

Detterman, Mark, Env. Health

From: Sarah Salcedo [ssalcedo@stratusinc.net]
Sent: Wednesday, December 08, 2010 1:09 PM
To: Detterman, Mark, Env. Health
Cc: 'Kasey Jones'
Subject: RE: German Autocraft, 301 E. 14th St., San Leandro (RO 302) -- Review of SCM/IRAP submitted

Hey there Mark-

Thanks very much for your preliminary comments and partial approval, we'll move forward ASAP with task 1 (with your requested modifications) now, and communicate with you when the work is scheduled.

Also, I wanted to let you know that I'll be turning over project management on this site to my co-worker Kasey Jones at this point – I have cc'd him on this email to introduce you to him, and so that you'll have his email contact info. It was nice working with you on this, and I'm sure our paths will cross again soon. ☺ Thanks again, take care,
-sarah

Sarah O. Salcedo, P.G.

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From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Wednesday, December 08, 2010 11:51 AM
To: 'Sarah Salcedo'
Cc: Yoo, James; Drogos, Donna, Env. Health
Subject: RE: German Autocraft, 301 E. 14th St., San Leandro (RO 302) -- Review of SCM/IRAP submitted

Hi Sarah,

I wanted to respond to your inquiry to keep this site moving. You can use this email as approval (with modifications) to proceed with the first task of your IRAP. So long as the modifications are incorporated in to the work, you can proceed.

Well Destruction Method Modification - Wells MW-1 and MW-4 are planned to be destroyed / decommissioned under ACPWA permit. Destruction was proposed to be handled by pressure injection, or as otherwise modified by ACPWA. ACEH will require the wells be destroyed by overdrilling as the wells are in or very near the UST pit with residual contamination (although granted the upper portion will be removed shortly). This will ensure any residual contamination does not use an incompletely removed or grouted sand pack below the removal depth.

Request for Modified Analytical Suite for B-4 - ACEH approves the installation of bore B-4 at the former pump island to investigate potential residual contamination with one modification - inclusion of all fuel oxygenates for the samples (MTBE, TBA, TAME, DIPE, ETBE; joining your proposed EDC & EDB).

Request for Additional Soil Bore – ACEH also requests the installation of a second bore (presumed as B-5) to investigate the former waste oil UST location. The UST removal report is definitely not clear that waste oil tank removal soils were exported from the site, and are likely to have been placed back into this excavation. Soil disposal manifests have not been located to my knowledge (but let me know if I missed them!); this tends to support onsite reuse of the waste oil soil stockpile. The UST removal report also indicates an oily odor in the excavation (whereas soil analytical was ND) and also notes staining on the east side of the excavation @ 3 – 5 ft bgs, so there is the potential for vertical migration. Because the stockpile soil sample was a composite (4 point?) that detected 970 ppm O&G, with some BTEX as well, one

of the composite samples could have been significantly higher (up to roughly 4 times that amount?). The sampling and analytical protocol can follow that for B-4, except for two modifications - inclusion of VOCs by EPA 8260 with all fuel oxygenates (MTBE, TBA, TAME, DIPE, ETBE; joining EDC & EDB) and use of a TPH fingerprint analysis to get a good handle on the TPH carbon range present. The site is old enough for stoddard solvent to have been used and potentially to have been disposed of in the waste oil UST; it should also cut your TPH analytical costs. If you would like to discuss a reduction in the soil samples for this bore, let me know.

And as always soil should be sampled at signs of impact (PID detections, staining, odor, etc), changes in lithology, or just above the soil – water interface if no indications otherwise.

I think this covers all of the initial tasks, and do let me know if you have questions.

Best,

Mark Detterman
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PDF copies of case files can be downloaded at:

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

From: Sarah Salcedo [<mailto:ssalcedo@stratusinc.net>]
Sent: Tuesday, November 30, 2010 12:46 PM
To: Detterman, Mark, Env. Health
Subject: RE: German Autocraft, 301 E. 14th St., San Leandro (RO 302) -- Review of SCM/IRAP submitted

Hi again Mark- I know you're still getting to this, but was wondering if I can get a verbal approval on the well destruction and soil boring in the next week or two, so that we can get that pre-excavation minor task out of the way, while you take some additional time to dive into the excavation and SCM aspects of the proposal? We had the destructions/boring scheduled for tomorrow but we've pushed it off another two weeks...do you think we can proceed with that aspect only in mid-December? (already pulled permits and ready to go)....

Let me know when you get a sec – hope your Thanksgiving was great, take care,
-sarah

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Friday, November 12, 2010 2:54 PM
To: 'Sarah Salcedo'
Subject: RE: German Autocraft, 301 E. 14th St., San Leandro (RO 302) -- Review of SCM/IRAP submitted

Hi Sarah,
No, not at all. I will see what I can do; however, as you likely know we're still trying to play catch-up on submittals from last year, which are obviously much older and without response (due to the Geotracker impediments review process; one we needed to observe here). I did make a commitment to review that quicker, but I'm pretty sure I cannot do it before your ideal time frame. Still, let me see what I can do.
Sorry I can't be any more definitive,

Mark Detterman

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From: Sarah Salcedo [<mailto:ssalcedo@stratusinc.net>]
Sent: Friday, November 12, 2010 1:30 PM
To: Detterman, Mark, Env. Health
Cc: gkowtha@stratusinc.net
Subject: German Autocraft, 301 E. 14th St., San Leandro (RO 302) -- Review of SCM/IRAP submitted

Hi there Mark- I just wanted to touch bases with you and see if you'd had a chance to review the IRAP/SCM submitted a few weeks back detailing the planned excavation. We are hoping to start that excavation after Thanksgiving or first week of December (as to beat the rains this winter) so I just wanted to check in and see if you'd had time yet to look at it. Please let me know when you get a minute, thanks.
Have a great weekend,
-sarah

