

From: [Jonathan Sanders](#)
To: [Soo, Kit, Env. Health](#); riaz@riazinc.com
Cc: [Jonathan Law](#); [Trent Weise](#); [Roe, Dilan, Env. Health](#)
Subject: RE: RO0003183 - Lucasey Manufacturing Site 2744 E 11th St, Oakland, CA - Confirmation Sampling Work Plan - Conditional Approval
Date: Tuesday, March 07, 2017 4:56:22 PM
Attachments: [345989 Figure 2_v02_JES.PDF](#)

Kit,

Thank you for taking the time to speak with Trent and I on short notice today. Please see below for AEI's response in **Green**. For the sake of clarity, I have prepared and attached a revised figure depicting proposed sample locations. Please do not hesitate to contact me with any questions.

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From: Soo, Kit, Env. Health [mailto:Kit.Soo@acgov.org]
Sent: Tuesday, March 7, 2017 3:33 PM
To: riaz@riazinc.com
Cc: Jonathan Sanders <jsanders@aeiconsultants.com>; Jonathan Law <jlaw@riazinc.com>; Trent Weise <tweise@aeiconsultants.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>
Subject: RO0003183 - Lucasey Manufacturing Site 2744 E 11th St, Oakland, CA - Confirmation Sampling Work Plan - Conditional Approval

Dear Mr. Taplin,

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the scope of work for the confirmation sampling proposed in the email below, submitted by your consultant (Trent Weise, AEI Consultants). The brief email work plan was prepared to provide a snapshot on current conditions of soil gas and groundwater at the site.

TECHNICAL COMMENTS

Based on our review of the Work Plan, ACDEH approves of the scope of work, provided the following technical comments are address and incorporate prior to field implementation:

- 1. Groundwater Monitoring and Sampling**
 - Well PMW-3A was indicated but does not appear to be present on Figure 3. Please confirm the ID of the proposed well to be monitored and sampled. Is this supposed to be PMW-3? **This was intended to be PMW-1. We believe that PMW-3 was abandoned by the former owners in fulfilment of the encroachment permit, however we do not have any record of this being the case.**

- Please also monitor all remaining monitoring wells and recovery wells for water levels, and whether non-aqueous phase liquids (NAPL) is present in each of the wells. **Again, we have no record of which wells have been P&Ad, but we will collect DTW and NAPL thickness in each of the wells which are accessible**

2. Soil Gas Sampling

- Please perform leak detection testing during soil gas sampling, including the analysis of the leak test compound. **Understood, we will conduct a helium leak check during soil vapor sampling.**
- Soil gas probe ASV-27 was indicated but does not appear to be present on Figure 3. Please confirm the ID for soil gas probe ASV-27. **Confirmed. ASV-27 was unintentionally omitted from the previous figure. Please see the attached revised figure for sample location and historic PCE/Benzene concentrations in soil vapor.**
- Please consider sampling the following soil vapor probes as well: ASV-24 and ASV-28. **At your request, ASV-28 will be included in the sampling. ASV-24 was unfortunately a temporary soil vapor probe that was destroyed after sampling on 11/6/2015, as such no additional soil vapor samples can be collected from this location without the installation of a new soil vapor probe which is beyond the scope of the proposed work plan.**

Please provide the results from the above items in respective summary tables and their current or proposed screening levels and email them to Kit Soo (kit.soo@acgov.org) and Dilan Roe (dilan.roe@acgov.org).

We would like to discuss the above deliverables during a meeting at the beginning of April 2017. The following are our availability, please let us know whether any of the dates and times will work for you (Jonathan, please coordinate with everyone on your end):

- April 3, 2017 – 10:30 am-12 pm
- April 4, 2017 – 1-2:30 pm
- April 5, 2017 – 10:30 am-12 pm

If you have any questions, please let us know.

Kit Soo, PG

Senior Hazardous Materials Specialist

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From: Trent Weise [<mailto:tweise@aeiconsultants.com>]

Sent: Thursday, March 02, 2017 6:56 PM

To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Jonathan Law <jlaw@riazinc.com>;

riaz@riazinc.com; Soo, Kit, Env. Health <Kit.Soo@acgov.org>

Cc: Jonathan Sanders <jsanders@aeiconsultants.com>

Subject: Confirmation Sampling Work Plan - Lucasey Manufacturing Site 2744 E 11th St, Oakland, CA

Dilan and Kit,

Per recent conversations we understand that the DEH would like an additional round of sampling to be performed to confirm chemical concentrations in soil gas and groundwater at the Site that are protective of the commercial use of the existing buildings. To this end, we propose the following:

- Collecting groundwater elevation measurements and samples from wells PMW-2A, PMW-3A, and one other well that is accessible as determined during the Site visit. Groundwater samples will be collected using low-flow purging techniques. If separate phase hydrocarbon is present, a sample of the SPH will be collected and analyzed, in addition to the groundwater sample. Collected samples will be analyzed for VOCs using US EPA Testing Method 8260B.
- Collect soil gas samples from existing soil gas probes ASV-17, -19, -20, -21, -22, -26, -27, and -29. Samples will be collected following the methodology used during the April 2016 sampling event. Collected samples will be analyzed for VOCs using US EPA Testing Method TO-15. We selected soil gas probes where the most elevated benzene and/or PCE concentrations were detected that also provide representative lateral definition.

