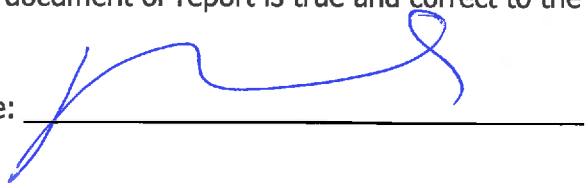
June 23, 2015

Mr. Mark Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6540

I, Reid Settlemier, hereby authorize ERAS Environmental, Inc. to submit the Site Management Plan for 3037-3115 Adeline St., Oakland in Oakland, California, dated June 19, 2015 to the Alameda County Health Care Services Agency.

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.

Signature: 

Printed Name: Reid Settlemier

Reid Settlemier
RWW Properties LLC
6114 LaSalle Avenue, #535
Oakland, CA 94611
reid@rww-llc.com

ERAS Environmental, Inc.

1533 B Street

Hayward, CA 94541

(510) 247-9885 Facsimile: (510) 886-5399

info@eras.biz

# SITE MANAGEMENT PLAN
## 3037-3115 Adeline Street
## Oakland, California
## ERAS Project Number 14063F

**Prepared for:**

**Mr. John Murray**
**John Murray Productions**
**1196 32nd Street**
**Oakland, CA 94608**

**And**

**Reid Settlemier**
**RWW Properties LLC**
**6114 LaSalle Avenue, #535**
**Oakland, CA 94611**

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**Subject: Site Management Plan**
**3037-3115 Adeline Street, Oakland, California**
**ERAS Project Number 14063F**

Dear Mr. Murray and Mr. Settlemier:

ERAS Environmental, Inc. (ERAS) is pleased to present the Soil Management Plan for the management of residual subsurface contamination during future potential construction projects at 3037 Adeline Street in Oakland, California (the "Property").

Concentrations of petroleum hydrocarbon compounds and lead were found in a small area of soil underlying the Property. The attached plan provides procedures to utilize at the Property during future construction activities and to ensure the residual contamination is not disturbed during normal business activities.

Please call if you have any questions regarding the information presented in this plan.

Respectfully, ERAS Environmental, Inc


Curtis Payton
California Registered Professional Geologist 5608

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## 1.0 Introduction

This site management plan (SMP) has been developed as part of an Environmental Covenant and Deed Restriction which has been placed on the Property to address and manage the risks posed by residual pollutants that remain on the Property in a manner which is protective of human health and the environment. All use of the Property must remain in compliance with this SMP and the associated deed restriction described above. All owners and occupants are responsible for this continued compliance. A copy of this SMP must accompany all lease and sale agreements and must be provided to any contractors penetrating through the slab of the existing building. The Alameda County Health Care Services Agency (ACHCSA) is the lead agency which has overseen environmental investigations/cleanup of the property and is the beneficiary of the Deed Restriction. Non-compliance with the Deed Restriction and SMP will allow the ACHCSA to take enforcement actions against the owners or parties who have violated the terms set forth in those documents. Additional environmental documents are available electronically on the California Regional Water Quality Board's Geotracker website at: https://geotracker.waterboards.ca.gov.

The SMP presents information and instructions to be used during future construction and subsurface activities at the Property. The purpose of the SMP is to protect Property occupants, workers, nearby residents and the surrounding area from potential chemical release to air from soil, soil vapor and groundwater potentially containing petroleum hydrocarbons. Procedures to follow for new construction, soil excavation and waste disposal are included in this plan. The primary health concern at this property is direct contact with contaminated soil during construction activities.

A limited area of soil on the Property in the area of a former furnace is known to contain petroleum hydrocarbons, including but not limited to: total petroleum hydrocarbons quantified as diesel range organics (TPH-dro), oil range organics (TPH-oro), 2-methylnapthalene, copper and lead.

The known contamination is located at the northwest corner of the outside parking lot and under the southwestern corner of the existing building. The contamination does not pose a threat to occupants of the building as long as the existing pavement is not removed or damaged.

New construction of structures on the Property will require special soil handling procedures as they are performed. If any structure is constructed on the site, mitigation measures must be implemented unless the California Regional Water Quality Control Board approves less work based on additional subsurface investigation at that time. Site mitigation would involve maintenance of pavement. The engineering design must be submitted to the Board for approval and final approved construction inspection reports must be submitted to verify that the approved mitigation measures were implemented.

The location of the Property is shown on **Figure 1** and the layout of the Property is shown on **Figure 2** in the attached report. **Figure 2** also shows the location of borings that have been drilled on the Property.

## 2.0 Background

Based on historical research, a bronze foundry operated on part of the Property (3037 and 3101 Adeline Street) from at least 1928 to 1963. Machine shops operated at 3101 and 3115 Adeline Street from at least 1951 until 1959. It is believed the contamination found at the Property was associated with a furnace used by the former foundry that was in what is now the parking lot (see **Figure 2).**

## 3.0 Location and Extent of Contamination

Phase 2 subsurface investigations were performed by Partner Engineering and Science, Inc. in 2013 and by ERAS Environmental, Inc. in 2014. The investigations determined groundwater is located at a depth of approximately 17.5 to 19.5 feet below ground surface. The concentrations of contaminants found during the investigations are summarized in **Tables 1 and 1a**.

