

## Nowell, Keith, Env. Health

---

**From:** Nowell, Keith, Env. Health  
**Sent:** Thursday, June 28, 2018 9:02 AM  
**To:** 'Pat Hoban'  
**Cc:** 'Craig Drizin'; 'Lynn Worthington'; jsl@svlg.com; 'Satkowski, Casey@Waterboards'; Caryl.Sheehan@waterboards.ca.gov; Roe, Dilan, Env. Health; Khatri, Paresh, Env. Health; Yoo, James  
**Subject:** RE: RO271 (3055 35th Ave, Oakland) Well Closure Schedule

Pat,

Thank you for the additional laboratory analyses providing the full scan 8260 results for the wells MW-1, MW-3 & RW-8. Based on the lab results, ACDEH is in general concurrence these well can be destroyed.

Regards,  
Keith Nowell

**Keith Nowell PG, CHG**

Hazardous Materials Specialist  
Land Water Division  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6540  
phone: 510 / 567 - 6764  
fax: 510 / 337 - 9335  
electronic mail: [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org)

---

**From:** Pat Hoban [mailto:pat@weber-hayes.com]  
**Sent:** Wednesday, June 27, 2018 10:13 AM  
**To:** Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>  
**Cc:** 'Craig Drizin' <craig@weber-hayes.com>; 'Lynn Worthington' <caferealty@aol.com>; jsl@svlg.com; 'Satkowski, Casey@Waterboards' <Casey.Satkowski@Waterboards.ca.gov>; Caryl.Sheehan@waterboards.ca.gov; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Khatri, Paresh, Env. Health <paresh.khatri@acgov.org>; Yoo, James <jamesy@acpwa.org>  
**Subject:** RE: RO271 (3055 35th Ave, Oakland) Well Closure Schedule

**Keith Nowell PG, CHG**

Hazardous Materials Specialist  
Alameda County Department of Environmental Health (ACDEH)  
510.567-6764

**Subject:** Request to Close MW-1, MW-3 & RW-8 Based on Attached Lab Results

**Site:** **3055 35th Ave., Oakland**

ACHD #R0271; GeoTracker Global ID T0600100538 < [Link](#) >

**Attachments:** 1) Lab Results (full suite of EPA 8260 volatile compounds) for all groundwater wells, and  
2) Summary table of sol gas results and sample location map

Good morning Keith,

ACDEH has requested that we retain four wells (MW-1, MW-3 and RW-8 and off-site well MW-6) for groundwater testing of chlorinated hydrocarbons in order to further evaluate the potential for an on-site source of PCE (tetrachloroethene) which was recently detected in three (3) soil gas (as a reference, the table of soil gas results and sample location map is attached). This further evaluation of groundwater was reasonably required due to low-level on-site detections of the solvent compound PCE in three (3) of thirteen soil gas sample locations that were collected during seasonal sampling in Feb-2018 (previous seasonal sampling completed in Aug-2017). The three locations where PCE was encountered were detected at concentrations below the State's residential threshold for PCE in soil gas (i.e., < **240 ug/m3**), specifically:

- One (1) on-site location (**SG-17 at 88 ug/m3**); and
- Two (2) off-site locations (**SV-10 & duplicate at 220 & 23 ug/m3**; and **SG-19 at 21 ug/m3**).

Since we test for the volatile constituent compounds of gasoline during groundwater sampling (i.e., BTEX/MTBE by of EPA 8260), I went back to our State-certified testing laboratory and asked them to provide us with the full suite of EPA 8260 volatile compounds (which includes PCE) for the last round of groundwater monitoring of all sixteen (16) on-site and off-site wells (see attached lab report which was just provided by our testing laboratory). The lab results show there were no detections of the solvent compound PCE or degradation compounds of PCE in any of the 16 samples.

