

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, January 23, 2014 4:30 PM
To: 'Elaine Kirk'; billbanker@comcast.net
Cc: James Gribi; 'Tom Graf'; Roe, Dilan, Env. Health
Subject: RO2520: Maz Glass Meeting Followup

Ms. Kirk and Mr. Banker,

Based on our meeting Alameda County Environmental Health (ACEH) understands that the site is in the planning process with the City of Emeryville and / or Oakland for redevelopment as a multiuse facility (commercial / residential). ACEH met with your consultants Jim Gribi and Tom Graff on January 16, 2014 to discuss site redevelopment as it relates to the ongoing site characterization and remediation of the site. Action items determined at this meeting to help facilitate redevelopment include the following:

TECHNICAL COMMENTS

- 1. Site Redevelopment Details** – Tom Graff will work with you to develop project description for the phased development. Items to be submitted include a project schedule (Gant Chart), redevelopment plans (foundation, structure, elevator shafts, etc), grading plans (cut / fill balance), site demolition plans, soil and groundwater management plans, utility locations (current and future), and landscape plans (tree / depths, irrigation, patios, etc.). Please also prepare figures that overlay existing and future development at the site.
- 2. Ozone Pilot Test** – ACEH tentatively approved operation of the pilot test for one month. ACEH understands that the pilot test had been operating as of the date of the meeting, a period of approximately 4 months. ACEH requests that the ozone pilot test be terminated immediately. Based on discussions in the meeting, Jim Gribi thought this could occur by this past Friday (January 17, 2014); however, this email is intended to confirm this request and allow some time for groundwater concentrations to rebound prior to a planned groundwater monitoring event in approximately a month. Please submit a pilot test evaluation report as requested below.
- 3. Groundwater Monitoring** – Please conduct quarterly groundwater monitoring and sampling to evaluate rebound conditions at the site. As discussed in the meeting, you may want to consider monthly monitoring to facilitate site redevelopment schedules. Please submit the results in groundwater monitoring reports as requested below.
- 4. Site Conceptual Model** - As also discussed in the meeting, ACEH requests that a Site Conceptual Model (SCM) be generated for the site in a tabular format. A number of data gaps were identified in the meeting that required attention in order to understand the distribution of contamination at the site, and the potential effects on site redevelopment activities, and obtaining site closure. These include, but are not limited to, the following: assess adequacy of the lateral and vertical (below 21 feet) delineation of the soil and groundwater plumes, determine direction of groundwater flow (multiple flow directions have been documented, and do not correlate with the apparent contamination plume location), source of gasoline contamination, location of other potential sources (likely former waste oil UST and repair facility sumps at a former truck repair facility), submittal of all environmental reports generated for the project (inclusive of Phase 1 reports). As a part of the data support for the SCM, we discussed the submittal of a comprehensive soil bore figure for the site, an aerial photographic figure to allow a determination of vicinity site uses, overlay figures of current and future site plans, comprehensive soil and groundwater tables, a rose diagram of groundwater flow directions, discussion / causes of groundwater direction changes, re-submittal of soil and well bores with PID and initial and static groundwater depths, collection of chromium, chromium 6, bromate, bromide, TPH as heating oil, TPH as diesel, EDB, and EDC concentrations as previously requested (letter of November 16, 2012), full SVOC and VOC analysis in groundwater due to the likely presence of sumps and waste oil UST, and a preferential pathway study (location and depth of utilities, and of vicinity water supply wells using DWR and ACPWA resources) as previously requested (letter of November 16, 2012). Please submit the SCM, inclusive of the planned groundwater sampling and analysis, by the date identified below.

Additionally, ACEH notes that soil analytical data from soil bore B-28, installed adjacent to a former heating oil UST near the intersection of Apgar Street and San Pablo Avenue, was analyzed for Total Petroleum

Hydrocarbons as gasoline (TPHg). The groundwater analytical data detected 910 micrograms per liter (ug/l) TPHg, a concentration that can imply much higher diesel or heating oil concentrations, and indicates that plume delineation in this area of the site has not been achieved. In an attempt to gather appropriate analytical data, ACEH requests the submittal in the SCM of chromatograms of the TPHg analysis for soil and groundwater in an effort to determine the presence and magnitude of diesel or heating oil compounds at this bore location.

As discussed in the meeting, ACEH looks forward to meeting with you and your consultants after you have prepared these items, in order to discuss strategy for moving forward.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **March 15, 2014** – Quarterly Groundwater Monitoring Report
File to be named: RO2520_GWM_R_yyyy-mm-dd
- **March 24, 2014** – Site Conceptual Model
File to be named: RO2520_SCM_R_yyyy-mm-dd
- **March 24, 2014** – Pilot Test Evaluation Report
File to be named: RO2520_IR_R_yyyy-mm-dd
- **July 11, 2014** – Quarterly Groundwater Monitoring Report
File to be named: RO2520_GWM_R_yyyy-mm-dd

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

If you have any questions, please call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

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>