

January 30, 2018

Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: RO0003265

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached Revised Demolition Soil Management Plan document submitted on my behalf to the State Water Board's GeoTracker website.



Mr. Harry Zhang
Reveriez Construction, Inc.



***Revised Soil and Groundwater
Investigation Workplan***

**229 & 255 International Blvd.
Oakland, California
ACDEH Case # RO0003265**

January 29, 2018

Prepared for:

Raymond Zhang, Inc.
229 International Blvd.
Oakland, CA 94606

Prepared by:

Almar Environmental
407 Almar Avenue
Santa Cruz, California 95060

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1.0 INTRODUCTION

Almar Environmental (Almar) appreciates the opportunity to work on the 229 & 255 International Blvd. project in Oakland, California (Figures 1 through 3). Almar has been retained to prepare this *Soil, Groundwater, and Soil Gas Investigation Workplan* for the subject site.

In May 2017, Phase-1 Environmental Services (Phase-1 ES) prepared a Phase I Environmental Site Assessment (ESA) and in August 2017 a follow up Limited Phase II ESA for the subject property. The qualitative results of these investigations found, in part, that elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) exists in shallow groundwater at the site. The source of the contamination is unknown at this time but historical operations, including two printing companies and an auto repair service station, are known to have handled hazardous materials in the past. Based upon these results, and because the property owner wishes to redevelop the site, a Voluntary Remedial Action Agreement (VRAA) was entered with the Alameda County Environmental Health Department (ACEHD). The first steps of the VRAA are to further assess the extent of subsurface contamination and adequately characterize hazards at the site as they pertain to the proposed residential redevelopment. As such, the purpose of the Workplan is to propose a specific set of tasks that, when completed, will 1.) confirm the initial qualitative results of the initial Phase II, 2.) further assess the extent of onsite subsurface contamination, and 3.) characterize in situ soils scheduled to be overexcavated during redevelopment for potential off-hauling and disposal. In general, the proposed scope of work consists of collecting soil and “grab” groundwater samples from 12 temporary borings. Almar, herein, presents the details of the proposed scope of work.

2.0 SITE INFORMATION

The project site is located at 229 and 255 International Blvd. in the city of Oakland, California (Figure 1). The site consists of a roughly L-shaped property associated with Alameda County Assessor’s parcel number 20-127-6-3. The site is located on the northwest corner of the intersection of 3rd Avenue and International Blvd. An Aerial Photograph of the Site Area is included as Figure 2 and a detailed Site Map is included as Figure 3.

2.1 Physical Setting

Based on the U.S. Geological Survey Oakland West, California Quadrangle 7.5 Minute Series Topo Map, the subject property is approximately 20 feet (ft) above mean sea level (msl). The topographic slope of the subject property and surrounding areas is generally to the southwest, towards the San Francisco Bay (Figure 1).

According to the *Geologic Map and Map Database of the Oakland Metropolitan Area, Alameda, Contra Costa, and San Francisco Counties, California*, the site lies upon Quaternary older alluvium deposits (Qo) (Graymer, 1996). Site specific soils, encountered during previous investigations were identified as predominately Silty Clay (CL) of varying consistency and plasticity from the ground surface until the total depths explored (approximately 12.5 feet bgs) (Phase-1 ES, 2017).

The nearest surface water to the site is Lake Merritt, located approximately 950 feet north west of the subject site. The larger Inner Harbor of the San Francisco Bay is located approximately 0.75 miles southwest of the site (Figure 1). Based upon topography of the area, regional groundwater flow is expected to be to the west/southwest (towards the San Francisco Bay). However, nearby Lake Merritt may also influence groundwater flow direction.

2.2 Site History

Maps and records indicate that an Oil and Gas Service Station existed on the Property at 255 International Blvd. (then E. 14th St.) from 1926 to 1957; two printing companies occupied 237 E. 14th St. from 1937 through 1952, and; an Auto Service Repair Garage occupied 229-245 E. 14th St. from 1951 to at least as late as 1952. The historical configuration of the site is depicted on Figure 4. The property is currently vacant and surrounded by a chain link fence. The site buildings have reportedly been demolished but the concreted slab floors remain.

2.3 Summary of Previous Environmental Investigations

Phase I Environmental Site Assessment (ESA) – May, 2017

In May 2017 Phase-1 ES completed a Phase I ESA for the subject site. During the Phase I site inspection, the parking areas of the Property were filled with mostly wrecked or abandoned vehicles, and the surface areas beneath them was not able to be inspected. It was recommended that the vehicles and debris on the Property be cleared, and the building and site be fully accessible. The Phase I recommended that a subsurface investigation be performed in the areas of the previous businesses referenced above.

Limited Phase II Environmental Site Assessment (ESA) – August, 2017

Based upon the recommendations of the above Phase I, on August 30, 2017 a Limited Phase II ESA, was prepared for the subject site by Phase-1 ES. The Limited Phase II consisted of collecting qualitative soil samples from seven (7) shallow borings, collecting one (1) “grab” groundwater sample, and performing an underground storage tank (UST) probing investigation. Although no USTs were discovered, the qualitative results of the investigation found, in part, that elevated concentrations of TPHg exist in shallow groundwater at the site. As stated in the introduction, based upon these findings, the property owner entered a VRAA with the ACEHD. The first steps of the VRAA are to confirm the qualitative results of this investigation and further assess the extent of subsurface contamination and adequately characterize hazards at the site as it pertains to the proposed residential redevelopment. These specific set of tasks to complete the investigation are outlined in the following sections.

Note: The proposed redevelopment plans call for the over-excavation of soils along the entire property to a depth of approximately 8 feet bgs to support an underground parking garage with a moisture barrier. As such, no soil vapor sampling is proposed because any potential sources of vapor intrusion concerns will be overexcavated during redevelopment. Drawings and cross-sections depicting the proposed residential redevelopment plans are included in Appendix A.

3.0 PROPOSED SOIL AND GROUNDWATER SCOPE OF WORK

This portion of the investigation will, in general, consist of the collection of soil and “grab” groundwater samples from twelve boring locations (DP-1 through DP-12) at the site. The proposed boring locations were chosen based upon the configuration of known historical buildings and historical sampling results. Specifically, borings DP-1 through DP-3 will be located in the area of the former “Oil and Gas” station, borings DP-4 and DP-5 will be located in the area of the former auto repair shop, borings DP-6 and DP-7 will be located with the area of the former printing shop, and the remainder of the borings (DP-8 through DP-12) will be as equally spread out across the site as possible to cover any unknown historical

areas of potential concern. The proposed boring locations are shown on Figure 5 along with pertinent historical buildings. The exact locations and number of borings may be moved or changed in the field at the discretion of the field geologist based upon encountered subsurface conditions. A detailed description of the proposed tasks to install the borings is presented as follows.

