

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Tuesday, September 06, 2016 9:47 AM
To: 'Peter Langtry'
Subject: RE: RO3226; VRAP Meeting Follow-up No. 2 (914 W. Grand, Oakland)

Hi Peter,

We do have a meeting for Friday, 9:30 – 11:30am. Thanks for the updated data. I'll take a look shortly. Dilan should be there; it's on her calendar as well, but things can change quickly in her schedule.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Department of 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>

From: Peter Langtry [mailto:plangtry@cornerstoneearth.com]
Sent: Friday, September 02, 2016 3:18 PM
To: Detterman, Mark, Env. Health
Subject: RE: RO3226; VRAP Meeting Follow-up No. 2 (914 W. Grand, Oakland)

Mark, do we have a meeting time set for September 9? I could not find in the email strings.

The prior reports and recent Phase I ESA have been uploaded to Geotracker. We are still working on site maps and cross sections and hope to have those to you by Wednesday. I've attached the data summary tables, including the sampling of the three wells last week. A site map showing sample locations also is attached. Thought I would send those now in case you want to take a look - I was hoping to have the full package of tables/maps/cross sections uploaded to Geotracker by today but they have taken a little longer than anticipated.

Sincerely,

Peter Langtry, P.G., C.E.G.
Principal Geologist



1270 Springbrook Road, Suite 101 | Walnut Creek, CA 94597
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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Wednesday, August 17, 2016 9:24 AM
To: Peter Langtry <plangtry@cornerstoneearth.com>
Subject: RE: RO3226; VRAP Meeting Follow-up No. 2

Peter,
Hope you mean Sept. 9th for the meeting, and the 8th is just a typo. (Just double checking to eliminate problems; your email of August 3rd indicated the 9th was good).

Mark Detterman
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From: Peter Langtry [<mailto:plangtry@cornerstoneearth.com>]
Sent: Tuesday, August 16, 2016 9:58 AM
To: Detterman, Mark, Env. Health
Subject: RE: RO3226; VRAP Meeting Follow-up No. 2

Thanks Mark, we will add the additional analyses. We are planning to develop the wells prior to sampling.

September 19 for submittal date sounds good. We are still hoping to meet with you and Dillon on September 8 so we plan to have the well sampling results for that meeting.

Sincerely,

Peter Langtry, P.G., C.E.G.
Principal Geologist



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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Tuesday, August 16, 2016 9:47 AM

To: Peter Langtry <plangtry@cornerstoneearth.com>

Subject: RE: RO3226; VRAP Meeting Follow-up No. 2

Hi Peter,

Thanks for the scope of work. My only input is to additionally request TPHmo due to the detects in the old ASE report, and then to request that extractable ranged hydrocarbons (TPHd and mo) be additionally run with and without SGC to stay within current RWQCB guidance to run both. Once we get an idea of relative ratios we can consider changing that in the future. I don't recall the last time the wells were sampled, but you might consider redeveloping the wells to ensure we're analyzing concentrations in groundwater rather than on sediment in the groundwater.

Should we establish a submittal date to help move the project forward? Say September 19th, since I know your client wants this to keep moving???

Let me know what you think.

Thanks,

Mark Detterman

Senior Hazardous Materials Specialist, PG, CEG

Alameda County Department of Environmental Health

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From: Peter Langtry [<mailto:plangtry@cornerstoneearth.com>]

Sent: Monday, August 15, 2016 4:17 PM

To: Detterman, Mark, Env. Health

Subject: RE: RO3226; VRAP Meeting Follow-up No. 2

Hello Mark, during our last meeting you asked for a brief work scope for the sampling of the three existing ground water monitoring wells. The summary is attached. I'm assuming you need this uploaded to the county ftp site and Geotracker. We are planning to sample the wells later this week.

Thanks!

Sincerely,

Peter Langtry, P.G., C.E.G.

Principal Geologist



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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Monday, August 8, 2016 12:30 PM
To: Peter Langtry <plangtry@cornerstoneearth.com>
Subject: RE: RO3226; VRAP Meeting Follow-up No. 2

Hi Peter,
Site is up on Geotracker. You are free to upload documents and etc. to the website.

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From: Peter Langtry [<mailto:plangtry@cornerstoneearth.com>]
Sent: Friday, August 05, 2016 3:10 PM
To: Detterman, Mark, Env. Health
Subject: RE: RO3226; VRAP Meeting Follow-up No. 2

Hello Mark, I believe Brad dropped off the signed oversight agreement. Have you had a chance to open the case in Geotracker?

