Health Care Services

Alameda County Environmental Health
Meeting Sign-In Sheet

Paco Pumps, Inc.
Onsite
9201 San Leandro St, Oakland, CA

Tuesday April 22, 2014
1:00 PM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
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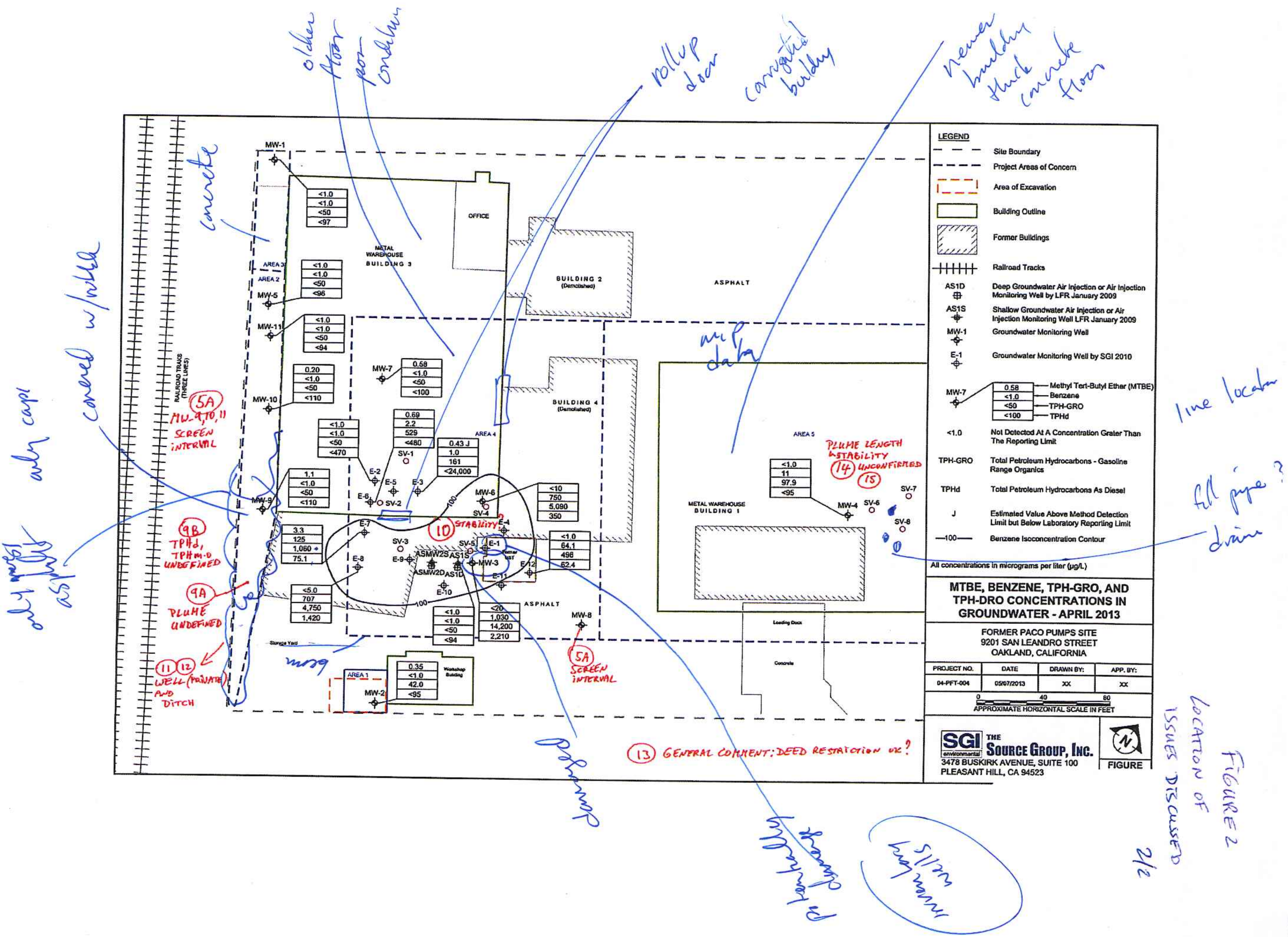


