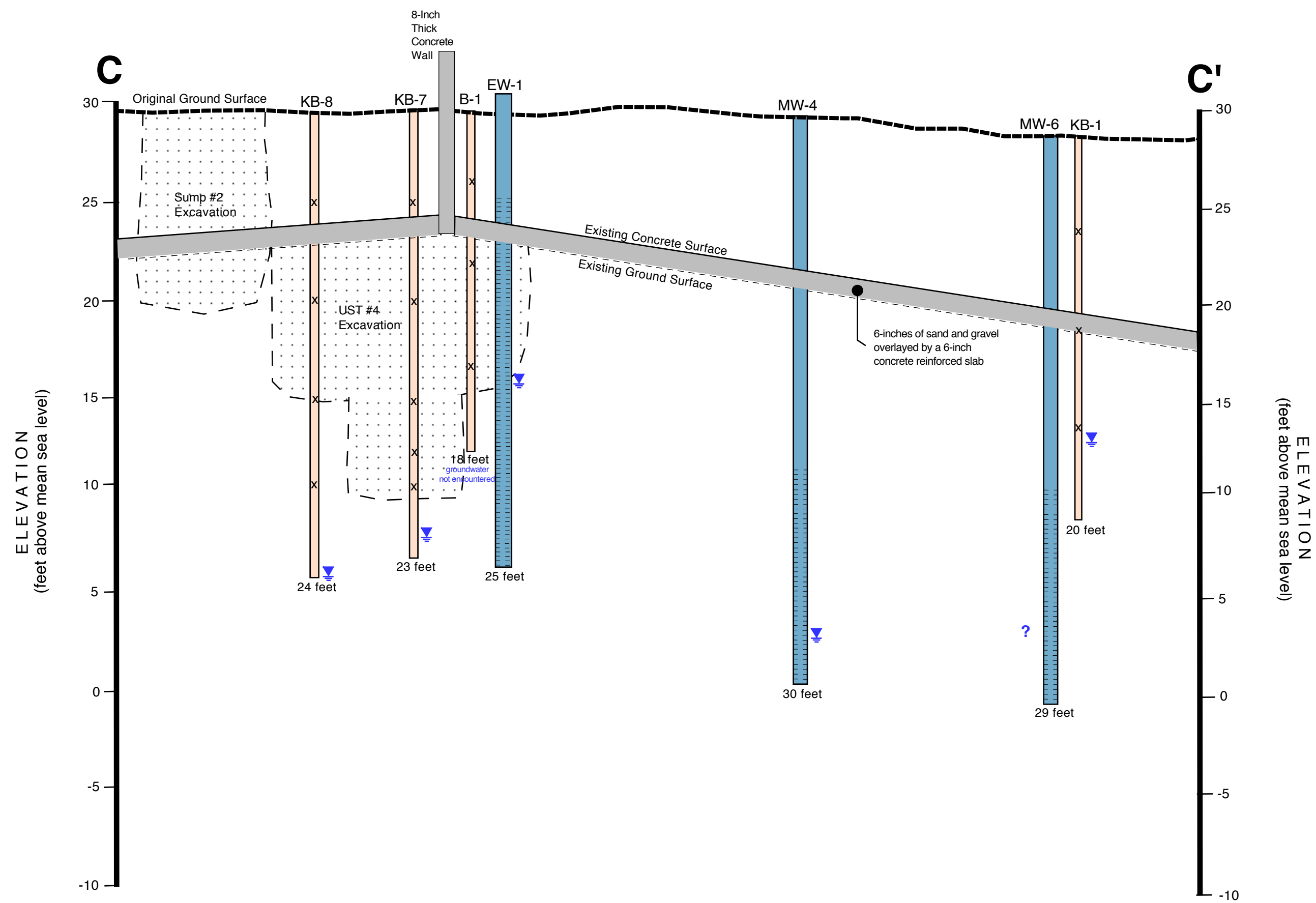
