

Detterman, Karel, Env. Health

From: Detterman, Karel, Env. Health
Sent: Wednesday, March 28, 2018 4:27 PM
To: Everett Cleveland
Cc: Roe, Dilan, Env. Health; Rodger Witham; Nicholas.Targ@hkllaw.com; Nik Lahiri; 'kflory@pesenv.com'
Subject: Site Cleanup Case No. RO0003153 and GeoTracker Global ID T10000006348, Bekins Redevelopment, 760 22nd Street, Oakland, CA 94612
Attachments: Attachment_1_and_GeoTrackerInstructions_2017-12-14 K.pdf

Hello Everett:

Thank you for participating in today's conference call with Alameda County Department of Environmental Health (ACDEH). The purpose of the meeting was to discuss the following documents prepared and submitted on your behalf by Essel Environmental Engineering & Consulting (Essel):

- Tables 1 to 3 Lab Results-Resampling, RAP Plates 2 through 8 Revised, and Geologic Cross Sections Revised submitted to ACDEH by email on November 21, 2017
- Work Plan, Groundwater and Soil Vapor Investigation dated January 18, 2018 submitted to ACDEH by email on January 19, 2018

As discussed during the conference call, please submit to ACDEH and upload to Geotracker a *Work Plan Addendum* consisting of a brief letter and the Tables, Plates (including Plate 2 revised as described in Technical Comment 1 below), and Revised Geologic Cross Sections emailed on November 21, 2017. The *Work Plan Addendum* is conditionally approved for implementation provided that all of the technical comments below are addressed and/or incorporated during the proposed work. Submittal of a revised work plan or a work plan addendum is not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: karel.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

Please address the following Technical Comments:

1. Revise Plate 2, *Site Plan and Future Ground Floor* to include the locations of the three additional large-diameter vapor wells discuss during the conference call: 1, in the vicinity of existing soil vapor well SV-1; 2, in the new location of the elevator shaft, and 3, west of proposed retail space in the vicinity of soil boring B-1 along West Grand Avenue.
2. Perform concurrent soil vapor sampling of existing SV-1 and new large-diameter soil vapor well to be installed near SV-1 for quality control;
3. Locate the new large-diameter vapor wells with sufficient distance from the existing soil vapor wells to avoid break through during soil vapor collection;
4. Analyze soil vapor samples collected from the ten large-diameter soil vapor wells and the existing SV-1 for all volatile organic compounds (VOCs) using TO-15. Please ensure method detection limits are less than environmental screening levels for each constituent. Additionally, analyze each soil vapor sample for oxygen, nitrogen, methane, carbon dioxide, ethene, and helium and include in the soil vapor sample results table;
5. Helium concentrations must be maintained at constant levels throughout the leak check, purge, shut-in test, and sampling. Please include field notes in an appendix of the report requested below to document compliance with Department of Toxic Substances Control (DTSC) protocols.

TECHNICAL REPORT REQUEST

Please upload the technical report to the ACDEH ftp site (Attention: Karel Detterman) and to the State Water Resources Control Board's Geotracker website, according to Attachment 1 and the following specified file naming convention and schedule:

- **June 29, 2018: Soil, Soil Vapor, and Groundwater Investigation Report**
File to be named: RO3153_SWI_R_yyyy-mm-dd

Please note that as of January 1, 2018 ACDEH no longer requires upload of documents to ACDEH's ftp site.

Thank you,

Karel Detterman, PG
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PDF copies of case files can be downloaded at:

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