3.1 Task 1: Regulatory Liaison, Permitting, and Project Management

Almar will represent the client with regulatory agencies and onsite businesses or residences in meetings and/or communications. A representative of Almar will also coordinate, oversee, and/or conduct all activities detailed in this Workplan. Almar will obtain the appropriate subsurface drilling permit from the Alameda County Public Works Agency ACPWA. As required by law, Almar will mark the subject property and notify Underground Service Alert (USA) to clear the proposed boring locations of underground utilities prior to drilling activities. A Health and Safety Plan (HASP) will be prepared, maintained onsite, and will comply with 29 CFR 1910.120 and Cal OSHA regulations.

3.2 Task 2: Drilling and Soil Sampling

Soil borings will be drilled by a C57 licensed driller under the direction of a licensed State of California Professional Geologist. As required by law, the top five (5) feet of each boring will be dug by hand to ensure that underground utilities are not encountered. Following hand clearing, a truck-mounted Geoprobe™ direct-push sampling rig capable of continuous core soil sampling will be used to drill each of the proposed borings (DP-1 through DP-12). The Geoprobe™ will direct-push (hammer) a 2-inch diameter steel Macrocore barrel until groundwater is first encountered (estimated 10 - 12 ft bgs). The core barrels will be lined with clear plastic disposable tubing to facilitate continuous soil coring and soil logging for description. Soils will be logged using the United Soil Classification System (USCS). Soil samples will be collected at five (5) foot intervals, where contamination is observed in the field, and at the soil-groundwater interface. A minimum of two (2) soil samples from each boring will be retained for laboratory analysis. All soil samples will be collected by cutting the desired section of disposable plastic tubing, sealing the ends of the tube with Teflon™ tape, and capped. The caps will be sealed with silicone tape, labeled, sealed in individual plastic bags, and placed in a pre-chilled ice chest with ice to remain at 4° Celsius (°C) until they arrive at the lab.

Soil cuttings generated during drilling operations will be contained 55-gallon drums and remain on site. Water used in the decontamination and cleaning of drilling equipment will also be stored on site in 55-gallon drums.

3.3 Task 3: Groundwater Sampling

Once groundwater is encountered in each of the borings, and a sufficient amount is present for sampling, the Macrocore sampler will be removed from the boring, and a temporary flush threaded, ¾-inch schedule 40 polyvinyl chloride (PVC) casing will be placed within the boring. The bottom cap will be flush threaded, and based on previously observed conditions, the screened casing will be 0.010-inch slots. Based upon previous investigations, the groundwater recharge rate at the site is known to be slow. The casing may need to be left in the boring for up to 24 hours for enough water to be present for sampling. Groundwater samples will then be collected from the temporary casing using a disposable polyethylene bailer or a peristaltic pump.

Each groundwater sample will be collected in laboratory supplied EPA Testing Method approved containers, labeled, sealed in individual plastic bags, and placed in a pre-chilled ice chest with ice to remain at 4 degrees Celsius (°C) until they arrive at the lab. Samples will be properly decanted into 40 ml

VOAs using bailer attachments to minimize agitation of the sample. Samples collected in VOAs will be checked for headspace. VOA vials will be ordered with hydrochloric acid preservative and amber liters without preservatives. Typically, three VOAs and one amber liter will be collected for each groundwater sample.

3.4 Task 4: Laboratory Analysis – Soil and Groundwater Samples

Once all soil and groundwater samples are collected and appropriately packed, they will be transported, observing formal chain-of-custody (COC) procedures to a State of California-certified testing laboratory. All soil and groundwater samples will be collected and analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and, as requested by the ACEHD, the full suite of VOCs by EPA Test Method 8260b.

3.5 Task 5: Backfilling of Borings

Once all soil and groundwater samples are collected, each temporary boring will be backfilled with neat cement grout. The backfilling procedures will be witnessed by a representative of the ACPWA as dictated by the permit.

4.0 PROPOSED GEOPHYSICAL SURVEY and REPORTING

4.1 Task 6: Geophysical Survey

As part of the Limited Phase II investigation conducted by Phase 1 ES in 2017 an underground storage tank probing investigation was conducted in the area of the former Oil and Gas station on the northwest corner of the site. The purpose of the investigation was to determine if any unknown underground storage tanks (USTs) remain in place at the site. No tanks were found as part of the probing investigation. Nevertheless, the ACEHD has requested a full geophysical survey of the entire site be conducted to determine if any other unknown USTs remain in place. Almar agrees that a formal geophysical survey of the entire site should be conducted. However, although the site buildings have been demolished, the reinforced concreted slab floors reportedly remain which would cause the geophysical survey to be ineffective. Therefore, Almar recommends the geophysical survey be performed after the concrete slab floors are removed.

4.2 Task 7: Reporting

A written report documenting the field activities will be provided by Almar approximately two (2) weeks following completion of the field work and receipt of the laboratory results. The report will include field sheets, boring logs, laboratory data, etc. The report will contain the appropriate conclusions and recommendations based upon the conditions encountered in the field and the laboratory analytical results. The report will be signed and stamped by a registered professional.

5.0 TIMELINE

The following is an estimated timeline to complete the tasks outlined in Sections 3.0 and 4.0:

Task 1 – Will be completed within two (2) weeks of regulatory approval of this Workplan.

Tasks 2, 3, and 6 – Will take place within two (2) weeks of receipt of the required permit from the ACPWA (Task 1). Almar expects these tasks to be completed in 2 businesses days.

Task 4 – Will occur two weeks following completion of Tasks 2 and 3.

Task 5 – Will be completed the same day as Tasks 2 and 3.

Task 6 – Will be completed following removal of the concrete slab floors.

Task 7 – Will be completed no more than two (2) weeks following receipt of all laboratory analytical data.

6.0 CERTIFICATION AND DISTRIBUTION

To the best of our knowledge, all statements made in this workplan are true and correct. This workplan is based on data provided by the client and others, site conditions observed, samples collected and analytical data. No warranty whatsoever is made that this workplan addresses all contamination found on the site.

Respectfully submitted,



Forrest N. Cook
Owner/Principal Scientist
Almar Environmental
California Professional Geologist #8201 (exp 9/18)

CC:

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1131 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502-6577

