

Detterman, Karel, Env. Health

From: Roe, Dilan, Env. Health
Sent: Monday, April 23, 2018 3:38 PM
To: Chris Glenn
Cc: Detterman, Karel, Env. Health; Christina Rain; Stephen@themartingroup.com
Subject: RE: Meeting for 3093 Broadway, Oakland, CA

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Glen:

Responses to your proposed actions below in red:

- We will complete an additional groundwater monitoring event to obtain current groundwater elevation and concentration data. **Please conduct shortly to collect data as close as possible to the wet season when groundwater levels and corresponding concentrations are the highest.**
- We will update the 20 Sept 2017 “PVI Assessment of Current Conditions” (aka the HHRA addendum) based on the current groundwater data. We will also add an evaluation of vapor intrusion through utility corridors in this revision, and will coordinate third party review of the revision. (Note: We did not put the Sept 2017 version through third party review because we felt it did not contain any new risk evaluation, only a check that the sensitivity assumptions in that HHRA remained valid. With the addition of the utility analysis to the proposed revision, we concur that third party review is now appropriate.) **Please use the same toxicologist that provided the original 3rd party review.**
- We would prefer to report the new groundwater event results in a separate 2Q2018 groundwater monitoring memo to ACEH, rather than re-issue the 18 Sept 2017 Closure Report with new results, provided the new data remain consistent with the conclusions of the Closure Report. Are you okay with this? **Yes – please be sure to reference the title and date of the memo in the HHRA addendum/3rd party review letter.**
- When you send over the draft LUC template, we’ll work with you to consider those potential ICs identified in the FS/CAP, which include a prohibition on use of site groundwater. **Once the groundwater monitoring event has been conducted and the 3rd party review of the HHRA Addendum is completed I will send a draft LUC for discussion.**
- Regarding the discussion of groundwater levels and well screens (bullet #1 below), this was discussed in detail during our April 2017 meeting with you with supporting materials provided in our 19 April 2017 “Post-Remediation Groundwater Monitoring Status Update,” and sprinkled throughout the Closure Report. Please see April 2017 meeting notes attached. Is an aspect missing from the above documents/meetings that you feel warrants further discussion of this item? We could reference or reiterate the previous evaluation in the proposed 2Q2018 groundwater memo if that would be helpful. **Please present a focused discussion of the well screen interval depths relative to the groundwater levels measured during the four quarterly post-remediation sampling events and comment on the effect on concentrations if the well screens are submerged. Also please include a discussion about why you think the groundwater levels increased during redevelopment.**

Thanks,

Dilan Roe, PE, C73703

Chief – Land Water Division
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA
510.567.6767; Ext. 36767
QIC: 30440
dilan.roe@acgov.org

From: Chris Glenn [mailto:cglenn@Langan.com]
Sent: Monday, April 23, 2018 2:35 PM
To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>
Cc: Detterman, Karel, Env. Health <Karel.Detterman@acgov.org>; Christina Rain <crain@Langan.com>; Stephen@themartingroup.com
Subject: RE: Meeting for 3093 Broadway, Oakland, CA

Hi Dilan,

We've reviewed your email below, and propose to address your request with the following actions. Please let us know if the approach below addresses the requested items to be discussed at the upcoming meeting:

- We will complete an additional groundwater monitoring event to obtain current groundwater elevation and concentration data.
- We will update the 20 Sept 2017 "PVI Assessment of Current Conditions" (aka the HHRA addendum) based on the current groundwater data. We will also add an evaluation of vapor intrusion through utility corridors in this revision, and will coordinate third party review of the revision. (Note: We did not put the Sept 2017 version through third party review because we felt it did not contain any new risk evaluation, only a check that the sensitivity assumptions in that HHRA remained valid. With the addition of the utility analysis to the proposed revision, we concur that third party review is now appropriate.)
- We would prefer to report the new groundwater event results in a separate 2Q2018 groundwater monitoring memo to ACEH, rather than re-issue the 18 Sept 2017 Closure Report with new results, provided the new data remain consistent with the conclusions of the Closure Report. Are you okay with this?
- When you send over the draft LUC template, we'll work with you to consider those potential ICs identified in the FS/CAP, which include a prohibition on use of site groundwater.
- Regarding the discussion of groundwater levels and well screens (bullet #1 below), this was discussed in detail during our April 2017 meeting with you with supporting materials provided in our 19 April 2017 "Post-Remediation Groundwater Monitoring Status Update," and sprinkled throughout the Closure Report. Please see April 2017 meeting notes attached. Is an aspect missing from the above documents/meetings that you feel warrants further discussion of this item? We could reference or reiterate the previous evaluation in the proposed 2Q2018 groundwater memo if that would be helpful.

Once we confirm the above plans with you, we should be in a position to schedule the tasks and put a placeholder on our calendars for the upcoming meeting. Please let us know if this approach works on your end.

