

Detterman, Mark, Env. Health

From: Bob Clark-Riddell [briddell@pangeaenv.com]
Sent: Wednesday, October 07, 2015 1:53 PM
To: Detterman, Mark, Env. Health
Subject: RE: Temescal Apartments (RO3186)
Attachments: 2015-09-25 3D basement excavation.pdf

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

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

From: Bob Clark-Riddell
Sent: Tuesday, October 06, 2015 6:54 PM
To: 'Detterman, Mark, Env. Health' <Mark.Detterman@acgov.org>
Subject: RE: Temescal Apartments (RO3186)

Mark,

Here is a revised sampling plan. I reduced the number of groundwater analysis.

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

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

From: Bob Clark-Riddell
Sent: Tuesday, October 06, 2015 2:04 PM
To: 'Detterman, Mark, Env. Health' <Mark.Detterman@acgov.org>; 'Trevor Ashenbrenner' <Trevor@srmdevelopment.com>; 'Don Smith' <DSmith@oaklandnet.com>
Cc: Danielle Reyes <Danielle@srmdevelopment.com>; 'skillern@oakland.net' <skillern@oakland.net>; 'dharlan@oaklandnet.com' <dharlan@oaklandnet.com>
Subject: RE: Temescal Apartments (RO3186)

Mark,

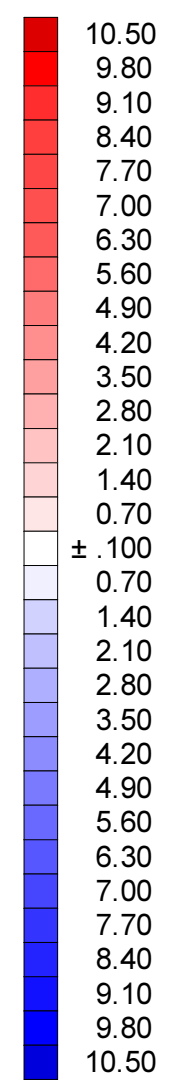
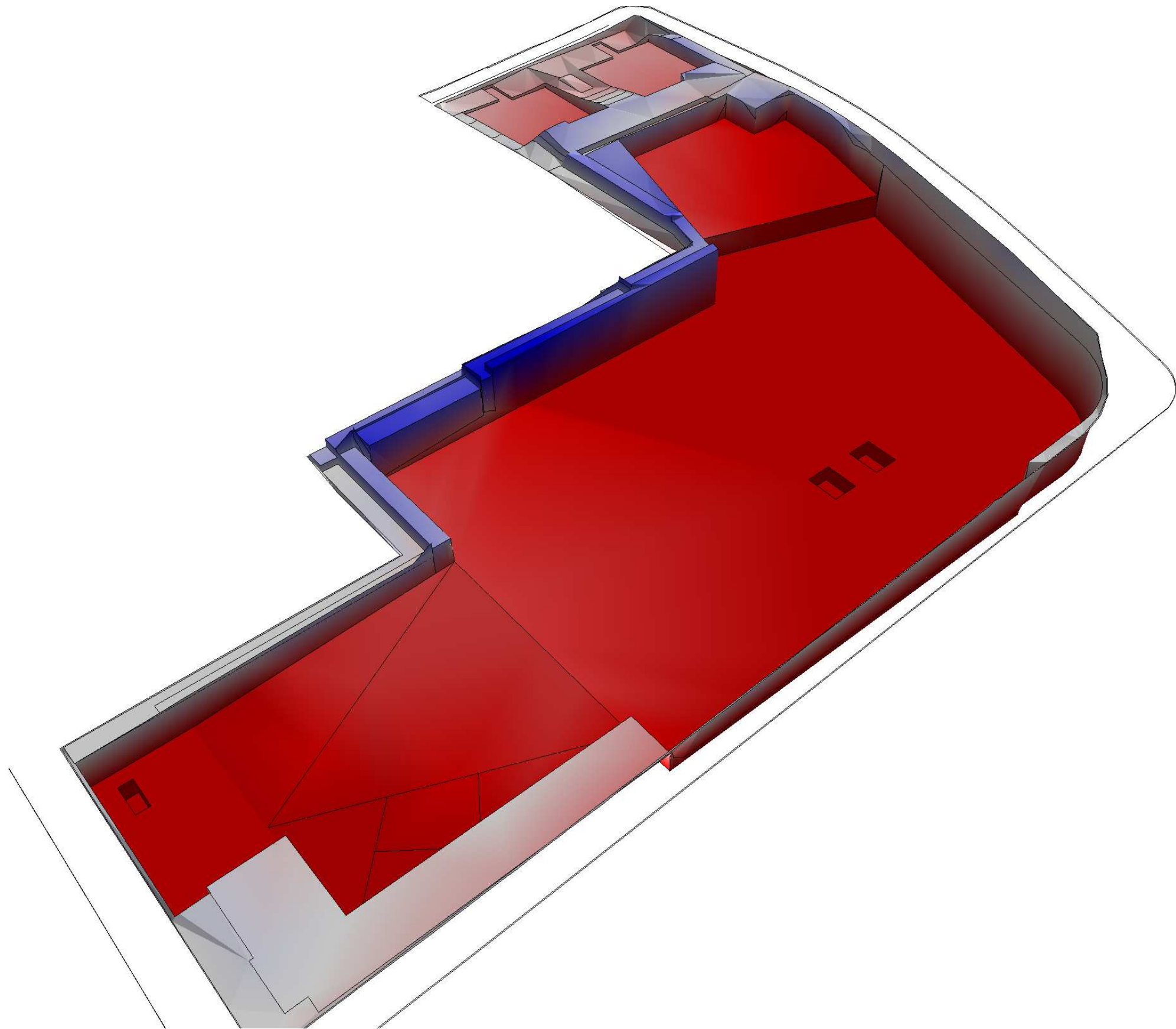
I have revised the SMP per your request. Also attached is an excel version of Table 1 summarizing the proposed soil and groundwater sampling plan. The table shows one soil sample from each boring, although additional samples will be performed if merited based on field observations.

I actually think we can reduce the groundwater analysis for SVOCs, PCBs, pesticides and asbestos. There is no basis to suggest these are in groundwater, so a couple analyses should suffice, especially near the TPHmo detection in groundwater. Feel free to reduce the analysis on excel table. Contact me to discuss if you like.

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: Monday, October 05, 2015 2:39 PM
To: Bob Clark-Riddell <briddell@pangeaenv.com>; 'Trevor Ashenbrenner' <Trevor@srmdevelopment.com>; 'Don Smith' <DSmith@oaklandnet.com>



Cc: Danielle Reyes <Danielle@srmdevelopment.com>; 'skillern@oakland.net' <skillern@oakland.net>;
'dharlan@oaklandnet.com' <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 Ashenbrenner'; '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 Ashenbrenner' <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 Ashenbrenner' <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
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Email: mark.detterman@acgov.org

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<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