Attached please find the following for easy reference:

- Figure 2 – Site Plan
- Figure 3 – Posted Benzene and PCE concentrations in soil gas
- Summary of groundwater well information from the previous CAP
- Table 1 - Soil Gas Sample Results (proposed wells for sampling are highlighted)

If you have any questions please do not hesitate to contact us.

Kind regards,

Trent

Trent A. Weise, P.E.

Vice President

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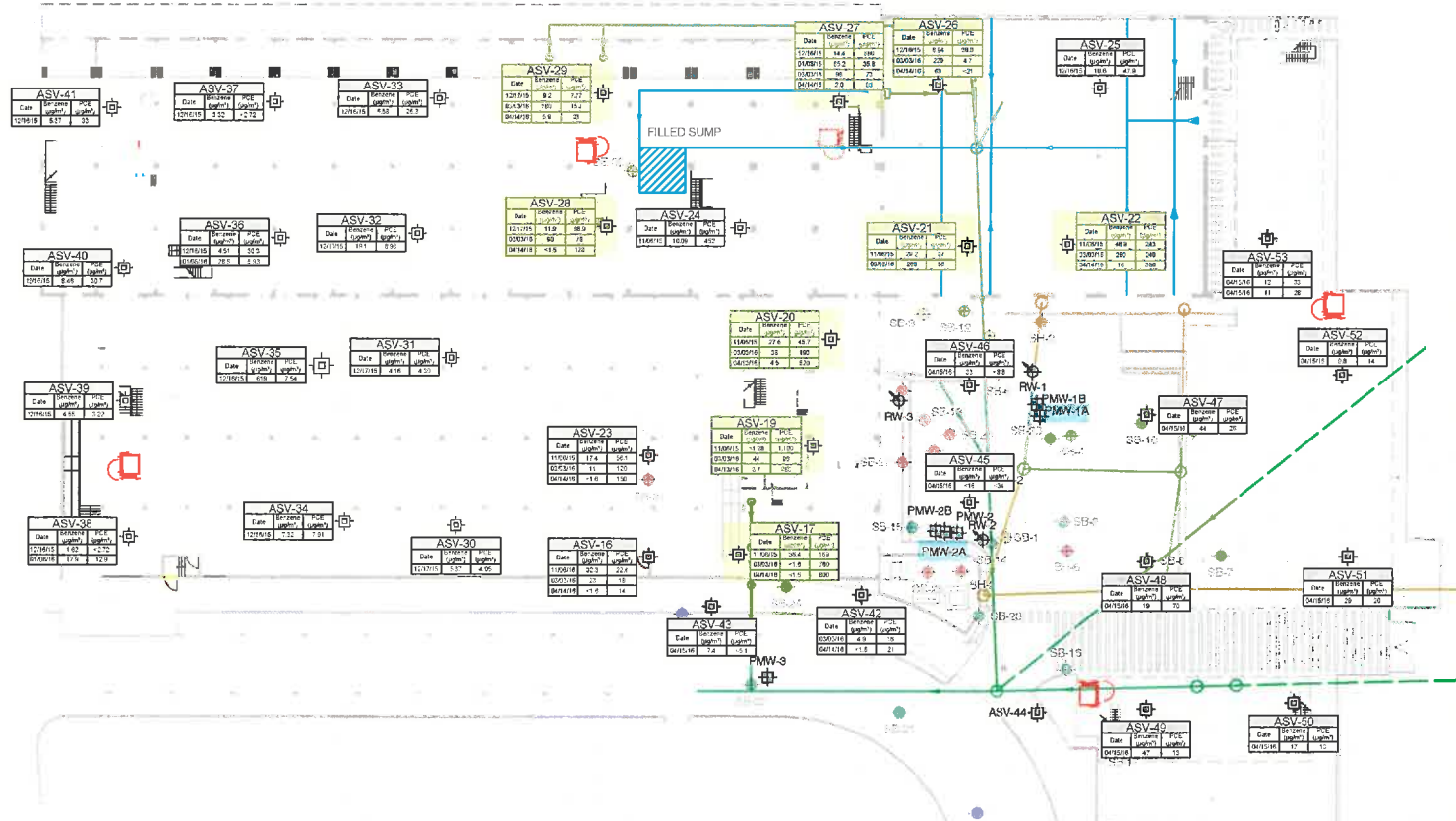
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LEGEND

- Building Footprint
- ASV-24 (with crosshair) Semi-Permanent Soil Vapor Probes (AEI)
- ASV-24 (with square) Temporary Soil Vapor Probes (AEI)
- ASV-18 (with circle) Not Completed Soil Vapor Sample Location (AEI 11/2015)
- RW-3 (with crosshair) Product Recovery Well (Clearwater)
- PMW-3 (with crosshair) Product Monitoring Well (ERM)
- SB-24 (with crosshair) Soil Boring (Clearwater)
- SB-6 (with crosshair) Soil Boring (Terra Firma)
- SB-14 (with crosshair) Soil Boring (AEI)
- B-2 (with crosshair) Soil Boring (ERM 2010)
- ASV-11 (with triangle) Soil Vapor Sample Location (ERM, 2009)
- ASV-15 (with triangle) Soil Vapor Sample Location (ERM, 2010)
- Sanitary Sewer and Manhole Locations (Arrow Indicates Flow Direction)
- Storm Drain and Cleanout Locations
- Proposed Groundwater Sampling Locations
- Proposed Soil Vapor Sampling Locations

0 40 80
APPROXIMATE SCALE
IN FEET

AEI Consultants
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Site Map

2744 East 11th Street
Oakland, California

FIGURE 02
Project No. 345989

DRAFT