

Jurek, Anne, Env. Health

From: Jurek, Anne, Env. Health
Sent: Thursday, June 23, 2016 12:48 PM
To: 'gabe stivala'; Roe, Dilan, Env. Health
Cc: Andrew Stuart; 'Mack, Elizabeth E. (emack@lockelord.com)'; Peter Solar
Subject: RE: RO 3198 2820/2855 Broadway Oakland - Revised Additional Assessment Work Plan

Dear Peter and Gabe,

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file for the above referenced site, including the recently submitted report entitled "Revised Work Plan for Additional Site Assessment," dated June 22, 2016. The revised work plan, which was prepared by ATC Group Services LLC (ATC) after our meeting on June 20, 2016, presents plans for soil boring and monitoring well placement to collect soil and groundwater samples and to estimate groundwater flow direction at the site.

The Revised Work Plan addressed our technical comments and may be implemented as proposed.

Please present the results from the site investigation according to the following file-naming convention: SWI_R_yyy-mm-dd RO3198 and upload the report onto both GeoTracker and ACDEH's FTP site. In addition, please upload onto GeoTracker other electronic data as required by the State Water Board, including the following: analytical data for soil and groundwater; boring logs; depth to water, locational, and elevation data for the monitoring wells; and a site map. The following is link that provides the GeoTracker reporting requirements and general information:

http://www.waterboards.ca.gov/ust/electronic_submittal/report_rqmts.shtml

http://www.waterboards.ca.gov/ust/electronic_submittal/

If you have any questions, please contact me or Dilan. Thank you.

Sincerely,

Anne

Anne Jurek, M.S.

Professional Technical Specialist II (Geology)

Alameda County Department of Environmental Health (ACDEH)

1131 Harbor Bay Pkwy

Alameda, CA 94502

(510) 567-6721; Ext. 36721

anne.jurek@acgov.org

From: gabe stivala [mailto:gabe.stivala@atcassociates.com]
Sent: Wednesday, June 22, 2016 5:22 PM
To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>
Cc: Andrew Stuart <andrew.stuart@atcassociates.com>; 'Mack, Elizabeth E. (emack@lockelord.com)' <emack@lockelord.com>; Peter Solar <psolar@allresco.com>
Subject: RE: RO 3198 2820/2855 Broadway Oakland - Revised Additional Assessment Work Plan

Hi Dilan and Anne,

It was great to meet with you on Monday. As requested in the meeting, we have prepared a Revised Additional Assessment Work Plan for your review. The report has been uploaded to the ACEH FTP site and Geotracker. I am also submitting a copy to via this email. We are hoping to implement this work within two weeks from now and would greatly appreciate a quick approval. Please call me at any time if you have any questions regarding the revised scope. I look forward to receiving your response.

Best regards,

Gabe Stivala, P.G. | SENIOR PROJECT MANAGER | **ATC Group Services LLC**
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From: Roe, Dilan, Env. Health [<mailto:Dilan.Roe@acgov.org>]
Sent: Wednesday, June 08, 2016 4:42 PM
To: Peter Solar <psolar@allresco.com>; gabe stivala <gabe.stivala@atcassociates.com>
Cc: Andrew Stuart <andrew.stuart@atcassociates.com>; 'Mack, Elizabeth E. (emack@lockelord.com)'
<emack@lockelord.com>; Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>
Subject: RO 3198 2820/2855 Broadway Oakland - Status of Work Plan Review

Peter and Gabe:

I have completed my review of the Work Plan for Additional Site Assessment, 2820 and 2855 Broadway (Work Plan), prepared by ATC and dated March 16, 2016 in conjunction with the following documents in the case file.

- Limited Phase II Environmental Assessment Report, 2800, 2820, and 2855 Broadway, prepared by ATC and dated December 29, 2015
- Phase I Environmental Site Assessment, prepared by ATC and dated September 4, 2015
- Limited Phase II Subsurface Investigation, prepared by AEI Consultants and dated April 27, 2015

The proposed scope of work presented in the Work Plan includes advancement of 4 borings at 2820 Broadway to further assess the lateral and vertical extent of lead in soil and extent of benzene in groundwater, and three boring at 2855 Broadway to further assess the lateral distribution of carbon tetrachloride in groundwater. However, prior to approving the work plan I would like to schedule a meeting to discuss previously collected data and the proposed scope of work. In order to facilitate discussion at the meeting please bring the following documents to the meeting:

- Boring logs for the Phase II investigation conducted by ATC (not included in the report)
- Revised tables (Table 1, 2, and 3) listing the current Regional Water Quality Control Board Environmental Screening Levels (February 2016 – Revision 3). The current tables list the December 2015 ESLs which are significantly different than the Feb 2016 ESLs. Please be sure to include appropriate ESLs for groundwater and

soil to assist in the evaluation of exposure pathways relative to the proposed site redevelopment (vapor intrusion, direct contact, etc.)