Thank you,
Chris

Christopher Glenn, PE, LEED GA, ENV SP
Senior Project Engineer, Sustainability Director
Direct: 510.874.7074
Mobile: 510.384.2626
[File Sharing Link](#)

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Langan's goal is to be SAFE (Stay Accident Free Everyday)

From: Roe, Dilan, Env. Health [<mailto:Dilan.Roe@acgov.org>]

Sent: Tuesday, April 17, 2018 8:03 AM

To: Stephen@themartingroup.com

Cc: Detterman, Karel, Env. Health; Christina Rain; Chris Glenn

Subject: Re: Meeting for 3093 Broadway, Oakland, CA

Good Morning Everyone:

I do not have any other availability this week.

The main topics I would like to discuss include the following:

1. Observed rise in groundwater levels at the site (magnitude and cause) and whether the well screens are submerged and if so effects on the groundwater concentration data;
2. Location and depth of new utilities relative to the dissolved phase benzene plume beneath the site and assessment of potential vapor migration both beneath the site and offsite through these utility corridors;
3. Third party review of the human health risk assessment addendum; and
4. Land Use Covenant.

Since we are having difficulty with scheduling a meeting this week and in order to have current data to inform the discussion I would like you collect and analyze samples and tag the water levels in the groundwater monitoring wells.

This data/evaluation should then be incorporated into the HHRA addendum review prior to the third party toxicologist review to support the conclusions that the HHRA remains valid, specifically with regards to vapor intrusion risk. Ideally you should use the same toxicologist that reviewed the original HHRA.

Once the activities are complete I suggest that draft reports be submitted to us via email at which time we can schedule a meeting to discuss.

In the meantime we will send a draft LUC to you to start that process. At a minimum the LUC will have a prohibition on use of groundwater at the site.

I suggest that we schedule the meeting now so as to get it on our calendars as a placeholder. Please send me some dates that work for your team.

Dilan

Sent from my iPhone

On Apr 16, 2018, at 10:27 PM, Chris Glenn <cglenn@Langan.com> wrote:

Hi Stephen,

Unfortunately I need to be out on Friday for a family member having surgery. I can be available any other day this week between 10 am and 4pm.

Chris

Christopher Glenn, PE, LEED GA, ENV SP
Senior Project Engineer, Sustainability Director

LANGAN

Mobile: 510.384.2626

On Apr 16, 2018, at 10:09 PM, Stephen Siri
<Stephen@themartingroup.com<<mailto:Stephen@themartingroup.com>>> wrote:

Chris/Christina - Would 3pm Friday work?

On Apr 16, 2018, at 10:06 PM, Roe, Dilan, Env. Health
<Dilan.Roe@acgov.org<<mailto:Dilan.Roe@acgov.org>>> wrote:

How about 3 on Friday

Sent from my iPhone

On Apr 16, 2018, at 10:01 PM, Stephen Siri
<Stephen@themartingroup.com<<mailto:Stephen@themartingroup.com>>> wrote:

Unfortunately I have a standing meeting Wednesday on-site from 10-12.

I am available Wednesday 1-5, Thursday 12-5, Friday 8-11:30 or 1-4:30.

Stephen

On Apr 16, 2018, at 9:58 PM, Roe, Dilan, Env. Health
<Dilan.Roe@acgov.org<<mailto:Dilan.Roe@acgov.org>>> wrote:

Hi Stephen - Sorry for the cancellation tomorrow. Are you available to meet this Wednesday April 18 at 10?

Sent from my iPhone

On Apr 16, 2018, at 10:08 AM, Stephen Siri
<Stephen@themartingroup.com<<mailto:Stephen@themartingroup.com>>> wrote:

Hi Karel,

Understood.

We look forward to hearing a new date shortly.

Stephen

-----Original Appointment-----

From: Detterman, Karel, Env. Health

<Karel.Detterman@acgov.org<<mailto:Karel.Detterman@acgov.org>>>

Sent: Monday, April 16, 2018 9:59 AM

To: Chris Glenn

Cc: Roe, Dilan, Env. Health; Detterman, Karel, Env. Health; Stephen Siri; 'Christina Rain'

Subject: Declined: Meeting for 3093 Broadway, Oakland, CA

When: Tuesday, April 17, 2018 10:00 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: ACEH Office, 1131 Harbor Bay Parkway, Alameda, CA

Hello Chris:

Dilan requests rescheduling of this meeting – I'll have to send you a selection of dates/times.

Thank you,

Karel Detterman, PG

Senior Hazardous Materials Specialist

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502

Direct: 510.567.6708

Fax: 510.337.9335

Email: karel.detterman@acgov.org<<mailto:karel.detterman@acgov.org>>

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm><<http://www.acgov.org/aceh/lop/ust.htm>>

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