

Khatri, Paresh, Env. Health

From: Bob Clark-Riddell [BRiddell@pangeaenv.com]
Sent: Tuesday, June 08, 2010 5:31 PM
To: Khatri, Paresh, Env. Health
Cc: Gordon Linden; George Hill; Dana Parry; Drogos, Donna, Env. Health
Subject: RE: Meeting re 3093 Broadway - 10:30 am Wed, June 10 - Agenda
Attachments: Agenda - ACEH Meeting 2010-06-10.pdf

Hello Paresh,

As you requested, attached is our proposed agenda for the meeting. We look forward to meeting with you this Thursday. Thank you.

Bob Clark-Riddell, P.E.
Principal Engineer
Pangea Environmental Services, Inc.
(510) 435.8664 Phone

From: Khatri, Paresh, Env. Health [mailto:paresh.khatri@acgov.org]
Sent: Thursday, May 27, 2010 7:49 AM
To: Bob Clark-Riddell; Drogos, Donna, Env. Health
Cc: Gordon Linden; George Hill; Dana Parry
Subject: RE: Meeting re 3093 Broadway - 10:30 am Wed, June 9

Hello Bob,

We are not available at 10:30 am on June 9, 2010. However, we are available at 2:30 pm on June 9, 2010 or 10:30 am on June 10, 2010. Please let me know your availability as soon as possible.

Sincerely,

Paresh C. Khatri
Hazardous Materials Specialist
Alameda County Environmental Health
Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Phone: (510) 777-2478

Fax: (510) 337-9335

E-mail: Paresh.Khatri@acgov.org

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

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From: Bob Clark-Riddell [mailto:BRiddell@pangeaenv.com]
Sent: Wednesday, May 26, 2010 2:06 PM

To: Khatri, Paresh, Env. Health; Drogos, Donna, Env. Health
Cc: Gordon Linden; George Hill; Dana Parry
Subject: RE: Meeting re 3093 Broadway - 10:30 am Wed, June 9
Importance: High

Paresh and Donna,

We would like to formally schedule a meeting at your office on Wednesday, June 9 from 10:30 to 11:30 am. Paresh informed me today that this meeting time was acceptable for both of you. Joining us at the meeting will be George Hill (responsible party), Dana Parry (developer Reynolds & Brown), and myself. Gordon Linden (responsible party) will be available to call from your office as merited. If you think it would help, we can invite representatives from the City of Oakland and others that are interested in seeing the project proceed expeditiously.

Within the next few days I will forward development plans (showing impact area) and proposed revised cleanup levels/goals. The developer is most interested in trying to specify 1) the steps to site closure, 2) whether the site closure will be conditional (and what those conditions are likely to be), 3) options for leaving post-remediation residual contamination in the ground, and 4) plans that will allow site excavation for development in May 2012 and building occupancy in March 2014.

Thank you.

Bob Clark-Riddell, P.E.
Principal Engineer
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(510) 435.8664 Phone

From: Khatri, Paresh, Env. Health [mailto:paresh.khatri@acgov.org]
Sent: Thursday, May 20, 2010 4:58 PM
To: Bob Clark-Riddell
Cc: Gordon Linden; George Hill; Dana Parry
Subject: RE: Call or Meeting Request - 3093 Broadway

Hello Bob,

I apologize for not getting back to you sooner, but I am not sure if I will be in the office tomorrow afternoon. I will know for certain by tomorrow morning and will let you know.

Sincerely,

Paresh C. Khatri
Hazardous Materials Specialist
Alameda County Environmental Health
Local Oversight Program
1131 Harbor Bay Parkway
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From: Bob Clark-Riddell [mailto:BRiddell@pangeaenv.com]
Sent: Tuesday, May 18, 2010 7:25 PM
To: Khatri, Paresh, Env. Health
Cc: Gordon Linden; George Hill; Dana Parry
Subject: RE: Call or Meeting Request - 3093 Broadway

Paresh,

The involved parties plan to meet at my office this Friday at 2:30 to 3:30 pm. In the absence of another call/meeting time, can we call you and/or Donna at 3:00 pm this Friday?

Bob Clark-Riddell, P.E.
Principal Engineer
Pangea Environmental Services, Inc.
(510) 435.8664 Phone

From: Bob Clark-Riddell
Sent: Tuesday, May 18, 2010 12:07 PM
To: 'Khatri, Paresh, Env. Health'
Cc: 'Gordon Linden'; George Hill; 'Dana Parry'
Subject: RE: Call or Meeting Request - 3093 Broadway
Importance: High

Paresh,

Any progress scheduling a conference call or meeting as we discussed last week? You said you could check Donna's schedule and hopefully schedule a time this week or the following week. The responsible parties (RPs) are just past the middle of the 90-day extension for IRAP implementation, with a June 29, 2010 date to perform field work. The RP hopes to commence IRAP implementation shortly after our meeting/call.

The primary goal of the meeting/call is to discuss contingency plans for May 2012 when site redevelopment is scheduled to start. The current plan is to implement the approved dual phase extraction/air sparge (DPE/AS) system and cleanup the site as thoroughly as possible before groundbreaking scheduled for May 2012. At that time excavation down to approximately 15 ft depth below Broadway would commence. Reynolds & Brown, the developer, would like to show you the development plans that include three floors of parking with combined residential and commercial use above. Reynolds & Brown would like to plan for potential additional remediation (or other mitigation measures) required by the County.

Based on our discussion, I understand one contingency articulated by you is to continue DPE/AS following completion of the site redevelopment. Another contingency would be to perform low flow AS to oxygenate groundwater and discontinue costly DPE, if hydrocarbon removal rates using DPE had already reached asymptotic levels. This additional contingency is consistent with the November 2004 IRAP (page 9, fifth bullet), and would cost effectively stimulate hydrocarbon degradation of residual contamination that slowly diffuses out of the silty and clayey materials at the site. In addition, a subslab vapor collection system could be installed if necessary to capture any residual vapors of concern under the structure.

We look forward to hearing from you in the near future. Thank you!

Bob Clark-Riddell, P.E.
Principal Engineer
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(510) 435.8664 Phone

MEETING AGENDA

Date: June 10, 2010
Time: 10:30 to 11:30 pm

Site: 3093 Broadway, Oakland (ACEH Fuel Leak Case # RO0000199)

Attendees: ACEH Case Worker Paresh Khatri
ACEH Supervisor Donna Drogos
RP Representative George Hill
Developer Reynolds & Brown, Dana Perry
Consultant Bob Clark-Riddell of Pangea Environmental

1. MEETING GOALS

- a. Understand Agency Requirements Regarding Planned Development
- b. Outline Cleanup Levels and Pathway for Closure

2. DISCUSS CURRENT STATUS – Agency has approved Insitu DPE/AS

3. DISCUSS SITE DEVELOPMENT PLANS AND SCHEDULE

4. AGENCY REQUIREMENTS WITH RESPECT TO PLANNED DEVELOPMENT

5. PATHWAY TO CLOSURE

6. PROPOSED CLEANUP LEVELS (Acceptable to Base Primarily on Soil Gas ESLs?)

7. FINAL QUESTIONS/COMMENTS