



Health Care Services

Alameda County Environmental Health

Meeting Sign-In Sheet

RO0003205 Community Meeting

1919 Market Street, Oakland, CA

Thursday September 14, 2017

6:30 – 8:00 PM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
Dilan Roe Chief	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6767		dilan.roe@acgov.org
Kristin Matteson	Resident	2006 Myrtle St Oakland CA 94607	415 240 8125		kristinmatteson@gmail.com
Kiefer Cropper	Resident	2006 Myrtle Street " " "	628 300- 5584		Kiefercropper@gmail.com
Lichen	Resident	2021 MYRTLE ST	510 858-7255	Lichen	lichenxy@gmail.com
Bob Clark Rudon	Paragon				
Joe Nuni	Resident	1630 Linden St. 94607	510-301- 1841		janjr2248@gmail.com
Libby Fleer	Resident	2012 Market	510 414 1421		
Karen Butler	Butler Properties	1937- Myrtle St Oakland	510- 776-9829		Shavonnbutler@gmail.com



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Dilan Roe Chief	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6767		dilan.roe@acgov.org
Bob Schultze Sr. Haz Mat	ACDEH	11	510-567-6721		robert.schultze@acgov.org
KOA STEPHENS	Resident	2066 MYRTLE ST OAKLAND CA 94607	510 290 0298		KOA STEPHENS@ YAHOO.COM
Brighton Cook	City of Oakland	1 Frank G. Young Plz 94612	510 238 7248	B. Cook	
ANDREW HOPKINS	ESTMB	1909 Market St 94607	510 693-9730		avmyrtle@msn.com
CS	Neighbor		510-717-5057		



①

1919 MARKET STREET PROJECT UPDATE

September 14, 2017

AGENDA

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Purpose: Discuss environmental conditions and path forward

- Introductions/Agenda/Ground Rules
- Timeline and Environmental Cleanup Status
- Site Investigation Findings to Date
- Additional Investigation Activities - Next Steps
- Interim Remedial Action
- Future Remedial Action Plan (RAP)
- Questions and Answers (environmental issues only)
- Public Comments - two minutes per speaker on any topic
- Future Communications

County only responsible for review of soil, groundwater and soil gas at 1919 Market site

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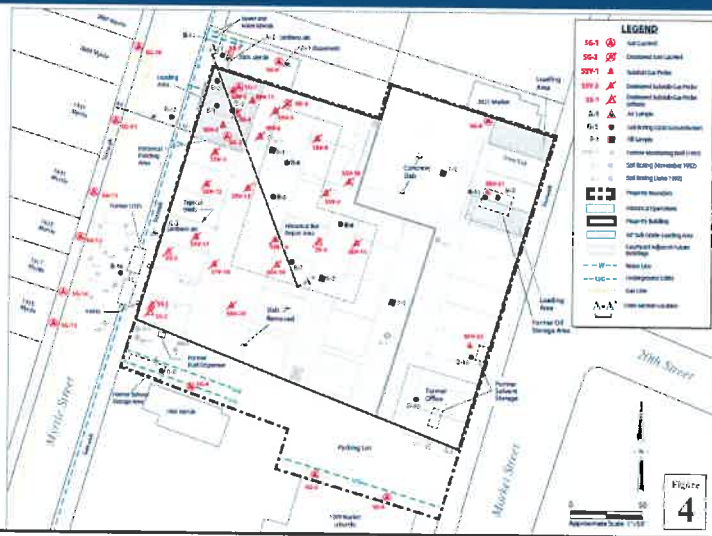
MAJOR ACTIVITIES FEB 2016 TO SEP 2017

Date	Activity
Feb – April 2016	Property Transaction Related Site Investigations
June 2016	1919 Crew, LLC purchases property
June 2016	County enters into voluntary agreement with 1919 Crew, LLC
Aug- Sep 2016	initial on-site sampling conducted under County oversight
Nov 2016 – Apr 2017	Offsite sampling performed
May 2017	Additional offsite investigations conducted
8 September 2017	Work Plan for Additional Onsite Investigation Submitted – Approval Pending (7 day ACDEH TAT)
8 September 2017	Interim Remedial Action Plan Submitted (30 day ACDEH TAT)
8 September 2017	Remedial Action Plan Submitted (60 day initial review by ACDEH with potential revisions, subsequent 30 day public comment period)

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COMPLETED ONSITE AND OFFSITE SAMPLING