Sincerely,

Peter Langtry, P.G., C.E.G.
Principal Geologist



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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Tuesday, August 2, 2016 1:45 PM
To: 'brad@cefrealty.com' <brad@cefrealty.com>; 'RTdevelops@comcast.net' <RTdevelops@comcast.net>; Peter

Gents,

As promised, here is a brief list of submittals that ACDEH typically requests with VRAP cases. Many were mentioned in the meeting. At some point ACDEH will have a standard letter requesting variations to the attached figures and tables from project proponents and their consultants to communicate the scope of a redevelopment, including depth of foundation / elevator excavations, remaining proposed residual contamination after development or excavation, if any, extent of removal of contamination, data collected to evaluate sensitive pathways (elevator pits, etc), or potential sources areas. These tables and figures are intended to quickly and efficiently document site conditions. These are requested to include:

- Plan view of historic borings, current bores, and any proposed bores relative to historic infrastructure related to contamination, and any groundwater or vapor contamination.
- Plan view of proposed redevelopment related to historic, current, and proposed bore locations. This may require several figures at complex data sites; fewer is better, but at the risk of too complex a figure that decreases the communication effort.
- Multiple cross sections across a site that depict proposed excavation base elevation, foundation depth elevation, proposed cut / fill lines, old soil bore locations along that cross section, and depth-correct residual analytical proposed to remain below the foundation. Below the future proposed foundation elevation, lithology can be depicted if it plays an important role; however, one intent is to depict the location of residual contamination relative to the proposed building foundation and the proposed lowest building level (or higher if appropriate), proposed uses (commercial / residential / day care / senior care / etc.). Groundwater depth and analytical should also be depicted as well. Lithology or data above the proposed excavation depth can be removed if it decreases the clutter of the figure; it won't be of consequence to the future development once removed, but the analytical data will remain in the tables (see below).
- An appropriate number of detailed cross section through areas of interest, such as former sources (former UST, dry cleaner, unexplored areas of potential contamination, elevator sumps or stairways [potential for VI], or other areas identified as potential areas of concern needing clearer illumination). The intent is to quickly illustrate residual contamination, or the lack of data, and once investigated, why it is protective of future occupants. These cross sections must include offsite (sidewalk or other) improvements where contamination is documented, such as café chairs and permeable pavers over residual contamination, infrastructure improvements such as utilities through residual contamination (such as a storm drain drop box, etc.), or other items that can / will affect users, construction workers, or the public.
- A table by parcel with historic infrastructure, proposed uses (comm. / res), historic / current borings, proposed bores, rational for future bores in the area, etc.
- Electronic Phase 1 for all parcels.
- Full electronic plan set; most recent. This will need updating as planning progresses, as closure will be evaluated against the most recent plan set.
- A table with all historic and current analytical data, with removed / excavated soil (historic and future) indicated by shading or strike out (but still legible). If you want to distinguish between historic removed and proposed, you might use different shadings.
- Addition of a "Depth Below Future Foundation" column in soil tables, so that the affect of the future redevelopment excavations will have on the depth of the residual contamination is communicated quickly.
- All ND tabulated analytical listed by individual chemical detection limit (<x), and highlighting / bolding of detects, or of concentrations over ESLs (or other goals); including "NDs" over ESLs. This can partly be combined with a professional signed statement that the professional engineer or geologist has reviewed all analytical data and has found it is below ESLs or other goals for the site.
- Project schedule – where is project in entitlement project planning, CEQA, building and planning department approvals, when construction is hoped to realistically begin, a realistic time frame for regulatory review (30 days as touched on; we'll try for better if we can, but standard is 60 days), when and what project proponents will need something in writing from ACEH for financing, and recognition

that if mitigation measures are involved closure cannot be provided until a final confirmation sampling report is submitted and reviewed (60 days). The submittal of a Gantt chart is appropriate so that we can all set realistic time frames, and incorporate changes as events happen.