Mr. Stuart Solomon
Phase I ES
5216 Harwood Road
San Jose, CA 95124

7.0 REFERENCES

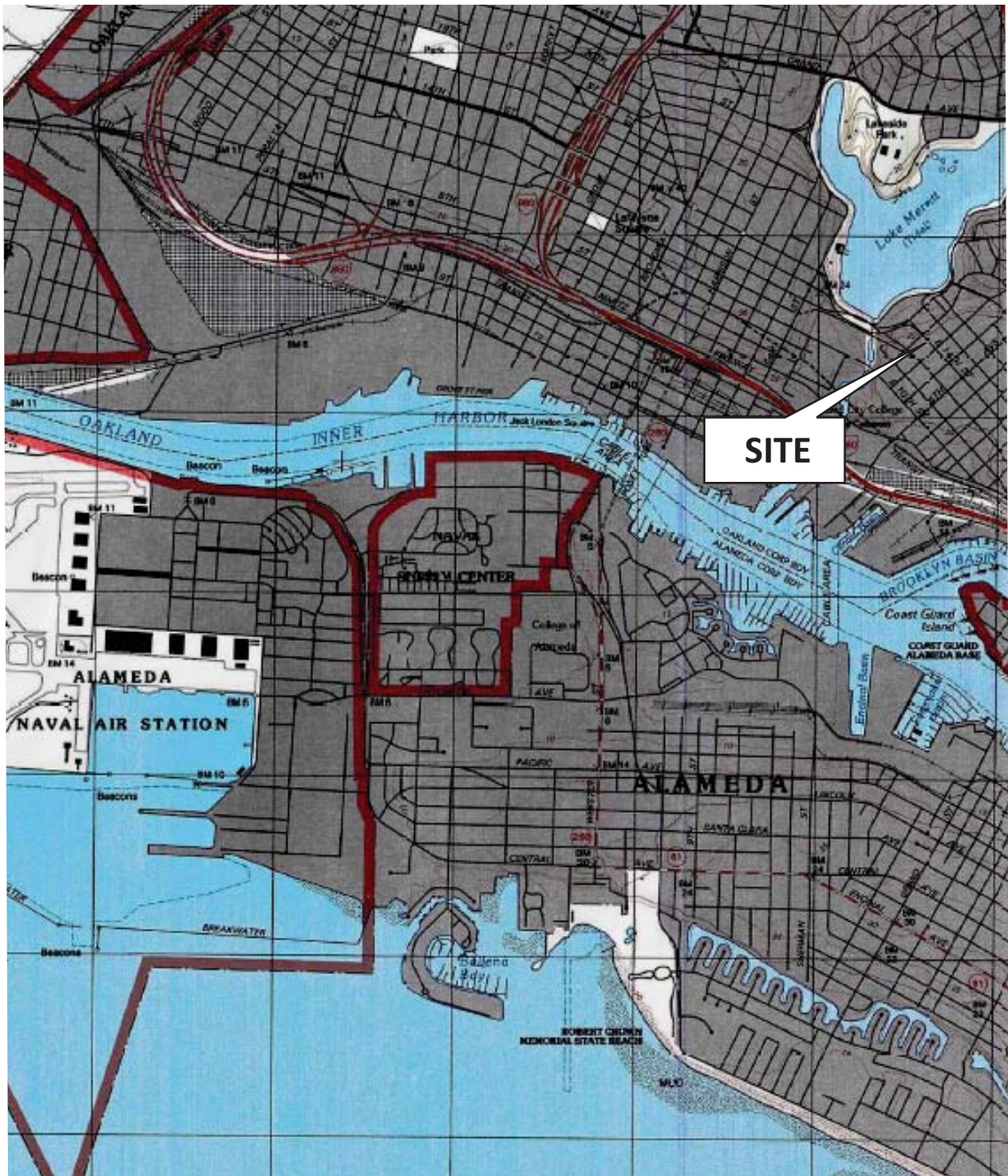
Graymer, R.W. 1996. *Geologic Map and Map Database of the Oakland Metropolitan Area, Alameda, Contra Costa, and San Francisco Counties, California*. U.S. Geological Survey, Menlo Park, CA.

Phase-1 Environmental Services. May 2017. *Phase I Environmental Site Assessment*. 229-255 International Blvd., Oakland, CA.

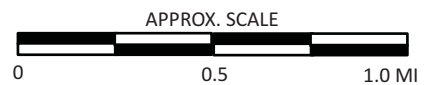
Phase-1 Environmental Services. August 30, 2017. *Limited Phase II Site Investigation*. 229-255 International Blvd., Oakland, CA.

United States Department of the Interior Geologic Survey (USGS). 1954, Revised 1994. Oakland East, California 7.5-Minute Quadrangle.

