

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, July 12, 2018 12:00 PM
To: 'jjacobs@clearwatergroup.com'
Cc: Roe, Dilan, Env. Health
Subject: Redevelopment at 1550 Park Avenue, Emeryville (RO0003311)

Hi Jim,
Good to talk with you.

Following up on our phone conversation, I understand you are representing the seller of the parcel at 1550 Park Ave in Emeryville, and you are attempting to understand redevelopment projects overseen by the Alameda County Department of Environmental Health (ACDEH), in particular at this site. We have been told by the potential buyer that their current intent is to remove the buildings, except for the facades along the two streets and to construct new mixed use buildings. ACDEH does not accept mitigation only, but requires corrective actions and (potentially, but at this site likely) mitigation. For this site, because of the demo of site buildings that would allow an opportunity to excavate and remove soil and / or groundwater contamination (currently not located, but presumed to be in the vicinity of VP1 and VP7). ACDEH does not require excavation, but only requires an appropriate corrective action. Because development projects move much more quickly than other environmental cases (based on the time period of availability of funds), it is highly likely that there will not be enough time to collect post-remediation vapor confirmation sampling over say a year or more (for seasonal vapor concentration variations, and reestablishment of vapor pressures from excavation, if that is selected). Because of this, a Vapor Mitigation System (VMS) is highly likely to be required after remediation. With a VMS, and Land Use Covenant (LUC) will be required as well as a Long-Term Site Management Plan (SMP), and post-closure annual monitoring (A short-term SMP would be used during construction for the incidental discovery of contamination, after the CAP was implemented). It is recommended that the LTSMP have an exit strategy so that once vapor concentrations drop below an acceptable concentration for an agreed upon length of time, the post-closure annual vapor monitoring can cease. However, the LUC and SMP would remain as it is likely the VMS should continue to be maintained (e.g. new utilities require slab cuts that will affect the VMS).

Another thought - We did not discuss the delineation of the potential soil and groundwater contamination offsite, including across Park Avenue. This will also be a consideration and will require some investigation.

Finally, the SV Waterloo Membrane Sampler is the brand name of the passive sampler that is purported to be directly comparable with laboratory analytical results.

Should you have other questions, please let me know.
Regards,

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

