



September 18, 2018

Mr. Cody Fornari (Sent via electronic mail to: [cody@realtexgroup.com](mailto:cody@realtexgroup.com))  
San Pablo Investors One, LLC  
505 Sansome Street, Suite 400  
San Francisco, California 94111

Subject: Request for Detail Site Conceptual Model and Data Gap Work Plan, Site Cleanup Program  
Case No. RO0003313 and GeoTracker Global ID T10000011742, 1835 San Pablo Ave, 1835  
San Pablo Avenue, Berkeley, CA 94702 APN: 57-2086-23

Dear Mr. Fornari:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the site cleanup case file including the *Phase II Environmental Site Assessment Report* (the Report), dated November 10, 2017, prepared and submitted by Pangea Environmental Services, LLC (Pangea) on your behalf. A kick-off meeting with your redevelopment team (Realtex), your environmental consultant (Pangea), and ACDEH was conducted on Thursday September 6, 2018 to discuss the proposed redevelopment activities, current site conceptual model, and potential data gaps including locations of soil, soil gas, sub-slab vapor, and groundwater samples to further investigate subsurface conditions at the Site.

ACDEH understands the site is located in a mixed residential and commercial area of Berkeley and consists of one parcel Alameda County Assessor Parcel Number (APN) 57-2086-23 located at 1835 San Pablo Avenue (the Site). The Site is currently developed as an active Midas auto repair shop which consists of an office, bathrooms, and multiple service bays with aboveground hydraulic lifts. The Site is bound to the north by an active auto body shop (Berkeley Auto Body); to the east by multi-tenant residences; to the south by Hearst Avenue; and to the west by San Pablo Avenue. A cultural center (Casa de Cultura) is located across the street from Hearst Avenue to the south of the Site. ACDEH also understand that proposed redevelopment of the property will include residential condominiums and that plans are currently being reviewed by the City of Berkeley. At this time, redevelopment plans have not been received by ACDEH.

Based on discussions with your redevelopment team during our meeting on September 6, 2018, it is currently unknown if a Phase I Environmental Site Assessment (ESA) has been conducted for the site. Historical records obtained from the City of Berkeley Toxic Management Division did not indicate past or current underground or aboveground storage tanks, but did document violations relating to spills and improper disposal and storage of chemicals during inspections conducted on July 29, 2012 and July 30, 2015. The potential of historical below-ground hydraulic lifts is likely.

The scope of work presented in the above-mentioned Report included the advancement of six borings for collection of soil samples (B1 through B6) and grab groundwater samples (B-2-GW, B-4-GW, and B-5-GW). Additionally, two sub-slab vapor probes (SS-1 through SS-2) were advanced beneath the onsite building. Soil lithology was logged to a total depth of 25 feet below ground surface (bgs) and consisted primarily of clays and silts with minor compounds of sand and gravel. Data from the Phase II investigations indicate that total petroleum hydrocarbons as gasoline (TPH-g) as diesel (TPH-d) and as

motor oil (TPH-mo), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals were detected in soils above laboratory detection limits at the Site. Analytical data reported arsenic and nickel soil concentrations exceeding San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screens Levels (ESLs). TPH-d concentrations in grab groundwater samples exceeding Tier 1 ESLs were detected in all grab groundwater samples. Groundwater was noted to be observed from 8 feet to 24 feet bgs during the investigation. Tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride and 1,4-dioxane were detected in sub-slab vapors exceeding the ESLs for potential vapor intrusion under a residential land-use scenario, with the highest concentrations detected in the eastern portion of the Site building, in the vicinity of the former materials storage area. These data indicate that an unauthorized release has occurred at the site.

Further work is required to assess the vertical and lateral extent of contamination in all media. At present, it is uncertain the lateral extent of soil vapor adjacent to commercial and residential properties in addition to the vertical and lateral extent of groundwater contamination near the vicinity of grab groundwater samples. Additionally, soil, groundwater, and soil vapor has not been evaluated east of the onsite building in the vicinity of the outside storage area, which noted heavy staining.