FIGURES



SOURCE: USGS 1:24,000 SCALE SERIES OAKLAND WEST, CA QUAD



229-255 INTERNATIONAL BLVD.
OAKLAND, CALIFORNIA

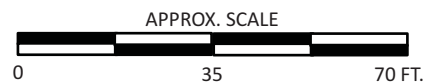
SITE VICINITY TOPO MAP

FIGURE

1



SOURCE: Google Earth, 2017

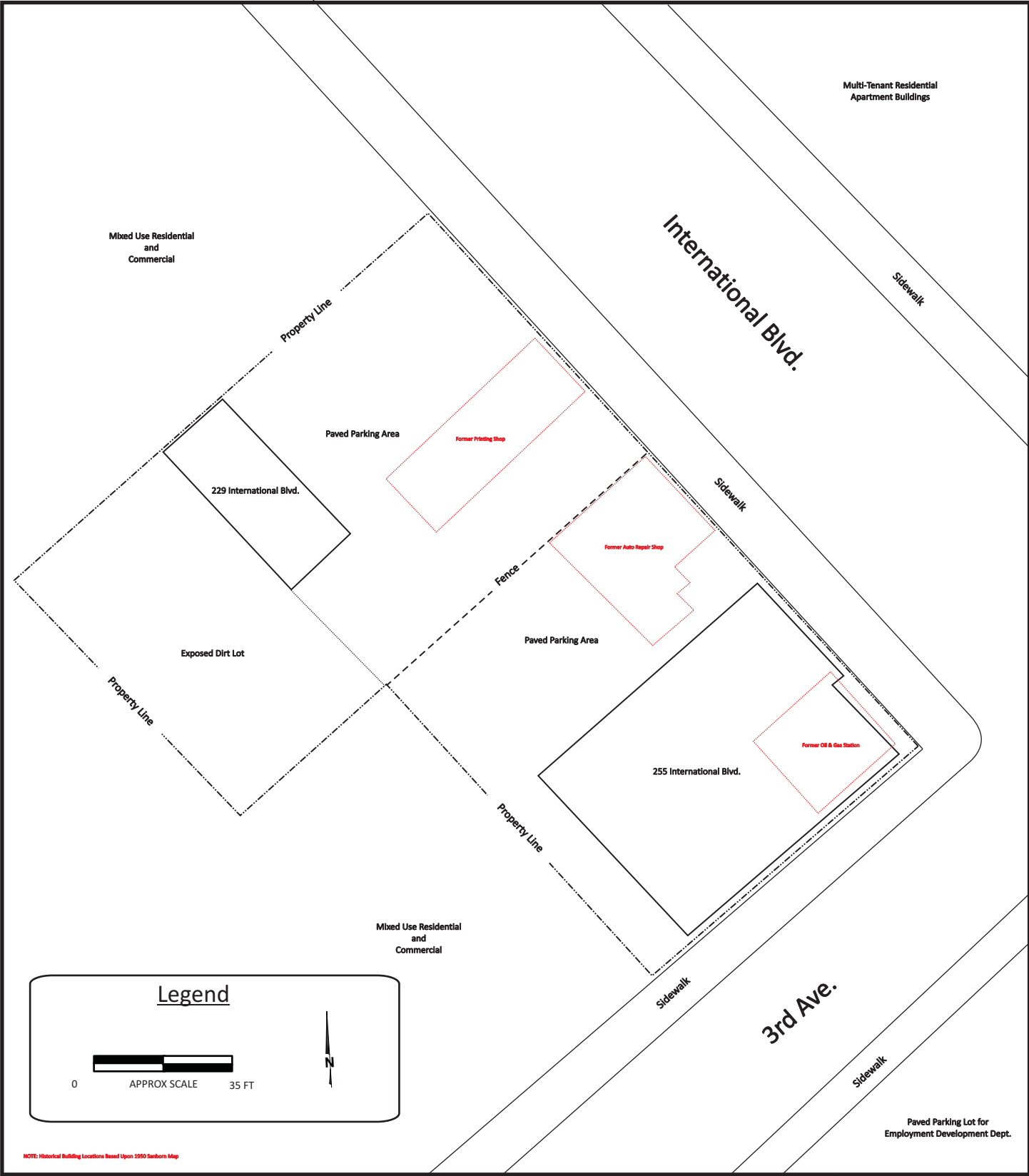


229-255 INTERNATIONAL BLVD.
OAKLAND, CALIFORNIA

AERIAL PHOTOGRAPH
OF SITE AREA

FIGURE

2

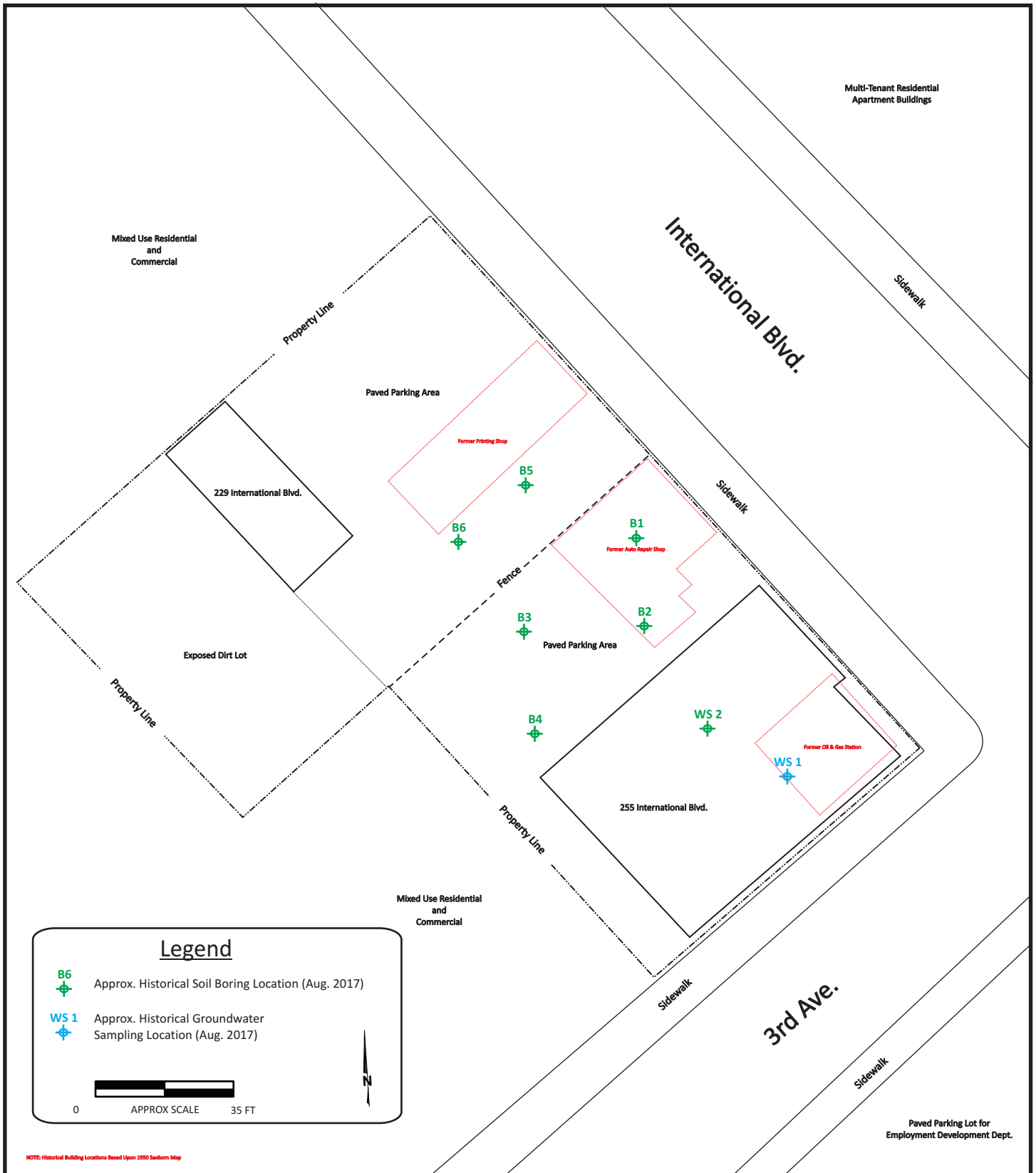


229 - 255 INTERNATIONAL BLVD.
OAKLAND, CALIFORNIA

SITE MAP SHOWING CURRENT AND
PERTINENT HISTORICAL BUILDING LOCATIONS

FIGURE

3

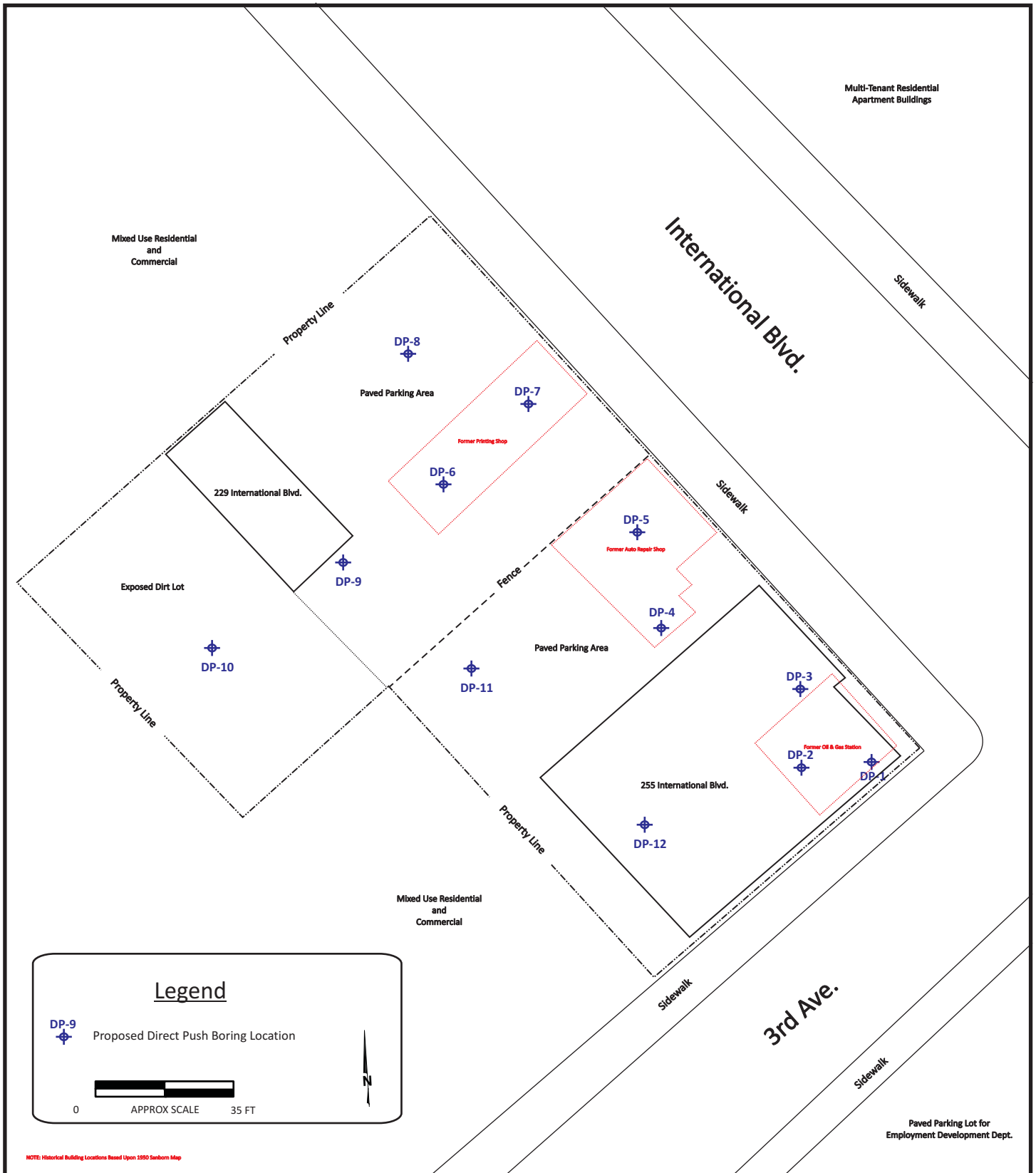


229 - 255 INTERNATIONAL BLVD.
OAKLAND, CALIFORNIA

SITE MAP SHOWING HISTORICAL
BORING LOCATIONS

FIGURE

4



229 - 255 INTERNATIONAL BLVD.
OAKLAND, CALIFORNIA

SITE MAP SHOWING PROPOSED
SAMPLING LOCATIONS

FIGURE

5

TABLES

TABLE 1
SUMMARY OF HISTORICAL SOIL ANALYTICAL DATA
229 - 255 International Blvd.
Oakland, California

Sample ID	Sample Depth (ft.)	Sample Date	TPHg	TPHd	TPHmo	B	T	E	X	Other Hydrocarbons
			(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
WS2-110"	9.0	08/10/17	ND<5.0	ND<1.2	ND<6.5	ND<0.0013	ND<0.0012	ND<0.0015	ND<0.0034	All ND
B1-2.5'	2.5	08/10/17	ND<5.0	ND<1.2	8.5	---	---	---	---	All ND
B2-2.5'	2.5	08/10/17	ND<5.0	ND<1.2	ND<6.5	---	---	---	---	All ND
B3-2.5'	2.5	08/10/17	ND<5.0	ND<1.2	ND<6.5	---	---	---	---	All ND
B4-2.5'	2.5	08/10/17	ND<5.0	ND<1.2	13	---	---	---	---	All ND
B5-2.5'	2.5	08/10/17	ND<5.0	ND<1.2	ND<6.5	ND<0.0013	ND<0.0012	ND<0.0015	ND<0.0034	All ND
B6-2.5'	2.5	08/10/17	ND<5.0	ND<1.2	24	---	---	---	---	All ND
ESL Res. Direct Exposure (Table S-1)			740	230	11,000	0.230	970	5.1	560	varies
ESL Leaching to nondrinking water (Table S-2)			3,400	3,600	---	0.049	9.3	1.4	11	varies
ESL Gross Contamination Level (Table S-3)			1,000	2,300	5,100	870	650	400	420	varies
ESL Res. Odor Nuisance Level (Table S-4)			100	500	---	500	500	500	500	varies
LTCP Residential (0' to 5')			---	---	---	1.9	---	21.0	---	varies
