

Detterman, Mark, Env. Health

From: Bob Clark-Riddell [briddell@pangeaenv.com]
Sent: Thursday, September 12, 2013 11:09 AM
To: Detterman, Mark, Env. Health; Tony Kershaw
Cc: Roe, Dilan, Env. Health
Subject: RE: RO2857 A1 Cleaners
Attachments: Schedule 9-12-13.pdf

Categories: Red Category

This revised schedule shows the correct tentative data for installation of second vent pipe at 1191 Solano.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Bob Clark-Riddell
Sent: Wednesday, September 11, 2013 11:09 PM
To: 'Detterman, Mark, Env. Health'; Tony Kershaw
Cc: Roe, Dilan, Env. Health
Subject: RE: RO2857 A1 Cleaners

Hello Mark,

Attached is our **updated schedule** for corrective action for the subject site. As you probably noticed, a workplan for **indoor air sampling** was submitted to ACEH earlier this week. Your quick review would allow sampling to proceed on or near 9/26/13 as currently scheduled.

The additional soil excavation has been completed, with approximately 125 tons of soil disposed offsite. Three subslab vents were installed under 1183 Solano for use with a future active ventilation system, if merited. The planned second subslab vent under 1191 Solano has been delayed pending the indoor air testing.

You will be happy to hear that we are installing a **passive ventilation system beneath 1185 and 1187 Solano** within the excavation area. It will be completed Thursday and Friday this week (and possibly Monday next week) in case you'd like to observe its installation. The passive system is based on available guidance documents. It will include 4" diameter slotted piping surrounded by a gravel layer covering the entire excavation area. The riser pipe will exit the roof at least 10' from the nearest air unit and 3 ft above the roof. A wind-powered turbine fan is planned to enhance the passive ventilation. Overlying the gravel will be a geotextile membrane and 10 mil plastic sheeting and then about 12" cement slurry up to the future slab elevation. A **GeoSeal vapor barrier can be installed** on top of the cement slurry or slab in the future, if merited based on indoor air test results or other reasons.

Four new soil gas probes will also be installed within 1185 and 1187 Solano units to facilitate monitoring within the passive venting system. Existing subslab probes will allow monitoring of subslab gas in 1183 and 1187 Solano.

You'll also appreciate that we permitted and installed a **source area groundwater monitoring well**.

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Pangea Environmental Services, Inc.
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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Wednesday, August 07, 2013 1:44 PM

To: Bob Clark-Riddell; Tony Kershaw
Cc: Roe, Dilan, Env. Health
Subject: RO2857 A1 Cleaners - Request for VI Imminent Hazard Determination

Tony and Bob,

The October 2011 DTSC *Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* contains a step-wise approach to evaluate and mitigate Vapor Intrusion (VI) which is outlined in the executive summary, and detailed further on in the document. For existing buildings one of the early steps is to determine if an imminent hazard for VI exists for indoor air. For this site this should especially include a determination for occupied portions of the building, rather than just a focus on the unoccupied units. As a consequence, and in order to get the site caught up with standard DTSC protocols, ACEH requests that the previously approved work (directive letter dated August 5, 2013), which included indoor air monitoring during interim remediation, also conduct indoor air monitoring of occupied units to determine if existing VI health hazards exist. If VI health hazards exist in the occupied portions of the building, immediate mitigation is required. If excavation has not begun, baseline indoor VI sampling would be very useful, if excavation has begun, then the indoor VI sampling would be oriented to determining if immediate mitigation is required until VI risks are demonstrated to have abated.

Due to the proposed pace of work at the site, please respond to this email directive letter by Friday August 7th, to document your indoor VI imminent health risk sampling plan.

Should you have any questions, please contact me.
Thank you.

Mark Detterman
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PDF copies of case files can be downloaded at:

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

	Task	Comments	Start	End	Dur	2013											
						Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
	SOLANO INVESTIGATION AND CLEANUP		2/7/13	12/17/14	468												
1	INTERIM REMEDIATION		8/5/13	12/2/13	82												
1.1	Excavate at 1185-1187	Final Soil Excavation	8/5/13	9/5/13	23												
1.2	Install Active Vent Pipe at 1183-1187		9/2/13	9/12/13	8												
1.3	Install Passive Vent Pipe at 1185-1187		9/11/13	9/13/13	3												
1.4	Install Gravel and Vapor Barrier		9/12/13	9/13/13	2												
1.5	Plumbing for Future Tenant 1185-1187		9/12/13	9/12/13	1												
1.6	Pour CDF up to Slab		9/13/13	9/13/13	1												
1.7	Slab Installation (Delay Until Tenant Plumbing)	CDF as temporary slab	12/1/13	12/2/13	1												
1.8	Vent Pipe Install at 1191??	Hold pending air and subslab tests	10/19/13	10/20/13													
1.9	Install Source Area Well MW-4		9/11/13	9/11/13	1												
2	INDOOR AIR TESTING		9/11/13	11/4/13	38												
2.1	Workplan to ACEH		9/11/13	9/11/13													
2.2	Blower Door Tests		9/17/13	9/17/13	1												
2.3	GeoSeal Slab Penetrations at 1183 & 1191	Dentist Vacation	9/19/13	9/19/13	1												
2.4	Collect Air Samples 1181-1191	With HVAC. With Passive Venting.	9/26/13	9/26/13	1												
2.5	Air Sampling Report to ACEH		10/3/13	10/3/13	1												
2.6	ACEH Sample Report Review		10/4/13	11/4/13	21												
2.7	ACEH Response/Comfort Letter	Key Milestone	11/4/13	11/4/13	1												
3	REPORTING		11/15/13	12/17/14	273												
3.1	SWI/SCM/Interim Remediation Report	After Indoor Air & Subslab Test?	11/15/13	11/15/13	1												
3.2	FS/CAP		11/15/13	11/15/13	1												
3.3	ACEH Report Review		11/16/13	12/17/14	272												
3.4	ACEH Intent to Approve CAP/Comfort Letter		12/17/13	12/17/13	1												
3.5	30-Day Public Notice for CAP Approval		12/25/13	1/29/14	23												
3.6	ACEH CAP Approval after Comment Period		2/7/14	2/7/14	1												
4	GEOSEAL SLAB TOP (after tenant plumbing)		12/15/13	12/18/13	3												
5	ACTIVE VENTILATION SYSTEM (If Needed)		2/7/13	8/3/14	374												
5.1	Prepare Permit for BAAQMD		2/7/13	2/20/13	9												
5.2	BAAQMD Permit Review		2/21/13	4/19/13	42												
5.3	Permit Approval		4/22/13	4/22/13	1												
5.4	Install Equipment on Roof		4/30/13	5/6/13	5												
5.5	Startup Testing		5/11/13	5/17/13	5												
5.6	Operation & Maintenance (O&M) and Reporting		5/17/13	1/17/14	168												
5.7	Subslab Gas Monitoring (As needed)		10/1/13	8/3/14	210												
6	GROUNDWATER MONITORING		8/5/13	8/5/14	252												
7	CASE CLOSURE	When reach subslab gas goal?	10/1/14	10/1/14	1												