

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Monday, October 05, 2015 2:39 PM
To: 'Bob Clark-Riddell'; 'Trevor Ashenbrener'; 'Don Smith'
Cc: Danielle Reyes; 'skillern@oakland.net'; 'dharlan@oaklandnet.com'
Subject: RE: Temescal Apartments (RO3186)

Hi all,

I've had a chance to review the revised SMP and think it's an improvement, but ACEH requests additional work to pre-characterize the soil, and ensure the site is adequately characterized prior to excavation. To capture the requested additions, ACEH requests the SMP be revised to incorporate them into a single working document. Rather than generate a letter, I thought an email might speed the process along more quickly. I've the following comments:

- 1) Ten Proposed Soil Bores - In order to adequately pre-characterize the site soil, ACEH requests the 10 soil bores proposed in the revised SMP be completed (rather than be an option). The soil sampling protocols for the bores should be defined in the revised SMP (sampling at signs of contamination, odors, staining, etc.). Soil sampling should include very shallow soil (<2 ft below grade surface [bgs]) to characterize the potential for near surface contaminants (lead, petroleum drips), which can be managed during excavation. Bore logs are requested to be generated.
- 2) Additional Soil Bores - In addition to the ten proposed bores, ACEH requests the addition of one bore in the townhome area (for a total of two bores in the townhome area), outside of the area of any proposed basements, and the addition of two soil bores to the south of the former dry cleaner operation (where soil bores SB-11 to SB-13 were located, but did not collect any shallow samples. The latter two bores are requested to collect soil and groundwater samples, which these bores also failed to collect (since there are no bore logs, it is uncertain if the bores stopped short of 20 feet where it was previously encountered in bores SB-7 to SB-10). The intent of the offsite soil characterization is to ensure lateral delineation is ensured adjacent to the former dry cleaner operation. The intent of the groundwater is to pre-characterize groundwater likely downgradient of the former dry cleaner operation, should groundwater dewatering be needed at some point during the excavation. As above this is requested to include very shallow soil samples and analysis.
- 3) Analytical Suite - The proposed soil (and groundwater) analytical suite should mirror that proposed on page 2 of the existing revised SMP (following the DTSC clean fill advisory).
- 4) Delineation of Contaminated Soil Around SB-10 - Pre-characterization of contaminated soil around SB-10 should be undertaken, so that hot spot removal can occur at / prior to, the time of excavation. The revised SMP should describe confirmation soil sample protocols and analytes.
- 5) Hot Spot Confirmation Sampling - Should any hot spots be detected in the work discussed above, protocols (perhaps described for comment 4 above) can be also employed for hot spot removal at / prior to excavation.
- 6) Field Oversight - An environmental professional should be onsite at any time the potential for contamination is present, or excavated, to document and verify the extent of removal, and that dust control measures are implemented.
- 7) Data and Report Submittals - An interim data report is requested to be submitted so that any potential contamination discovered can be reported quickly and decisions made as to how to manage it. A final report will be requested to document the pre-characterization analytical data and conclusions and recommendations.

Once the revised SMP is submitted and accepted, ACEH should be able to issue a letter with any final modifications and presumed approval of the SMP.

Let me know if you have any questions. Hope this helps.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

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

-----Original Message-----

From: Bob Clark-Riddell [mailto:briddell@pangeaenv.com]
Sent: Monday, October 05, 2015 12:36 PM
To: Detterman, Mark, Env. Health; 'Trevor Ashenbrener'; 'Don Smith'; 'dharlan@oaklandnet.com'; 'skillern@oakland.net'
Cc: Danielle Reyes
Subject: RE: Temescal Apartments - Voluntary Remedial Action Agreement for potential new case

This was undelivered to some, so I am trying again. Here is revised SMP.

