

September 28, 2017

**RECEIVED**

By Alameda County Environmental Health 9:31 am, Sep 29, 2017

Mr. Mark Detterman  
Alameda County Health Care Services Agency  
Environmental Health Services  
Local Oversight Program  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502

Subject: Submittal Acknowledgement regarding 811 Paramount Road, Oakland, CA.  
(Alameda County Fuel Leak Case No. RO0003143 and CA Geotracker Global ID  
T10000006106)

Dear Mr. Detterman:

We have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on our behalf to ACDEH's FTP server and the SWRCB's Geotracker website.

Sincerely,



Mark A. Jacobson  
Property Owner-Responsible Party



Ilona Frieden  
Property Owner-Responsible Party

cc: Mr. Amitai Schwartz – Property Owner-Responsible Party Counsel

September 26, 2017

Mr. Mark Detterman  
Alameda County Health Care Services Agency  
Environmental Health Services  
Local Oversight Program  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502

**Subject:** Additional Workplan for Soil, Soil-Gas and Sump Water Sampling Investigation related to Vapor Intrusion associated with a Former Leaking Underground Heating Oil Tank located at 811 Paramount Road, Oakland, CA. (Alameda County Fuel Leak Case No. RO0003143 and CA GeoTracker Global ID T1000006106)

Dear Mr. Detterman:

### **INTRODUCTION AND BACKGROUND**

On behalf of the property owners (Mr. Mark A. Jacobson & Ms. Ilona J. Frieden) Stellar Environmental Solutions, Inc. (Stellar Environmental) is providing this abbreviated letter format Workplan as discussed in the September 19, 2017 meeting with you and Ms. Dilan Roe, the property owners and their counsel at the Alameda County Department of Environmental Health (ACDEH) office. This Workplan outlines the scope of additional site investigation work tasks identified in the meeting. After collection and submittal of the new data to ACDEH, a site meeting with the property owners, Stellar Environmental and the ACDEH regulator is scheduled for October 19, 2017.

The purpose of this work is to delineate the extent of residual hydrocarbon contamination documented in soil collected at boring location SB7 related to the former underground heating oil tank that is suspected of contributing toxic vapor intrusion into the adjacent site residence. In addition, we propose to collect soil-gas from soil-gas well SG-5.5 to establish the contaminant trend. In addition, this work scope will include sampling of the site sump to investigate potential migration of hydrocarbon contamination in the site subsurface drainage system.

Sample collection methods and handling will be conducted in the same manner as in previous site investigations.

Attached Figure 1 shows the site location and Figure 2 shows the location of the proposed current investigation borings and the site sump.

## **SCOPE OF WORK**

The field tasks to be conducted, following ACHCS's approval of this workplan include:

- 1) Field investigation preparation;
- 2) Drilling, geologic logging and soil sampling (scheduled for 10/4/17);
- 3) Sampling of sump water (scheduled for 10/4/17);
- 4) Sampling of soil gas well SG-5.5 (scheduled for 10/10/17) and
- 5) Preparation and submittal of data package (due to ACEH before 10/19/17)
- 6) Site meeting (scheduled for 10/19/17)

### **Task 1: Field Investigation Preparation**

Field Investigation preparation includes contracting drilling and laboratory subcontractors, obtain required drilling permit from Alameda County Public Works and marking the site in advance for Underground Service Alert (USA)

### **Task 2: Drilling and Sampling**

The soil samples will be collected in the same manner as in the June 2105 investigation, utilizing a Geoprobe direct push drill rig. Soil samples will be collected in a sampling acetate sleeve inserted into the downhole end of the drive rod. The sampler will collect continuous relatively undisturbed 2-inch-diameter, 4 foot long soil core to the full bore depth. Soil will be classified by visual methods in accordance with the Unified Soil Classification System (USCS). The soil contained in the sleeves will be collected, by cutting the sleeve at the desired soil depth interval and sealing the sample sleeve with Teflon™ tape and non-reactive plastic caps, labeling the sleeve, and placed in a chilled cooler. It is proposed to collect four (4) samples from each of three (3) bores located on the north, south and east sides, approximately 6-8 feet from bore SB7 where elevated TPH was encountered in the June 2017 investigation and one (1) bore adjacent (within 3 feet) of SG5.5 to investigate soil contamination below the 6 foot construction depth of soil-gas well SG-5.5. Soil will be collected from in each of these four bores from the depths of 7-7.5, 8.5-9, 11.5-12, 15.5-16 and 18 -18.5 feet below ground surface. Soil collected from the 18 foot depth will be held and analyzed only if analytical results of the 16 foot deep sample show contaminants in excess of regulatory screening criteria.