LTCP Residential (5' to 10')			---	---	---	2.8	---	32.0	---	varies

Notes:

All historical samples collected by Phase-1 Environmental Services and results should be considered qualitative data.

Other Hydrocarbons = Additional constituents of fuel fingerprint test EPA 8015b/FFP

--- = Parameter not analyzed or not established

<0.5 / ND = Not present at or above practical laboratory detection limit

mg/Kg = micrograms per kilogram = parts per million = ppm

ESLs = RWQCB Environmental Screening Levels - Feb. 2016 (Rev. 3)

LTCP = Low Threat Closure Policy - Table 1: Concentrations of Petroleum Constituents in soil that will have no significant risk of adversely affecting human health

TPHg = Total Petroleum Hydrocarbons as gasoline

TPHd = Total Petroleum Hydrocarbons as diesel

TPHmo = Total Petroleum Hydrocarbons as motor oil

B = Benzene

T = Toluene

E = Ethylbenzene

X = Total Xylenes

Bolded Value =detected concentration

Shaded Value = concentration exceeds either ESL or LTCP value

TABLE 2
SUMMARY OF HISTORICAL GROUNDWATER ANALYTICAL DATA
229 - 255 International Blvd.
Oakland, California

Sample ID	Sample Date	TPHg	TPHd	TPHmo	B	T	E	X	MtBE	Naphth.	Other Hydrocarbons
		(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)
WS1-150"	08/10/17	6,800	ND<68	ND<130	ND<0.83	ND<0.93	ND<0.98	ND<3.6	---	---	All ND
MCL Priority (ESL Table GW-1)		220	150	---	1.0	40	30	20	5.0	0.17	varies
Aquatic Freshwater Habitat Goal (ESL Table GW-2)		440	640	---	46	130	290	---	66000.0	24	varies
Res. Vapor Intusion Health Risk (ESL Table GW-3)		---	---	---	1.1	3600	13	1,300	1200.0	20	varies
Gross Contamination Levels (ESL Table GW-4)		5,000	2,500	50,000	50,000	50,000	50,000	50,000	50,000	16,000	varies
Odor Nuisance Levels (ESL Table GW-5)		100	100	---	170	40	30	20	5.0	210	varies

Notes:

All historical samples collected by Phase-1 Environmental Services and results should be considered qualitative data.