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Friday, August 06, 2010 5:30 PM
To: 'Sarah Salcedo'
Cc: gkowtha@stratusinc.net
Subject: RE: German Autocraft, 301 E. 14th St., San Leandro (RO 302) -- Summary of Meeting and Work Schedule

Hi Sarah, Hi Gowri,

I had a chance to review your email and wanted to provide some generalized input. I generally think we're largely in agreement; however, I would slow the work down a bit in a few areas. The excavation of the old UST area should be somewhat based on an understanding of the size of the excavation; hopefully there is adequate existing data to justify an estimated extent. If not then a bit of data collection would be appropriate. Basically I generally think some data gaps should be investigated at least shortly before the actual excavation, such as the pump island area (but not exclusively?). Open ended excavations can be particularly difficult to manage, so some constraints are appropriate. And if other areas exist (pump island, or ??) that can be remedied by some limited excavation (presuming appropriate) while already out there, that would be good. So I'd suggest that the data gaps you identify should be filled (perhaps on a selective basis?) before any work begins.

At the same time we generally (always?) advise that a pilot test be undertaken so that process can be validated with data at any particular site. We suspect that your thinking is valid and should work (as you also do), but let's get it documented and the costs justified. This becomes particularly important for reimbursement as a cost benefit analysis (FS) will justify the selected approach is best and will get the most back from the USTCF. You may be able (?) to use existing data to help produce an FS? (But I'll need to leave that to your professional judgment.) And if for some reason the pilot test doesn't prove out, then we'll know before large expenditures happen.

Hope this helps, hope it's not too radical a change from your intended approach.
Do let me know if you have questions.
Best,

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From: Sarah Salcedo [<mailto:ssalcedo@stratusinc.net>]
Sent: Monday, July 26, 2010 12:00 PM
To: Detterman, Mark, Env. Health; donna.dragos@acgov.org
Cc: gkowtha@stratusinc.net
Subject: German Autocraft, 301 E. 14th St., San Leandro (RO 302) -- Summary of Meeting and Work Schedule

Mark and Donna-

We would like to thank you for taking the time to meet with us last week regarding Mr. Lee's German Autocraft site. Following is a brief summary of the meeting and of the agreed-upon schedule for document deliverables and work for the next phases of work at the site. If you have comments, additions, or your notes differ from the summary presented below, please let us know. Thanks again for your time, and we'll talk with you soon.

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BRIEF SUMMARY OF MEETING (Alameda County HCS and Stratus Environmental – July 22, 2010, 10:30 a.m.)

The meeting held on July 22, 2010 (M. Detterman, D. Dragos – ACHCS and G. Kowtha and S. Salcedo - Stratus) was a working meeting to make introductions now that Mr. Lee has changed consultants, to review

the current status of the site overall, and to discuss steps to begin remediation at the site immediately. The meeting lasted approximately 1.75 hrs and the following main points were discussed:

1. Stratus briefly outlined the site description, sensitive receptors, assessment history, interpreted geologic and hydrogeologic setting, and presented isoconcentration maps illustrating the current TPHg and benzene plumes in groundwater. In addition, the recent vapor intrusion work at the site and across Garcia Avenue was discussed. Notable items from these conversations that were agreed upon by ACHCS and Stratus include:

- a. Lateral extents of the dissolved-phase TPHg/benzene plumes downgradient of the site is adequately defined at this time.
- b. Lateral extents of soil impact on the site property (especially in dispenser island area) may need additional characterization.
- c. Results of vapor intrusion work in 2009 gave general peace-of-mind since very few ESL exceedances, but that VI risk should continue to be evaluated as remediation progresses.
- d. Onsite, since Mr. Lee resides there, residential ESLs should be considered in the future.
- e. Based on type and age of release (regular gasoline in 1980s), the group agreed that soil and water should be tested for lead scavengers (1,2DCA, EDB), if not already done.

2. Stratus presented the results of the DPE test recently conducted by the previous consultant, and provided ACHCS Stratus' interpretation of the results and how they can be useful in forward remediation planning for the site. Based on this, Stratus recommended the installation of a full-scale DPE system as interim action, to be operated for about six months as a feasibility test, after which time a final CAP would be prepared either expanding the DPE system or proposing another feasible alternative. In general, ACHCS agreed with this overall approach and agreed that remediation is warranted at the site and should be the focus of the project for next several years.

3. From the remediation discussion, it was agreed that Stratus would prepare an *Interim Remedial Action Plan* (IRAP). To expedite the identified work at a fast pace and in several phases, it was agreed that an IRAP would be prepared in short order, followed by an addendum to the IRAP a few months later.

a. IRAP – Anticipated to be submitted to ACHCS by **30 August 2010**. The IRAP will provide a comprehensive data tabulation of all historic work done / samples collected at the site, and will identify data gaps that require additional work. However, the scope of work in the IRAP will include *ONLY* a proposal to excavate impacted soil at the former UST area (which was apparently backfilled with the native impacted soil during tank removal in 1990). This approach was agreed upon by ACHCS and is meant to expedite ACHCS's review time on the IRAP so that the excavation can be performed this Fall.

b. IRAP ADDENDUM – Anticipated to be submitted to ACHCS during **October/November 2010**. The addendum will propose details associated with the installation of the full-scale DPE system and additional extraction wells needed for the cleanup work. In addition, the IRAP addendum will propose any additional on-site wells/borings needed to complete onsite lateral and vertical soil assessment; the installation of permanent onsite and offsite soil gas sampling points; and propose work to fill any other data gaps identified in the IRAP.