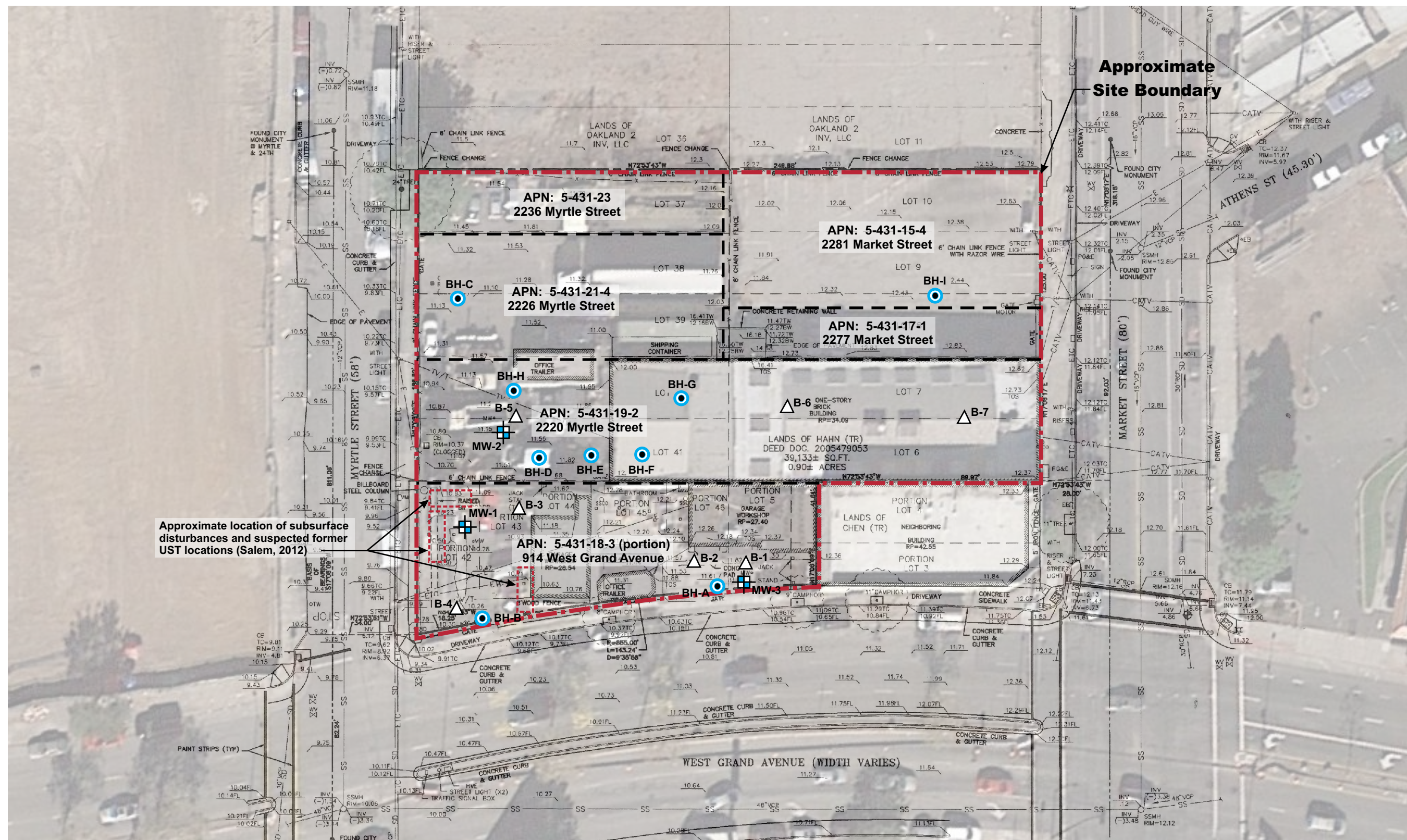
- An understanding that the Porter-Cologne Water Quality Act requires that any regulatory agency in California use a deed restriction / land use covenant (LUC) if contamination above goals (ESLs or other) is proposed to remain at a site. LUCs take time to word, sign, and record at the County. Potential planning to remove any such contamination prior to site development, or provided that the extent is well characterized, potentially with the use of a Site Management Plan (SMP) to manage the removal of the contamination at the time of redevelopment, may be appropriate. Please be aware that a large removal is essentially a Corrective Action, and a 30 day public notification may be required per state requirements (affecting the Gantt chart inputs). Minor cleanup of inappropriate contamination is not a CA.
- Appropriate use of ESLs relative to the future proposed foundation depth (groundwater or a vapor sample at a site may have been 10 feet bgs, may now be 2 ft below the foundation, and would not meet the 10 foot separation distance groundwater ESLs assume or 5 ft separation that VI ESLs assume / require).
- If mitigation measures are required, then the site will need a RAP and / or a HHRA to evaluate risk with and without mitigation measures (assuming no removal of residual contamination below the future foundation). The RAP must be approved by ACDEH and then incorporated into the building plans, which requires coordination with ACDEH, building department, and the consultant throughout the final plan approval to ensure changes made during building department or planning review do not conflict with ACDEH approved plans. This is a continuing problem ACDEH has. All plan changes will also require a professional signed statement from the consultant that the changes do not affect the proposed mitigation measures.
- Generation of a robust SMP to deal with known (volumes, destinations, etc.) or unexpected contamination found during redevelopment, dust management / monitoring for onsite and offsite residential receptors, stormwater, step-out contingency, potential USTs? - perhaps a contingency for contact info with ACDEH CUAP group, etc.

