

Nowell, Keith, Env. Health

From: Schreiner, Dan <Dan.Schreiner@stantec.com>
Sent: Monday, September 26, 2016 4:46 PM
To: Nowell, Keith, Env. Health; Roe, Dilan, Env. Health
Cc: Andrew Warner; McGrath, Angus
Subject: RE: Friday Meeting

Keith and Dilan:

As you are aware we are collecting more data today for the City Ventures Oakland 2 site (RO3157 and GeoTracker Global ID T10000006445). In order to have sufficient time to pull that data together in a presentable fashion and review the data to determine its impact to the case, we would like to request that Wednesday's meeting be pushed out to later this week or early next week. Is this Thursday after 2 PM open to meet?

In order to accommodate your schedule, can you please reply back to this email with a date/time that will work for you both?

Thank you,

Dan Schreiner, P.G.

Phone: (916) 472-3915
Cell: (916) 626-7882

From: Andrew Warner [mailto:andrew@cityventures.com]
Sent: Thursday, September 22, 2016 11:18 AM
To: Nowell, Keith, Env. Health; McGrath, Angus; Roe, Dilan, Env. Health; Schreiner, Dan
Subject: RE: Friday Meeting

Dilan and Keith,

Thank you for meeting with us on September 7. We will be ready to meet with you again on Wednesday, Sept 28 from 9-11. At the meeting on the 28th, we will present the Summary Table that Dilan requested. Based on Stantec's initial work on that document and the discussion at our meeting on the 7th, Stantec is going to complete additional vapor sampling on Monday, September 26. Stantec will incorporate the results of that sampling in the Summary Table that we will review on the 28th.

I'd appreciate if you would review the notes below that Stantec has prepared from the meeting on the 7th. This includes a description of the areas that we will be sampling on Monday. The notes are detailed, as there was a lot of information to absorb. Where appropriate, we've included information to address identified issues. Please let us know if you think we have missed anything from the meeting.

This summary is provided within the context that the subject property has already been remediated to levels consistent with the commercial/industrial standard – and that the scope of investigation, going forward, is intended solely to provide ACEH with the information necessary to grant closure to a residential standard. Therefore, the additional sampling data being collected at the subject property is focused solely on bridging the gap between closure to a commercial/industrial standard and closure to a residential standard.

Although previous discussions with the ACEH had been focused on the presence of 5 feet of clean soil above detected impacts in soil and groundwater, Stantec will – as an added human health risk-protective measure – conduct soil vapor sampling in areas of the Site where VOCs have been detected in soil and groundwater at concentrations that could

warrant assessment for vapor intrusion. Initial soil vapor samples collected by Stantec indicate that soil vapor does not appear to be a concern in the areas around SV-2 and SV-3.

Therefore, it is our understanding that ACEH considers the following areas as warranting further soil vapor sampling and analysis:

1. Stantec will perform further soil vapor sampling and analysis at SV-1, where Freon 12 was detected and SV-4 where a “j-flagged” concentration of benzene exceeds the slab residential ESL. The sampling will be performed in order to identify the potential source for impacts detected at SV-1 and to verify whether benzene is elevated in soil vapor near SV-4.
2. ACEH expressed concern about the free product observed in the northwest corner of the Site.
3. In order to address this area, Stantec proposes conducting soil vapor sampling to measure VOCs and methane in this area.
4. ACEH expressed concern about the detection of vinyl chloride in groundwater at B-56. Therefore, Stantec will collect soil vapor from the area adjacent to the off-site Tank #6.
5. The last location to be sampled and analyzed is the location of the Paint room and the Paints Location to verify that VOCs do not pose a potential threat to indoor air in these areas.

The proposed additional sampling will be conducted on Monday, September 26, 2016. If you have any questions or comments regarding the proposed sampling, please let us know right away. Thank you very much.

Meeting Notes and Discussion

Attendees: Dilan Roe & Keith Nowell (ACEH); Andrew Warner (City Ventures), and Angus McGrath (Stantec).

