

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Tuesday, January 17, 2012 2:42 PM
To: 'johnjay@jayphares.com'
Cc: Peter McIntyre; Jeremy A. Smith
Subject: RO2580: Site Management Plan
Attachments: Revised Figure 1 Impacted Area.pdf

Mr. Jay,

We have received a preliminary draft of the Site Management Plan dated January 13, 2012 for planned construction activities near the former Young's Cleaners site. Prior to submitting the Site Management Plan we request the following:

- 1) Please expand the "Estimated Extent of Potential HVOC Impact," to include additional areas to the west as shown on the attached map. Previous soil sampling at AMW-7 and AMW-9 indicates some VOC impact to soil. Soil vapor sampling results from VB-12 and VB-13 indicate potential impact in these areas as well.
- 2) Please add a statement to section 5.2 to indicate that no aeration of VOC-impacted soil will be allowed.
- 3) In section 5.6, Soil Screening and Air Monitoring, please specify the lowest PEL for the chemicals of concern since the use of a PID does not allow identification of individual chemicals. Please also specify the lamp to be used for the PID. Alternately, you may propose screening methods for individual chemicals of concern.
- 4) In section 5.6, please include air monitoring both in the excavation and outside the perimeter of the potentially impacted area. The use of a PEL is acceptable for air monitoring within the excavation area. We request that air monitoring also be conducted a maximum distance of 100 feet beyond the potentially impacted excavation area. The excavation is to be discontinued and mitigation actions taken, such as application of a water mist or covering of exposed soil surfaces, if VOC concentrations exceed the PEL in the excavation area or exceed $1/10^{\text{th}}$ of the lowest PEL in the air monitoring conducted 100 feet outside the potentially impacted excavation area. Please add wind indicators to allow identification of the wind direction for air monitoring.
- 5) Please include a section on Reporting that includes reporting of the excavation activities to ACEH. The reporting is to present a description of the area and volumes of excavation, conditions encountered, screening results, any sampling results, and reporting of off-site disposal.
- 6) Please submit the Site Management Plan with the above additions to the ACEH ftp site and GeoTracker following the ACEH Electronic Report Upload (ftp) Instructions included with our December 29, 2011 directive letter.

Regards,

Jerry Wickham

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From: John Jay [<mailto:johnjay@jayphares.com>]

Sent: Friday, January 13, 2012 12:40 PM

To: Wickham, Jerry, Env. Health

Cc: 'Quesada, Bill'; 'Shawn Fitzpatrick'; 'Eric Lakin'

Subject: FW: Site Management Plan

Jerry: Pursuant to your request, attached, please find a draft of the Site Management Plan as it relates to site improvement construction. At the request of the City we are also simultaneously transmitting to them a copy of the draft plan.

We are anxious to finalize the plan. Your comments on the plan will be appreciated. Any changes recommended by the City will be forwarded to you immediately upon our receipt for your review and approval prior to inclusion in the final plan.