Based on our review, ACDEH requests that you submit the requested *Deliverables* to the State Water Resources Control Board's GeoTracker website in accordance with the compliance schedule provided below and the *Responsible Party (ies) Legal Requirement/Obligations Instructions* and *File Naming Conventions* which are included as Attachments 1 and 2 respectively. ACDEH requests email notification verifying the requested deliverables have been uploaded to GeoTracker (e-mail preferred to: [andrew.york@acgov.org](mailto:andrew.york@acgov.org)).

## **DELIVERABLES**

Please submit the following deliverables according to the following schedule:

1. **Soil, Sub-Slab Vapor, Soil Gas, and Groundwater Investigation Work Plan** – The proposed investigation work plan will be conducted to define the magnitude and extent of soil, sub-slab vapor, soil gas, and groundwater contamination at the subject site. The extent of further investigations and potential remediation will be determined based on the data collected. The work plan must include a site conceptual model in tabular format that identifies data gaps and proposed scope of work that includes at a minimum the following elements:
  - **Site Conceptual Model (SCM)** – The work plan must include a site conceptual model that represents the current understanding of the Site and synthesizes all the analytical data and evaluates all potential exposure pathways and potential on and offsite receptors. The SCM must include at a minimum information on site geology and hydrogeology, distribution and transport mechanisms of potential chemical of concern (PCOCs) in soil, soil vapor and groundwater including preferential pathways capable of intercepting and conveying non-aqueous phase liquid, dissolved phase liquid, and vapor phase PCOCs to nearby receptors, and the likely magnitude of potential impacts to receptors. The SCM must identify specific data gaps that require further investigation to evaluate the risk to on- and off-site receptors from residual subsurface contamination and help inform corrective actions for the Site. ACDEH requests submittal of the SCM using ACDEH's tabular format template. ACDEH can provide an example of a tabular SCM upon request.
  - **Soil Investigation** –ACDEH is of the opinion that additional soil investigation is warranted onsite to investigate the source of the TPH and chlorinated solvents identified in groundwater and sub-slab soil vapor, respectively. Although site redevelopment activities may include excavation of onsite soil, TPH and chlorinated solvent impacts may be present at depths greater than the previously advanced borings at 8 feet bgs. Thus, ACDEH requests that the

work plan include a scope of work to further investigate potential sources of TPH and chlorinated solvents in the vicinity of grab groundwater locations B-2-GW, B-4-GW, and B-5-GW and sub-slab vapor probes SS-1 and SS-2. Additionally in order to evaluate risk to offsite receptors, ACDEH requests additional soil investigation be conducted near the north and east boundaries of the property.

- **Groundwater Investigation** – The above-mentioned Report indicates TPH-g, TPH-d, and TPH-mo, were detected above laboratory detection limits in all the grab groundwater samples. Based on a review of data in the Report, ACDEH is of the opinion that additional groundwater investigation is warranted to delineate the lateral and vertical extent of the dissolved phase TPH plume. The work plan must include a proposed scope of work for collection of additional data through the collection of grab groundwater samples and/or installation of new monitoring wells. The proposed scope of work must also include investigation activities to evaluate the effect on the dissolved phase contaminant plume extent due to contaminant migration along submerged utility corridors in the vicinity of the Site (e.g. sanitary sewer and water lines buried on the western portion of the Site).
- **Soil Vapor Investigation** – The work plan must include an additional sub-slab vapor and soil gas investigation to evaluate exposure to on- and off-site receptors. Based on the PCE and TCE concentrations indicated in the Report, it appears appropriate to delineate and collect a higher density of samples in areas inside the onsite building (i.e. slab penetrations such as bathroom, utilities lines); adjacent to offsite properties; and where potential vapor is not defined or intersected by utilities that may act as preferential pathways for vapor phase contaminant transport. Based on discussions during our meeting on September 6, 2018, is it currently unknown if basements exist in the adjacent commercial and residential properties. ACDEH requests inclusion of a figure in the proposed work plan showing the proposed soil gas locations and information on the depth of the potential basements (if any) adjacent to the property to support the proposed soil vapor probe spacing and depth. The scope of work presented in the proposed work plan must be performed in accordance with the *Advisory–Active Soil Gas Investigations* dated July 2015, prepared by the California Department of Toxic Substances Control (DTSC Advisory) and a shroud with Helium tracer gas be used to monitor for system leaks. The purpose of this leak check method is to provide a quantifiable means of evaluating the data quality effects of ambient air intrusion into the soil gas sample. In order to ensure that the quality of helium data is sufficient and adequate for this purpose, ACDEH requests that (1) the encapsulating shroud entirely encompass the sample apparatus and surface completion of the soil gas well or vapor pin; (2) an at least 20% helium atmosphere is maintained within the encapsulating shroud throughout the duration of purging and sampling; and (3) shroud helium concentrations be monitored, recorded, and reported in field logs. Helium monitoring may be conducted using a field meter as long as the detector is capable of reporting Helium detections between 100% and 0.1% with a precision of at least +10% at 0.1%. Lastly ACDEH requests soil gas be analyzed for VOCs using EPA Method TO-15 and fixed gases including helium, hydrogen, carbon monoxide, carbon dioxide, oxygen, and methane using ASTM D1946.