Purpose of the Meeting: Identification of outstanding issues with respect to obtaining written regulatory closure from ACEH to a residential use standard.

Topics:

1. Previous Grading Work– the report from Nova, dated September 8, 2015 (re: Ice Cream Plant Demolition), states in the Imported Fill section on page 4 that the site was 5 feet above grade on the West Grand side of the property and 4 to 5 feet below grade on the 24th street side of the property and soil from the West Grand side of the property soil was pushed north to fill in the depression.

During our meeting on September 7, Dilan Roe had indicated concern that soil may have been moved on site during the demolition activities. Our data, however, indicates that no soil with elevated concentrations was moved at the site during the demolition work. Further, in discussions subsequent to our meeting, Stephen Schwartz (author of the Nova reports) reported that although the loading dock area on the West Grand side of the property was approximately three to four feet above grade prior to demolition, the soil was only a foot or so above grade after removal of the several concrete slabs and Styrofoam. In accordance with the requirements of the Grading Permit, depressions and slopes were stabilized to prevent ponding or hazards to people who enter the site. The permit conditions also required that the post-demolition elevation of the site match the sidewalk elevation where possible. Soil was moved expressly for that purpose – but the soil movement was limited and focused only on the upper two feet of soil.

The historical and current analytical data, however, shows no presence of any contaminants in the upper 5 feet of soil at levels above the residential ESL at those areas where soil was moved. Further, any impacted soil that was encountered during site demolition work was removed from the subject property and disposed of appropriately under manifest. Therefore, to address Dilan’s concern – the data indicates that no soil containing contaminants at elevated levels was moved during the demolition work at the subject property. We are happy to provide additional detail, as necessary.

2. Stantec will update the ESS to include a grading section that discusses all of the inconsistencies identified in Section 1 above and other areas of the site.

3. Figures: Stantec will create a grading figure that provides a topographic view of current versus future conditions with a cut/fill balance.
 - a. Provide a figure with site topography.
 - b. Cut-fill balance (approximately 8,000 CY required).
 - c. Plan view of where fill will be placed.
 - d. Include utilities in the figures.
 - e. Place a squiggly cloud shaped figure over areas where free product was previously observed (northwest corner of property).
 - f. Strikeout soil borings in areas that have been excavated.
 - g. Show contamination from 0 to 5 ft bgs (sidewalk grade as surface, showing soil data for that depth and samples that exceed residential ESLs).
 - h. Show contamination from 5 to 10 feet with concentrations that exceed residential ESLs.
4. Stantec will update figures for the Filbert lot to add labels to the area of the clarifier and where samples were collected.
5. Stantec will prepare a Summary Table in the format requested by ACEH. The Table will include areas of concern, samples collected, analytes reported, sample location/rationale for collection (if known), analytes detected, assessment (if characterization was adequate), and data gaps. For all non-detect samples Stantec will add a note that all detection limits were below residential ESLs where appropriate.
6. Errors in Data Tables will be addressed:
 - a. Report all values in ug/L for groundwater instead of mg/L.
 - b. Color code samples that have been excavated (will be shown in red).
 - c. Table A-1 B-37 at 10 ft ND for VOCs appears to have a detection.
 - d. Table A-1 2015 Vault removal dated 1994 (correct date).
 - e. Table A-2 2013 ESLs cited instead of Feb. or May 2016.
 - f. Page 6 of Table A-2 – 1,2-DCA footnote 18 cites wrong concentration – should be 0.007 not 0.0007

mg/L.

