

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, May 09, 2013 5:26 PM
To: 'Jeff Bond'
Cc: John Erlich
Subject: RE: 1187 Solano - Grading Permit - Subslab Depressurization System

Hi Jeff,

We have not received any reports regarding work at the site, so are not aware of activities or if sufficient remediation has occurred prior to the work. We are also unaware of what type of grading work would occur, so also do not know if workers are protected from chemical risks or if the work might need to be modified, or even removed to conduct further removal actions. Kinda like the proverbial mushroom.

*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: Jeff Bond [<mailto:jbond@albanyca.org>]
Sent: Thursday, May 09, 2013 5:04 PM
To: Detterman, Mark, Env. Health
Cc: John Erlich
Subject: RE: 1187 Solano - Grading Permit - Subslab Depressurization System

Mark,

I would like to touch base with you regarding the status of this property. We have received an application for a grading permit in the area of the remediation. Before the final approval of the permit we want to make sure that your agency will not have any issues. Please contact me if you have any questions.

Thanks,

Jeff

Jeff Bond
Community Development Director
City of Albany
1000 San Pablo Avenue
Albany, CA 94706
510-528-5769
jbond@albanyca.org

From: Jeff Bond
Sent: Wednesday, March 27, 2013 10:40 AM
To: 'Detterman, Mark, Env. Health'
Cc: John Erlich
Subject: RE: 1187 Solano - Grading Permit - Subslab Depressurization System

Mark,

Thanks you for your email. The issue for the City is that we have received an application for a grading permit. Before we issue the permit, we want to make sure that your department would not object. Let me know when would be a good time to touch base with you regarding coordinating our efforts.

Thanks,

Jeff

Jeff Bond
Community Development Director
City of Albany
1000 San Pablo Avenue
Albany, CA 94706
510-528-5769
jbond@albanyca.org

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Wednesday, March 27, 2013 10:10 AM
To: 'Tony Kershaw'; 'Bob Clark-Riddell'
Cc: John Erlich; Jeff Bond; Roe, Dilan, Env. Health
Subject: RE: 1187 Solano - Grading Permit - Subslab Depressurization System

Hi all,

I am at the unfortunate disadvantage of not having the funds to visit the site, to review site data, or to comment further on what has been proposed. I can get a request letter out shortly, and can then work the project into the lineup. At this juncture, and not being familiar with the site or all of the analytical data, I note that all engineering solutions rely on multiple redundancies. From our telephone conversation yesterday, it sounds like there is time to collect data, and submit reports, work the review into the lineup, so that finally the design is appropriate to the site.

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: Tony Kershaw [<mailto:tkershaw@kershawinvestments.com>]
Sent: Tuesday, March 26, 2013 5:45 PM
To: 'Bob Clark-Riddell'; Detterman, Mark, Env. Health
Cc: jerlich@albanyca.org; 'Jeff Bond'
Subject: RE: 1187 Solano - Grading Permit - Subslab Depressurization System

Bob, I've copied Jeff Bond here, as he requested today that he be copied as well on this stuff from here out. Thanks, T

Tony Kershaw
KERSHAW INVESTMENTS
PO Box 9026, Berkeley, CA 94709-0026
Telephone: 510-524-8122; Fax 510-524-3264
Email: tkershaw@kershawinvestments.com

From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Tuesday, March 26, 2013 5:40 PM
To: Detterman, Mark, Env. Health
Cc: jerlich@albanyca.org
Subject: RE: 1187 Solano - Grading Permit - Subslab Depressurization System

Mark,

We appreciate your statement that "it is always good to see an effort at remediation". The property owner has indeed made considerable effort to substantially remediate the site. This email confirms that we intend to **perform Vapor Intrusion Mitigation in general accordance with DTSC guidance and protocols**, particularly DTSC's *Vapor Intrusion Mitigation Advisory (VIMA)* document of October 2011.

At your earliest convenience I invite you to visit the site with me to better explain our extensive remediation, ongoing data collection, and planned subslab depressurization (SSD) system. **The City of Albany may also contact you about the grading permit application for this site.**

Here is some more information about our planned SSD system and DTSC guidance. We are installing subslab piping for the SSD system and collecting additional data. A motorized fan and/or vacuum pump are planned to depressurize the subslab materials. Pangea will contact the BAAQMD about permit requirements for the SSD system. We also plan to prepare an O&M plan and to establish criteria to Terminate Building Controls (e.g., reach case closure criteria).

Here is some clarification about a vapor barrier/liner (e.g. Liquid Boot). According to this guidance (see attached Table 2), a SSD system is *not* required to have a vapor barrier/liner. However, a vapor barrier/liner can be included for redundancy of vapor intrusion mitigation in the event the SSD blower becomes not operational. **Therefore, Pangea plans to collect additional data over the next two weeks to better evaluate the need/benefit of a this redundancy in the VIM system.** As we discussed and can show you at the site, a vapor barrier can only be installed at portion of the site and will cost an estimated \$12,000 to \$15,000. Our planned SSD system is designed to target areas within and around the known subslab VOC impact area. The SSD system may work more effectively *without* the vapor barrier, since the additional false footing required to help seal the excavation area may limited subslab vapor capture from the surrounding area.