Please submit a work plan describing the proposed scope of work for additional soil, groundwater, sub-slab and soil gas investigations activities and upload the proposed work plan to GeoTracker by **Monday November 19, 2018**.

2. **GeoTracker Database Compliance** – Site data and documents are maintained in the State Water Board's GeoTracker website. The database acts as repositories for Portable Document Format (PDF) files of regulatory directives and reports and has the functionality to store electronic compliance data in Electronic Deliverable Format (EDF) including analytical laboratory data for soil, vapor, and groundwater samples, monitoring well depth-to-water measurements, and surveyed location and elevation data for sampling locations.

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A review of the State Water Board's GeoTracker database indicates that this site is not in compliance with the State's electronic submittal requirements. As a result, ACDEH requests you upload all historical environmental documents (a Phase I ESA, if found) related to the subject site including but not limited to the missing soil and groundwater analytical data, maps, and boring logs from the Phase II ESA and redevelopment plans to GeoTracker. See Attachment 1 regarding electronic submittal requests to GeoTracker. Notification of, and a list of, the documents uploaded to GeoTracker can be emailed to my attention (Attention Drew York). File naming conventions for Geotracker uploads is included in Attachment 2. Please upload all submittals to GeoTracker by **Monday October 22, 2018** and furthermore as environmental site data and reports are submitted.

Thank you for your cooperation. ACDEH looks forward to working with you and your redevelopment team to advance the case toward closure. If you have any questions, please call me at (510) 639-1276 or send me an email message at [andrew.york@acgov.org](mailto:andrew.york@acgov.org).

Sincerely,



Drew J. York  
Senior Hazardous Materials Specialist



Dilan Roe, PE, C73703  
Chief - Land Water Division

Encl.: Attachment 1 – Responsible Party (ies) Legal Requirement/Obligations Instructions  
Attachment 2 – Electronic File Naming Conventions

cc: Tomas Janik, Realtex (Sent via E-mail to: [tomas@realtexgroup.com](mailto:tomas@realtexgroup.com))  
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Drew York, ACDEH (Sent via E-mail to: [andrew.york@acgov.org](mailto:andrew.york@acgov.org))  
Electronic File, GeoTracker

ATTACHMENT 1

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> December 14, 2017
	<b>ISSUE DATE:</b> July 25, 2012
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> Responsible Party(ies) Legal Requirements / Obligations

#### REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

#### Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

#### Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

#### ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO\_MAP, GEO\_XY, GEO\_Z, GEO\_BORE, GEO\_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website ([http://www.waterboards.ca.gov/water\\_issues/programs/ust/electronic\\_submittal/](http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/))

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

#### GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values<sup>1</sup> as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

#### **GeoTracker Upload Table Example**

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
<b>2016 Subsurface Investigation Report</b>	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<b>2012 Site Assessment Work Plan</b>	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2010 GW Investigation Report</b>	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

<sup>1</sup> GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> NA
	<b>ISSUE DATE:</b> December 14, 2017
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> Responsible Party(ies) Legal Requirements / Obligations

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 the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

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 and include the professional registration stamp, signature, and statement of professional certification. 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

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: [https://www.waterboards.ca.gov/water\\_issues/programs/ustcf/](https://www.waterboards.ca.gov/water_issues/programs/ustcf/)

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.

