



March 3, 2017

Mr. Danny Haber  
1919 Crew LLC  
Pier 54 Suite 202  
San Francisco, CA 94158  
(Sent via E-mail to: [danny@thenegev.com](mailto:danny@thenegev.com))

Subject: Conditional Approval of Workplan for Site Assessment and Remediation Pilot Study, Site Cleanup Case No. RO0003205 and GeoTracker Global ID T10000009433, 1919 Market Street, Oakland, CA 94158

Dear Mr. Haber:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the Site Cleanup case file for the above referenced site including the recently submitted document *Workplan for Site Assessment and Remediation Pilot Study (Work Plan)*, dated October 24, 2016, revised November 8, 2016, and February 21, 2017 – submitted on February 23, 2017).

The Work Plan was prepared and revised to address the following objectives: further delineate the extent of known subsurface volatile organic compounds (VOCs) that pose a potential vapor intrusion risk for future residences and current occupants of adjacent properties; assess condition at and in the vicinity of historic solvent use and storage areas; and assess the existing fill material for chemicals of potential concern at the site. In addition, a pilot study is also proposed in the Work Plan to evaluate the feasibility of soil vapor extraction (SVE) for remediation and mitigation of subsurface VOCs at the site.

### **TECHNICAL COMMENTS**

Based on our review of the Work Plan, ACDEH is authorizing the collection of ten (10) soil gas samples and one crawl space or indoor air sample along the perimeter of the site and offsite to assess vapor intrusion risks to adjacent properties/receptors, provided the following comments are incorporated and addressed PRIOR TO field implementation. Please also refer to the attached Figure 14 for approved soil gas sampling locations (see circled locations with orange highlights). Note that the remaining proposed onsite activities (soil and groundwater sampling, soil profiling for fill characterization and soil disposal, soil gas and sub-slab gas sampling, and pilot study) will NOT BE AUTHORIZED until a meeting with the City of Oakland, 1919 Crew's Outreach Consultant, 1919 Crew Representatives, and ACDEH has been scheduled to discuss site redevelopment, site stabilization, the proposed revised Site Management Plan (SMP), and agency roles.

#### 1. Section 3.0 – Proposed Site-Assessment

- a. For the proposed soil gas sampling at 2006 Myrtle Street Residence, please also collect a crawl space or indoor air sample in the basement of the 2006 Myrtle Street Residence.
- b. In addition to the two proposed samples on the sidewalk immediately west of the western site boundary, please collect soil gas samples from each of the two contingent soil gas wells proposed on the west side of Myrtle Street as well.
- c. Include an additional location for the collection of soil gas on the southeast portion of the property, adjacent to the Church Property.

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- d. Please make sure that isopropanol is included in the suite of VOCs proposed to be analyzed for the soil gas samples.

### **SUBMITTAL ACKNOWLEDGEMENT STATEMENT**

Please note that ACDEH has updated its Attachment 1 with regards to report submittals to ACDEH. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover letter signed by the Responsible Party (RP). 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."*

Note this change to your submittals to ACDEH.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to the ACDEH ftp site using the designations indicated below according to the following schedule, which was also referenced in our email directive dated October 21, 2016:

- **April 7, 2017** – Soil Gas Investigation Report – Perimeter and Offsite Areas  
File to be named: RO3205 SWI\_R\_yyyy-mm-dd

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [kit.soo@acgov.org](mailto:kit.soo@acgov.org). Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

Kit Soo, California PG 8957  
Senior Hazardous Materials Specialist

Attachment: Figure 14 – Proposed Sampling Locations and VOC Soil Gas Plumes  
Responsible Party(ies) Legal Requirements/Obligations  
ACDEH Electronic Report Upload (ftp) Instructions

cc: Jeremy Harris, 1919 Crew LLC. (Sent via E-mail to: [jeremy@thenegev.com](mailto:jeremy@thenegev.com))

Peggy Moore (Sent via E-mail to: [moore4oakland@gmail.com](mailto:moore4oakland@gmail.com))

Bob Clark-Riddell, Pangea Environmental Services, Inc. (Sent via E-mail to: [briddell@pangeaenv.com](mailto:briddell@pangeaenv.com))

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Darin Ranelletti, City of Oakland Planning and Building Department. (*Sent via Email to: [DRanelletti@oaklandnet.com](mailto:DRanelletti@oaklandnet.com)*)

Timothy Low, City of Oakland Planning and Building Department. (*Sent via Email to: [TLow@oaklandnet.com](mailto:TLow@oaklandnet.com)*)

Rich Fielding, City of Oakland Planning and Building Department. (*Sent via Email to: [RFielding@oaklandnet.com](mailto:RFielding@oaklandnet.com)*)

Ronald Browder, ACDEH (*Sent via E-mail to: [ronald.browder@acgov.org](mailto:ronald.browder@acgov.org)*)

Dilan Roe, ACDEH (*Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)*)