MTBE, BENZENE, TPH-GRO, AND TPH-DRO CONCENTRATIONS IN GROUNDWATER - APRIL 2013
FORMER PACO PUMPS SITE
9201 SAN LEANDRO STREET
OAKLAND, CALIFORNIA
PROJECT NO. 04-PFT-004
DATE 05/07/2013
DRAWN BY: XX
APP. BY: XX
APPROXIMATE HORIZONTAL SCALE IN FEET
0
40
80
SGI environmental
THE SOURCE GROUP, INC.
3478 BUSKIRK AVENUE, SUITE 100
PLEASANT HILL, CA 94523
FIGURE
LEGEND
Site Boundary
Project Areas of Concern
Area of Excavation
Building Outline
Former Buildings
Railroad Tracks
AS1D Deep Groundwater Air Injection or Air Injection Monitoring Well by LFR January 2009
AS1S Shallow Groundwater Air Injection or Air Injection Monitoring Well LFR January 2009
MW-1 Groundwater Monitoring Well
E-1 Groundwater Monitoring Well by SGI 2010
Methyl Tert-Butyl Ether (MTBE)
Benzene
TPH-GRO
TPHd
<1.0 Not Detected At A Concentration Grater Than The Reporting Limit
TPH-GRO Total Petroleum Hydrocarbons - Gasoline Range Organics
TPHd Total Petroleum Hydrocarbons As Diesel
J Estimated Value Above Method Detection Limit but Below Laboratory Reporting Limit
—100— Benzene Isoconcentration Contour
All concentrations in micrograms per liter (µg/L)
RAILROAD TRAKS (THREE LINES)
METAL WAREHOUSE BUILDING 3
OFFICE
BUILDING 2 (Demolished)
BUILDING 4 (Demolished)
ASPHALT
METAL WAREHOUSE BUILDING 1
Loading Dock
Concrete
Storage Yard
Workshop Building
AREA 1
AREA 2
AREA 3
AREA 4
AREA 5
5A MW-9,10,11 SCREEN INTERVAL
9B TPHd, TPHm-o UNDEFINED
9A PLUME UNDEFINED
11 12 WELL (PRIVATE) AND DITCH
10 STABILITY
PLUME LENGTH & STABILITY 14 UNCONFIRMED 15
5A SCREEN INTERVAL
13 GENERAL COMMENT: DEED RESTRICTION OK?
rollup door
newer building thick concrete floor
line locator
fill pipe? drain
FIGURE 2 LOCATION OF ISSUES DISCUSSED
2/2