ATTACHMENT 2



<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> September 5, 2018
	<b>PREVIOUS REVISIONS:</b>  July 26, 2018, April 4, 2018, July 17, 2017, November 8, 2016, December 15, 2015, December 16, 2014, June 19, 2013, June 15, 2011, March 26, 2009, April 29, 2008
	<b>ISSUE DATE:</b> June 16, 2006
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> File Names for Electronic Reports

Format: REPORT\_NAME\_R\_YYYY-MM-DD  
Ex: SWI\_R\_VOL1\_2006-05-25

<b>LOP and SCP (VRAP) INCOMING REPORTS AND LETTERS</b>	
<b>Document Name</b>	<b>Abbreviation File Name= Abbreviation + Date (yyyy- mm-dd)</b>
Abandoned Well Information/Water Supply Well Information	ABWELLINF_R
Addendum	ADEND_R (added after report name)
Additional Information Report	ADD_R
Analytical Reports (Loose data sheets not in report)	ANALYT_R
As Built Drawings (or Plans)	AS_BUILT
Case File Scanned By OFD	CASE_FILE
Cleanup and Abatement Report	CAO_R
Case Transfer Form (from CUPA)	CASE_TRNSFR_F
Conduit Study/Well Search/Sensitive Receptor/Well Survey/Preferential Pathway Study	COND_WELL_R
Corrective Action Plan (CAP)	CAP_R
Correspondence	CORRES_L
Court Injunctions	INJ_L
Development Entitlement	DEV_ENTITLE
Development Plans (Includes Plan Set, Cross-sections, and Related Drawings)	DEV_PLAN
Development Schedule (Project Schedule, Gant Chart, etc.)	DEV_SCHD
DWR Confidential Well Logs (Report containing)	report name_R_CONFIDENTIAL_YYYY-MM-DD (Ex: SWI_R_CONFIDENTIAL_YYYY-MM-DD)
DWR Well Completion Report-Confidential (Loose well logs)	DWR_WELL_CONFIDENTIAL_YYYY-MM-DD (Date of Well Log)
ESI/DAR (Environmental Site Investigation, Data Assessment Report)	ESI_R
Excavation Report	EX_R
Extension Request Letter	EXT_RQ_L

Fact Sheet	FACT_SHT
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Feasibility Study	FEASSTUD_R
Groundwater Monitoring/Quarterly Summary Report	GWM_R
Financial Assurance/Letter of Credit	FNCL_ASSRNC_LOC
Interim Remedial Action Plan	IRAP_R
Interim Remediation Results (Includes Pilot Test Reports, Vapor Mitigation Reports, Soil Reports, Free Product Removal Reports, & Dual-Phase Extraction Reports)	IR_R
Lawsuit	LAWSUIT_R
Migration Control Report	MIG_R
Miscellaneous Report/Soil Sample	MISC_R
Miscellaneous Sample Report (analytical results)	MISC_SAMP_R
Notification Letter	NOT_L
NPDES Miscellaneous Reports	NPDES_R
Operations & Maintenance Plan	OM_P
Operations & Maintenance Report	OM_R
Pay for Performance	PFP_R
Petition	PETITION_R
Phase 1 Environmental Assessment Report	PHASE1_R
Photos	PHOTO
Preliminary Site Assessment Report/Phase 2 (historic reports only)	PSA_R
Remedial Action Plan	RAP_R
Remedial Design & Implementation Plan	RDIP_R
Remediation Progress Report	REM_R
Request for Closure	RFC(_L or _R)
Risk Assessment Report	RISK_R
Risk Based Corrective Action	RBCA_R
List of Landowners Forms	LNDOWNR_F
SB2004 Letter of Commitment	LOC_L
Site Conceptual Model/Conceptual Site Model	SCM_R
Site Health & Safety Plan	SFTY_PLAN_R
Site Management	SITE_MANAGE_R_
Acknowledgement Statement for Site Management Plan	SMP_ACK_L