As you know, we are currently mobilized to destroy all the on-site wells except for:

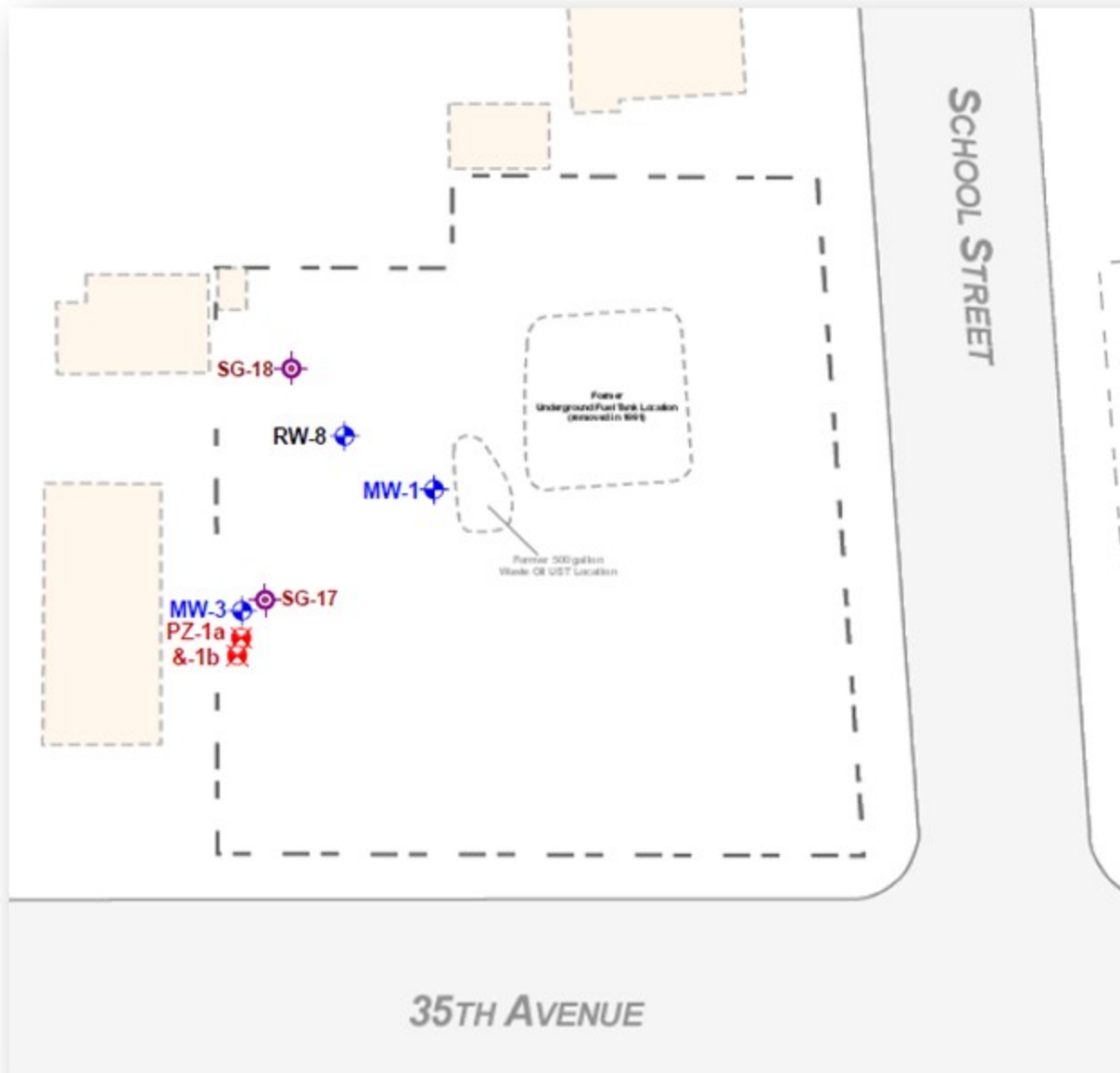
1. The two property-line PZ-wells which are to be retained; and
2. Older wells MW-1, MW-3 & RW-8, which were to be sampled to confirm PCE is not a contaminant of concern at the site.

Since the groundwater record shows that PCE was not detected across the entire site, we respectfully request permission to destroy these three remaining wells (i.e., MW-1, MW-3 and RW-8) during our current mobilization. This will both conserve funds and better prepare the site for an upcoming lease by East Bay MUD.

Thank you for your input,  
Pat

Pat Hoban, PG  
Weber, Hayes & Associates  
(831) 722-3580

Below: Figure showing retained wells MW-1, MW-3, and RW-8. We are requesting permission to destroy these three wells since lab results confirms PCE is not a contaminant of concern in groundwater.