Other Hydrocarbons = Additional constituents of fuel fingerprint test EPA 8015b/FFP

All samples collected as "grab" groundwater samples

--- = Parameter not analyzed or not established

<0.5 / ND = Not present at or above laboratory practical quantitation limit

ug/L = micrograms per Liter = parts per billion = ppb

ESLs = RWQCB Environmental Screening Levels - Feb. 2016 (Rev. 3)

TPHg = Total Petroleum Hydrocarbons as gasoline

TPHd = Total Petroleum Hydrocarbons as diesel

TPHmo = Total Petroleum Hydrocarbons as motor oil

B = Benzene

Naphth. = Naphthalene

Bolded Value =detected concentration

T = Toluene

MtBE = Methyl-t-butyl ether

Shaded Value = concentration exceeds either ESL or LTCP value

E = Ethylbenzene

X = Total Xylenes

APPENDIX A

PROPOSED REDEVELOPMENT PLAN AND CROSS-SECTIONS

229 INTERNATIONAL BLVD.
OAKLAND, CA

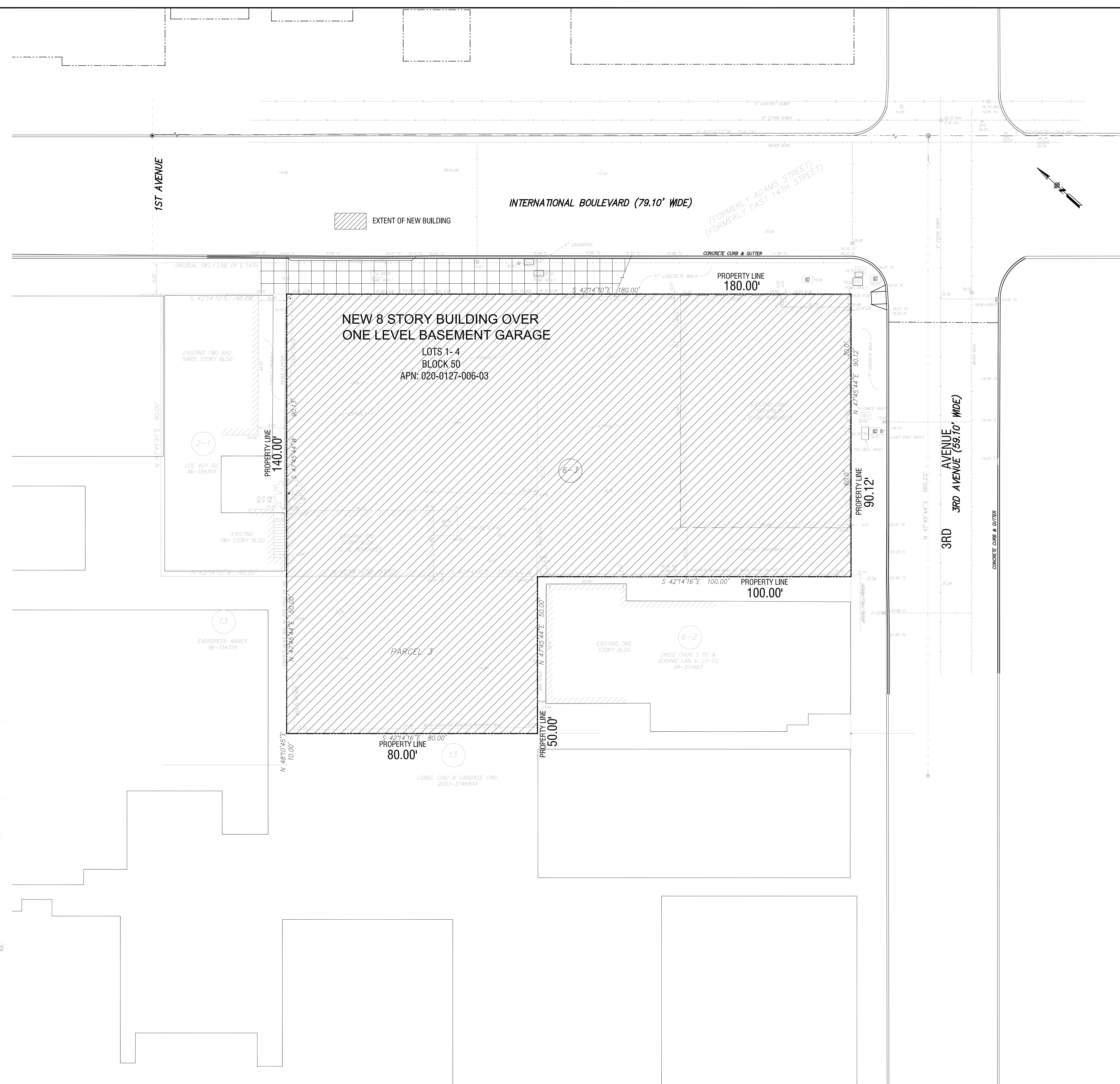
ISSUE	DATE
PERMIT SET	02.28.16

REVISIONS		

JOB NO.: 1322
SCALE: 1/16" = 1'-0"

SITE PLAN

A1.0



15. A Designer's Statement:

DESIGNER'S STATEMENT

This plot plan correctly represents a plot plan made by me or under my direction.

I hereby state that to the best of my knowledge all provisions of applicable State laws and local ordinances have been fully satisfied.

I hereby further state that all proposed grades, elevations and contours are based upon a survey by

BARRY A. FIBBLE 6975 (name and license no. of surveyor) dated 1.27.14 (date of survey) that was indicated thereon by the surveyor thereof as being based upon City of Oakland datum.

(OR, if applicable):

I hereby further state that all proposed grades, elevations and contours are based upon a survey by

NA (name and license no. of surveyor) dated NA (date of survey) and

a topographic survey by NA (name and license no. of surveyor)

dated NA (date of survey) that were indicated thereon by the surveyors thereof as being based upon City of Oakland/Port of Oakland (select one) datum.