Soil will be analyzed using the following methods:

- TPH-mo (C18-C36) and TPH-d (C10-C23) – by EPA Method 8015M.
- TPH-gasoline and volatile organic compounds (VOCs): full list including; naphthalene, benzene, toluene, ethylbenzene, and xylenes (BTEX) – by EPA Method 8260B.
- Moisture – by ASTM 2216-92, required to evaluate contaminants in soil on a dry-weight basis.

Decontamination of all down-hole sampling tools will consist of scrub brush washing with phosphate-free soap and water followed by a tap water rinse followed by a deionized/distilled water rinse (two times) between sampling locations.

### **Task 2: Sampling of Sump**

A grab water in the site sump will be collected from the site sump. The site sprinkler system will be operated for 24 hours prior to the day of the scheduled site fieldwork to allow water to flow through the site drainage system and into the sump for subsequent collection as surface water using a bailer. The sump water will be analyzed for TPH-gasoline, TPH-mo, TPH-d, naphthalene and BTEX.

### **Task 4: Soil Gas Well SG-5.5 Sampling**

A soil-gas sample will be collected from soil-gas well SG5.5 in the same manner as done in the June 2015 investigation, and following Department of Toxic Substance Control guidelines (DTSC, 2015). As required by ACDEH, a Shroud Apparatus will be utilized to check potential ambient air leakage during the soil-gas collection process and assess that an adequate seal is established in the sampling apparatus and at the well tubing ground interface. Helium gas will be utilized in the shroud as the leak tracer.

Soil-Gas will be analyzed using the following methods:

- TPH-diesel and naphthalene - by EPA Method TO17
- TPH-gasoline, BTEX and naphthalene - by EPA Method TO15/Gas Range Organics (GRO)
- Oxygen, carbon dioxide and methane - by ASTM 1946-90
- Helium, the leak check compound - by ASTM 1946-90

### Tasks 5 and 6: Data Package Submittal to ACDEH and Site Meeting

As requested by ACDEH, a data package containing comprehensive data tables, sufficient figures, and bore logs will be delivered to ACDEH for review by the ACDEH regulator, prior to the scheduled October 19, 2017 site meeting with ACDEH, Stellar Environmental and the property owners to discuss interpretation of the analytical results, inspect the site and discuss appropriate actions necessary to move the site to regulatory case closure. The final data package submittal to GeoTracker and the ACDEH file servers will include a cover letter with ACDEH's "Submittal Acknowledgement Statement," signed by the responsible parties.

We trust that this submittal meets your agency's needs. We declare, under penalty of perjury, that the information and/or recommendations contained in this document or report is true and correct to the best of our knowledge.

We will proceed with implementation of this workplan upon your review and concurrence. If you have any questions regarding this document or attachments, please contact us.

Sincerely,



Mark A. Jacobson  
Property Owner-Responsible Party



Ilona Frieden  
Property Owner-Responsible Party



Henry Pietropaoli, P.G.  
Principal Geologist and Project Manager



Richard S. Makdisi, P.G.  
Principal Geochemist and President

cc: Mr. Amitai Schwartz – property owner counsel  
Attachments: Figures 1 and 2



## **WORKPLAN FIGURES 1and 2**

---





**SITE LOCATION MAP**

**811 Paramount Avenue  
Oakland, CA**

By: MJC

FEBRUARY 2015

**Figure 1**



2015-16-01





N



SITE PLAN SHOWING LOCATIONS OF FORMER UST, HISTORICAL AND PROPOSED INVESTIGATION SAMPLING

811 Paramount Road  
Oakland, CA

By: MJC

JULY 2015

Figure 2

