

December 29, 2017

Mr. Mark Detterman
Alameda County Environmental Health
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

Re: **Technical Response Letter**
4901, 4915, 4919, 4921, 4939, and 4945 Broadway;
Parcel No. 013-1136-008-04 (no address);
311 and 313 51st Street;
4974, 4970, 4966 and 4964 Desmond Street;
Oakland, California

Dear Mr. Detterman:

US TP SRM Temescal, LLC, has retained the environmental consultant referenced on the attached report for the project referenced above. The attached report is being submitted on behalf of US TP SRM Temescal, LLC.

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the State Water Resources Control Board's GeoTracker website.

Sincerely,



Trevor Ashenbrener
US TP SRM Temescal, LLC

December 29, 2017

Mr. Trevor Ashenbrener
US TP SRM Temescal, LLC
101 North Post, Suite 200
Spokane, WA 99201



Re: **Technical Response Letter**
4901 Broadway and 4974, 4970, 4966 and 4964 Desmond Street
Oakland, California
ACDEH Case No. RO0003186
GeoTracker Global ID T0000007664

Dear Mr. Ashenbrener:

On behalf of US TP SRM Temescal, LLC, PANGEA Environmental Services, Inc. (PANGEA) prepared this technical response letter to provide clarification requested by the agency letter dated November 29, 2017. The letter requests clarifications for two remaining uncertainties detailed below.

Comment No. 1a – Excavation Depth documented in Corrective Action Completion Report

Pangea can confirm that the excavation of Non-RCRA hazardous waste soil and Class II waste soil was conducted to well below the 2 ft depth indicated on Figure 3 of the *Corrective Action Completion Report* (CACR) dated October 3, 2016. To ensure that the excavation removed the lead-impacted soil of concern, the excavation contractor was instructed to remove additional material laterally and vertically within the hazardous and Class II waste locations. Following soil excavation, Pangea engineer Bob Clark-Riddell observed the vertical and lateral limit of the excavation.

The Non-RCRA hazardous waste soil weight indicated by excavation to 2 ft depth on Figure 3 was approximately 55 tons. The soil disposal information in the report documents the disposal of 139.44 tons of Non-RCRA hazardous waste at US Ecology on August 10, 2017. Therefore, the excavation and disposal weight of Non-RCRA hazardous waste was nearly three times the planned excavation weight.

The Class II waste soil weight indicated by excavation to 2 ft depth on Figure 3 was approximately 135 tons. The soil disposal information in the report documents the disposal of 263.55 tons Class II (non-hazardous waste) at Potrero Hills Landfill on August 10 and 14, 2017. Therefore, the excavation and disposal weight of Class II waste was nearly twice the planned excavation weight.

The 'Figure 4 – Planned Construction Grade' showed the planned construction grade prior to building construction. This figure was included to illustrate that following the removal of the Non-RCRA hazardous and Class II waste soil of Non-RCRA hazardous waste additional soil removal was conducted beneath the planned buildings. This figure was not intended to suggest that the lead-impacted soil was only removed to 1.5 ft bgs. We trust this explanation provides the requested clarification.

Comment No. 1b – Excavation Depth in Southeast Corner documented in Excavation Report

In the November 29, 2017 letter, ACDEH requests clarification regarding removal of shallow lead impact in the southeast corner outside the building envelope and within the areas of planned landscaping. Specifically, ACDEH references soil removal to at least 2.5 ft depth near lead impact documented by sample locations SB-10-ESW2-2.5 and PB-4-NSW-E-2.5 within the *Excavation Report* dated November 28, 2016, where lead impact exceeded the Tier 1 ESL of 80 milligrams per kilogram (mg/kg). This technical response letter provides written documentation of information presented informally to ACDEH during the April 10, 2017 meeting at the ACDEH office.

PANGEA Environmental Services, Inc.

Excavation Documentation during Shoring

As shown on Figures 7 and 9 of the *Excavation Report*, the shoring activity involved the excavation of soil in the southern corner and sidewall to a minimum of approximately 12 ft bgs. The original shoring plan was expanded to include additional shoring within the southeast area to facilitate the sloping. Shoring was added to allow a greater depth of soil removal well beyond the concrete slab designed needed for excavation to reach the deeper TPH impact in this area. During the shoring installation and TPH removal, the shallow soil along the southeastern wall was excavated to approximately 18 ft at the northern extent and 12 ft at the southern extent. Following the installation of the shoring shown on Figure 9, other site soil was graded and placed up against the shoring within the area beyond the building envelope. This re-graded native soil was later removed to allow compaction of imported gravel as shown on annotated photographs in Appendix A.