7. Soil Vapor:

- a. Elevated soil vapor reporting limits reported to Stantec by TEG field lab analysis were greater than ESLs for benzene, ethylbenzene, cis-1,2-DCE, vinyl chloride. Therefore, Stantec had the lab re-evaluate chromatograms and report what detection limits could be achieved and report “j-flagged” or approximate concentrations where peaks were identified. Stantec will provide an amended data table with the updated reporting limits and an explanation regarding the adequacy of the reporting limits.
- b. SV-1 Freon concentration was detected at an elevated concentration. ACEH requested that further delineation be conducted to identify the source. Stantec indicated that ground surface is depressed at this location and, as a result, the soil vapor sample was collected at the groundwater interface or approximately 9 feet below sidewalk elevation. Additional soil vapor sampling will be conducted in this area on Monday, September 26, 2016.
- c. ACEH requested that Stantec provide justification why additional step-out samples in the area of the northern elevator cavity and the corner of 24th and Filbert (where free phase product was previously reported) are not necessary. Additional soil vapor sampling will be conducted in this area on Monday, September 26, 2016.
- d. Include methane and oxygen in the gas evaluations to evaluate for biodegradation of free product. The evaluations will be adjusted accordingly.

8. Clarifier area

- a. Apparent lack of sidewall samples: Although not discussed at the Sept 7 meeting, Nova did collect sidewall samples from trenches completed to approximately 4.5 feet on the east, west and south sides of the excavation with the intention of serving as sidewall samples. The results of the side wall sampling indicated no residual impacts above screening criteria in those samples.

b. ACEH asked for additional data on fill. Fill was adequately characterized but Dilan was not sure whether sufficient analysis was conducted (i.e., an adequate number of samples). For each report for soil removal, document extent of backfill, waste manifests for disposal (need to supply waste manifests where not included in NOVA report). Stantec is in the process of preparing the required documentation. (Although not discussed in the meeting, Stantec had provided the manifests previously as a stand-alone document but will include them in the updated ESS.)

9. ACEH noted that sample B-56 exceeded the Vinyl Chloride ESL for groundwater to indoor air (GW/VI) for vapor migration concentration and other samples exceeded the benzene, cis-1,2-DCE, and 1,2-DCA residential ESLs. To address issues about vapor instruction from the groundwater source, Stantec will provide a rationale for whether adequate characterization has been completed in this area. The Summary Table described in Bullet 5 above should resolve these issues.

10. Several tanks were assumed to be heating oil tanks and listed as having unknown content. The adequacy of appropriate analysis will be addressed in the Summary Table.

11. ACEH requested that Stantec evaluate all groundwater samples for VOCs and compare them to GW/VI residential ESLs. Stantec pointed out that the indoor air used to calculate the subslab residential ESL assumes a benzene concentration that is half the median concentration (based on 60 samples collected at this location) reported for the Oakland Filbert Street sampling location for 2008 in a report prepared by OEHHA. Therefore additional analysis is not necessary. Additional soil vapor sampling will be conducted on Monday, September 26, 2016. Results will provide support for confirming that no human health risk exists.

12. ACEH requested the data presentation to include an evaluation of the timing of sampling versus site activities and document when samples were collected and when operation of each area of concern was decommissioned (e.g. clarifier, free product at the corner of Filbert and 24th street). ACEH also expressed concern regarding methane generation in the northwest corner of the Site where LNAPL was historically detected. Stantec will comment on the type of free product present, whether it is characterized adequately and whether it was present during previous closure etc. Additional soil vapor sampling will be conducted on Monday, September 26, 2016. Results will be included in the summary table currently being constructed to address these issues.

13. Keith Nowell requested that CV/Stantec update the SMP figures to include areas where residual contamination is present and add squiggly lines for free product areas. He also requested that we edit the tables as requested above. The SMP is being updated accordingly.

Thank you!

Andrew Warner
Director of Development
444 Spear Street, Suite 200
San Francisco, CA 94105
{direct} 415.845.0293
{email} Andrew@cityventures.com

www.cityventures.com
Twitter | Facebook

-----Original Message-----

From: Nowell, Keith, Env. Health [<mailto:Keith.Nowell@acgov.org>]
Sent: Wednesday, September 21, 2016 11:39 AM

To: Andrew Warner <andrew@cityventures.com>; 'McGrath, Angus' <Angus.McGrath@stantec.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Schreiner, Dan <Dan.Schreiner@stantec.com>
Subject: RE: Friday Meeting

Andrew,

Available meeting times are 11 AM to 12:30 PM on Tuesday September 27 and 9 to 11 AM on Wednesday the 28th.