I still need to set up the site on Geotracker. I'll keep you posted.
Let me know if you have questions, but hope this helps.

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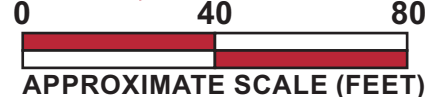
<http://www.acgov.org/aceh/lop/ust.htm>



Approximate location of subsurface disturbances and suspected former UST locations (Salem, 2012)

Legend

-  Approximate location of ground water monitoring well (Salem, June 2012)
-  Approximate location of soil boring and soil vapor probe (Salem, February 2012)
-  Approximate location of soil boring and ground water grab sample (ASE, April 2005)



Base by Google Earth, dated 10/30/2015
 Overlay by Lea & Braze Engineering, Inc., Boundary and Topographic Survey - C-1, dated 8/26/2016

Site Plan showing Existing Conditions and Wells
 914 West Grand Avenue
 Residential Development
 Oakland, CA



Table 1. Analytical Results of Selected Soil Samples - TPH, Arsenic, Lead, PCBs
(Concentrations in mg/kg)

Sample Location	Sample ID	Date	Depth (feet)	TPHd	TPHo	TPHg	Total Arsenic	Total Lead	PCBS
APN: 5-431-18-3 914 West Grand Ave	BH-A	3/23/2005	11.5	<1.0	<1.0	<1.0	---	7.1	<0.0025
	BH-B	3/23/2005	11.5	370	<50	2100	---	20	<0.0025
	B-1	2/15/2012	1	---	---	---	2.8	11	---
	B-2	2/15/2012	1	---	---	---	<3.5	9.9	---
	B-3	2/15/2012	1	---	---	---	<3.5	8.5	---
	B-4	2/16/2012	1	---	---	---	<3.5	5.4	---
	B-5	2/16/2012	1	---	---	---	<3.5	8	---
APN: 5-431-21-4 2226 Myrtle Street	BH-C	3/23/2005	2.0	<1.0	<1.0	<5.0	---	28	<0.0025
APN: 5-431-19-2 2220 Myrtle Street	BH-D	3/23/2005	2.0	<1.0	<1.0	<5.0	---	8.1	<0.0025
	BH-E	3/23/2005	2.0	<1.0	<1.0	<5.0	---	37	<0.0025
	BH-F	3/23/2005	2.0	<1.0	<1.0	<5.0	---	8.1	<0.0025
	BH-G	3/23/2005	2.0	<1.0	<1.0	<5.0	---	28	<0.0025
	BH-H	3/23/2005	2.0	<1.0	<1.0	<5.0	---	7.8	<0.0025
APN: 5-431-15-4 2281 Marjet Street	BH-I	3/23/2005	2.0	<1.0	<1.0	<5.0	---	24	<0.0025
Residential ESL ¹				230	5,100	100	0.067/11 ²	80	0.25

- 1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region, Tier 1 – February 2016, Revision 3.
- 2 Direct exposure residential ESL/published background level
- < Not detected at or above laboratory reporting limit
- NE Not Established
- Not Analyzed
- Bold** Concentration exceeds selected environmental screening criteria
- Blue** Indicates sample expected to be removed during construction.