**From:** Pat Hoban <[pat@weber-hayes.com](mailto:pat@weber-hayes.com)>

**Sent:** Friday, June 22, 2018 2:52 PM

**To:** 'Nowell, Keith, Env. Health' <[Keith.Nowell@acgov.org](mailto:Keith.Nowell@acgov.org)>

**Cc:** 'Craig Drizin' <[craig@weber-hayes.com](mailto:craig@weber-hayes.com)>; 'Lynn Worthington' <[caferealty@aol.com](mailto:caferealty@aol.com)>; 'jsl@svlg.com' <[jsl@svlg.com](mailto:jsl@svlg.com)>;

'Satkowski, Casey@Waterboards' <[Casey.Satkowski@Waterboards.ca.gov](mailto:Casey.Satkowski@Waterboards.ca.gov)>; 'Caryl.Sheehan@waterboards.ca.gov'

<[Caryl.Sheehan@waterboards.ca.gov](mailto:Caryl.Sheehan@waterboards.ca.gov)>; 'Roe, Dilan, Env. Health' <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; 'Khatri, Paresh, Env. Health'

<[paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)>; 'Yoo, James' <[jamesy@acpwa.org](mailto:jamesy@acpwa.org)>

**Subject:** RO271 (3055 35th Ave, Oakland) Well Closure Schedule

Hi Keith,

Aside from those wells you itemized (see clip below), we are scheduled to destroy the remaining on-site wells next week so East Bay MUD can move in. An Alameda County Public Works Agency inspector has been scheduled to inspect the grout sealing.

We intend to sample the wells as soon as possible – I'll get you field dates as soon as they are finalized.

All the best,  
Pat

Therefore, at this juncture, ACDEH requests the following:

- Retain the piezometers and conduct periodic monitoring to evaluate shallow groundwater conditions;
- Collect groundwater samples from monitoring wells MW-1, MW-3 and RW-8 and off-site well MW-6 and analyze for VOCs (full scan) by EPA test method 8260 to evaluate whether the site is a potential source of chlorinated hydrocarbons in soil gas, prior to well destruction. Based on groundwater sample analytical results, retain well if warranted;
- Collect additional soil vapor samples from on-site soil gas probes ~~SV-2, SV-3~~, SG-17 & SG-18 during dry season conditions to reduce the probability of flooded probes.

These 2 were destroyed

The data collected along with the February 2018 data must be incorporated in the Site Conceptual Model to support site closure. To that end, ACDEH requests submittal a technical report addressing the above-mentioned concerns by August 20, 2018.

---

**From:** Nowell, Keith, Env. Health <[Keith.Nowell@acgov.org](mailto:Keith.Nowell@acgov.org)>

**Sent:** Friday, June 22, 2018 1:29 PM

**To:** Pat Hoban <[pat@weber-hayes.com](mailto:pat@weber-hayes.com)>

**Cc:** 'Craig Drizin' <[craig@weber-hayes.com](mailto:craig@weber-hayes.com)>; 'Lynn Worthington' <[caferealty@aol.com](mailto:caferealty@aol.com)>; [jsl@svlg.com](mailto:jsl@svlg.com); 'Satkowski, Casey@Waterboards' <[Casey.Satkowski@Waterboards.ca.gov](mailto:Casey.Satkowski@Waterboards.ca.gov)>; [Caryl.Sheehan@waterboards.ca.gov](mailto:Caryl.Sheehan@waterboards.ca.gov); Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; Khatri, Paresh, Env. Health <[paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)>; Yoo, James <[jamesy@acpwa.org](mailto:jamesy@acpwa.org)>

**Subject:** RE: ACDEH Correspondence RO271

Pat,

Is your plan to proceed with select well destruction prior to a determination if all wells will be destroyed?

Do you have a schedule as to when the groundwater monitoring/sampling event will be conducted?