ALONSO FILLON
Type Name

12.30.13 2013
Date

ISSUE	DATE
PERMIT SET	02.28.16

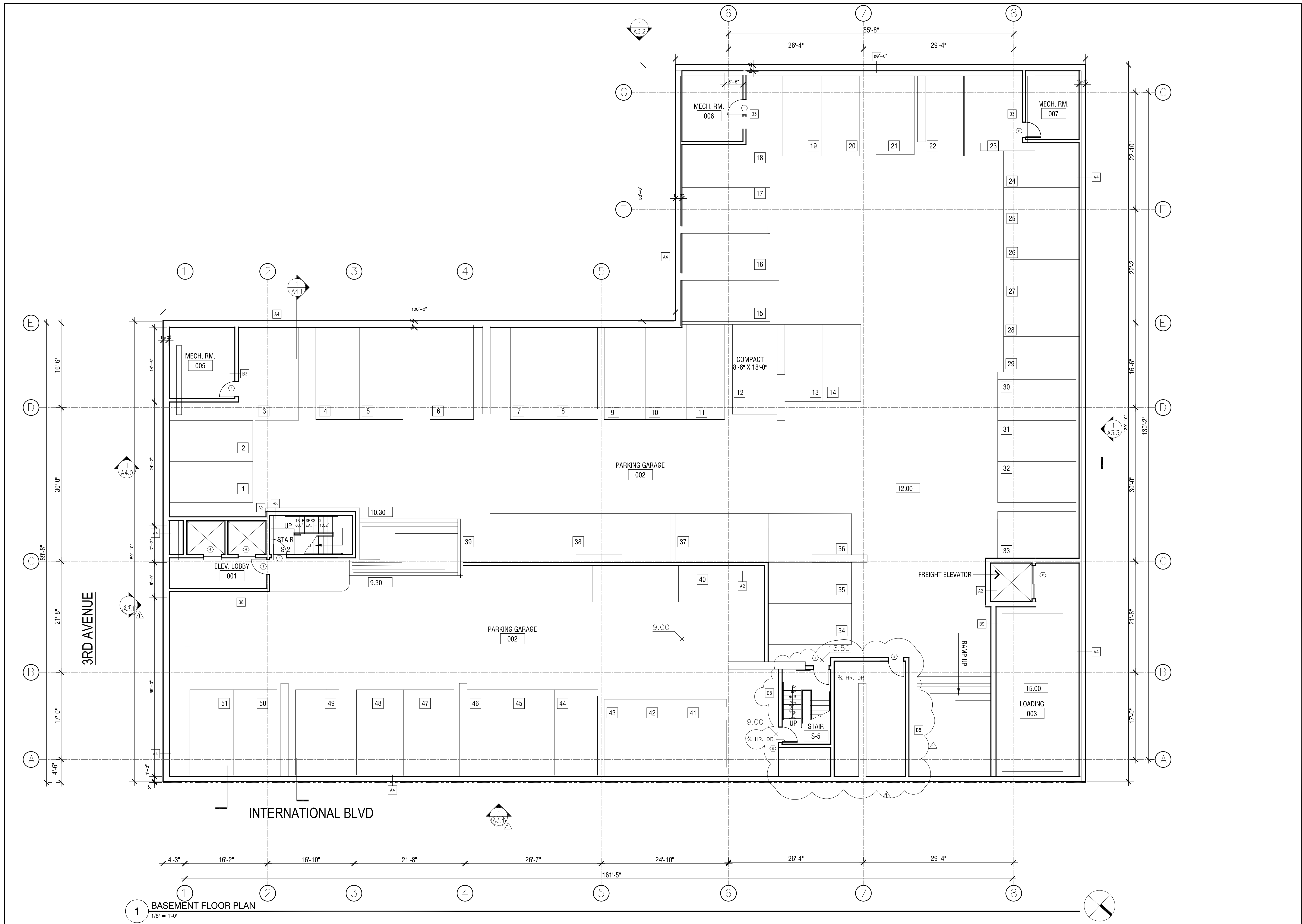
REVISIONS

NO.	DESCRIPTION

JOB NO.: 1322
SCALE: 1/8" = 1'-0"

BASEMENT FLOOR
PLAN

A2.0



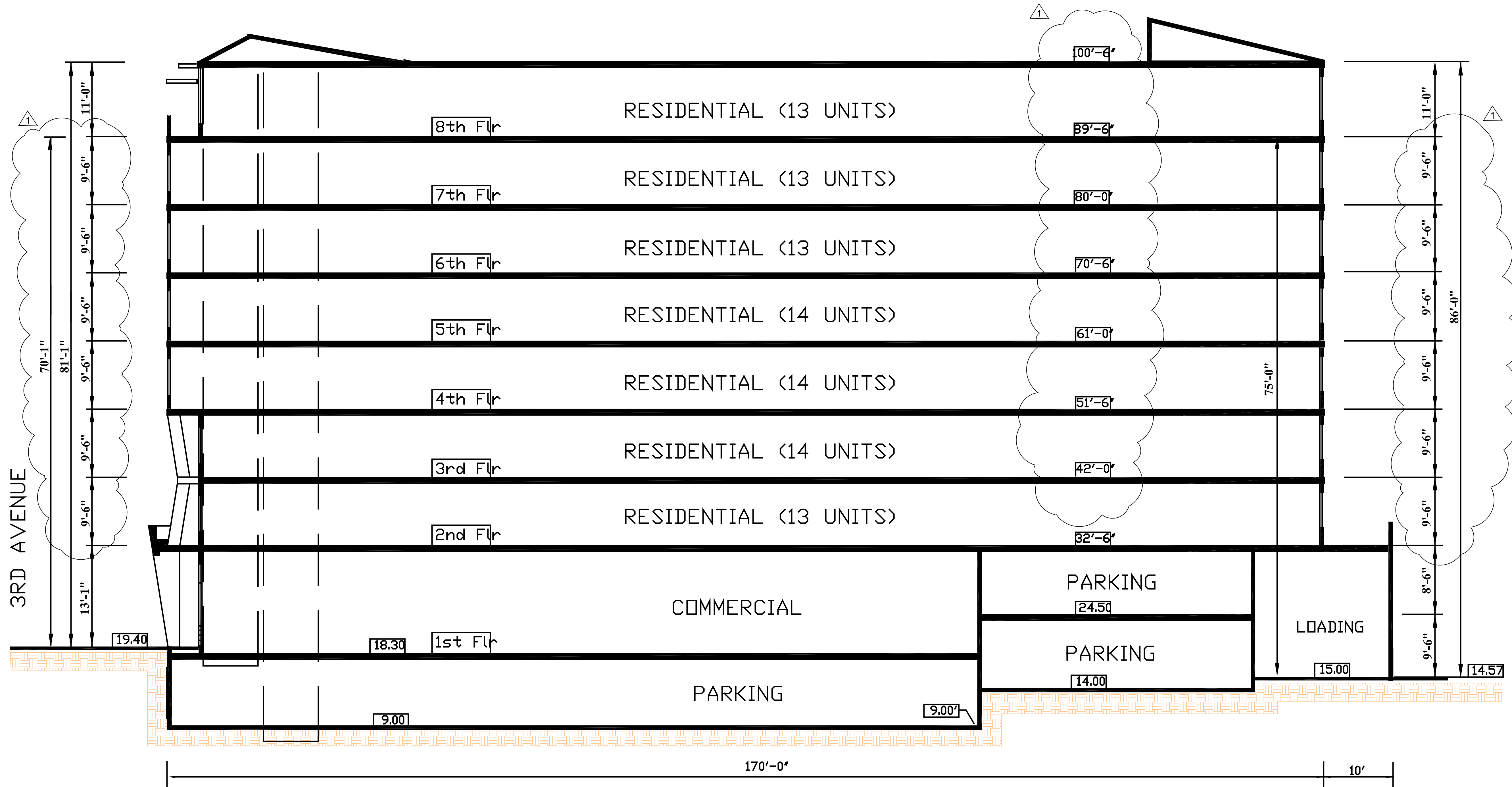
1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

ISSUE	DATE
PERMIT SET	02.28.16

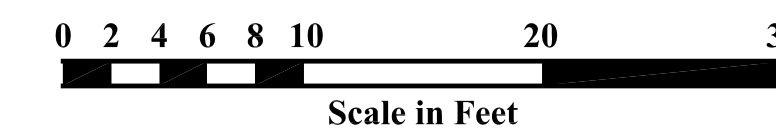
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BUILDING SECTION