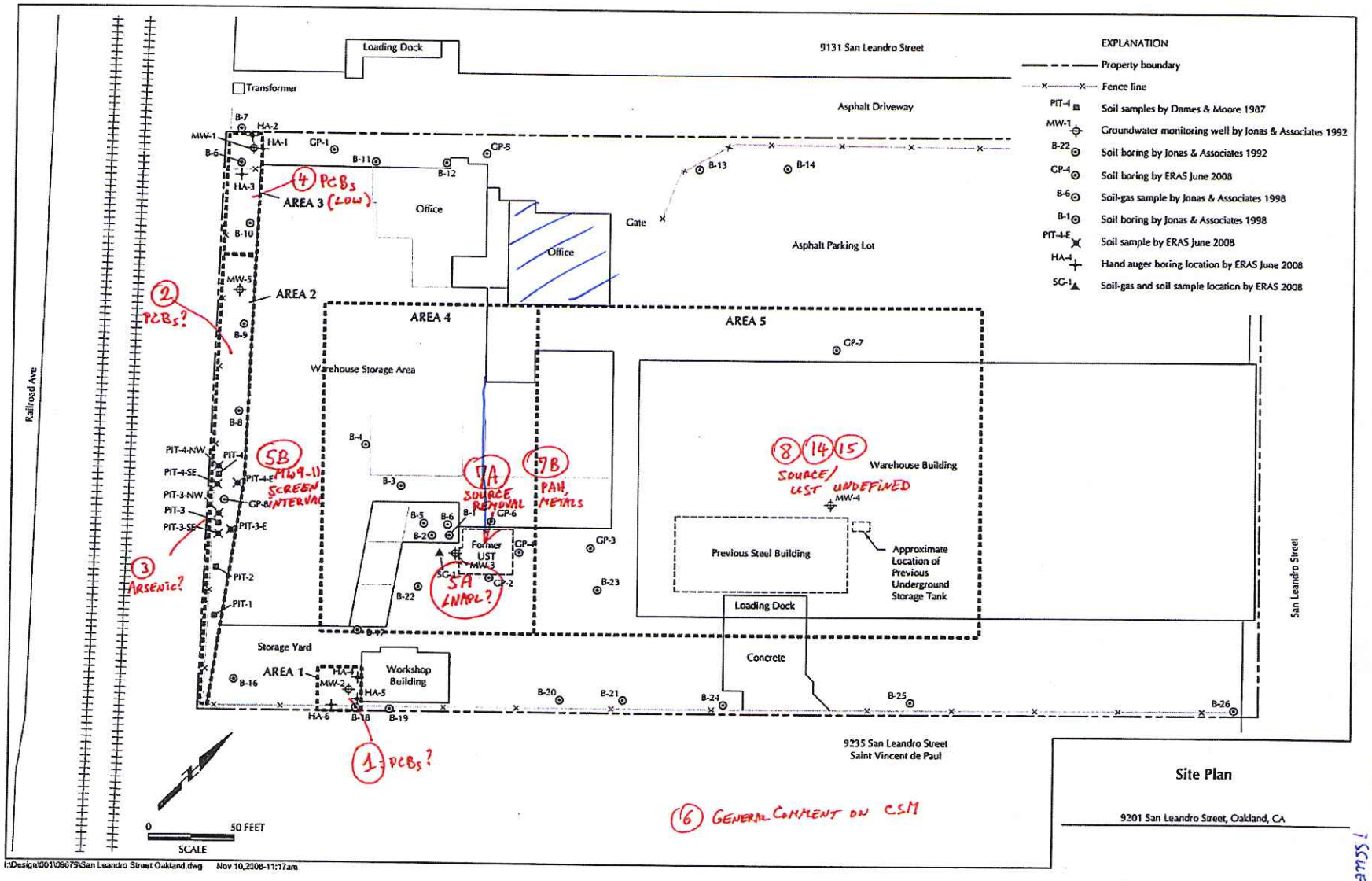


FIGURE 1