I will provide additional information and a technical report in the future. Feel free to contact me with any questions.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Friday, March 15, 2013 5:25 PM
To: Bob Clark-Riddell
Cc: jerlich@albanyca.org; Tony Kershaw; Drogos, Donna, Env. Health; Roe, Dilan, Env. Health
Subject: FW: 1187 Solano - Grading Permit
Importance: High

Bob,
Thanks for the phone call this afternoon, in addition to the attached limited information.

Not being familiar with the project and not having any recent documents, it's difficult to comment. At a minimum it is apparent that the vapor intrusion related construction or mitigation measures should utilize current DTSC guidance documents and protocols, and this is not clear with the documents forwarded. In general mitigation measures that do not meet DTSC guidance / protocols are not considered valid vapor barriers in the state of California. It appears that significantly elevated PCE concentrations are present outside the area of excavation. I also note that a geotextile fabric and a thick plastic layer is planned above the excavation. In general I don't believe DTSC generally has approved what may be a "moisture barrier" over say Liquid Boot (as a temporary mitigation measure while a sub-slab depressurization system works; and I think also approved as such by DTSC?). Similarly, along that line of thinking, DTSC guidance documents include construction quality assurance measures and long term O&M requirements. Those are not documented or mentioned in the attached figures. If these considerations have been or are to be incorporated into the construction you may be heading in the correct direction.

I'm not sure this helps, but hopefully these observations are not unanticipated, and regardless, it is always good to see an effort at remediation. I will look forward to seeing funds for the site so that we can review more detailed documents once submitted.

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: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Friday, March 15, 2013 4:13 PM
To: Detterman, Mark, Env. Health
Cc: jerlich@albanyca.org; Tony Kershaw
Subject: FW: 1187 Solano - Grading Permit
Importance: High

Hello Mark,

Thank you for calling me back today. Below is some information about the Solano Group's recent aggressive investigation and remediation of the dry cleaning impact at 1187 Solano Avenue in Albany. The Solano Group has agreed to pay ACEH oversight fees to get current and to pursue case closure using the RWQCB's Assessment Tool for Closure of Low Threat Chlorinated Solvent Cases.

CITY OF ALBANY COMMUNICATION NEEDED

At this stage, the City of Albany wants to touch base with the regulatory oversight agency before approving the final grading permit and conducting further inspections. Our next inspection is scheduled for **this coming week**, when you said you'd be out, so a quick call or email today to John Erlich of the City of Albany would be greatly appreciated. **John Erlich can be reached at 510.528.5758 or via email jerlich@albanyca.org.** I copied this email to John, and to Tony Kershaw of the Solano Group.

RECENT CORRECTIVE ACTION

The property owner only recently became aware that soil excavation was merited to improve site conditions, following subslab gas and soil testing performed by Pangea. Due to limited time to perform all work before the new restaurant tenant performed tenant improvements at the site, the Solano Group retained Pangea and ST to perform this corrective action work in a very expedited manner.

Pangea is pleased to report that we have completed all excavation to the new residential soil target of 0.46 mg/kg. Attached are some initial figures. Figure 2 shows the site map with sampling locations (boring, grab groundwater, and soil gas). Figure 3 shows PCE in subslab soil gas, which significantly exceeds the 210 ug/m³ environmental screening level. Figure 11 shows the excavation extent. A draft figure showing PCE in soil from 5 to 8 ft depth based on initial Pangea borings is also included. More figures to follow in a technical report.

As shown on Figure 11, the excavation was completed down to at least 10 ft in some locations. Sidewall and compliance sampling was also performed. All excavation was performed by their licensed environmental remediation contractor (Sustainable Technologies, ST). An engineering drawing from structural engineers at JM Turner (attached) was obtained to ensure the adequacy of the excavation work, and associated underpinning of the load-bearing wall between 1187 Solano and the adjacent US Post Office. The bottom of the excavation (4 to 10 ft depth) and beneath the wall was filled with CDF (controlled density fill).

Next week ST plans to commence backfilling and installation of subslab ventilation piping. The remainder of the excavation (0-4 ft depth) will be backfilled with baserock followed by sand with vapor piping. Geotextile membrane and thick plastic sheeting are planned as well. The baserock backfill material will be compacted to a minimum 95% compaction.

CLOSING

In closing, please call or send an email to John Erlich today, since you will be out next week. Sorry for the late notice. The Solano Group looks forward to your oversight and will cover prior and future oversight costs to pursue case closure. If you have any questions I may be reached at 510.435.8664.

Bob Clark-Riddell, PE
Pangea Environmental Services, Inc.
510.435.8664