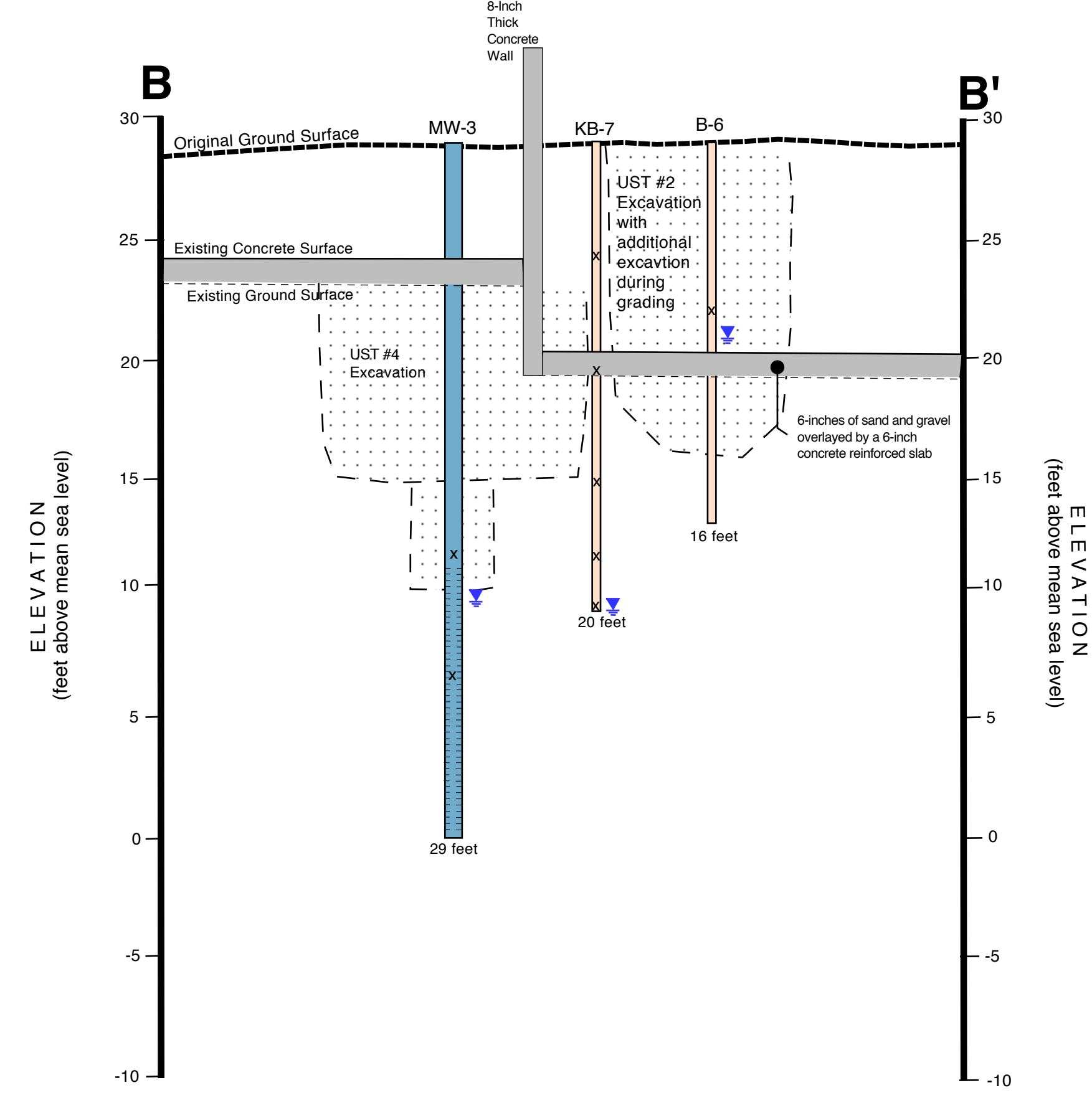