LOCATION OF ISSUES DISCUSSED
1/2

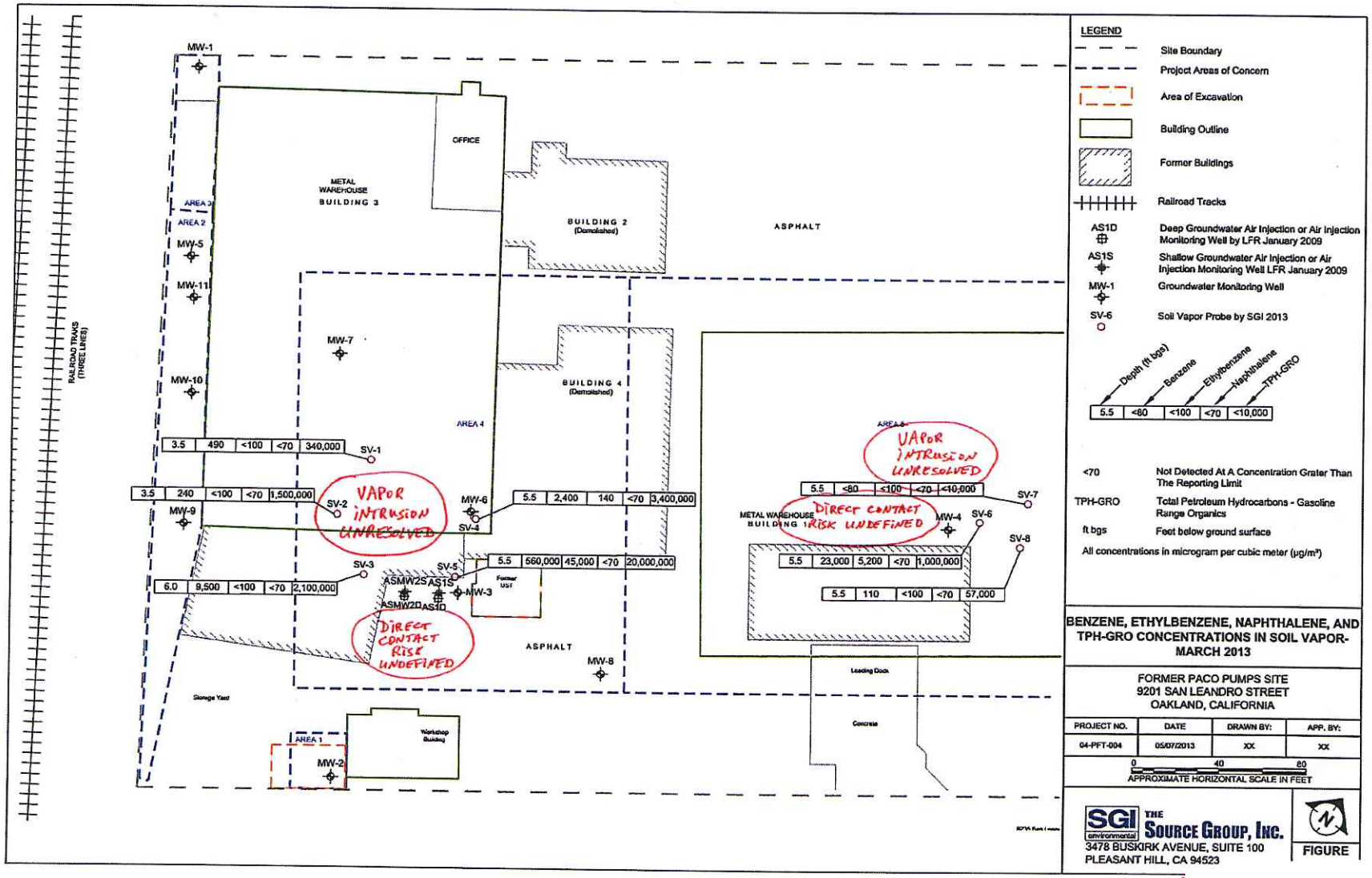