Site Management Plan	SMP_R
Site Summary Report	SITE_SUM_R
Soil and Water Investigation Report (Includes soil gas/vapor reports, indoor, additional site investigation, well installation, site characterization, cross section, indoor air, additional onsite investigation, Phase II/preliminary site assessment)	SWI_R
Soil Disposal Report	SOIL_DSPL_R
Source Area Characterization	SOURCAREA_R
State Information	STATE_INFO (no date)
Status Report(monthly remediation status reports addressed to sanitary district requires no stamp/perjury)	STAT_R
Tank/Tank System Removal Report	TNK_R
Tentative Order Report	TENT_R
Unauthorized Release Form	URF_R
UST Sampling Report	UST_SAMP_R
USTCF 5 Year Review	USTCF_5YR
USTCF issued Public Notice	USTCF_PP_L
Well Construction Report (limited to water supply wells)	WELL_CST_R
Well Decommissioning Report/Letter (well destruction/abandonment)	WELL_DCM_R
Work Plan	WP_R

**LOP and SLIC  
ACEH OUTGOING LETTERS AND CASE FILE DOCUMENTATION**

<b>Document Name</b>	<b>Abbreviation File Name= Abbreviation + Date (yyyy-mm-dd)</b>
90 Day Letter	90D_L
CAP Approval	CAP_AP_L
RP Certification of Public Notice	CAP_CERT_L
CAP Public Participation Letter	CAP_PP_L
CAP Public Participation Letter to RP	CAP_PPRP_L
Certified Mail Receipt	CERT_MAIL_RECEIPT
Cleanup and Abatement Order	CAO_L
Closure Public Participation Letter	CL_PP_L
Closure Package (Letter, RACC, Summary, Deed Restriction)	CLOS_L
Correspondence	CORRES_L
Deed Restriction	DEED_L_ (Copied from CLOS_L_)
Directive Letter containing Public Notice and/or Landowner request form	DIR_PP_L
Directive Letter (Landowner form, site management requirements, well decommission scheduling prior to closure of PP, copy of PP to all RPs)	DIR_L
Enforcement	ENF_L
Enforcement Referral Letter	ENF_REF_L
Extension Approval Letter	EXT_AP_L
Extension Denial Letter	EXT_DNY_L
Fact Sheet Public Participation Letter	FACT_SHT_PP_L
Fund Requests	FUND_REQ_L
Final Voluntary Remedial Action Agreement	FVRAA_date
GeoTracker info	GEOTRACK_R
Late Letter	LATE_L
List of Landowners Forms	LNDOWNR_F
Land Use Covenant	LUC_L
Mailing List for Public Notice in Excel Format	MAIL_PP
Maps & Assessor's Parcel Information	MAPS_ASSESSOR (no date)
Meeting Agenda, Minutes, Sign in Sheet	MEETING
Miscellaneous Letter	MISC_L
New Landowner Letters	LNDOWNR_REQ_L
Notice of Responsibility	NOR_L
Notice of Violation	NOV_L
Phone Log	PHONE_LOG
Photos	PHOTO
Post Closure Monitoring	PCMP_L
QA/QC Checklist (confidential)	QAC_report name_date

Responsible Parties Information	RPINFO_L_DATE OF THE LETTERHEAD
Returned Mail	RTN_MAIL_date
Site Visit/Inspection Report	SITEVISIT_R
Transfer Letter	TRANS_L
UST Permit	UST_PRMT
Voluntary Remedial Action Notice to State Agencies	VRA_NOTICE
Voluntary Remedial Action Request Form from RP	VREQ_F