Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, June 11, 2015 2:59 PM
To: 'Rachel Green'; 'Kyle S. Flory'
Cc: Roe, Dilan, Env. Health
Subject: Mike Roberts Color (RO548): Anton Development; 6701, 6705, 6707 Shellmound (Bay) Street; Meeting Followup
Attachments: Example Figures and Tables.pdf

All,
I've kept this pretty brief, but have bulleted the list of items we discussed / requested in yesterday's meeting:

- Revise SMP, not an addendum
- SMP comments:
    - Pg 14 benzene and PCE over residential ESLs
    - Pg 15 same – last Par.
    - Pg 15; 3 pars above – landscape area
    - Groundwater treatment train description for "if required" (fewer action item NFA bullet points in ACEH letter to Rachel)' as appendix if appropriate
- In SMP include ventilation activation method for garage (CO2, time, etc., w/mechanical override)
- In SMP the Quantified Air Exchange Rate calcs (to come from Dilan)
- Figure of historic bldg areas (sump / drum storage / USTs / office / etc.) and proposed first floor bldg areas / shafts (elevator / stair wells / etc.) each with separate colors (or other) to delineate
- Figure of historic bore (etc.) locations and proposed first floor bldg areas (residential / common) / shafts (elevator / stair wells / etc.)
- Figure of soil bore locations vs. landscaped areas
- Figure of landscaped areas with 2 ft planned clean fill (I've added; combined with above if appropriate?)
- Figure of proposed utility locations / runs backfilled with clean fill and depth and width of backfill (I've added)
- Cross sections, combined geologic / contaminant and proposed bldg, with excavation depth, slab elevations, pier locations / depths / elevations, elevator shaft depths, stair well locations (see attached example), UST and excavation depth, etc.
- Blow up figure of UST area due to density of bores / locations
- Vapor Mitigation System (VMS) detailed figure / specs. / procedures
- Figure plan view of extent of VMS, including stair wells / elevator sumps (color or other coded)
- Table of contaminants associated with fill / historic use
- Baseline quantification of Vapor Intrusion risks without mitigation in HHRA
- Figure of historic drain line locations
- WP for gridding of bldg slab, appropriate outside areas, and proposed ground floor residential areas for sampling subsequent to bldg demo (benzene, PCE, and ?)
    - As appendix in SMP
    - With proposed sampling grid table and figure (see attached examples)
    - SG-3 benzene; sample node?
    - SV-3; vinyl chloride; DL issue; sample node?
    - SV-2; benzene; sample node?
- Schedule – List of submittals – incorporate into schedule; including As-Built plans / figures (from Dilan)
- Draft Submittal to be Word doc; redlined / track changes

ACEH to send a draft NFA language to Rachel by Friday June 19th for finance-ability determination, and will schedule a LUC review meeting with ACEH acting director for late next week.

I think this cover it; please add if I've missed some.