EAST-WEST SECTION THRU COMMERCIAL



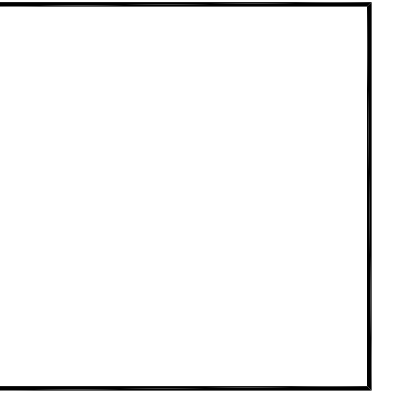
1 SECTION
1/8" = 1'-0"

229 INTERNATIONAL BLVD.
OAKLAND, CA

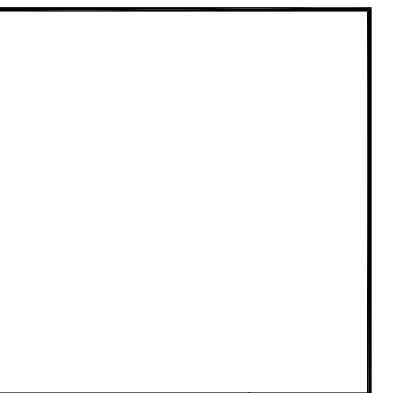


1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

ISSUE	DATE
PERMIT SET	02.28.16
REVISIONS	
JOB NO.: 1322	SCALE: 1/8" = 1'-0"
EXTERIOR ELEVATION	



229 INTERNATIONAL BLVD.
OAKLAND, CA



ISSUE	DATE
PERMIT SET	02.28.16

REVISIONS	

JOB NO.: 1322
SCALE: 1/8" = 1'-0"

EXTERIOR
ELEVATION

A3.3



ROOF
EL. 101.00' FF

EIGHTH FLOOR
EL. 91.00' FF

SEVENTH FLOOR
EL. 80.41' FF

SIXTH FLOOR
EL. 70.83' FF

FIFTH FLOOR
EL. 61.25' FF

FOURTH FLOOR
EL. 51.66' FF

THIRD FLOOR
EL. 42.08' FF

SECOND FLOOR
EL. 32.50' FF

GROUND LEVEL
EL. 12.33' FF

ROOF
EL. 101.00' FF

EIGHTH FLOOR
EL. 91.00' FF

SEVENTH FLOOR
EL. 80.41' FF

SIXTH FLOOR
EL. 70.83' FF

FIFTH FLOOR
EL. 61.25' FF

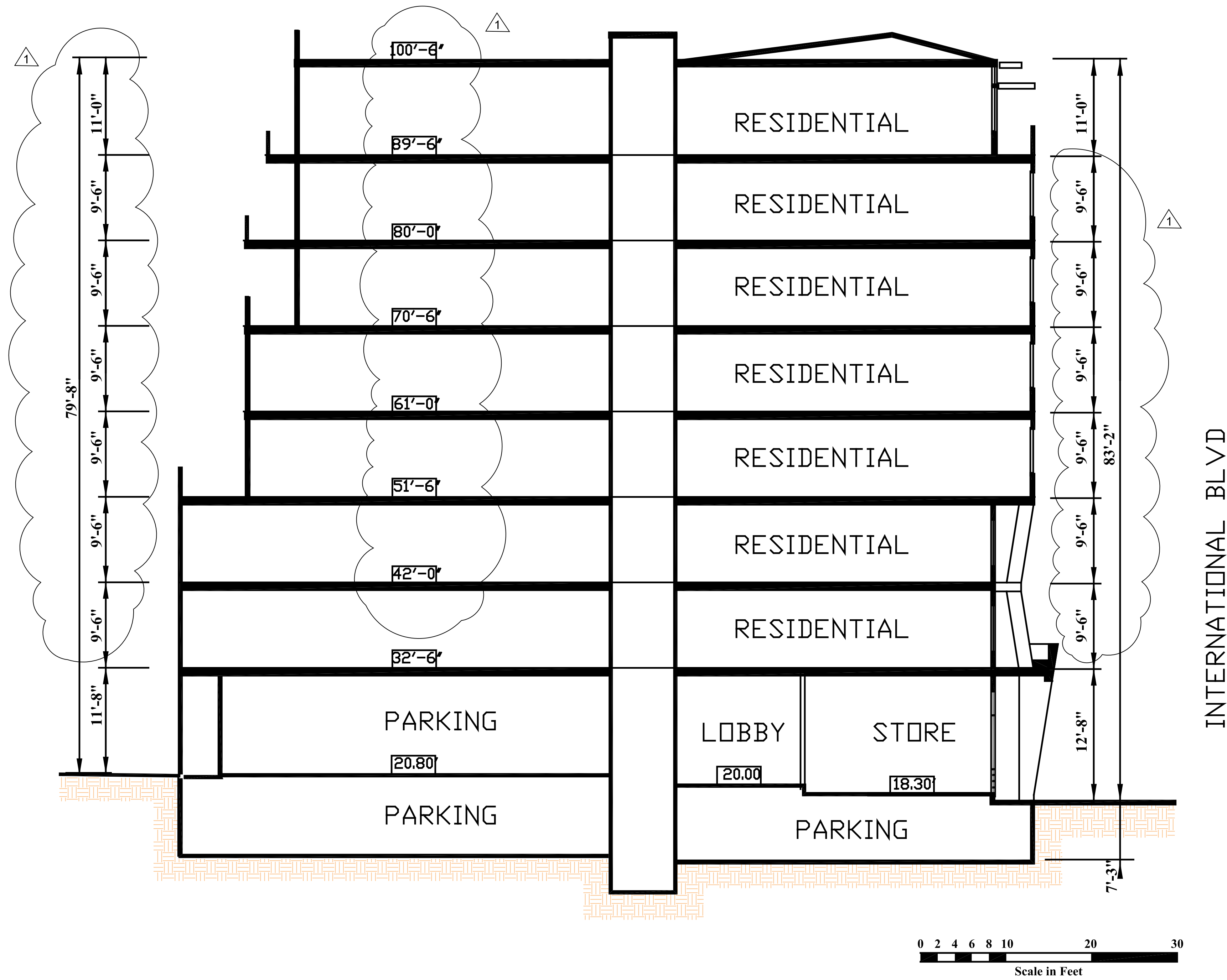
FOURTH FLOOR
EL. 51.66' FF

THIRD FLOOR
EL. 42.08' FF

SECOND FLOOR
EL. 32.50' FF

GROUND FLOOR
EL. 19.40' FF

1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



SOUTH-NORTH SECTION THRU LOBBY

1 SECTION
1/8" = 1'-0"

229 INTERNATIONAL BLVD.
OAKLAND, CA

229 INTERNATIONAL BLVD.
OAKLAND, CA

ISSUE	DATE
PERMIT SET	02.28.16

REVISIONS

JOB NO.: 1322
SCALE: 1/8" = 1'-0"

BUILDING SECTION

A4.1