Concrete Documentation

During our April 10, 2017 meeting, Pangea and SRM Construction provided a site photograph documenting the presence of concrete over the southeast area of concern. This photograph is included in Appendix A of this letter. The concrete presence impeded the ability to collect any additional data and documented that the area does not include landscaping with native soil.

As shown on annotated photographs in Appendix A, there will be no exposed soil along Broadway which encompasses the area of concern. The small planters are lined and above grade, and will be filled with landscape soil/topsoil. The public right of way will have new concrete sidewalks poured.

The above information documents that lead impact in this area was excavated to approximately 18 ft bgs, replaced with imported gravel for compaction concerns, and covered by a concrete slab and lined planter boxes. Therefore, the lead impact of concern was not only removed, but the concrete slab limits the potential exposure pathway to subgrade soil/gravel in this area.

If you have any questions or comments, please call me at (510) 435-8664 or email briddell@pangeaenv.com.

Sincerely,
PANGEA Environmental Services, Inc.



Bob Clark-Riddell, P.E.
Principal Engineer

CC: Geotracker (electronic copy)

Attachments

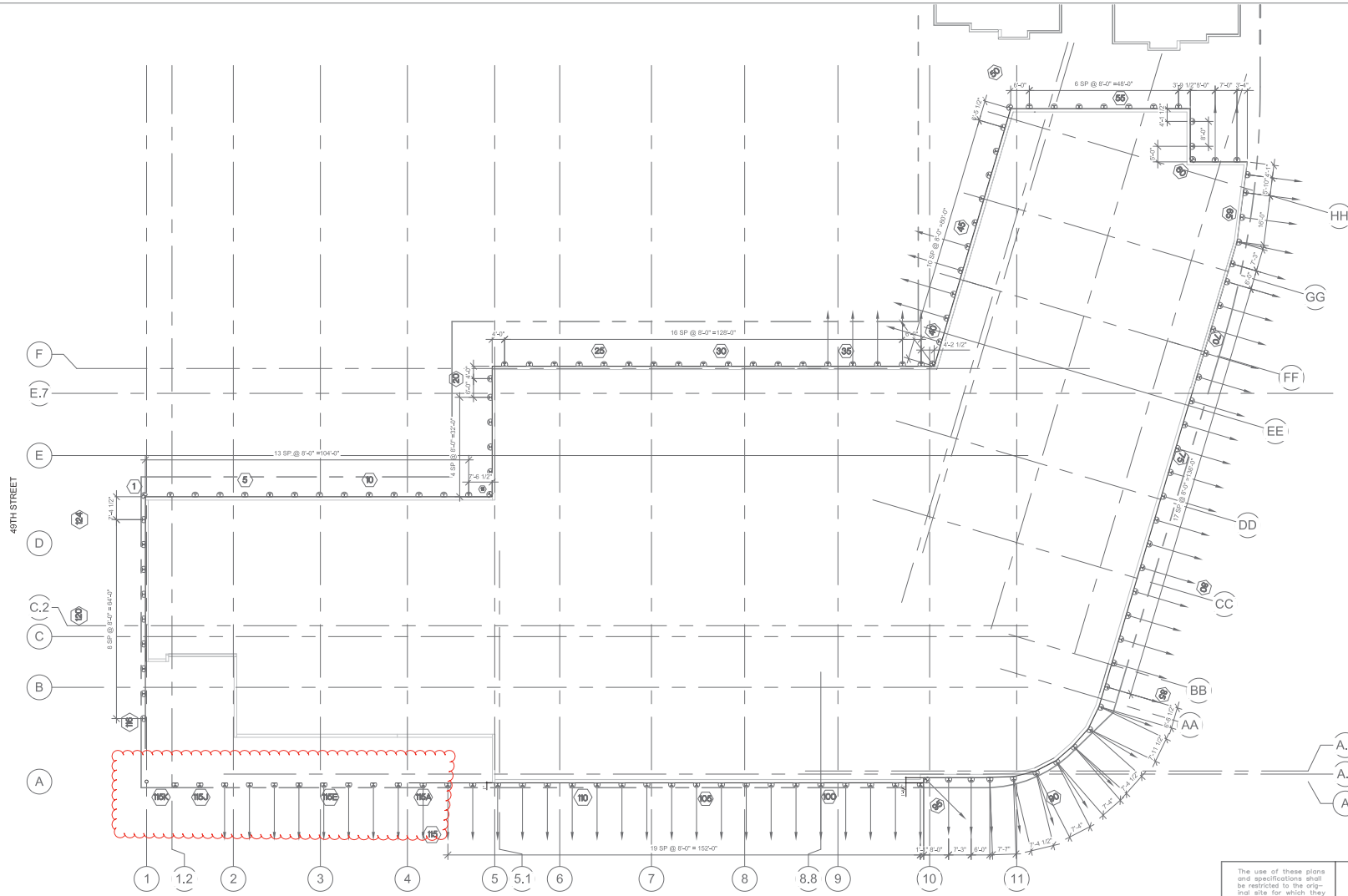
Appendix A – Photographs and Contractor Notes for Southeast Area