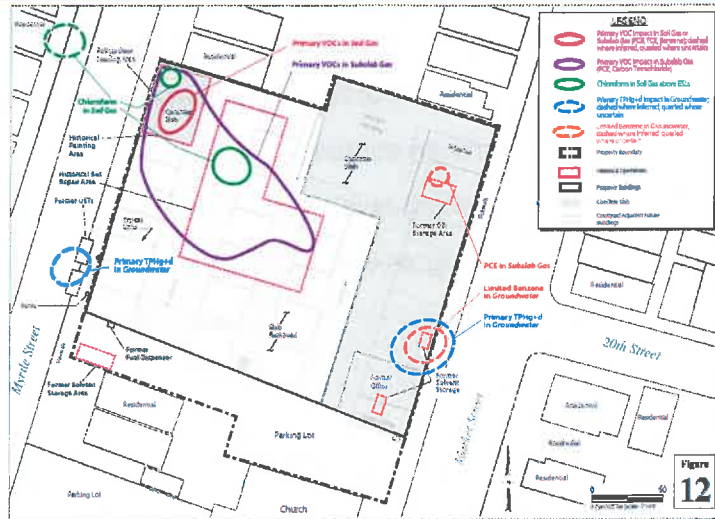
- Site perimeter
- Myrtle Street
- Near sewer and other subsurface lines
- Iterative approach used when chemicals detected



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CHEMICALS OF CONCERN

- Chemicals of concern (COCs) at the site include:
 - Tetrachloroethene (PCE)
 - Trichloroethene (TCE)
 - Benzene
 - Carbon Tetrachloride
 - Petroleum (gasoline and diesel)
- Onsite investigation findings to date will be addressed during construction



STATUS OF SITE INVESTIGATION AND FINDINGS TO DATE

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- Offsite soil, groundwater, and soil gas investigations reported no offsite impacts to current uses
- Additional offsite monitoring planned to verify results
- Excavation of impacted area planned to remove risk of future offsite migration
- Onsite investigation findings to date will be addressed during construction
- Additional onsite investigation planned

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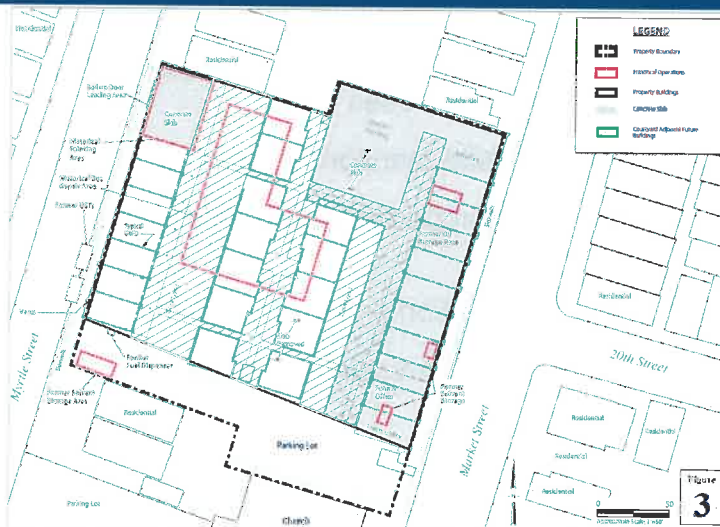
ADDITIONAL INVESTIGATION: APPROACH

- Identify and isolate sources of chemicals detected during previous investigations
- Complete assessment of historical operations areas
- Assess any common contaminant pathways (sewer lines and trenches)
- Conducted screening-level sampling across the site
- Additional sampling as elected by property owner