Table 2. Analytical Results of Selected Soil Samples - VOCs
(Concentrations in mg/kg)

Sample Location	Sample ID	Date	Depth (feet)	n-Butyl Benzene	Isopropyl Benzene	Ethyl Benzene	Total Xylenes	Methyl Tert-Butyl Ether (MTBE)	1,2,4-Trimethyl Benzene	1,3,5-Trimethyl Benzene	sec-Butyl Benzene	Napthalene	n-Propyl Benzene	Tetrachloroethene	Other VOCs	
APN: 5-431-18-3 914 West Grand Ave	BH-A	3/23/2005	11.5	<0.005	<0.005	<0.005	<0.0054	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	ND
	BH-B	3/23/2005	11.5	14	5.7	27	6.1	<1.0	2.7	<.0	3.8	20	24	<1.0	ND	
APN: 5-431-21-4 2226 Myrtle Street	BH-C	3/23/2005	2.0	<0.005	<0.005	<0.005	0.018	<0.005	0.0079	0.0052	<0.005	<0.005	<0.005	<0.005	ND	
APN: 5-431-19-2 2220 Myrtle Street	BH-D	3/23/2005	2.0	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	ND	
	BH-E	3/23/2005	2.0	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	ND	
	BH-F	3/23/2005	2.0	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	ND	
	BH-G	3/23/2005	2.0	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	ND	
	BH-H	3/23/2005	2.0	<0.005	<0.005	<0.005	<0.005	0.0058	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	ND	
APN: 5-431-15-4 2281 Marjet Street	BH-I	3/23/2005	2.0	<0.005	<0.005	<0.005	<0.005	0.0018	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	ND	
Residential ESL ¹				390 ²	190 ²	14	2.3	0.023	5.8 ²	78 ²	780 ²	0.023	380 ²	0.42	Various	

- 1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region – December 2013
- 2 Regional Screening Level (RSL), USEPA Region 9 - November 2015.
- < Not detected at or above laboratory reporting limit
- ND None detected
- BOLD** Concentration exceeds selected environmental screening criteria
- Blue Indicates sample expected to be removed during construction.

Table 3. Analytical Results of Selected Ground Water Samples - TPH, Lead, PCBs
(Concentrations in µg/L)

Sample Location	Sample ID	Date	TPHd	TPHo	TPHg	Dissolved Lead	PCBS
APN: 5-431-18-3 914 West Grand Ave	BH-A	3/23/2005	<50	550	3,300	<0.5	<2.5
	BH-B	3/23/2005	150,000	<5,000	40,000	42	<2.5
	MW-1	6/4/2012	<0.05	---	3,300	---	---
	MW-1	8/24/2016	<50	<100	<50	---	---
	MW-3	6/4/2012	<0.05	---	<50	---	---
	MW-3 (Duplicate)	6/4/2012	<0.05	---	<50	---	---
	MW-3	8/24/2016	<50	<100	150	---	---
APN: 5-431-19-2 2220 Myrtle Street	MW-2	6/4/2012	<0.05	---	<50	---	---
	MW-2	8/24/2016	<52	<100	<50	---	---
	MW-2 (Duplicate)	8/24/2016	<51	<100	<50	---	---
Residential ESL ¹			100	100	100	2.5	0.0019

1 Environmental Screening Levles (ESLs). Regional Water Quality Control Board - February 2016. Table GW-2, Final Freshwater Goal

< Not detected at or above laboratory reporting limit

NE Not Established

--- Not Analyzed

BOLD Concentration exceeds selected environmental screening criteria

Red Indicates detection limit that exceeds Tier 1 ESL

Table 4. Analytical Results of Selected Ground Water Samples - VOCs
(Concentrations in µg/L)

