Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Friday, January 20, 2017 10:14 AM
To: 'Phillips, Hollis'; Roe, Dilan, Env. Health
Cc: Peterson, Jamey
Subject: RE: CA-4931 (ACEH Case No. RO0000076) - Soil Vapor Sample Results and potential next steps

Hi Hollis,
That's a tough question without having seen the data yet (it's getting close, but I'm not there yet). Potential options that I can think of could / may include an additional round of vapor sampling (? – per DTSC guidance), if access is granted perhaps stepping offsite to collect soil samples (and groundwater?) to see if a biozone is present 5 feet beneath the basement floor, sub-slab vapor sampling of the basement(?) again if access is granted. I'm just suggesting potential options within the LTCP worldview so that a budget estimate could be generated, but without seeing the data yet, it's tough to hazard a guess.

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PDF copies of case files can be downloaded at:

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

From: Phillips, Hollis [mailto:Hollis.Phillips@arcadis.com]
Sent: Friday, January 20, 2017 8:48 AM
To: Roe, Dilan, Env. Health; Detterman, Mark, Env. Health
Cc: Peterson, Jamey
Subject: CA-4931 (ACEH Case No. RO0000076) - Soil Vapor Sample Results and potential next steps

Hello Dilan and Mark:

Hope you have been well. We have a few inquiries regarding the former ARCO service station No. 4931 (ACEH Case No. RO0000076). This site is located at 731 West MacArthur Boulevard in Oakland. Last month submitted the *Site Investigation and Soil Vapor Sampling Report* dated December 16, 2016. The report included a summary of the recent soil vapor sampling results. Based on the results and direction from your September 8, 2016 letter, we recommended to perform an additional soil vapor sampling event in May 2017 to assess seasonal variations in soil vapor concentrations.

We are contacting you today to get an understanding of what potential actions may be required to close the site should the soil vapor sample results in May 2017 continue to be consistent with all previous results.

Two sampling events have been performed at the soil vapor probe network along the property line between Arco CA-4931 and the residential property at 721 West MacArthur Boulevard. Although the results of new soil vapor probe SV-9 help further refine the understanding of potential vapor intrusion into the nearby residence, results from the original two soil vapor probes (SV-7 and SV-8) in this area are generally consistent between the first event in May 2015 and the second event in November 2016 (refer to attached Table 2). In regards to assessing vapor intrusion to screening levels

(SWRCB LTC; SF-RWQCB ESLs), the soil vapor results between the two sampling events are the same. Notably, benzene and GRO soil vapor concentrations at SV-7 through SV-9 are below residential Vapor Intrusion Human Health Risk ESL with the exception of GRO at SV-8 which exceeds the Residential Vapor Intrusion Human Health Risk ESL but not the industrial (refer to attached Figure 5).

We recognize that the GRO concentrations at SV-8 exceed the Residential Vapor Intrusion Human Health Risk ESL. However considering the Site is an active gas station and that other two soil vapor probes installed closer to the residential dwelling (SV-7 and SV-9) are below applicable screening levels for GRO, it seems that closing the Site with the GRO concentrations as they are could be a possibility. Additionally the soil samples collected during the recent investigation at SB-9 (closer to the partial basement than SV-8) are all below ESLs (refer to attached Figure 4). Furthermore, the construction of the house's 3- foot crawl space and partial basement (which has a concrete floor), as described in the recent report would seem to benefit the case for closure.

Should additional sampling in May show that the soil vapor concentrations remain consistent, it will be valuable to have an understanding of what the next step would be required by ACEH. This information will help us plan the project's staffing and financials for the coming year. If closing the Site with elevated GRO soil vapor concentrations at SV-8 is not a realistic option, please let us know what actions may be required by ACEH following the May 2017 sampling event. Any information on the next steps is appreciated. We are also available to meet with ACEH to discuss the next steps if that is preferable.

Thank,
Hollis

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