

# Fact Sheet on Environmental Work

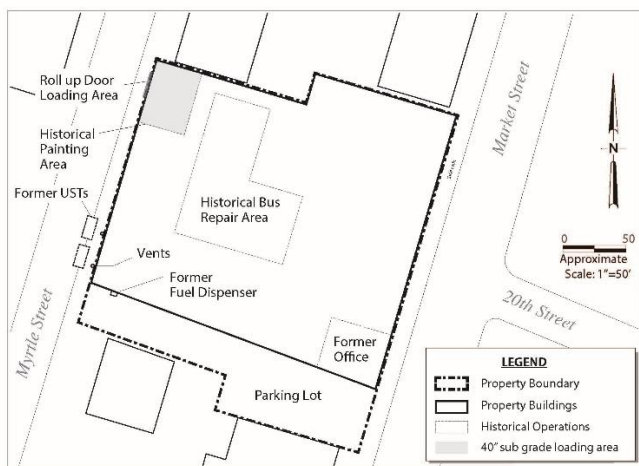
Alameda County  
Market Street Property  
1919 Market Street  
Oakland, California 94607  
ACDEH Case # RO00003205  
October 2016

This fact sheet is being provided to describe site background, past work to investigate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

Fall, 2016

**Summary** - This fact sheet has been prepared by 1919 Crew, LLC (1919 Crew) to inform community members and other stakeholders of the status of environmental work at 1919 Market Street, Oakland, California (Site) (Figure 1). 1919 Crew, the property owner and designated responsible party for the voluntary site cleanup, is working with Alameda County Department of Environmental Health (ACDEH) to investigate and cleanup contamination associated with former bus fueling, repair, and auto painting operations at the Site. This fact sheet contains information concerning the Site background, environmental investigation and cleanup testing activities, and contact information.

**Figure 1 – Site Map**



**Site Background** – The Site consists of a vacant warehouse located at 1919 Market Street, Oakland, California (Figure 1). Between 1951 and 1960, the site operated as a bus fueling station, repair facility, and auto paint shop. Since 1960 it has been used as a warehouse for various commercial uses including plumbing and mechanical contracting. Most recently, the warehouse was used as live-work residential units.

Two 10,000-gallon underground storage tanks (USTs) were used to store diesel prior to 1960 and at least one of the USTs was subsequently used to store gasoline. It is unknown what chemicals were used for vehicle repairs and painting, but various petroleum

hydrocarbon or solvent based chemicals and paints are generally used for these activities.

**Environmental Impacts** - Environmental investigation of the former USTs commenced at the Site in 1992 to assess the potential impact of petroleum hydrocarbons to soil and groundwater. Environmental assessment activities ceased in 1999, when the environmental case was closed and a “No Further Action” letter was issued by ACDEH.

In March 2016, the Site was investigated for potential impact to the subsurface by volatile organic compounds (VOCs) relating to potential solvent use from historical bus repair and painting operations. Since March 2016, environmental assessment activities have included soil samples from 4 borings; grab groundwater samples from 6 borings; shallow soil gas samples from 8 soil gas probes/wells; and subslab gas samples from 22 subslab gas probes.

VOCs have been primarily detected in soil gas at the Site at concentrations greater than applicable regulatory agency screening levels. Little to no VOCs have been detected in soil and groundwater.

## Glossary of Terms

**Soil Gas**—Soil gas refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

**Subslab Gas**—Subslab gas refers to the air that is present in the open spaces between soil particles and backfill material immediately beneath a building’s concrete slab. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

**Volatile organic compounds (VOCs)**—VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

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VOCs are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called vapor intrusion into indoor air. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather indicates that a potential for adverse risk may exist. Given the presence of schools within 1,000 feet of the subject property structure, this notice will be provided to the school principals.

PCE, TCE, benzene, carbon tetrachloride and chloroform has been detected in soil gas, primarily beneath the northwestern corner of the Site.

**Site Management Activities** – 1919 Crew is working with the City of Oakland and ACDEH to properly manage Site soil and waste during site grading and subgrade construction work including foundation grade beams and utilities in accordance with a Site Management Plan (SMP). The SMP specifies procedures for dust control, perimeter air monitoring, soil screening during subgrade work, waste profiling, and establishes a Site environmental manager and agency notification procedures. Even though the work will be performed within the walled structure at the site, dust control and perimeter air monitoring will minimize dust generation and ensure VOC emissions do not exceed permissible levels. During subgrade work up to 900 cubic yards of Site soil may be excavated and disposed at an appropriate offsite facility following proper soil profiling with local landfills.

**Proposed Cleanup Activities** – 1919 Crew has been working with ACDEH to characterize the extent of VOCs and preparation of remediation and mitigation plans in conjunction with site development. Additional site assessment is planned. Soil vapor extraction (SVE) has been identified as the intended remedial approach to remove VOCs in soil gas. A SVE pilot test will be conducted to evaluate the SVE approach. In conjunction with SVE, a vapor barrier has been selected to mitigate potential vapor intrusion risks to future site occupants.

A corrective action plan (CAP) will be prepared for the final remediation remedy. The CAP will specify the selected remedial approach, cleanup goals, and post-remediation monitoring program to confirm remedial effectiveness in reducing VOC levels in soil gas and thereby mitigating the potential vapor intrusion risk to building occupants. The CAP will specify vapor intrusion mitigation measures.

**Next Steps** – 1919 Crew's environmental consultant (Pangea Environmental Services) is preparing a workplan to propose additional delineation of known VOC impact, assessment of possible additional impact, and SVE remedial pilot testing activities. Based on the results of the SVE remedial pilot study, a CAP will be prepared by Pangea on behalf of 1919 Crew to remediate source material and to specify mitigation measures for further reduction of potential vapor intrusion risk to future building occupants. Within a separate public notice, the public will be invited to review and comment on the CAP prior to its implementation.

A **community meeting** open to the public will be held on **October 26, 2016 at 7 pm** at 444 17<sup>th</sup> Street, Oakland, CA, to discuss any questions about the project.

The entire case file can be viewed over the internet on the ACDEH website at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board Geotracker website at <http://www.geotracker.waterboards.ca.gov>.

Please send written comments regarding the proposed corrective actions to Kit Soo at the address below. All written comments received by **November 11, 2016**, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the cleanup.

#### For More Information

Please contact any of the following individuals with questions or concerns you may have:

Kit Soo  
Alameda County Environmental Health Case Manager  
510-567-6791 [kit.soo@acgov.org](mailto:kit.soo@acgov.org)

Bob Clark-Riddell  
Pangea Environmental Services Inc; Consultant  
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