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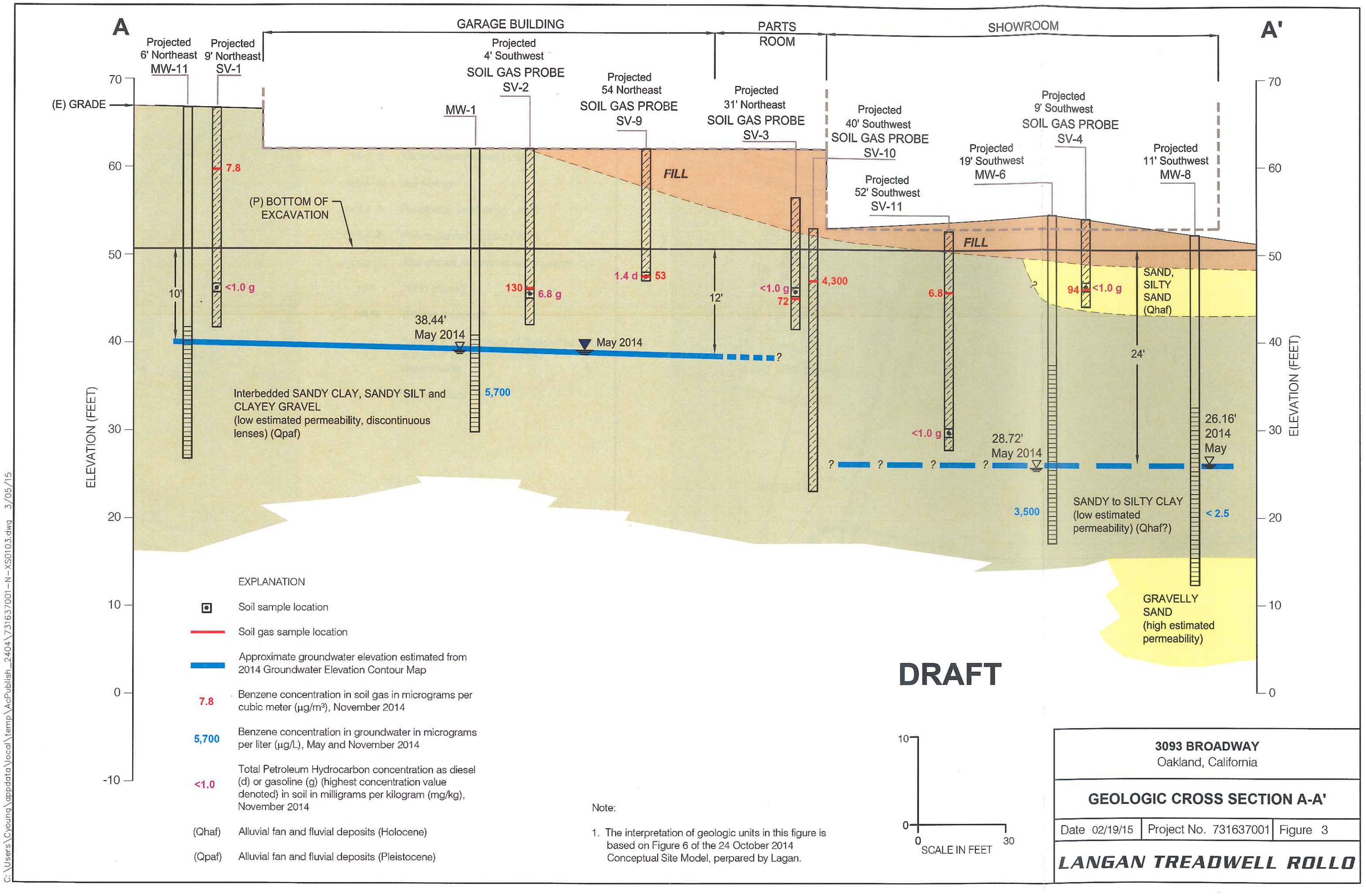
PDF copies of case files can be downloaded at:

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

Table 7
Proposed Soil Sampling and Analysis Schedule
3093 Broadway
Oakland, California

Sample ID	Sampling Location	Sample Depth	Approximate Ground Elevation	Future Grade Elevation	Approximate Sample Elevation	Analytes							
						TPH-gasoline, diesel, motor oil	BTEX	PAHs (Including, naphthalene)	VOCs	SVOCs	PCBs and Pesticides	CAM-17 metals	pH
		feet bgs	feet a-msl	feet a-msl		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
SS-19	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-20	Service Bay	2.5	62	52	59.5	X	X		X	X	X	X	X
		7.5	62	52	54.5	X	X		X	X	X	X	X
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-21	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-22	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-23	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-24	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-25	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-26	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					
SS-27	Service Bay	2.5	62	52	59.5								
		7.5	62	52	54.5								
		12.5	62	52	49.5	X	X	X					
		17.5	62	52	44.5	X	X	X					



EXPLANATION

- Soil sample location
- Soil gas sample location
- Approximate groundwater elevation estimated from 2014 Groundwater Elevation Contour Map
- 7.8 — Benzene concentration in soil gas in micrograms per cubic meter (µg/m³), November 2014
- 5,700 — Benzene concentration in groundwater in micrograms per liter (µg/L), May and November 2014
- <1.0 — Total Petroleum Hydrocarbon concentration as diesel (d) or gasoline (g) (highest concentration value denoted) in soil in milligrams per kilogram (mg/kg), November 2014
- (Qhaf) — Alluvial fan and fluvial deposits (Holocene)
- (Qpaf) — Alluvial fan and fluvial deposits (Pleistocene)

Note:

1. The interpretation of geologic units in this figure is based on Figure 6 of the 24 October 2014 Conceptual Site Model, perpared by Lagan.