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

-----Original Message-----

From: Bob Clark-Riddell
Sent: Sunday, October 04, 2015 7:36 PM
To: 'Detterman, Mark, Env. Health' <Mark.Detterman@acgov.org>; 'Trevor Ashenbrener' <Trevor@srmdevelopment.com>; 'Don Smith' <DSmith@oaklandnet.com>; 'dharlan@oaklandnet.com' <dharlan@oaklandnet.com>; 'skillern@oakland.net' <skillern@oakland.net>
Cc: Danielle Reyes <Danielle@srmdevelopment.com>
Subject: RE: Temescal Apartments - Voluntary Remedial Action Agreement for potential new case

Mark,

Attached is the revised Soil and Groundwater Management based on our correspondence. Please contact me with any questions. If ACEH accepts the revised SMP, please notify Sheryl Skillern with Oakland Fire Dept.

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

-----Original Message-----

From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Thursday, October 01, 2015 4:53 PM
To: 'Trevor Ashenbrener' <Trevor@srmdevelopment.com>; 'Don Smith' <DSmith@oaklandnet.com>; 'dharlan@oaklandnet.com' <dharlan@oaklandnet.com>; 'skillern@oakland.net' <skillern@oakland.net>
Cc: Danielle Reyes <Danielle@srmdevelopment.com>; Bob Clark-Riddell <briddell@pangeaenv.com>
Subject: RE: Temescal Apartments - Voluntary Remedial Action Agreement for potential new case

Trevor,

It was good to discuss the site with you and your team this afternoon. Thanks also for the email contact for the city. Once I get through the various reports and understand the site a bit more, I will get with Bob Clark-Riddell to work out modifications to the previously submitted Site Management Plan.

Sheryl, Don and Dave - Should you have questions please let me know.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

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

-----Original Message-----

From: Trevor Ashenbrener [mailto:Trevor@srmdevelopment.com]
Sent: Thursday, October 01, 2015 3:49 PM
To: 'Don Smith'; 'dharlan@oaklandnet.com'; 'skillern@oakland.net'
Cc: Detterman, Mark, Env. Health; Danielle Reyes; 'Bob Clark-Riddell'
Subject: RE: Temescal Apartments - Voluntary Remedial Action Agreement for potential new case

Sheryl's email bounced back. One more time....fingers crossed. Sheryl, please see below and let us know what if anything we need to provide you to bless our project.

Thanks,

Trevor Ashenbrener
SRM Development, LLC
C 509 481 1890

-----Original Message-----

From: Trevor Ashenbrener
Sent: Thursday, October 01, 2015 3:40 PM
To: Don Smith; dharlan@oaklandnet.com; 'sskillerin@oakland.net'
Cc: Detterman, Mark, Env. Health (Mark.Detterman@acgov.org); Danielle Reyes; 'Bob Clark-Riddell'
Subject: Temescal Apartments - Voluntary Remedial Action Agreement for potential new case

Don and Dave,

We have an executed agreement with Alameda County Environmental Health to provide oversight during the shoring and grading work on the Temescal Apartment project. Please see the attached Voluntary Remedial Action Agreement dated 9/25/15. Mark Detterman has been assigned with ACEH has been assigned to the project and he will be in regular contact with our team and Pangea to provide environmental oversight. Mark has in his possession all relevant documents and has reviewed our soil and groundwater remediation plan. Let us know if there are any specific documents other than the attached required to submit our shoring and grading plans.

I have copied Sheryl Skillerin with the Oakland Fire Department as Don Smith mentioned the she will need to sign off before he will accept shoring/grading plans. Sheryl, please let us know if you need anything specific in order to sign off on this site.

Mark can also answer any questions and may follow up with a brief summary of his document review to date.

Thanks all and we look forward to getting the shoring/grading submitted and the work underway.

Trevor Ashenbrener
SRM Development, LLC
C 509 481 1890

-----Original Message-----

From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
Sent: Tuesday, September 29, 2015 9:29 AM
To: Trevor Ashenbrener; Detterman, Mark, Env. Health; Bob Clark-Riddell
Cc: Danielle Reyes
Subject: RE: Voluntary Remedial Action Agreement for potential new case

Trevor,

Attached is a copy of the signed Voluntary Remedial Action Agreement for your files.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
510-567-6791
jerry.wickham@acgov.org

-----Original Message-----

From: Trevor Ashenbrener [mailto:Trevor@srmdevelopment.com]
Sent: Thursday, September 24, 2015 11:49 AM
To: Detterman, Mark, Env. Health <Mark.Detterman@acgov.org>; Bob Clark-Riddell <briddell@pangeaenv.com>
Cc: Danielle Reyes <Danielle@srmdevelopment.com>; Wickham, Jerry, Env. Health <jerry.wickham@acgov.org>
Subject: RE: Voluntary Remedial Action Agreement for potential new case

That sounds good Mark. Thanks and wishing you and your family the best.

