

From: Jeff Adams
To: [Jonathan W. Redding](#); [Roe, Dilan, Env. Health](#); [Greg Pasquali](#)
Cc: [York, Andrew, Env. Health](#); [Low, Tim](#)
Subject: RE: HIGH PRIORITY: 1314 Franklin Street (former Merchant's Garage) Oakland
Date: Thursday, November 09, 2017 10:58:21 AM
Attachments: [1302000000-ESA-1SitePlan-1117-REVIEW2.pdf](#)

Good morning, Dilan:

We have prepared the scope for the groundwater sampling at the 1314 Franklin Street project. Figure 1 is attached as well.

Thank you,
Jeff

Prior to drilling, an ENGEO representative will contact the USA North Service Alert to be notified of the location of underground utilities at the Property. We will retain a C-57 licensed drilling contractor to advance groundwater sample borings at the Property.

An Alameda County Public Works Agency (ACPWA) permit will be required for the drilling activities. We will submit the permit upon authorization.

Geoprobe® borings will be advanced at locations presented on Figure 1. Six borings will be advanced along the perimeter of the Property as drilling access allows. Grab groundwater samples will be collected by advancing direct-push borings until groundwater is encountered, which is anticipated to be between 10 to 15 feet below the ground surface. Temporary PVC casings will be used in each borehole to facilitate collection; groundwater samples will be collected using low-flow pump/purging methodology. A peristaltic pump will be used for sample collection. Groundwater samples will be placed in laboratory-provided, HCl-preserved 40-ml VOA containers and amber glass bottles. Equipment to be re-used will be decontaminated between collections of samples.

Upon collection of samples, a sample label will be placed on the sample, including a unique sample number, sample location, time/date collected, lab analysis, and the sampler's identification. The groundwater samples will be placed in an ice-cooled chest and submitted under documented chain-of-custody to Torrent Laboratory, Inc. in Milpitas, California, a State-certified laboratory.

Six grab groundwater samples will be analyzed on a discrete basis for the presence of total petroleum hydrocarbons as gasoline (TPH-g) and volatile organic compounds (VOCs) (EPA Method 8260) and TPH as diesel and motor oil (TPH-d and TPH-mo) (EPA Method 8015) with and without silica gel cleanup.

The borings will be filled with grout upon completion of sampling, in accordance with the ACPWA requirements.

Upon completion, will prepare a summary transmittal presenting the results of the laboratory analysis. We will subsequently issue a report summarizing our findings and conclusions.

From: Jonathan W. Redding [mailto:JRedding@wendel.com]

Sent: Wednesday, November 8, 2017 2:27 PM

To: 'Roe, Dilan, Env. Health' <Dilan.Roe@acgov.org>; Greg Pasquali <gpasquali@CarmelPartners.com>

Cc: Jeff Adams <jaa@engeo.com>; York, Andrew, Env. Health <Andrew.York@acgov.org>; Low, Tim

<TLow@oaklandnet.com>

Subject: HIGH PRIORITY: 1314 Franklin Street (former Merchant's Garage) Oakland

Dear Dilan:

Thanks so much for meeting with us on an expedited basis this Monday, November 6, 2017.

We apologize for the slight delay in responding to your below email while senior management was brought up to speed, however, I am pleased to inform you that Carmel Partners intends to proceed along the path outlined in our meeting on Monday. We will be rushing over the Preliminary Site Assessment Application form with the \$1,000 check later today or tomorrow. We (ENGEO) also will be sending over a map and verifying the intended work to take the 6 grab groundwater samples in the locations as discussed, along with SOP and agreed analytical testing to be performed per the written specifications in your email below---all for your prompt review and approval. And we will be going through and following up with all the submittals and processes identified in the below email and in our meeting.

We would request, however, that you immediately clarify one point in your email below. When we met, you had agreed that we could proceed with the building demolition (for which permits have already been issued), while we mobilized and arranged for expedited testing of the groundwater—all so that the already scheduled building demolition approximately one week from now would not be delayed. We agreed that we would not proceed to do site grading beneath the slab until the testing and further discussions had been conducted. Would you mind setting the record straight on this small, but very important detail—that you have no objection to the building demolition?

Thanks again. Jonathan

Jonathan W. Redding
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Oakland, CA 94607
(510) 219-8751 (Cell)
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(510) 622-7697 (Direct)
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jredding@wendel.com

From: Roe, Dilan, Env. Health [<mailto:Dilan.Roe@acgov.org>]
Sent: Monday, November 06, 2017 4:42 PM
To: Greg Pasquali
Cc: Jonathan W. Redding; Jeff Adams; York, Andrew, Env. Health; Low, Tim
Subject: FW: Building Plans for 712 Lewelling Blvd

Greg:

As discussed in our meeting today please complete the following tasks to facilitate clearance from Environmental Health for the start of demolition of the existing structure:

- Submit a completed Preliminary Site Assessment application form and \$1,000 deposit to Teena Le for processing. Upon receipt we will assign a non-case RO#.
- Upload all environmental documents (Phase 1 report, Phase 2 report, geotechnical boring logs, analytical laboratory data in edf format, etc. to the County ftp site and the state Geotracker database.
- Submit draft Construction Soil and Groundwater Management Plan using the attached template. Please send redlined version via email to facilitate quick review.
- Submit a scope of work via email for collection of groundwater samples including a figure showing the proposed boring locations, and proposed analysis and low flow method of groundwater collection.
- Submit a summary table of groundwater analytical results compared to environmental screening levels for groundwater vapor intrusion risk and laboratory analytical data sheets

Subsequent to submittal of the groundwater analytical data a decision will be made regarding whether a vapor barrier is required around the elevator shafts and whether modifications will be necessary to the Construction soil and Groundwater Management Plan to address construction

dewatering treatment.