APPENDIX A

Photographs and Contractor Notes for Southeast Area



March 2017 Photograph of Southeast Area



ISSUED
 use as one
 For Approval

BROADWAY

<p>The use of these plans and specifications shall be restricted to the original site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse, or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and title remains in AVAR.</p>		GENERAL NOTES	
		<p>PROJECT: SRM B51 CONTRACT NO: --- CONTRACTOR: SRM</p>	
		DRAWN BY: WW	DATE: 2015-6-29
		CHECKED BY:	DATE:
NO.	DATE	REVISION	BY AVAR JOB NO. G1528
<p>AVAR AVAR Construction, Inc. 47375 Fremont Blvd. Fremont, CA 94538 (510) 354-2000</p>			<p>DRAWING NO.: SH-2 REV. 3D</p>



This sloped face of soil is regraded native placed up against the shoring. This native soil is outside the building footprint., and was later removed to allow compaction as shown on subsequent photographs herein.



The sloped native soil is still in place here. We are now standing wall forms which outline the building walls in this area. Our intent at this point is still to leave the native soil in place and import other fill material after the walls have been poured.

After the building walls were poured we learned that we could not fill the triangular space between the building wall and the native sloped material due to compaction issues. This resulted in all of the native soil being removed from the bottom up in stages. A section of the slope measuring about 6'-0" wide was cut away at the bottom and this soil was used to fill the void at the bottom seen here. This continued until the native soil was gone which brought the grade up to about 8'-0" below the sidewalk.




11.10.2016 11:30

Now that the native soil was gone, we completed the back fill with imported gravel.



11.17.2016 09:50



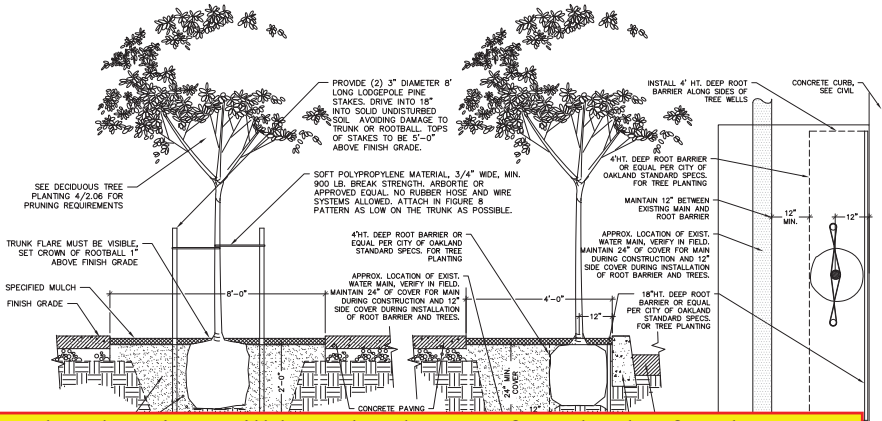
The building footings are formed on top of the gravel fill. This grade ranges from 6'-0" to 3'-0" below the adjacent sidewalk.