Trevor Ashenbrener
SRM Development, LLC
C 509 481 1890

-----Original Message-----

From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Thursday, September 24, 2015 9:45 AM
To: Trevor Ashenbrener; Bob Clark-Riddell
Cc: Danielle Reyes; Wickham, Jerry, Env. Health
Subject: RE: Voluntary Remedial Action Agreement for potential new case

Hi all,

As you may know, my wife has been in the ICU at the local hospital for the last two weeks, and my schedule has been, and will remain a bit unsettled until early next week. I also have several sites that I am required by contract to review prior to conducting a detailed review of this case. Regardless, I conducted a very brief review of the case file and have a basic understanding of the site. I expect to be able to respond by next week.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876

Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

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

-----Original Message-----

From: Trevor Ashenbrener [mailto:Trevor@srmdevelopment.com]
Sent: Thursday, September 24, 2015 7:33 AM
To: Wickham, Jerry, Env. Health
Cc: Bob Clark-Riddell; Danielle Reyes; Detterman, Mark, Env. Health
Subject: Re: Voluntary Remedial Action Agreement for potential new case

Thank you Jerry. We hoping to have a signed agreement soon. Can you provide that today or provide an update as to when we might receive?

Trevor

> On Sep 23, 2015, at 3:02 PM, Wickham, Jerry, Env. Health <jerry.wickham@acgov.org> wrote:

>
> I do not know what the City of Oakland may require prior to issuing a grading permit.

>
> Regards,
> Jerry Wickham
> Alameda County Environmental Health
> 1131 Harbor Bay Parkway
> Alameda, CA 94502
> 510-567-6791
> jerry.wickham@acgov.org

>
> -----Original Message-----

> From: Trevor Ashenbrener [mailto:Trevor@srmdevelopment.com]
> Sent: Friday, September 18, 2015 11:25 AM
> To: Wickham, Jerry, Env. Health <jerry.wickham@acgov.org>; 'Bob
> Clark-Riddell' <briddell@pangeaenv.com>
> Cc: Danielle Reyes <Danielle@srmdevelopment.com>; Detterman, Mark,
> Env. Health <Mark.Detterman@acgov.org>
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case

>
> Great. Thank you. Do you know if the signed agreement is all the City of Oakland needs from your team before we can submit for shoring/grading permit?

>
> Have a great weekend and we will look forward to hearing back from you next week.

>
> Trevor Ashenbrener
> SRM Development, LLC
> C 509 481 1890

>
>
> -----Original Message-----

> From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
> Sent: Thursday, September 17, 2015 1:48 PM
> To: Trevor Ashenbrener; 'Bob Clark-Riddell'

