

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Monday, July 31, 2017 11:01 AM
To: 'Andy Lojo'; Steve Michelson
Cc: Lance Sr.; Sobelman, Donald; Yola Bayram; Jeffery Grimes (jeffery.grimes@e-arc.com); Jeffrey Lawson (jsl@svlg.com); Chris Jones
Subject: RE: Terraphase comments on July 20 and 21 sub-slab vapor sample analytical results, 581 18th Street.

Andy,

Thank you for the Memo. Based on a review of the data, ACDEH is in general concurrence with the summary. Additionally, the suggestions included in the Memo appear to be a reasonable.

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*PDF Copies of case files can be downloaded at:
<http://www.acgov.org/aceh/lop/ust.htm>*

From: Andy Lojo [mailto:andrew.lojo@terraphase.com]
Sent: Monday, July 31, 2017 9:50 AM
To: Steve Michelson <smichelson@awrcorp.net>; Detterman, Mark, Env. Health <Mark.Detterman@acgov.org>
Cc: Lance Sr. <llltcg@aol.com>; Sobelman, Donald <dsobelman@downeybrand.com>; Yola Bayram <ybayram@awrcorp.net>; Jeffery Grimes (jeffery.grimes@e-arc.com) <jeffery.grimes@e-arc.com>; Jeffrey Lawson (jsl@svlg.com) <jsl@svlg.com>; Chris Jones <chris.jones@terraphase.com>
Subject: RE: Terraphase comments on July 20 and 21 sub-slab vapor sample analytical results, 581 18th Street.

Gentlemen,

Please use this version which includes a minor correction re the number of samples inside the building, 4 not 5.

Thanks

Andy

Andrew M. Lojo, P.G.
Principal Geologist

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From: Andy Lojo
Sent: Monday, July 31, 2017 8:18 AM
To: 'Steve Michelson' <smichelson@awrcorp.net>; Mark Detterman (mark.detterman@acgov.org) <mark.detterman@acgov.org>
Cc: 'Lance Sr.' <lltgcg@aol.com>; Sobelman, Donald <dsobelman@downeybrand.com>; Yola Bayram <ybayram@awrcorp.net>; Jeffery Grimes (jeffery.grimes@e-arc.com) <jeffery.grimes@e-arc.com>; Jeffrey Lawson (jsl@svlg.com) <jsl@svlg.com>; Chris Jones <chris.jones@terrphase.com>
Subject: Terraphase comments on July 20 and 21 sub-slab vapor sample analytical results,: 581 18th Street.

Dear Mark and Steve,

Attached is a memo with Terraphase's comments on the recent sub-slab vapor sample analytical results. Overall, we concur that the recent data do not indicate an immediate need to collect indoor air samples at the Jefferson Court apartment building and we request that an additional round of samples be collected approximately 1 month from now to confirm these results.

Thanks

Andy

Andrew M. Lojo, P.G.
Principal Geologist

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-----Original Message-----

From: Steve Michelson [<mailto:smichelson@awrcorp.net>]

Sent: Friday, July 28, 2017 9:31 AM

To: Mark Detterman (mark.detterman@acgov.org) <mark.detterman@acgov.org>; Andy Lojo <andrew.lojo@terraphase.com>

Cc: Sobelman, Donald <dsobelman@downeybrand.com>; Yola Bayram <ybayram@awrcorp.net>; Jeffery Grimes (jeffery.grimes@e-arc.com) <jeffery.grimes@e-arc.com>; Jeffrey Lawson (jsl@svlg.com) <jsl@svlg.com>

Subject: Re: 581 18th Sub Slab

Mark and Andy -

Attached are the TO15 and fixed gas lab results for the three sub-slab samples collected beneath the courtyard, and the deeper soil vapor sample collected at SV16.

These data are consistent with my preliminary observations provided on July 25.

We look forward to talking or meeting with you next week to determine the next steps.

Please know that I'm sending this via my iPhone, so let me know if you don't receive the lab report and I'll figure out another way to get to you.

Regards,

Steven Michelson



Memorandum

To: Mark Detterman, ACDEH and Steven Michelson, AWR

From: Andrew Lojo,

Date: July 31, 2017

Subject: Comments on Sub-Slab Vapor Sample Analytical Results, for Samples Collected at 581 18th Street, Oakland, California, on July 20 and 21, 2017 by Applied Water Resources (Fuel Leak Case No. RO0000151)

Dear Mr. Detterman and Mr. Michelson

Terraphase Engineering Inc. (Terraphase) has reviewed the sub-slab analytical results provided by Applied Water Resources, Inc. (AWR) from the 4 locations inside the building and 3 additional locations in the outer courtyard. One sample (SS7) located in the northeastern part of the basement had elevated benzene and TPHg concentrations, and one exterior sample (SS-3) is invalid by DTSC standards due to elevated helium, the other 6 samples were below ESLs for risk of vapor intrusion, including those collected closest to the basement level residential units.

Overall, we concur with AWR that this data does not indicate an immediate need for indoor air sampling at the building. Given the expected variability of sub-slab sample results, which is present in this data set, we request that another round of sub-slab samples be collected from these 7 locations approximately one month from now, after the subsurface has equilibrated from the recent coring, drilling, and sampling activities. This will hopefully provide confirmation that no vapor intrusion risk is present.

We would like to review the deeper soil gas and groundwater data when it comes in and request that tables and figures showing the data with iso-concentration contours be provided for that review. We also suggest that the loose vapor pin SS-3 be replaced as SS-2 and SS-4 were prior to this round of sampling, to prevent future surface air leaks. We also request that future summary tables include the % of helium measured in the shroud when the sample was collected and the resulting % leak calculation in addition to the % of helium detected in the samples.