12.06.2016 13:08

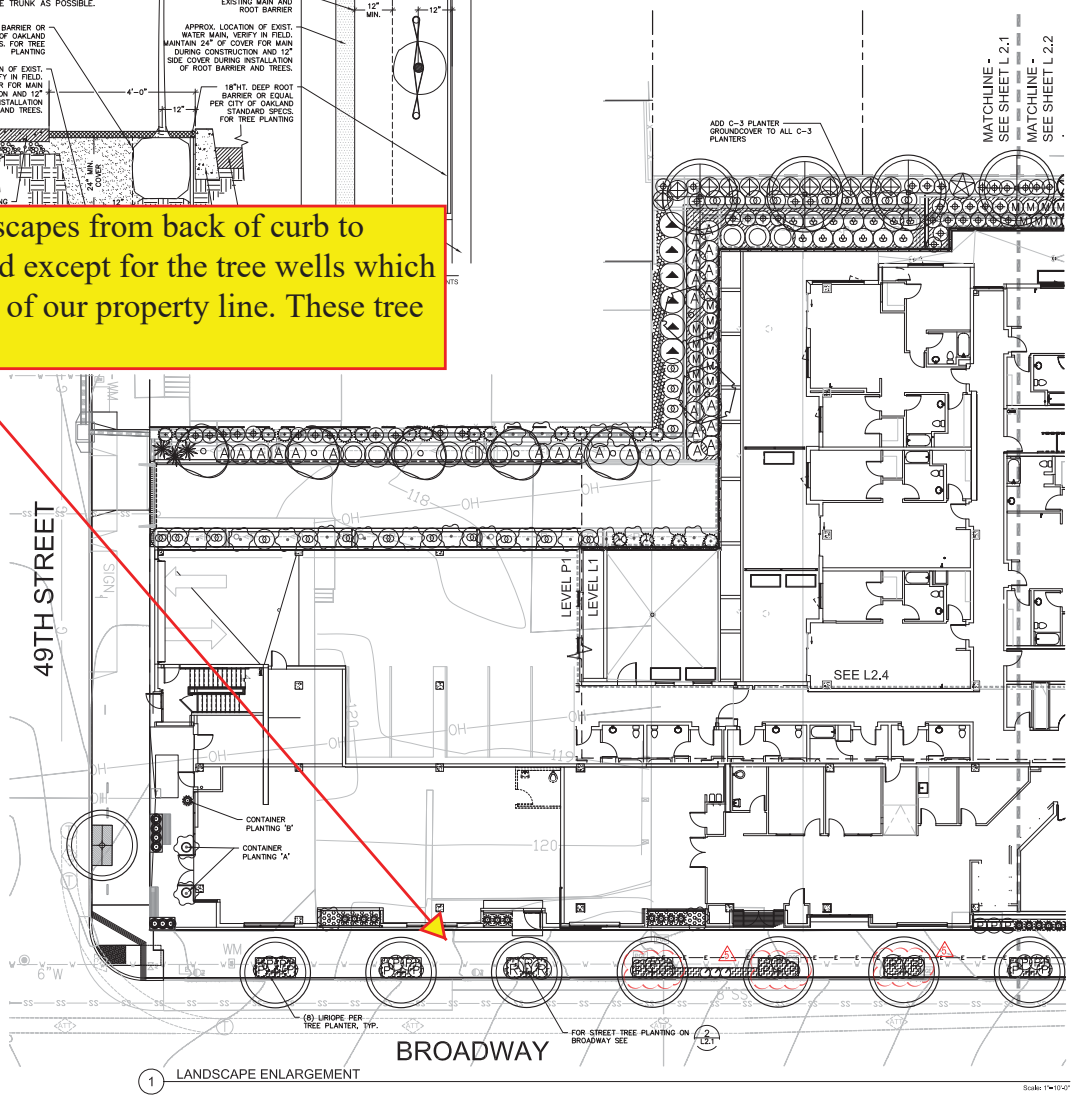
Final back fill with gravel.



01.19.2017 12:53



The completed project will have hardscapes from back of curb to building wall. No soils will be exposed except for the tree wells which are located in the right of way outside of our property line. These tree wells will have 12" of new topsoil.



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STATE OF CALIFORNIA
 LANDSCAPE ARCHITECT
 No. 10101
 WESMAN DESIGN GROUP

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▲	10/10/16	perm@wesmandesign.com
▲	05/11/16	CD REV. 01
▲	01/15/16	2nd plan check respn, (CD)
▲	1/20/15	plan check response
▲	10/22/15	95% CD
▲	07/30/15	85% CD
▲	07/10/15	75% CD
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ternescap apartments

4801 terracotta ave.
 Oakland, CA 94612-1611

project number: 10-038

pkb@brick 10/10/16

scale as noted
 date: 10/10/16

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 LANDSCAPE PLAN
 - AT GRADE

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