Dilan Roe, PE, C73703

Chief – Land Water Division

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway

Alameda, CA

510.567.6767; Ext. 36767

QIC: 30440

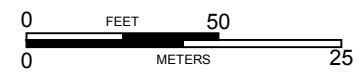
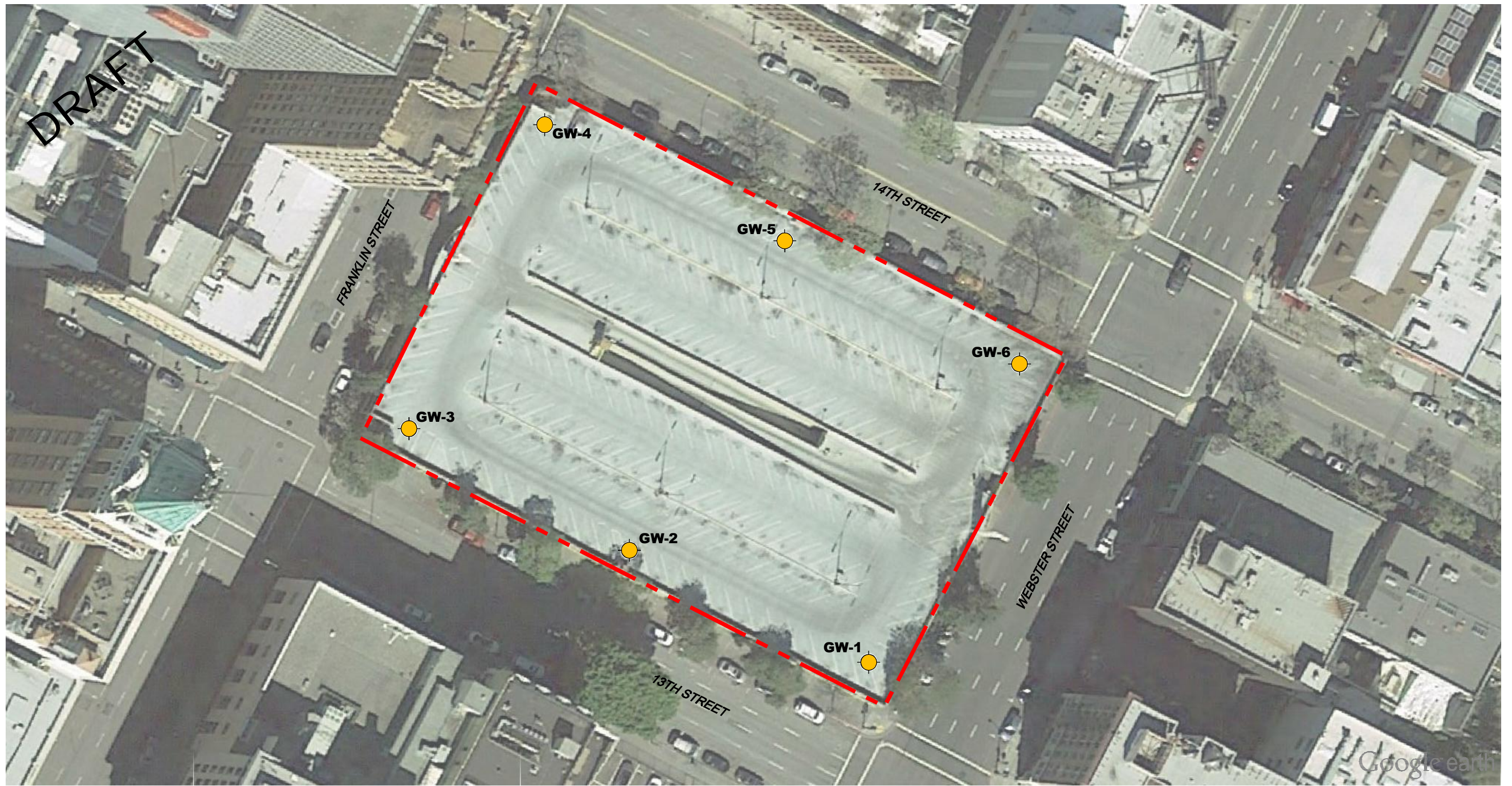
dilan.roe@acgov.org

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DRAFT



EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

GW-6  PROPOSED GROUNDWATER SAMPLE

BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



SITE PLAN
 1314 FRANKLIN STREET
 OAKLAND, CALIFORNIA

PROJECT NO.: 13020.000.000	1
SCALE: AS SHOWN	
DRAWN BY: JCS CHECKED BY: JAA	

FIGURE NO.