Sample Location	Sample ID	Date	Benzene	n-Butyl Benzene	Isopropyl Benzene	p-Isopropyl Toluene	Ethyl Benzene	Total Xylenes	MTBE	1,2,4-Trimethyl Benzene	1,3,5-Trimethyl Benzene	sec-Butyl Benzene	Napthalene	n-Propyl Benzene	1,1-Dichloroethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	PCE (Tetrachloroethane)	TCE (Trichloroethane)	Vinyl Chloride	Other VOCs	
APN: 5-431-18-3 914 West Grand Ave	BH-A	3/23/2005	<0.5	<0.5	<0.5	<0.5	1.0	3.4	<0.5	<0.5	<0.5	<0.5	1.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	ND
	BH-B	3/23/2005	<100	180	190	<100	4,500	1,800	<100	1,800	300	<100	820	850	<100	<100	<100	<100	<100	<100	<100	<100	ND
	MW-1	6/4/2012	1.2	3.7	10	3.0	79	188	<1.0	110	59	---	37	29	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	ND
	MW-1	8/24/2016	<0.50	<1.0	<0.50	<1.0	<0.50	<1.0	<0.50	<0.50	<0.50	<1.0	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	ND
	MW-3	6/4/2012	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	3.6	<1.0	<1.0	---	<1.0	<1.0	3.8	110	<1.0	14	11	<1.0	<1.0	<1.0	ND
	MW-3 (Duplicate)	6/4/2012	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	3.4	<1.0	<1.0	---	<1.0	<1.0	<1.0	120	<1.0	16	11	<1.0	<1.0	<1.0	ND
	MW-3	8/24/2016	<0.50	<1.0	<0.50	<1.0	<0.50	<1.0	1.3	<0.50	<0.50	<1.0	<1.0	<1.0	<0.50	190	19	0.58	<0.50	53	1.8	ND	
APN: 5-431-19-2 2220 Myrtle Street	MW-2	6/4/2012	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	---	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	ND
	MW-2	8/24/2016	<0.50	<1.0	<0.50	<1.0	<0.50	<1.0	<0.50	<1.0	<1.0	<1.0	<1.0	<1.0	<0.50	<0.50	ND	<0.50	<0.50	<0.50	<0.50	<0.50	ND
	MW-2 (Duplicate)	8/24/2016	<0.50	<1.0	<0.50	<1.0	<0.50	<1.0	<0.50	<1.0	<0.50	<1.0	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	ND
Residential ESL ¹			1.0	NE	NE	NE	13	20	5	NE	NE	NE	0.17	NE	5.0	6.0	10	3.2	3.0	5.0	0.061	Various	

1 Environmental Screening Levies (ESLs). Regional Water Quality Control Board - February 2016. GW Tier 1 ESL
 < Not detected at or above laboratory reporting limit
 NE Not Established
 --- Not Analyzed
BOLD Concentration exceeds selected environmental screening criteria or is outside of the published background range.
 ND Not detected
 Red Indicates detection limit that exceeds Tier 1 ESL

Table 5. Analytical Results of Selected Soil Vapor Samples
(Concentrations in $\mu\text{g}/\text{m}^3$ unless otherwise noted)

Sample Location	Sample ID	Date	Depth (feet)	Benzene	Ethylbenzene	Isopropylbenzene	n-Propylbenzene	n-Butylbenzene	Butylbenzene	Tetrachloroethene	Toluene	Xylenes	Other VOCs		
APN: 5-431-18-3 914 West Grand Ave	B-1	2/15/2012	5	<36	<50	<50	<50	<50	<50	<50	51	<150	ND		
			10	<36	<50	<50	<50	<50	<50	<50	<50	<50	<150	ND	
	B-2	2/15/2012	5	<36	<50	<50	<50	<50	<50	<50	<50	<50	<150	ND	
			10	<36	<50	<50	<50	<50	<50	<50	<50	<50	<150	ND	
	B-3 @ 1 Volume	2/15/2012	5	<36	<50	<50	<50	<50	<50	<50	<50	98	<150	ND	
				B-3 @ 3 Volumes	<36	<50	<50	<50	<50	<50	<50	<50	190	170	ND
				B-3 @ 7 Volumes	<36	<50	<50	<50	<50	<50	<50	<50	160	293	ND
	B-3	2/15/2012	10	520	110	2,500	3,800	670	2,200	<50	220	<150	ND		
				B-4	2/15/2012	5	<72	<100	<100	<100	<100	<100	<100	<300	ND
						5 (Duplicate)	<72	<100	<100	<100	<100	<100	<100	<100	<300
B-4	2/15/2012	10	<72	<100	<100	<100	<100	<100	<100	<100	<100	<300	ND		
		B-5	2/15/2012	5	<40	<55	<55	<55	<55	<55	<55	<55	<165	ND	
10	<36			<50	<50	<50	<50	<50	84	<50	<150	ND			
APN: 5-431-19-2 2220 Myrtle Street	B-6	2/15/2012	5	<36	<50	<50	<50	<50	<50	<50	63	<150	ND		
			10	<72	<100	<100	<100	<100	<100	<100	110	<300	ND		
	B-7	2/15/2012	5	<36	<50	<50	<50	<50	<50	<50	150	120	ND		
			10	<72	<100	<100	<100	<100	<100	<100	150	<300	ND		
Residential ESL ¹				48	560	NE	NE	NE	NE	240	160,000	52,000	Various		

- 1 Environmental Screening Levles (ESLs). Regional Water Quality Control Board - February 2016. GW Tier 1 ESL
- < Not detected at or above laboratory reporting limit
- NE Not Established
- Not Analyzed
- BOLD** Concentration exceeds selected environmental screening criteria or is outside of the published background range.