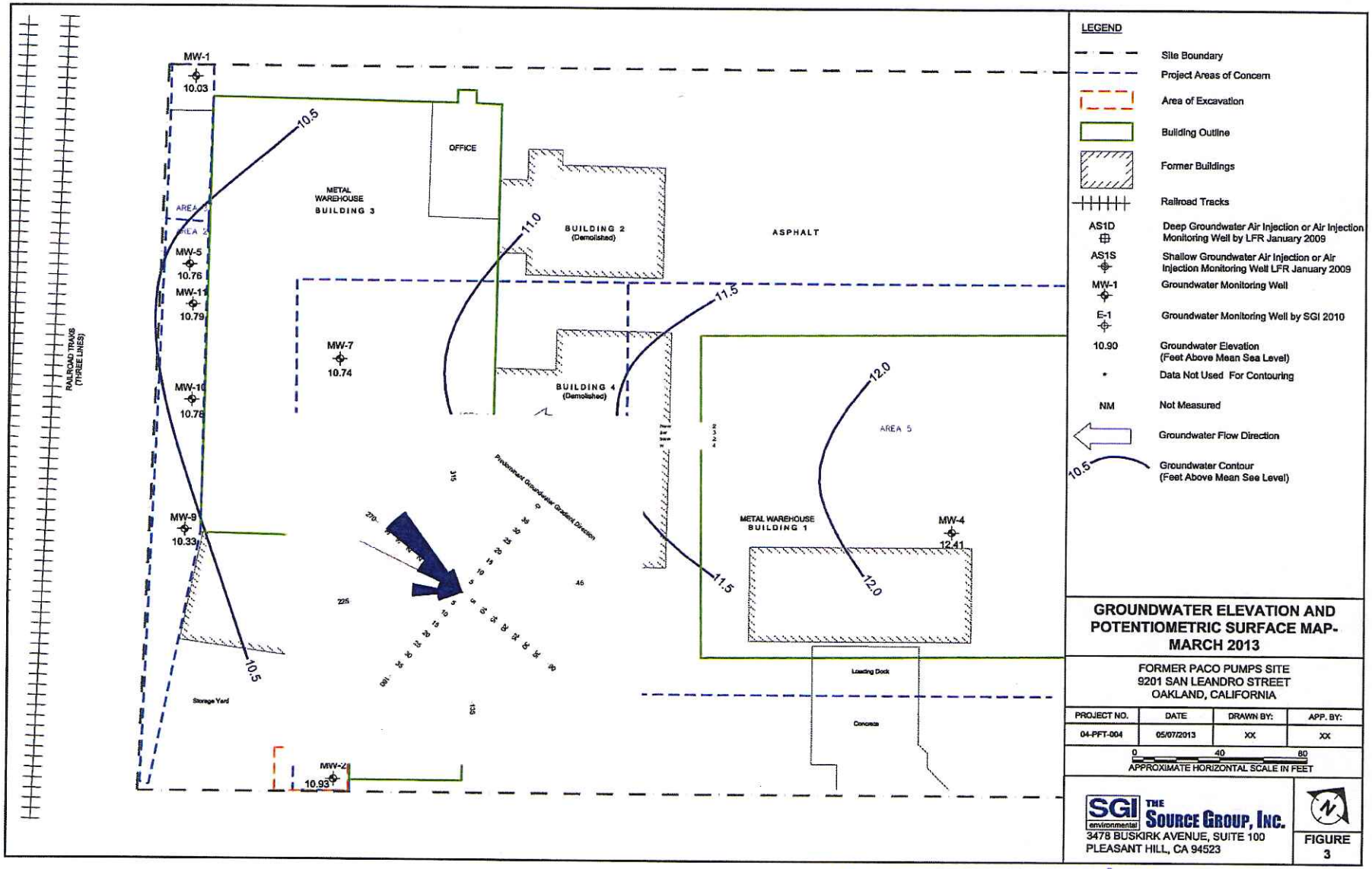