- A table for each property summarizing the rationale for previous sample locations and depths and analysis
- Further description including the depth and purpose of the French drain depicted on Figure 2 in the vicinity of boring B-21
- A revised Figure 2 showing the estimated direction of groundwater flow
- Site redevelopment plans (if available)

I have availability next week to meet on June 17 at 3 pm or the following week on June 20 at 1 pm. Please let me know if either of these dates or times works for you.

Dilan Roe, P.E.

Program Manager – Land Use Program, Local Oversight Program, & Voluntary Remedial Action Program

Alameda County Department of Environmental Health

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dilan.roe@acgov.org

From: Peter Solar [<mailto:psolar@allresco.com>]

Sent: Tuesday, June 7, 2016 2:53 PM

To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>

Cc: Andrew Stuart <andrew.stuart@atcassociates.com>; 'Mack, Elizabeth E. (emack@lockelord.com)'

<emack@lockelord.com>; gabe stivala (gabe.stivala@atcassociates.com) <gabe.stivala@atcassociates.com>; Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>

Subject: RE: RO 3198 2820/2855 Broadway Oakland - Status of Work Plan Review

Dilan,

I can appreciate how busy you are but we need to get this work plan approved. I was also told that you had some time slots available for 2800 Broadway parcel. If they're still available we would be interested in taking one of those. This delay has gone on since March 2016 and is no longer acceptable. We are here to help but need a solution here.

Please advise.

Peter Solar

From: Roe, Dilan, Env. Health [<mailto:Dilan.Roe@acgov.org>]

Sent: Tuesday, May 17, 2016 6:44 PM

To: Peter Solar; Jurek, Anne, Env. Health

Cc: Andrew Stuart; 'Mack, Elizabeth E. (emack@lockelord.com)'; gabe stivala (gabe.stivala@atcassociates.com); Jurek,

Anne, Env. Health

Subject: RE: RO 3198 2820/2855 Broadway Oakland - Status of Work Plan Review

Hi Peter:

Sorry for the delayed response. I will talk to Anne about the Work Plan on Thursday and try to move this forward this week.

Dilan Roe, P.E.

Program Manager – Land Use Program, Local Oversight Program, & Voluntary Remedial Action Program

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway

Alameda, CA

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QIC: 30440

dilan.roe@acgov.org

From: Peter Solar [<mailto:psolar@allresco.com>]

Sent: Tuesday, May 17, 2016 12:08 PM

To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>

Cc: Andrew Stuart <andrew.stuart@atcassociates.com>; 'Mack, Elizabeth E. (emack@lockelord.com)' <emack@lockelord.com>; gabe stivala (gabe.stivala@atcassociates.com) <gabe.stivala@atcassociates.com>

Subject: RE: RO 3198 2820/2855 Broadway Oakland - Status of Work Plan Review

Dilan and Anne,

I hope you're both doing well. I wanted to follow up on Gabe's email request regarding a work plan that was submitted to ACEH on March 16th. I can completely sympathize with your busy workload but was hoping that we could get an approval to move forward on the work plan. I'm now worried that we are at risk of delaying our project.

Please let me know if there's anything we can do to help move this process along.

Best,

Peter Solar | Managing Director – Northern California

Alliance Residential Company

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From: gabe stivala [<mailto:gabe.stivala@atcassociates.com>]

Sent: Tuesday, May 17, 2016 8:54 AM

To: Roe, Dilan, Env. Health; anne.jurek@acgov.org

Cc: Andrew Stuart; Peter Solar; 'Mack, Elizabeth E. (emack@lockelord.com)'

Subject: RE: RO 3198 2820/2855 Broadway Oakland - Status of Work Plan Review

Dilan/Anne,

Can you give us a new estimate for when ACEH will complete the review of our March 16 work plan? Is there any way you can have do it this week? If it is helpful, I would be happy to meet with you to go over the plan or discuss it on the phone.

Please let me know.

Best regards,

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From: gabe stivala
Sent: Tuesday, May 10, 2016 9:08 AM
To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>
Cc: Andrew Stuart <andrew.stuart@atcassociates.com>; 'Peter Solar' <psolar@allresco.com>; 'Mack, Elizabeth E. (emack@lockelord.com)' <emack@lockelord.com>; 'anne.jurek@acgov.org' <anne.jurek@acgov.org>
Subject: RE: RO 3198 2820/2855 Broadway Oakland - Status of Work Plan Review
Importance: High

Hi Dilan,

Nice to see you last week. As you know, we are very eager to receive your approval of the March 16 assessment work plan. When I saw you last week, you indicated you will be looking at the work plan this week. Is that still the case? Please feel free to call me when you are reviewing if you have any questions at 925-223-7123. I am also willing to meet with you to go through it if that helps. Attached is a copy of the work plan for your reference.

Best Regards,

Gabe

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