The only contaminant that has been detected above the ESL for direct contact is TPH-dro. A map showing the estimated distribution of TPH-dro in soil above the drinking water protection ESL of 110 mg/Kg is included as **Figure 3**. Soil from borings PES-B2, B-2 and B-6 contain concentrations of TPH-dro above the direct concentration of 1,100 mg/Kg. The vertical extent is limited to the top approximately 10 feet in PES-B2 and B-2 and the top 2 feet in B-6.

The 2-methylnapthalene was found at concentrations in soil that are far below the direct contact ESL but above the ESL to protect drinking water. To ensure this contaminant does not have the potential for migration to groundwater as a result of water induced percolation in the future, the existing building and adjacent pavement must be maintained as described below in the next section.

No concentrations of the contaminants of concern have been detected in the groundwater samples collected on the Property above their respective ESLs.

## 4.0 Maintenance of Existing Building (Building Present as of 2015) and Pavement

A portion of the contamination is beneath the southwestern corner of the building near PES-B2 and B-6. The existing building in its current condition appears to be effective in sealing this contamination from contact with the surface or precipitation. A portion of the contamination is located below the northwest corner of the parking lot.

To remain effective the existing slab of the building and the pavement in the area of that corner of the parking lot must remain intact. Any breaching of the existing building slab or pavement in that area must be repaired to its current condition. Particular attention should be paid to penetrations through the slab, such as piping, conduits, footings, etc.

As previously noted, non-compliance with this Risk Management Plan will lead to enforcement by the Regional Water Board.

## 5.0 New Construction

New construction of buildings must incorporate pavements into the design that are sufficient to seal the area of contamination from the surface and precipitation.

### 5.1 Construction Design Submittals to Regional Water Board

Building design plans which describe in full the building design must be submitted to the Regional

Water Board in hard copy or by compact disk (CD) and uploaded to its Geotracker database for this case (file no. T106053). These plans will also contain a narrative of the mitigation details and be signed and stamped by a Professional Engineer licensed in California. This design plan should be submitted at least 60-days prior to any construction. The hard copy submittal shall also reference the Regional Water Board file number of T106053.

### 5.2 Construction Completion Report

Following the construction of new buildings on the Property, a completion report documenting the appropriate construction, inspection and documentation of installation of the mitigation system must be submitted to the Regional Water Board within 90-days of completion. This report shall be signed and stamped by a Professional Engineer licensed in California and uploaded to Geotracker as described in 5.1 above.

## 6.0 Variance to Mitigation Requirement

The owner may apply to the Regional Water Board for a variance of the requirements for mitigation on new structures. The request for a variance will require a detailed technical rationale and newly generated data that supports the case that vapor mitigation is not needed. This request must be submitted by a Professional Geologist or Engineer licensed in California. Any variance must be approved in writing by the Regional Water Board.

## 7.0 Field Practices

The field practices detailed below are designed to protect workers, nearby residents and the surrounding nearby area. In addition, work practices to follow for waste disposal are described.

All excavation work that affects the area of contamination will be overseen in the field by a professional environmental consultant trained as a supervisor in hazardous waste operations.

### 7.1 Worker Protection

The soil underlying the area of the Property could contain petroleum hydrocarbons and metals (copper and lead). Should excavation be performed in this area, workers suitably trained in hazardous waste operations (HAZWOPER) shall be contracted to perform the excavation. Moreover, workers shall be notified in advance of work on site of the hazards associated with the identified contaminants.

Soil excavated from the area shall be stored on polyethylene plastic and covered with plastic at the completion of each workday in accordance with local regulations governing soil storage and air quality management.

## 7.2 Nearby Area Protection

During excavation activities in the area, the area shall be secured so that residents and passers by cannot easily access the excavation area.

The boundary of the Property along Adeline Street shall be contained with absorbent socks or other suitable barriers to prevent run-off into the sidewalk, street and storm drainage system. Excavated soil shall be covered at all times to prevent fugitive dust from escaping the site. Water shall be sprayed on the exposed dirt areas to prevent dust or other dust control measures shall be implemented.

## 7.3 Soil Disposal

Excavated soil will be stored on plastic and covered after each workday. Soil samples will be collected from the stockpile for laboratory analysis. Composite or discrete sampling will be performed in accordance with the waste soil profiling requirements of the disposal facility and all analyses shall be performed by a state-certified laboratory. Analyses performed shall be in accordance with the waste disposal facility permit requirements and shall include the contaminants of concern at this Property. After the soil is accepted by an appropriate disposal facility, the soil will be loaded and transported by a suitable licensed carrier to the disposal facility. The soil will be covered appropriately for transport. The soil will be moistened during loading to minimize release of dust.

Equipment used for excavation activities and for waste hauling will be decontaminated on site prior to leaving the Property. The decontamination will consist of washing down the equipment and vehicles with water. The wastewater will be contained and properly disposed. Vehicles leaving the Property will be cleaned to avoid tracking mud and dirt onto the adjacent roadways. Mud and dirt that is spilled onto the sidewalk or roadway will be promptly cleaned.

## 8.0 Limitations

This report has been prepared by ERAS according to the State and local agency suggested guidance documents for these investigations and in general accordance with the accepted standard of practice that exists in Northern California at the time the investigation was performed. The interpretations, conclusions and recommendations made herein are based upon the data and analysis for the soil and water samples collected on-site. ERAS is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study. The purpose of this study is to screen for the presence of contamination that may affect the use or value of the Property. As such, the evaluation of the geologic and environmental conditions on this site is made with very limited data. Judgments leading to conclusions are generally made with an incomplete knowledge of the conditions present. Additional conditions and materials at the site could exist that were not encountered during this investigation. No warranty or guarantee is expressed or implied therein.