

Nowell, Keith, Env. Health

From: Nowell, Keith, Env. Health
Sent: Wednesday, August 19, 2015 11:08 AM
To: Molly Maybrun (molly@CityVentures.com)
Cc: Jason Bernstein; McGrath, Angus; Eva Hey (Eva.Hey@stantec.com); Roe, Dilan, Env. Health
Subject: Voluntary Remedial Action Case RO3157 and GeoTracker Global ID T1000006445, City Ventures, 2240 Filbert St., Oakland

Dear Ms. Maybrun,

Thank you and Jason Bernstein, both representing City Ventures, and Angus McGrath of Stantec for attending the meeting with Dilan Roe and myself on August 14, 2015. The meeting was held to discuss the case status and development plans for the subject Remedial Action case, Alameda County Environmental Health (ACEH) case number RO0003157.

In general, as presented in the meeting, ACEH requested a compilation of data gathered for the site, presentation of the data on legible figures superimposed with the current development, including the locations of first floor residential occupancy spaces, and preparation of cross sections showing current and proposed grades, sample/locations and depths. Thank you for the example of Stantec's Site Management Plan, requested by and provided to ACEH as an email attachment dated August 14, 2015.

TECHNICAL COMMENTS

More specifically, ACEH requests deliverables identified below be provided to ACEH by the date specified below. The documents will be reviewed for discussion in a follow up meeting to be scheduled for September 17, 2015.

1. Site Plan showing all relevant information, including:
 - o Proposed development, with ground floor living and commercial spaces highlighted for reference;
 - o Historic uses/areas of interest (e.g. previously existing or suspected sumps, elevator shafts, USTs, piping and/or buildings where hazardous materials were used and/or stored, to the extent known);
 - o All sampling points, including 1990's data related to the previous closure, Stantec's 2014 sampling data, 2014 and 2015 geotechnical borings, and data provided by the seller throughout demolition;
 - o Due to the volume of information to be shown, site plan may be provided on multiple sheets and/or large format sheets for clarity (hard copies to be provided) – recommended having a master site-wide figure with individual areas on the master figure shown in more detail on individual figures for each area.
2. Cross sections of site showing sample depths relative to:
 - o Groundwater (use as reference point);
 - o Bottom of foundation elevation at time of sampling (if known);
 - o Identify elevation for Benzin building floor or use GW as elevation reference point from study;
 - o Include borings, sample depths, UST depth, excavation and confirmation samples (provide note where elevation is estimated and reference point used) – include elevator shaft, sumps etc.;
 - o Proposed subsurface structures (e.g. foundations, utilities)
 - o Proposed bottom of foundation /ground surface elevation (post construction).
3. Amended Environmental Site Summary incorporating new data provided by the seller throughout demo; clean and redline versions – provide two draft hard copies to ACEH.
4. Table of known or suspected hazardous materials utilized and/or stored on site historically.

5. Conceptual images of site plan, cross sections, and data tables to ACEH for review for approval as to form by the date specified below.
6. Soil Management Plan; Discuss with SFRWQCB soil sampling protocol to determine areas requiring excavation and conducting confirmation sampling methodology for removal of lead-impacted soils to be consistent with that currently utilized/accepted by RWQCB (Stantec to contact RWQCB and provide confirmation email or cc Keith on email) – two draft hard copies to ACEH.
7. Provide ACEH documentation in accordance with the October 2001 DTSC Information Advisory Clean Imported Fill Material guidance document for review and approval prior to the import of fill to the site.

TECHNICAL REPORT REQUEST

- **August 20, 2015** – Conceptual images of site plans, cross sections, and data tables provided via email (Attn.: Keith Nowell)
- **September 8, 2015** – Site Summary Report- Two copies to be marked "DRAFT". The finalized copies of the report will be submitted to both the ACEH ftp and GeoTracker websites.

Thank you for your cooperation. ACEH looks forward to working with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org. Thank you for your cooperation. As I (Keith Nowell) will be out of the office for the next 2-1/2 weeks commencing on August 21, 2015, please cc Dilan Roe in all email communications. Additionally, contact Dilan Roe at (510) 567-6767 in my absence for questions regarding this case.

Sincerely,
Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6540
phone: 510 / 567 - 6764
fax: 510 / 337 - 9335
email: keith.nowell@acgov.org

PDF copies of case files can be reviewed/downloaded at:

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