> Cc: Danielle Reyes; Detterman, Mark, Env. Health
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case
>
> Trevor,
>
> Thank you for submitting the check. The case worker for this case will be Mark Detterman 510-567-6876. Mark may be able to begin looking at the file this week but our Director will not execute the agreement until after Wednesday, September 23.
>
> Regards,
> Jerry Wickham
> Alameda County Environmental Health
> 1131 Harbor Bay Parkway
> Alameda, CA 94502
> 510-567-6791
> jerry.wickham@acgov.org
>
> -----Original Message-----
> From: Trevor Ashenbrener [mailto:Trevor@srmdevelopment.com]
> Sent: Thursday, September 17, 2015 12:04 PM
> To: Wickham, Jerry, Env. Health <jerry.wickham@acgov.org>; 'Bob
> Clark-Riddell' <briddell@pangeaenv.com>
> Cc: Danielle Reyes <Danielle@srmdevelopment.com>
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case
>
> Hi Jerry,
>
> Here is a copy of the check. It was sent overnight yesterday and your accounting department should have received this morning. Has a caseworker been assigned?
>
> Thanks,
>
> Trevor Ashenbrener
> SRM Development, LLC
> C 509 481 1890
>
> -----Original Message-----
> From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
> Sent: Thursday, September 10, 2015 5:11 PM
> To: Trevor Ashenbrener; 'Bob Clark-Riddell'
> Cc: Danielle Reyes
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case
>
> Trevor,
>
> The notification period is 10 days from today. Next week we will assign a case worker who can become familiar with your case and be ready to go as soon as the agreement is signed and funds are in place.
>
> Regards,
> Jerry Wickham
> Alameda County Environmental Health
>
> _____
> From: Trevor Ashenbrener [Trevor@srmdevelopment.com]
> Sent: Thursday, September 10, 2015 2:35 PM

> To: Wickham, Jerry, Env. Health; 'Bob Clark-Riddell'
> Cc: Danielle Reyes
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case
>
> Here you go. I have submitted the check request for \$6,000 and we will mail to you shortly.
>
> How long is the notification period? I am curious how long it will take to provide something to City of Oakland so
we can submit our shoring/grading permit. Any info you can provide on the timeline would be great.
>
> Thanks,
>
> Trevor Ashenbrener
> SRM Development, LLC
> C 509 481 1890
>
> From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
> Sent: Thursday, September 10, 2015 2:07 PM
> To: 'Bob Clark-Riddell'
> Cc: Trevor Ashenbrener
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case
>
> Bob,
>
> Attached is a site-specific agreement for signature. After signature, you can email this back to me and send the
deposit of \$6,000 to our Finance office per the instructions in the agreement (ACDEH case RO0003186). On my
end, I will need to provide notice to the state regulatory agencies that we are entering this agreement for the site.
After the notification period, our Director can sign the agreement.
>
> Regards,
> Jerry Wickham
> Alameda County Environmental Health
> 1131 Harbor Bay Parkway
> Alameda, CA 94502
> 510-567-6791
> jerry.wickham@acgov.org<mailto:jerry.wickham@acgov.org>
>
> From: Bob Clark-Riddell [mailto:briddell@pangeaenv.com]
> Sent: Thursday, September 10, 2015 1:35 PM
> To: Wickham, Jerry, Env. Health
> <jerry.wickham@acgov.org<mailto:jerry.wickham@acgov.org>>
> Cc: Trevor Ashenbrener
> <Trevor@srmdevelopment.com<mailto:Trevor@srmdevelopment.com>>
> Subject: FW: Voluntary Remedial Action Agreement for potential new
> case
>
> Jerry,
>
> Here is the VRAA info you requested. Please let me know what else we can provide.
>
> Bob Clark-Riddell, P.E.
> Pangea Environmental Services, Inc.
> 510.435.8664 direct
>
> From: Trevor Ashenbrener [mailto:Trevor@srmdevelopment.com]
> Sent: Thursday, September 10, 2015 11:14 AM
> To: Bob Clark-Riddell