DRAFT

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SCALE IN FEET

3093 BROADWAY
Oakland, California

GEOLOGIC CROSS SECTION A-A'

Date 02/19/15	Project No. 731637001	Figure 3

LANGAN TREADWELL ROLLO

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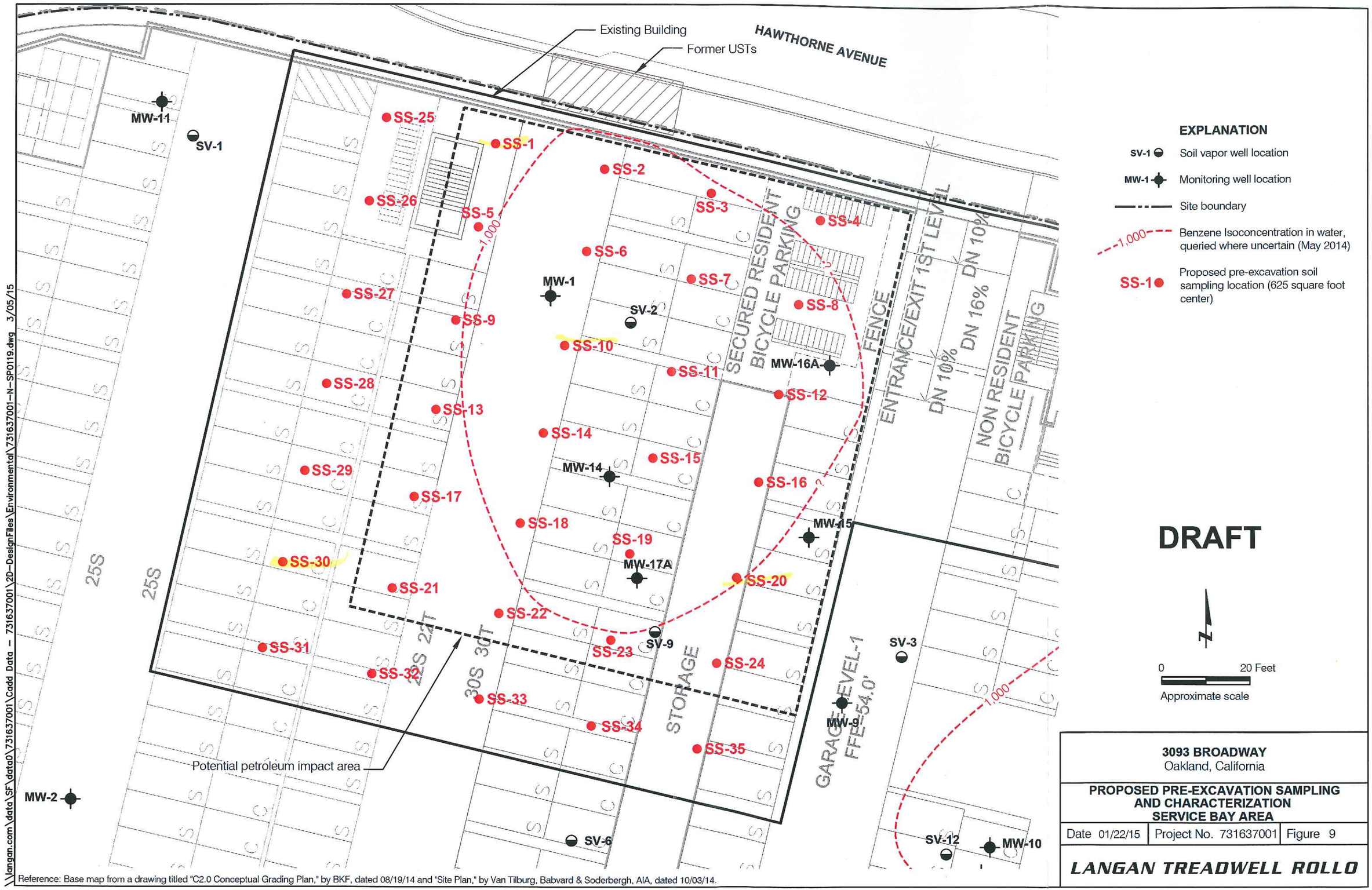

Reference: Base map from a drawing titled "C2.0 Conceptual Grading Plan," by BKF, dated 08/19/14 and "Site Plan," by Van Tilburg, Babvard & Soderbergh, AIA, dated 10/03/14.

3093 BROADWAY
Oakland, California

PROPOSED PRE-EXCAVATION SAMPLING AND CHARACTERIZATION SERVICE BAY AREA

Date 01/22/15	Project No. 731637001	Figure 9

LANGAN TREADWELL ROLLO

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