FIGURE 3
SUMMARY OF COUNTY RISK CONCERNS



GROUNDWATER GRADIENT ROSE DIAGRAM (11 AVAILABLE DATA)

ATTACHMENT B

Paco Pumps, Oakland:Issues Raised by County March 7, 2014
Agenda for Discussions at Meeting Scheduled for April 22, 2014

SGI Reference	County Concerns:		SGI Response	SGI Recommendation	Attachment
1	1 Area 1	PCBs present in Area 1?	Samples from 2009 excavation were not sampled for PCBs. 2008 Workplan for that excavation and sampling did not propose PCB testing, and Dec 10, 2008 County approval did not request PCB testing see also comments on Area 2 PCBs	No Further Action	Attachment 1
2 & 4	1 Area 2	Potential PCBs in Area 2?	Previous (2008) report indicates that the PCBs are likely due to leaky transformer north of the site. 18 soil samples in Area 2 were tested for PCBs, with 13 non-detected and 5 samples with detected PCB concentrations from ND to <0.74 mg/kg (Current USEPA RSL, Industrial site). 2008 LFR Workplan proposes no action. County agreed Dec 2008. One historic sample at 5 ft depth (B-7) with 530 ppm TPHmo had PCBs at 0.29mg/kg. Recent soil contained up to 8,800 mg/kg TPHmo.	Potential Data Gap: sample high TPHmo shallow soil for PCBs e.g. at MW-10 2.5 ft (8,800 TPH mo) and MW-11 2.5 ft (2,100 TPH mo)	Attachments 2, 3 and 1
3	1 Area 2	Arsenic in Area 2?	One Pit 3 sample at 3 ft: 14 ppm As-no other data from 1987, but 3 samples in that alley in 1992: B 8, B9 and B10 at 1 ft : ND arsenic.	Not a significant issue. Add As analysis to the Issue 2 samples	Attachment 4
4	1 Area 3	low PCBs?- See Comment 2	See Comment 2 PCBs attributed to off-site transformer	See Comment 2	Attachment 5, 1
Areas of Concern	Areas 1, 2, 3	Separate Areas 1, 2, 3 into distinct Area of Concern, separate case	Unnecessary: County approved previous workplans proposing focus on Areas 4 and 5.	Maintain one case under County oversight	
5A	2 Area 4	LNAPL present?	This site has a very high density of wells compared to typical UST sites: extraction wells are 10-30 ft apart. None have recorded LNAPL, multiple gauging events	LNAPL should not be a concern	Attachment 6
5B	2 Area 4	MW 8, 9, 10, 11 - screen interval starting at 10-12 ft, water found at 8 ft.	The lithology encountered indicates a confined first groundwater, with dry clay extending to the depth to first water (10-12 ft), and water levels rising in the well after installation. In any case, the downgradient wells have no detectable Benzene, TPHg or TPHd. If LNAPL were present, the samples would contain dissolved hydrocarbons.	No Further Action	Attachment 7
6	3 CSM	General comment: CSM insufficient	Data Gaps Workplan will address data gaps to update CSM.	Data Gaps/Workplan/CSM Document to be prepared	
7	4 Area 4	Source removal incomplete?	According to ERAS 2008 & Jonas 1992, the suspected UST area has been thoroughly excavated, & the former site has been backfilled. No tank was found. It is clear that some soil excavation in the area known to be contaminated did occur, likely removing a significant mass of contamination (250 cb yds).	Further attempts to drill or geophysically search to determine if a UST was removed or if a waste oil tank may be present are not likely to be effective. Add note to the deed to check for UST upon building removal.	
8	4 Area 5	Source removal incomplete?	Reports point to the absence of a UST. Issue of potential UST may be unresolvable until building is removed. Multiple samples downgradient indicate no significant downgradient groundwater migration. One single soil gas probe with benzene>CHHSL.	Recommend deed restriction that further excavation under that building may encounter soil with hydrocarbons- no further immediate work	Attachment 8
9A	5 Area 4-a	Groundwater contamination to southwest undefined	As shown in rose diagram of previous gradient directions, historical data indicate groundwater gradient to the northwest, and downgradient wells in that direction are ND.	Benzene plume is small and groundwater gradient historically points to the location of the new wells. Conduct one year of quarterly groundwater monitoring with silica gel, then request closure with deed restriction for potential hydrocarbons in future excavations.	
9B	5 Area 4-a	TPHd, TPH mo Not evaluated	Not significant, but future rounds of sampling will be conducted with silica gel		
10	5 Area 4-b	Plume stability not demonstrated	Collect additional data including silica gel testing		
11	5 Area 4-c	Private well 620 ft to the southwest	Noted: CSM will be updated		
12	5 Area 4-d	unlined ditch 360 ft to the southwest	Noted: CSM will be updated		
13	5 Area 4-e	general comment: is deed restriction applicable?	Deed Restriction is applicable		
14	5 Area 5-a	Area 5 Plume length at unknown source incomplete (see #8)	Presence of a UST is unresolvable until building removed?	Recommend one year (4 quarters) of monitoring and deed restriction that excavation under that building look for UST and hydrocarbons- no further immediate work	
15	5 Area 5-b	Plume stability at unknown source incomplete (see #8)	See above		
Vapor Intrusion, Area 4	6 Area 4	Bioattenuation Zone too thin	Under the building, only the southeastern well (MW-6) at the corner of the building has concentrations above the bioattenuation criteria (1,000 and 100 ug/L)- very localized concern.	Any further soil gas testing may lead to sub-slab sampling and to indoor air testing. SGI recommends evaluating current warehouse forklift and propane usage operations prior to additional vapor intrusion related testing.	Attachment 7
Vapor Intrusion, Area 4	6 Area 4	Some TPH in shallow soil	All shallow soil at mid depth 0-5 ft (2.5 or 3 ft depths) under buildings had non-detectable benzene, the compound critical for Vapor Intrusion. Some locations had TPH, but the location with highest TPH (SV-1) had no detectable benzene at any depth.	No further shallow soil sampling recommended unless a source within the footprint of the building is identified.	Attachment 9