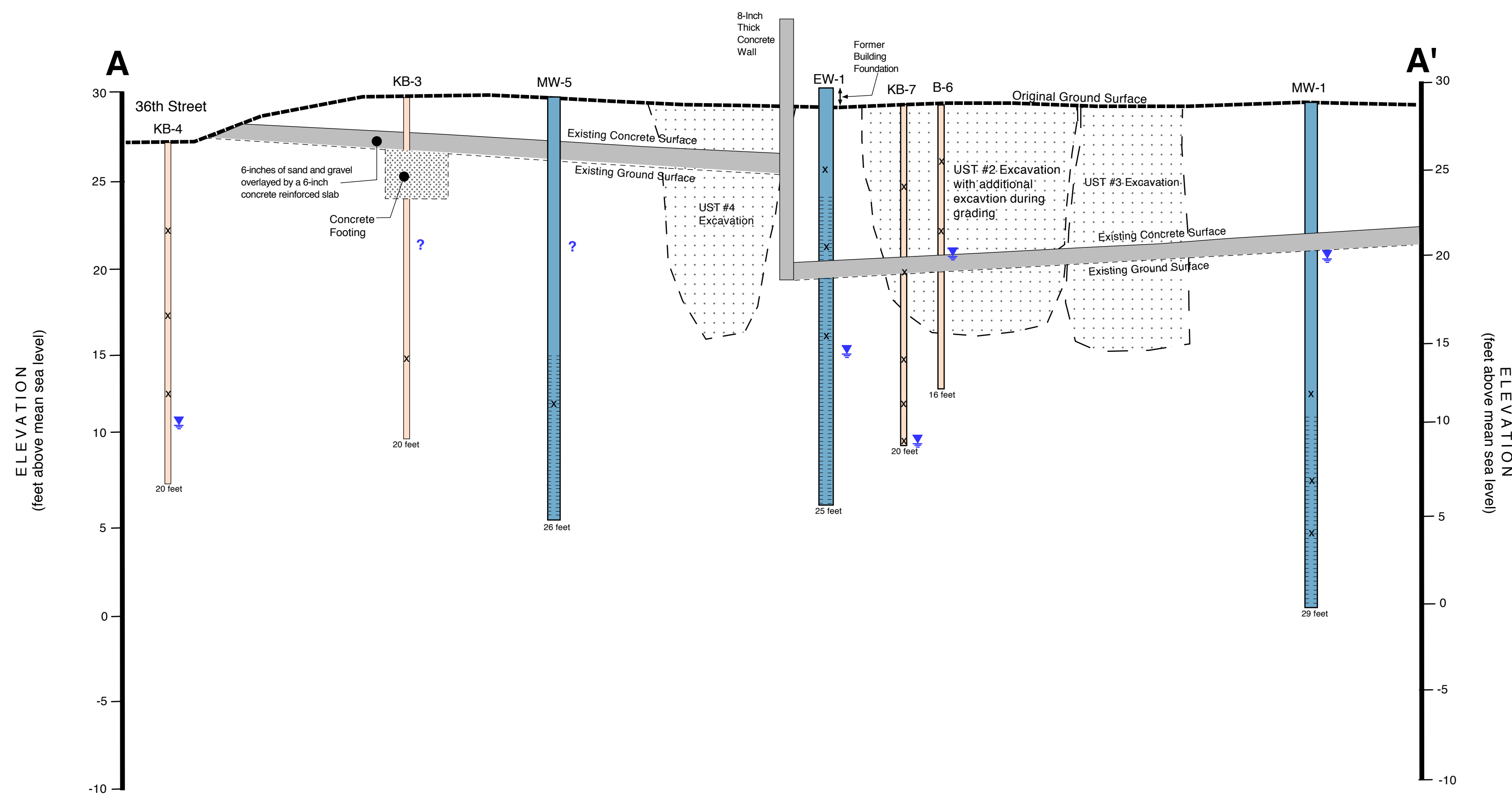