Please let me know your preference.

Regards,
Keith Nowell

-----Original Message-----

From: Andrew Warner [mailto:andrew@cityventures.com]
Sent: Tuesday, September 20, 2016 9:31 AM
To: Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>; 'McGrath, Angus' <Angus.McGrath@stantec.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Schreiner, Dan <Dan.Schreiner@stantec.com>
Subject: RE: Friday Meeting

Keith,

Please let me know if you and Dilan are available at 1 PM on the 27th to review the table that Dilan requested.

Thanks.

Andrew Warner
Director of Development
444 Spear Street, Suite 200
San Francisco, CA 94105
{direct} 415.845.0293
{email} Andrew@cityventures.com

www.cityventures.com
Twitter | Facebook

-----Original Message-----

From: Andrew Warner
Sent: Sunday, September 11, 2016 2:41 PM
To: 'Nowell, Keith, Env. Health' <Keith.Nowell@acgov.org>; 'McGrath, Angus' <Angus.McGrath@stantec.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Schreiner, Dan <Dan.Schreiner@stantec.com>
Subject: RE: Friday Meeting

Keith,

Our plan will be to provide you with the table Dilan has requested, so you can review prior to the meeting. I think that will make the meeting more productive. That being said, I'd like to have the meeting as soon as possible, so I'll work around your and Dilan's schedule to meet anytime on the 27th or 28th.

Thanks!

Andrew Warner
Director of Development
444 Spear Street, Suite 200
San Francisco, CA 94105
{direct} 415.845.0293
{email} Andrew@cityventures.com

www.cityventures.com
Twitter | Facebook

-----Original Message-----

From: Nowell, Keith, Env. Health [mailto:Keith.Nowell@acgov.org]
Sent: Friday, September 9, 2016 10:33 AM
To: 'McGrath, Angus' <Angus.McGrath@stantec.com>; Andrew Warner <andrew@cityventures.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Schreiner, Dan <Dan.Schreiner@stantec.com>
Subject: RE: Friday Meeting

It appears there are scheduling conflicts during the next 2 weeks. Please propose several days and times no sooner than September 27. We'll see if we can get them on the schedule.

Regards,
Keith Nowell

-----Original Message-----

From: McGrath, Angus [mailto:Angus.McGrath@stantec.com]
Sent: Friday, September 09, 2016 10:18 AM
To: Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>; Andrew Warner <andrew@cityventures.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Schreiner, Dan <Dan.Schreiner@stantec.com>
Subject: RE: Friday Meeting

Keith,

I will be out of town the week of the 21st and 23rd and unable to attend the meeting. We had previously discussed next week for our meeting. Is it still possible to meet this coming week some time? I will make sure that we have the table and figures in hand. Thursday (9/15) works best for me, but I can even make Wednesday (9/14) work if needed. Friday (9/16) I have to be in Irvine for a Regional Board Meeting all day.

Thanks

Angus...

-----Original Message-----

From: Nowell, Keith, Env. Health [mailto:Keith.Nowell@acgov.org]
Sent: Friday, September 09, 2016 9:51 AM
To: McGrath, Angus; Andrew Warner; Roe, Dilan, Env. Health; Schreiner, Dan
Subject: RE: Friday Meeting

Tentative meeting dates/times:

Wednesday 9/21 at 9:00 or 9:30 AM

Friday 9/23 at 9:00 or 9:30 AM

Please select the date/time that will fit your schedule. I will send out a meeting invite following your selection. Propose alternate dates/times after September 25th if these won't work for you.

Regards,
Keith Nowell

-----Original Message-----

From: McGrath, Angus [mailto:Angus.McGrath@stantec.com]

Sent: Thursday, September 08, 2016 9:04 AM

To: Andrew Warner <andrew@cityventures.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Schreiner, Dan <Dan.Schreiner@stantec.com>; Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>

Subject: Friday Meeting

All,

I need to be in Orange County next Friday so perhaps we can schedule our meeting for Thursday if that works for everyone.

Thanks

Angus.

Sent from my iPhone