Regards,  
Keith

---

**From:** Pat Hoban [<mailto:pat@weber-hayes.com>]

**Sent:** Friday, June 22, 2018 9:39 AM

**To:** Nowell, Keith, Env. Health <[Keith.Nowell@acgov.org](mailto:Keith.Nowell@acgov.org)>

**Cc:** 'Craig Drizin' <[craig@weber-hayes.com](mailto:craig@weber-hayes.com)>; 'Lynn Worthington' <[caferealty@aol.com](mailto:caferealty@aol.com)>; [jsl@svlg.com](mailto:jsl@svlg.com); 'Satkowski, Casey@Waterboards' <[Casey.Satkowski@Waterboards.ca.gov](mailto:Casey.Satkowski@Waterboards.ca.gov)>; [Caryl.Sheehan@waterboards.ca.gov](mailto:Caryl.Sheehan@waterboards.ca.gov); Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; Khatri, Paresh, Env. Health <[paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)>; Yoo, James <[jamesy@acpwa.org](mailto:jamesy@acpwa.org)>

**Subject:** RE: ACDEH Correspondence RO271

Thank you Keith. As requested, we will retain those wells described in your directive for sampling (retained wells shown on the attached map). Please note that SV-2 and SV-3 were temporary soil gas wells (1 day) that were installed and destroyed by the previous consultant (see *Offsite & Soil Gas Work Plan*, January 12, 2007, By Cambria Environmental

Technology). SG-17 and SG-18 were subsequently installed at the SV-2 and SV-3 locations to confirm previous soil vapor results.

Well destruction permits for the remaining on-site wells have been submitted (we are scheduled to complete well destruction work next week). Could you please confirm with James Yoo at Alameda County Public Works Agency as he needs your OK to finalize the permit?

Thanks again,  
Pat

Pat Hoban, PG  
Weber, Hayes & Associates  
(831) 722-3580

**James Yoo**  
**Environmental Compliance Specialist, ACPWA**  
**Ph: 510-670-6633; [jamesy@acpwa.org](mailto:jamesy@acpwa.org)**

Below: Clip from the *Offsite & Soil Gas Work Plan*, January 12, 2007, By Cambria Environmental Technology, describing procedure to destroy SV-2 and SV-3.

### 6.3. Soil Gas Sampling Procedures

After pre-sampling preparations are complete, the field program will be initiated. It is currently anticipated that six (6) boreholes will be used to collect soil vapor samples from approximately 5 and 10 feet bgs. The 10 foot bgs sample will be collected unless relatively shallow groundwater is present. A geoprobe (or similar device) will be used to collect each soil vapor sample with a summa canister or for an on-site laboratory. After sampling activities are complete the boring will be properly closed with grout and capped with like material as the existing surface. Standard field procedures for hand auger soil borings, geoprobes, and collection of soil vapor samples are presented in Appendix B *Standard Field Procedures*. These procedures provide general field guidance. The actual approach may be modified. No soil samples will be collected, due to the potential for "short circuiting" the collection of a soil gas sample, resulting in a non-representative sampling results.

---

**From:** dehloptoxic, Env. Health <[deh.loptoxic@acgov.org](mailto:deh.loptoxic@acgov.org)>  
**Sent:** Thursday, June 21, 2018 3:51 PM  
**To:** Lynn Worthington <[caferealty@aol.com](mailto:caferealty@aol.com)>  
**Cc:** Pat Hoban <[pat@weber-hayes.com](mailto:pat@weber-hayes.com)>; Craig Drizin <[craig@weber-hayes.com](mailto:craig@weber-hayes.com)>; [harrison@weber-hayes.com](mailto:harrison@weber-hayes.com); [shaun@weber-hayes.com](mailto:shaun@weber-hayes.com); [jsl@svlg.com](mailto:jsl@svlg.com); 'Satkowski, Casey@Waterboards' <[Casey.Satkowski@Waterboards.ca.gov](mailto:Casey.Satkowski@Waterboards.ca.gov)>; [Caryl.Sheehan@waterboards.ca.gov](mailto:Caryl.Sheehan@waterboards.ca.gov); Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; Khatri, Paresh, Env. Health <[paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)>; Nowell, Keith, Env. Health <[Keith.Nowell@acgov.org](mailto:Keith.Nowell@acgov.org)>  
**Subject:** ACDEH Correspondence RO271

Dear Interested Parties,

Attached is Alameda County Department of Environmental Health's (ACDEH) correspondence for your case, RO0000271

Please add our email address to your book to prevent future e-mails from being filtered as spam.

Sincerely,

ACDEH