John Jay
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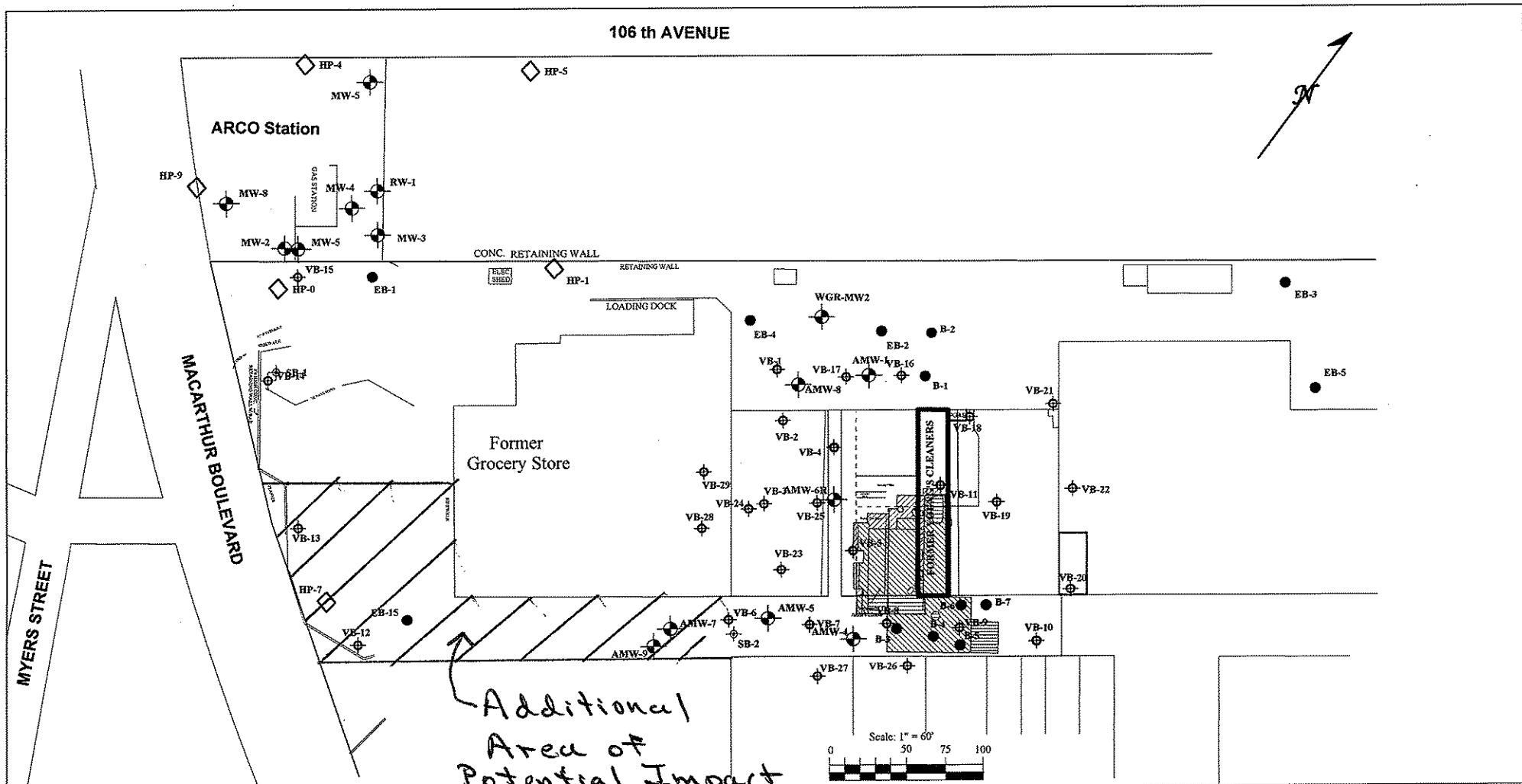
From: Jeremy Smith [<mailto:jasmith@aeiconsultants.com>]
Sent: Friday, January 13, 2012 11:58 AM
To: johnjay@jayphares.com
Cc: Peter McIntyre
Subject: Site Management Plan

John
Attached is the Site Management Plan per Jerry Wickham's December 29, 2011 request. Please review and let me know if you have any changes or questions you would like us to address.

Regards

Jeremy Smith, REA II
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- KEY**
- EB-1 ● Soil Boring - Kaldveer 1988
 - B-1 ● Soil Boring - Auguas 1994
 - HP-8 ◊ CPT Boring/HydroPunch Sample - PES 1997
 - MW-4 ⊕ Groundwater Monitoring Well
 - ⊕ Soil Vapor Sample
 - ⊕ Soil Boring - AEI 2006

- Excavated to depth of 5 to 7 feet bgs
- Excavated to depth of 8 to 13 feet bgs
- Excavated to depth of 14 to 18 feet bgs
- Estimated Extent of Potential HVOC Impact

Drafted 6/30/05 - RFF on Dirk Slooten base
 Revised 01/12 by J.SMITH

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 2500 CAMINO DIABLO, WALNUT CREEK, CA

**SITE PLAN WITH
 ESTIMATED IMPACTED AREA**

10700 MACARTHUR BLVD.
 OAKLAND, CALIFORNIA

FIGURE 1
 PROJECT NO. 261829