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ADDITIONAL INVESTIGATION: HISTORICAL OPERATIONS AREAS

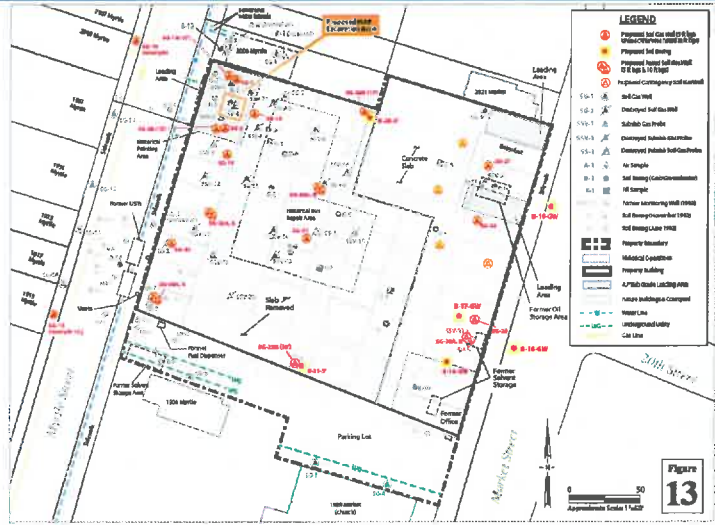
- Painting and Loading Area
- Bus Repair Area
- Former USTs
- Former Solvent Storage Area (West)
- Former Solvent Storage Area (East)
- Former Oil Storage Area



ADDITIONAL INVESTIGATION: PROPOSED SAMPLING LOCATIONS

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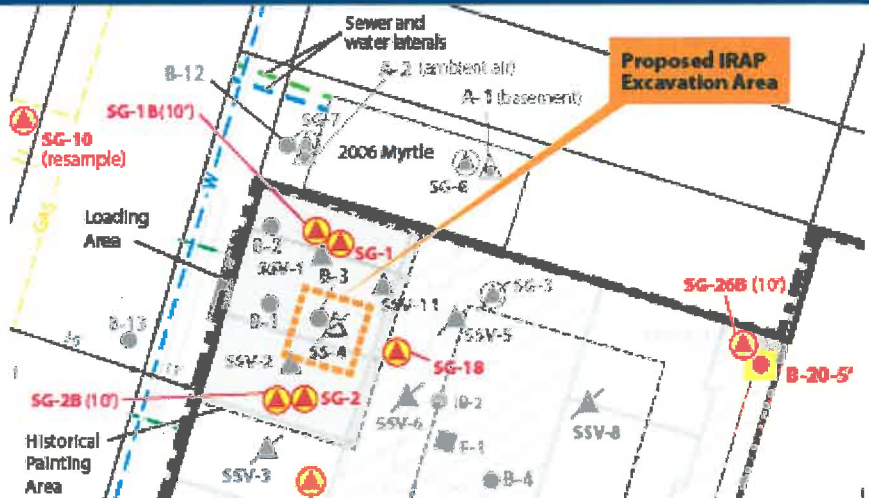
- Soil
- Groundwater
- Soil Gas
- Two weeks
- Monitoring and oversight per SMP
- Report will be submitted to the ACDEH for review



PROPOSED INTERIM REMEDIAL ACTION

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- Within former loading area
- PCE and TCE in soil gas
- Soil Excavation
- 15 ft by 15 ft by 7 ft deep
- 60 cubic yards of soil
- Two weeks
- Monitoring and oversight per SMP



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FUTURE REMEDIAL ACTION PLAN: DEVELOPMENT PROCESS

- 1919 Market submitted initial proposed RAP (8 Sep 2017)
- County review of initial RAP
- County comments to initial RAP will be posted on County website
- Revision based on County comments
- 1919 Market to Submit Revised RAP
- Initial RAP and subsequent documents will be available on County website:
 - <https://www.acgov.org/aceh/lop/public.htm>
 - <http://gis.acgov.org/DEH/InspectionResults/?SITE=LOP>
- Notice of Public Comment period will be posted on County website

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QUESTIONS AND ANSWERS

Please limit questions at this meeting to the environmental work at the site.

PUBLIC COMMENT

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- Speakers will be allowed 2 minutes to ask questions or speak on **site cleanup** topics
- Comments will be noted by the ACDEH and considered during review of the site investigation and remediation conducted by the property owner
- The public comment period for the Remedial Action Plan (RAP) will be noticed as required by State regulation and will extend for 30 days. Comments will be considered during the County's review of the RAP.

FUTURE COMMUNICATIONS

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- All technical reports available on County website:
 - <https://www.acgov.org/aceh/lop/public.htm>
 - <http://gis.acgov.org/DEH/InspectionResults/?SITE=LOP>
- Notice of 30 day public comment period for Remedial Action Plan will be posted on the websites above (planned for early November 2017)



THANK YOU

For more information, please contact:

Robert W. Schultz, CHG, ACDEH Case Manager

(510) 567-6721

robert.schultz@acgov.org

Dilan Roe, PE, ACDEH Chief - Land Water Division Manager

(510) 567-6767

dilan.roe@acgov.org