> <briddell@pangeaenv.com<mailto:briddell@pangeaenv.com>>
> Cc: Danielle Reyes
> <Danielle@srmdevelopment.com<mailto:Danielle@srmdevelopment.com>>
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case
>
> Bob,
>
> Here you go. Let me know if I need to cut a check right now and for how much.
>
> Trevor Ashenbrener
> SRM Development, LLC
> C 509 481 1890
>
> From: Bob Clark-Riddell [mailto:briddell@pangeaenv.com]
> Sent: Thursday, September 10, 2015 9:20 AM
> To: Wickham, Jerry, Env. Health
> Cc: Trevor Ashenbrener; Roe, Dilan, Env. Health
> Subject: Re: Voluntary Remedial Action Agreement for potential new
> case
>
> Thank you for your quick and clear response.
>
> Sent from my iPhone
>
> On Sep 10, 2015, at 9:13 AM, Wickham, Jerry, Env. Health
> <jerry.wickham@acgov.org<mailto:jerry.wickham@acgov.org>> wrote:
> Hello Bob,
>
> With regard to your two questions, Alameda County Environmental Health would not review the case information and issue correspondence prior to having a Voluntary Remedial Action Agreement in place. Similarly, we would not issue a consent for grading without a Voluntary Remedial Action Agreement in place. The process to establish a Voluntary Remedial Action is described in my email below. Similar regulatory oversight can also be provided by the state regulatory agencies, either the Department of Toxic Substances Control or the Regional Water Quality Control Board.
>
> Regards,
>
> Jerry Wickham
> Alameda County Environmental Health
> 1131 Harbor Bay Parkway
> Alameda, CA 94502
> 510-567-6791
> jerry.wickham@acgov.org<mailto:jerry.wickham@acgov.org>
>
>
> From: Bob Clark-Riddell [mailto:briddell@pangeaenv.com]
> Sent: Wednesday, September 09, 2015 5:12 PM
> To: Wickham, Jerry, Env. Health
> <jerry.wickham@acgov.org<mailto:jerry.wickham@acgov.org>>
> Cc: Trevor Ashenbrener
> <Trevor@srmdevelopment.com<mailto:Trevor@srmdevelopment.com>>
> Subject: RE: Voluntary Remedial Action Agreement for potential new
> case
>
> Hello Jerry,
>

> This email follows up our discussions. Since the limited impact does not pose a significant risk and elevated lead will be disposed offsite (after appropriate testing required by the accepting facilities), my developer client wants to know if any of these two approaches are possible:

>

>

> (1) Is there any chance your agency can review this information and provide clearance for a grading permit WITHOUT the need for oversight via a Voluntary Cleanup Program?

>

>

>

> (2) If a VCP plan is required, can you issue consent for grading to proceed ASAP while we work out the terms of the VCP and oversight? The first step will be building demolition, so we have some time until subgrade work occurs.

>

> Here is supporting information.

> My client is developing several parcels in Oakland at 51st Street and Broadway. Before the City will issue a grading permit, the City is requiring environmental clearance. While they prefer a letter, an email may suffice. You may have internal channels that could address their oversight requests. The entire development project is on hold until environmental clearance is obtained for grading. I have copied Trevor Ashenbrenner of SRM Development in case you require any specific development plans.

>

> Attached is a Phase II site assessment and a Soil and Groundwater Management Plan (SMP). As summarized on the attached Figure 1, the Phase II activities found low levels of TPHmo in soil and groundwater, and some lead in shallow soil (presumably associated with shallow fill material). The site development will involve the excavation and removal of an estimated 20,000 tons of soil. The client has retained Pangea to assist with soil profiling for offsite disposal, and in case any environmental conditions arise.

>

> Pangea plans to perform confirmation sampling of the residual soil following site grading to establish post-grading conditions. If any volatile odors or staining are observed, Pangea would recommend agency involvement at that time to help ensure appropriate mitigation measures, if any, are merited per the attached SMP.

>

> Please let me know how to obtain clearance from ACEH at earliest convenience. We look forward to any direction you can provide. Any efforts to expedite agency review would be greatly appreciated.

>

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

>

>

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

>

> From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
> Sent: Tuesday, September 08, 2015 11:34 AM
> To: Bob Clark-Riddell
> <briddell@pangeaenv.com<mailto:briddell@pangeaenv.com>>
> Subject: Voluntary Remedial Action Agreement for potential new case

>

> Bob,

>

> I am attaching a Request Form and instructions for our Voluntary Remedial Action program. If you decide to proceed, please submit the completed Request Form along with all available technical reports. We will review the Request Form and reports to determine whether it is appropriate for us to handle the case. Also enclosed is an example of the Remedial Action Agreement. If appropriate, we will send a site-specific agreement at a later date for signature.

>

> Regards,

> Jerry Wickham
> Alameda County Environmental Health
> 1131 Harbor Bay Parkway
> Alameda, CA 94502
> 510-567-6791
> jerry.wickham@acgov.org<mailto:jerry.wickham@acgov.org>
>