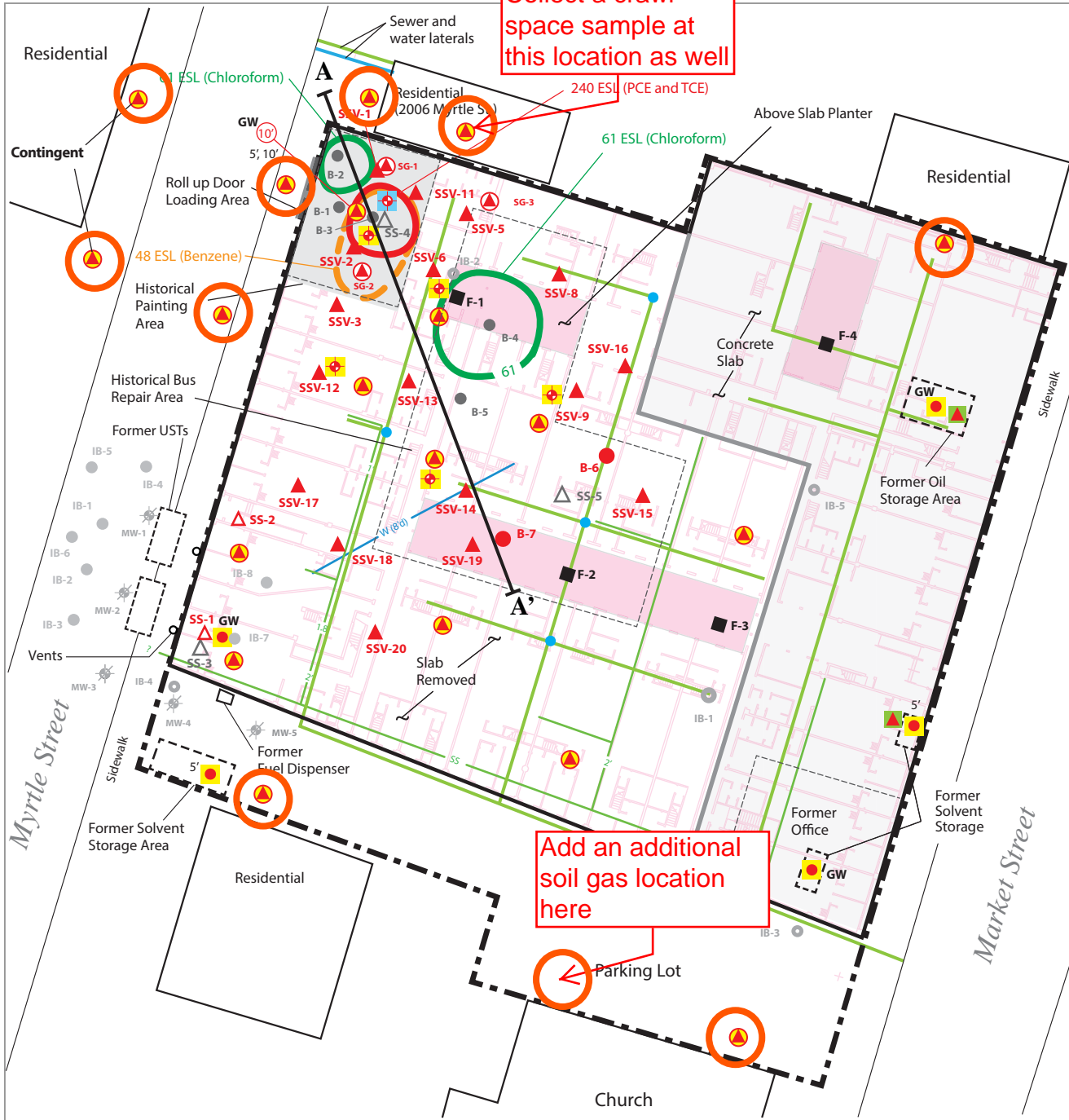
Paresh Khatri, ACDEH (*Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)*)

Kit Soo, ACDEH (*Sent via E-mail to: [kit.soo@acgov.org](mailto:kit.soo@acgov.org)*)

GeoTracker, eFile

Collect a crawl space sample at this location as well

Approved locations



**LEGEND**

- Proposed Subslab Gas Probe
- Proposed Soil Boring, sample depth, ft
- Groundwater Sample
- Fill Sample
- Subslab Soil Gas Probe (Pangea 2016)
- Former Subslab Soil Gas Probe (Partner 2016)
- Subslab Soil Gas Probe (Pangea 2016)
- Soil Gas Well (Pangea 2016)
- Grab Groundwater Boring (Pangea 2016)
- Soil Gas/Soil Boring (Partner 2016)
- Former Monitoring Well (1992)
- Soil Boring (November 1992)
- Soil Boring (June 1992)
- 240 ESL PCE and TCE Isoconcentration contour; dashed where inferred, queried where uncertain
- 48 ESL Benzene Isoconcentration contour; dashed where inferred, queried where uncertain
- 61 ESL Chloroform Isoconcentration contour; dashed where inferred, queried where uncertain
- Proposed Courtyard/Landscaping
- Proposed building layout
- Property Boundary
- Historical Operations
- Property Buildings
- 40" Sub Grade Loading Area
- Proposed Sanitary Sewer with Clay Plug
- Former Water
- Former Sanitary Sewer
- Cross Section transect
- Proposed Soil Gas Well (5' unless otherwise noted)
- Proposed SVE Well Pair, (may revise per gas data)
- Proposed SVE Well (shallow well only)

Add an additional soil gas location here

Figure 14



1919 Market Street  
Oakland, California



Proposed Sampling Locations and  
VOC Soil Gas Plumes

## 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.

#### ACKNOWLEDGEMENT 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 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 SWRCB's GeoTracker website." 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 6731, 6735, and 7835) 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 licensed 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 case meet this requirement. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

#### 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.