SGI Reference	County Concerns:		SGI Response	SGI Recommendation	Attachment
Vapor Intrusion, Area 4	6 Area 4	Benzene in groundwater > 1,000 µg/L	Source area benzene >1,000 ug/L. but benzene in wells under building are all <1,000 ug/L	No further investigation. Any further soil gas testing may lead to sub-slab sampling and to indoor air testing. SGI recommends evaluating current warehouse forklift and propane usage operations prior to additional vapor intrusion related testing.	Attachment 10
Vapor Intrusion, Area 4	6 Area 4	Low O2 and high benzene at SV-1 may indicate localized source. Benzene high near source (outside).	Presence of a source under bldg can not be ascertained.		
Vapor Intrusion, Area 4	6 Area 4	V.I concern is significant: backfill may be coarser grain, some gravel encountered.	All soil gas probe installation boreholes reported the presence of lean clay starting at a depth of a couple of feet. The clay lithology is appropriate in estimating the upwards flux of vapors from groundwater, the presumed main source of VOCs into the building.		
Vapor Intrusion, Area 5	6 Area 5	Source unknown - vapor intrusion uncertain. Additional soil gas testing required.	Presence of a UST unresolvable until building removed? Additional testing may be inconclusive	No further investigation. Any further soil gas testing may lead to sub-slab sampling and to indoor air testing. SGI recommends evaluating current warehouse forklift and propane usage operations prior to additional vapor intrusion related testing.	Attachment 10
Direct Contact	7 Area 4	Not sufficiently characterized	Insignificant risk issue under current use	Deed Restriction would include provision for monitoring/mitigation during site excavation/construction	
Direct Contact	7 Area 5	Not sufficiently characterized - unknown source	Insignificant risk issue under current use	Recommend deed restriction that excavation under that building look for UST- no further immediate work	
Data Gap Workplan	**March 31**	**Notify of meeting/conduct meeting - workplan due 60 days after meeting**	Done	Preliminary: data gap workplan would include: PCB soil sampling in west alley,continued monitoring of groundwater gradient direction, evaluation of indoor air issue, deed restriction.	
Groundwater Monitoring		**Semi-annual sampling report due May 16, Oct 31**		Discuss schedule with County- pending on additional investigation	

Attachments

Figures 1&2: Locations of Issues Discussed

Figure 3: Summary of County Risk Concerns

Attachment 1: Dec 2008 County Approval: Area 1: TPH analyses
Attachment 2: ERAS 2008 Report PCBs Map
Attachment 3: 2008 LFR Workplan: area 2: no excavation proposed
Attachment 4: arsenic data
Attachment 5: 2008 LFR Workplan: Area 3: no excavation proposed
Attachment 6: Tabulated groundwater gauging data
Attachment 7: Groundwater Concentrations Q3 2013
Attachment 8: Groundwater Gradient Rose Diagram
Attachment 9: 2013 Report Soil TPH/Benzene Map
Attachment 10: excerpts from reports on USTs Area 4 and 5
Attachment 11: Sanborn Maps