

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Tuesday, August 27, 2013 9:26 AM
To: 'Lee, Calvin'; Bob Clark-Riddell; Navdeep Grewal
Cc: grewalngns@yahoo.com; Harlan, David; Espino Devine, Catalina; Lee, Nathan; Roe, Dilan, Env. Health
Subject: RE: 451 Hegenberger, Oakland (Chevron #9-1851; ACEH LUFT Site # RO0000464)

Calvin,

ACEH has recently received sufficient information from project proponents that address the concerns itemized below in our June 17, 2013 email, and also more recent communications to which you have not been a party. Specifically, additional information and testing has been conducted on the imported materials to document their source and contaminant qualities to satisfy ACEHs concern, a Site Management Plan has been generated that will govern the potential for discovery of contamination during site redevelopment has been submitted, and the more recently reported discovery of contamination that was potentially associated with the removal of the former diesel UST by the Oakland CUPA at the site has addressed to the satisfaction of ACEH.

ACEH is of the opinion that the City of Oakland can issue the grading and construction permits for the site at this time. Should you have questions, please do not hesitate to let me know.

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>

From: Lee, Calvin [mailto:CLe4@oaklandnet.com]
Sent: Thursday, June 20, 2013 9:06 AM
To: Detterman, Mark, Env. Health; Bob Clark-Riddell; Navdeep Grewal
Cc: grewalngns@yahoo.com; Harlan, David; Espino Devine, Catalina; Lee, Nathan; Roe, Dilan, Env. Health; Drogos, Donna, Env. Health
Subject: 451 Hegenberger, Oakland (Chevron #9-1851; ACEH LUFT Site # RO0000464)

Mark,

Thanks for the reply.

The City (Building Services) will be on standby until further notice from ACEH that we are clear to issue construction permits.

Thanks,

Calvin
510.238.2262
cglee@oaklandnet.com

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Monday, June 17, 2013 10:42 AM
To: Lee, Calvin; 'Bob Clark-Riddell'; 'Navdeep Grewal'
Cc: grewalngns@yahoo.com; Harlan, David; 'Espino Devine, Catalina'; Lee, Nathan; Roe, Dilan, Env. Health; Drogos, Donna, Env. Health
Subject: RE: 451 Hegenberger, Oakland (Chevron #9-1851; ACEH LUFT Site # RO0000464)

All,
This is a response to the request for clearance by the City of Oakland to issue grading and building permits at the subject site that is undergoing redevelopment.

ACEH is currently reviewing the site under the State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy (LTCP). Our preliminary review indicates the site generally fits the policy, with the exception of elevated soil contamination in shallow soil that does not appear to fit the Direct Contact Criterion of the LTCP at limited locations. ACEH is committed to facilitating the redevelopment of the site; however, during our closure review, we have received information by Pangea, that excavation activities have been conducted at the site in conjunction with site redevelopment activities without ACEH's approval. Please note, this site is still an active Fuel Leak case in the Leaking Underground Fuel Tank (LUFT) program and site redevelopment activities are not allowed without requesting and gaining ACEH approval. In particular limited documentation (a copy of a fax) of an April over-excavation has been submitted in the future building pad area. Documentation on the source, origin, or condition (potential contaminant content) of imported gravel that was mixed with the native soil is unreported, and the disposal or disposition of excess native soil is not documented. Site redevelopment actions must be approved by ACEH prior to implementation as they can exposure workers to contaminated media and discover additional contamination. Prior to finalizing our case closure review, ACEH requests a report documenting these action be submitted by July 12, 2013.

Directly related to these actions, at case closure, documented significant contamination will remain at the site in a presumed limited location that does not meet the Direct Contact Criteria of the LTCP (except generally, with a limited Risk Assessment). Because the site is undergoing redevelopment, ACEH requests a Soil and Groundwater Management Plan be generated prior to case closure. The site management plan will be required to be onsite to manage and ensure contractor safety due to residual soil, groundwater, and potentially residual LNAPL, that may be encountered during site redevelopment, and in particular during future underground repairs, including dispensing hardware, at the site. This is a requirement that appears to have been jumped by actions at the site. ACEH requests the site management plan be submitted and approved by ACEH prior to any further site redevelopment activities and request submittal by July 12, 2013.

The requested documents are required prior to providing clearance for the grading and building permits for the city; we look forward to receiving them so we can move the closure process along. ACEH also appreciates the need for a quick review response in order to keep redevelopment activities moving.

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From: Lee, Calvin [<mailto:CLee4@oaklandnet.com>]
Sent: Wednesday, June 05, 2013 10:08 AM
To: Detterman, Mark, Env. Health
Cc: grewalngns@yahoo.com; Harlan, David
Subject: FW: 451 Hegenberger

Hi Mark,

The City has reviewed grading and building permit applications for this site and is ready to issue permits pending clearance/closure from ACEH with regard to hazardous materials and contamination. In reference to the email correspondence below, from you and Bob Clark-Riddell, can you confirm that we are clear to proceed with permit issuance?

Thanks,

Calvin Lee – Building Services
(510) 238-2262
cqlee@oaklandnet.com

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Thursday, May 16, 2013 3:41 PM
To: 'Bob Clark-Riddell'; Harlan, David; Low, Tim; Burns, Candace
Cc: grewalngns@yahoo.com
Subject: RE: 451 Hegenberger

Please note that quite significant concentrations of very shallow gasoline contamination will remain at the site. These concentrations do not meet the Low Threat Closure Policy, but appear to be limited to beneath, or in the vicinity of, the dispensers, and thus can be managed through a site management plan (SMP). The SMP will likely require that with any construction at the site, ACEH is to be notified, and that city approved redevelopment plans be reviewed and approved at ACEH.

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PDF copies of case files can be downloaded at:

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From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Thursday, May 16, 2013 1:57 PM
To: dharlan@oaklandnet.com; tlow@oaklandnet.com; cburns@oaklandnet.com
Cc: grewalngns@yahoo.com; Detterman, Mark, Env. Health
Subject: 451 Hegenberger

Hello City,

The property owner (Navdeep) requested I forward you this information about the soil being used for backfill and disposed offsite.

Last fall Chevron overexcavated TPH impact adjacent the former UST behind the current building. The excavation extent was based on borings performed by Chevron. Having removed all significant impact, ACEH plans to close the case. I have copied this email to the ACEH caseworker.

For the new building location, Navdeep had shallow soil re-graded to mix in coarse soil with the bay mud to provide a better base for the future building, and to offhaul excess (about 300 yards) soil to a local landfill. The landfill required two discrete samples from the stockpiled soil. Analytic results for these discrete samples are attached and indicate no VOCs, no SVOCs, no pesticides, metals within background, and low TPH levels in one of the two samples. The maximum TPH detected as ND mg/kg TPHg, 7.6 mg/kg TPHd, and 41 mg/kg TPHmo. Note that TPHd and TPHmo are not volatile and do not pose a vapor intrusion concern. Also note that the ACEH closed the case with residual hydrocarbons so they are not concerned about these TPH levels.

Please contact me if you have any additional questions.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
1710 Franklin Street, Suite 200
Oakland, CA 94612
510.435.8664 phone
510.836.3709 fax