The Ambassador Apartments  
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 Emeryville, California  
 Adanta Project A1084-10

**FIGURE 4**

**SAMPLE AND STRUCTURE LOCATION MAP**




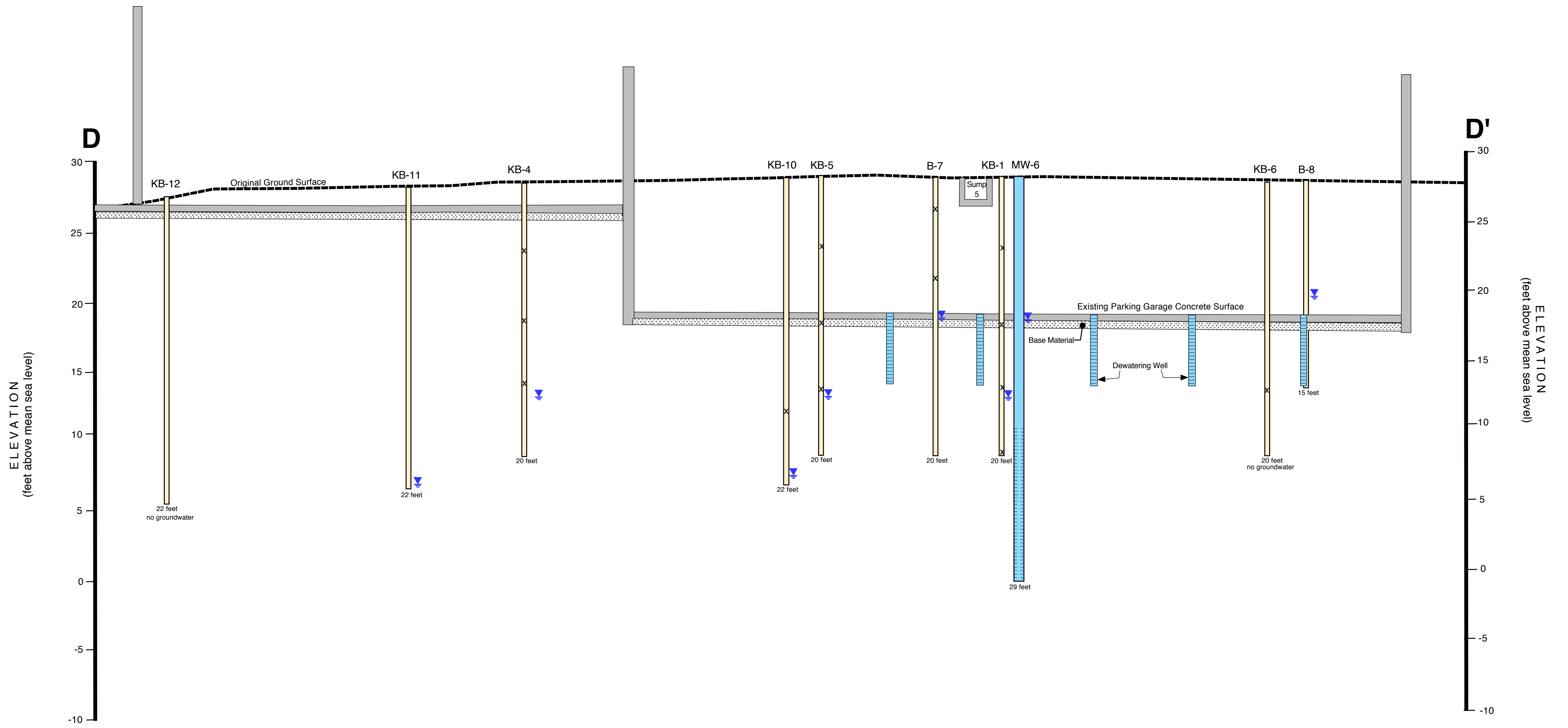


x Soil Sample Location

Vertical exaggeration is 2X

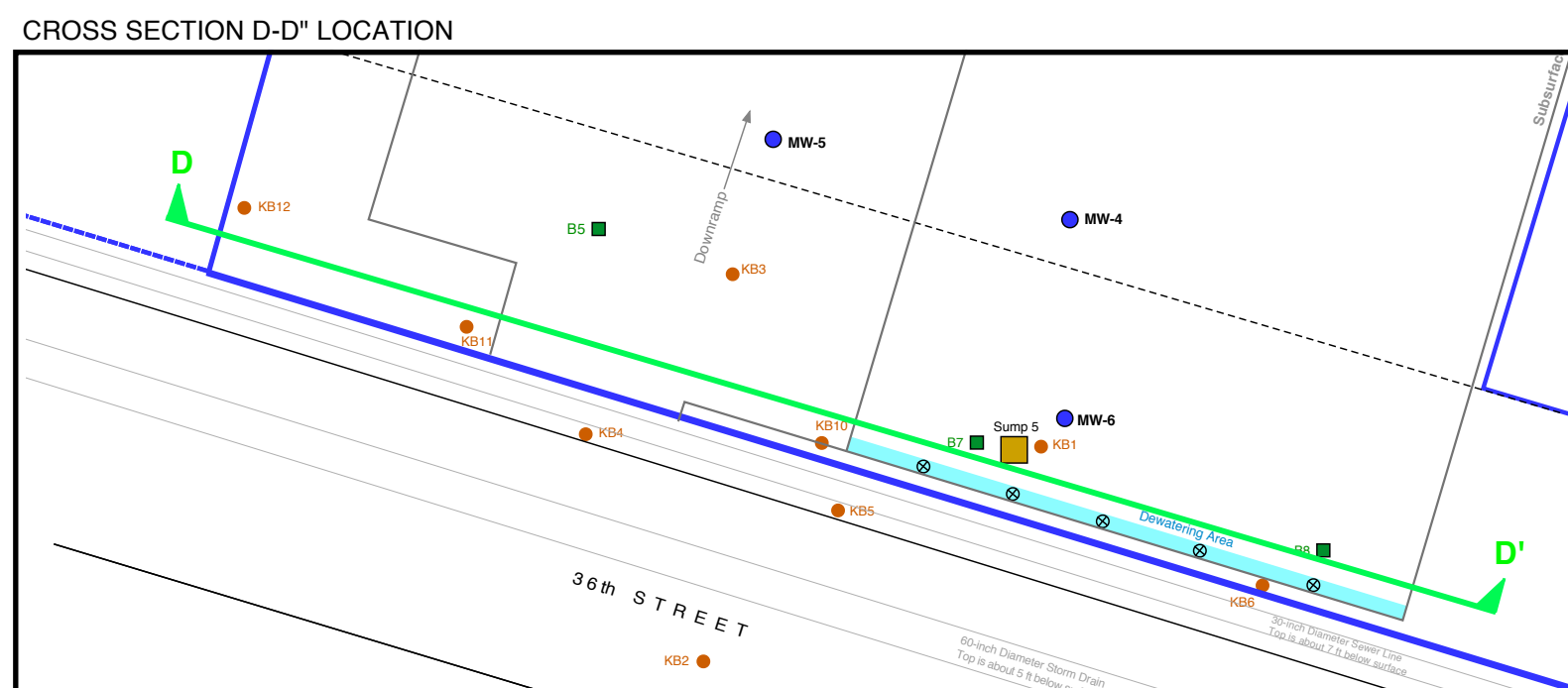
Elevations have been taken from drawings by Kava Massih Architects, which differ from the survey elevations for Kleinfelder's monitoring wells.


 <p>The Ambassador Site Management Plan 1168 36th Street Emeryville, California Adanta Project A1085-10</p>	<p><b>FIGURE</b></p> <p><b>5</b></p>
	<p><b>CROSS SECTIONS</b> <b>A-A' Through C-C'</b></p>



Vertical exaggeration is 2X

Elevations have been taken from drawings by Kava Massih Architects, which differ from the survey elevations for Kleinfelder's monitoring wells.



 Adanta	The Ambassador Site Management Plan 1168 36th Street Emeryville, California Adanta Project A1085-10	<b>FIGURE</b>  <b>6</b>
<b>CROSS SECTION D-D'</b>		