ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
COLLEEN CHAWLA, Director

ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

March 2018

FACT SHEET ON THE DRAFT REMEDIAL ACTION PLAN

1919 Market Street
Oakland, California 94607
ACDEH Case No. RO0003205
Geotracker Global ID T10000009433

Summary - This fact sheet has been prepared to inform community members and other stakeholders of the DRAFT Remedial Action Plan for 1919 Market Street, Oakland, California (Site) (Figure 1). The property owner and designated responsible party for the voluntary site cleanup (1919 Crew LLC), is working with the Alameda County Department of Environmental Health (ACDEH) to cleanup contamination at the property during construction activities approved by the City of Oakland.

Soil and groundwater contamination at the Site has been investigated and is generally associated with former bus fueling, repair, auto painting, and other historic commercial and industrial operations at the Site. This fact sheet contains information concerning the environmental investigation findings, the proposed remedial action plan, and remedial implementation oversight.

Figure 1 – Site Map

Environmental Investigations - Soil, soil gas and groundwater samples have been collected and analyzed from around and within 1919 Market Street. Investigation activities started in 2016 and continued through January 2018. The report entitled *Site Investigation Report*, prepared by Pangea Environmental, and dated 29 January 2018, summarizes the investigations and cumulative findings.

Various chemicals, including petroleum compounds, volatile organic compounds (VOCs), and metals (i.e., lead), were detected in soil, groundwater or soil gas beneath the site. Chemicals of potential concern in soil gas include: tetrachloroethene (PCE), trichloroethene (TCE), benzene, carbon tetrachloride, chloroform, benzene, naphthalene, 1,2-dichloroethane (1,2-DCA), bromodichloromethane (BDCM), 1,2-dichloropropane (1,2-DCP), and 1,1,2,2-tetrachloroethane (1,1,2,2-PCA). The highest levels of VOCs were detected in locations in the southeast and the northwest corners of the property. These areas are shown in red in Figure 1. Lead impacts were also detected in the upper 2 feet of shallow soil on the Site. Petroleum compounds and VOCs were also detected in soil gas and groundwater samples collected offsite.

Based on comparison of detected concentrations to human health risk screening levels, the offsite concentrations do not pose a risk to human health. In most areas around the site, exposure pathways are incomplete

because chemical impacts are limited to soil, groundwater or soil gas beneath streets or sidewalks, and these concentrations are too low to pose (1) a risk of migration to residential properties, or (2) a potential risk to construction workers. In those areas where chemicals extend or could extend to surrounding residential properties, additional investigations were performed and the concentrations at those properties were too low to pose a potential risk to residents.

DRAFT Remedial Action Plan – 1919 Crew has submitted the investigation findings to the ACDEH and proposed corrective actions that may be implemented in conjunction with construction. The proposed remediation and mitigation plans are presented in a Revised Remedial Action Plan (Revised RAP) dated 29 January 2018 and include the following:

- Soil and groundwater management plans to control environmental activities, including soil and groundwater handling at the property during subsurface construction.
- Excavation and offsite disposal of soil from the two locations shown on Figure 1;
- Excavation of shallow lead-impacted soil within future open areas of the site, import of clean top-soil, and containing and controlling future exposure of the remaining impacted soil by capping beneath building foundations and hardscape;
- Installation of a vapor mitigation system beneath the planned live/work units to prevent accumulation of vapors beneath the future development and a potential health risk to future occupants from vapor intrusion;
- Installation of plugs within new utility trenches to prevent migration of soil gas offsite;
- A land use covenant to limit potential exposure to subsurface lead and VOCs by limiting activities on the Site; and
- Annual monitoring and reporting to ACDEH to ensure the protection measures are functioning as intended.

The Revised RAP specifies procedures to implement the proposed remedial excavation and vapor intrusion mitigation measures, a post-remediation monitoring program, and land use covenant. The vapor mitigation measures design will be submitted to ACDEH for review and approval in a separate design document.

Site Management Activities – 1919 Crew is working with the ACDEH to properly manage site soil and waste to be generated during upcoming remedial excavations, site grading, and subgrade construction work including foundation grade beams and utilities. A Construction Soil and Groundwater Management Plan (SGMP) dated 28 February 2018, was submitted to the ACDEH. The SGMP specifies procedures for dust control, perimeter air monitoring, soil screening during subgrade work, waste profiling, soil and groundwater monitoring, and establishes a Site environmental manager and agency notification procedures. Dust control and perimeter air monitoring will minimize dust generation and ensure VOC emissions do not exceed permissible levels. Groundwater and soil gas monitoring will ensure protection of the community during construction activities. During subgrade work, Site soil will be excavated and disposed at an appropriate

offsite facility following proper soil profiling with local landfills.

Next Steps – Following the 30-day public comment period, and address of comments, the RAP will become final. Implementation and construction are expected to begin in April 2018.

A **community meeting** open to the public was held on 27 February 2018 to discuss the DRAFT RAP.

Please send written comments regarding the proposed corrective actions to Robert Schultz at the address below. All written comments received by **3 April 2018**, will be considered and responded to prior to a final determination on the proposed corrective actions.

For More Information

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 https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000009433.

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

Robert Schultz
Alameda County Environmental Health Case Manager
510-567-6721 robert.schultz@acgov.com

Bob Clark-Riddell
Pangea Environmental Services Inc; Consultant
510-836-3700 briddell@pangeaenv.com

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.