Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Tuesday, November 27, 2018 6:26 PM
To: 'Brent Wheeler'
Cc: Brian Sheaff; drsheaff@pacbell.net; John Accacian; Mark Youngkin
Subject: RE: Revised Work Scope for Down-Gradient Grab Groundwater Sampling at 5916-5920 College Avenue, Oakland (Associated w/ ACDEH Fuel Leak Case No. RO0000377)

Brent,
Thanks for the reminder. Sorry for the delay, but review of your email has been on my mind; I've just not been able to get there until now.

The proposed plan of action appears a reasonable way to obtain offsite groundwater data downgradient from the release proximal to the residential apartment building at the adjacent property. The installation of bore B42 (or B41?) may be adequate to determine if there is a vapor intrusion risk to the apartment building; however, bores B43 and B44 should provide sufficient data to quickly define the groundwater plume and the level of risk to the apartment building or to other properties, including the residential property east of the apartment building, and is preferred to previous site data. I am however concerned with the planned total depth of the soil bore to 20 – 25 feet below grade surface (bgs). The majority of groundwater appears to be present within approximately 15 feet bgs at the site. Because there is a higher probability for lower concentration groundwater to be present with depth, the added depth may produce non-representative groundwater concentrations from beneath the apartment building. Therefore, ACDEH requests the depth of the bores be based on signs of moisture and contamination in the soils encountered, essentially no deeper than 15 to 18 feet bgs. Characterization of soil in the 0 – 5 and 5 – 10 foot intervals may provide an alternative path to closure within the LTCP.

In regards to the soil vapor well, because the Low Threat Closure Policy (LTCP) requires vapor wells to be installed at a depth of 5 feet below the foundation of a building (rather than a subslab vapor point), ACDEH requests an installation consistent with the LTCP. Should groundwater be a concern at this depth (6.5 feet (??) outside of the elevator pit, however, deeper vapor sampling is representative of the elevator pit), this is additional reasoning for shallower soil bores for groundwater delineation, but may indicate that a subslab sample is reasonable. In either case, ACDEH requests permanent points just to ensure that additional samples can be collected should it be needed (seasonal, temporal, weird data, etc.). Since this work was approved, ACDEH has moved to the use of a helium tracer, rather than others allowed by DTSC, and maintained at a concentration of about 20% in the shroud, and monitored (and recorded and tabulated) with a field meter as well as helium in the vapor sample. Please ensure this standard is used as it definitely helps validate vapor data.

I don't know if this email is sufficient for the USTCF to approve a change in scope. You may need to submit a work plan to ensure it is approved.
I will be out tomorrow, but if you have questions, please let me know.
Regards,

Mark Detterman
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Senior Hazardous Materials Specialist
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PDF Copies of case files can be downloaded at:
http://www.acgov.org/aceh/lop/ust.htm

From: Brent Wheeler [mailto:bwheeler@wheelergroupenvironmental.com]
Sent: Tuesday, November 27, 2018 3:25 PM
To: Detterman, Mark, Env. Health <Mark.Detterman@acgov.org>
Cc: Brian Sheaff <brian.sheaff@yahoo.com>; drsheaff@pacbell.net; John Accacian <jjjracingaol@yahoo.com>; Mark Youngkin <myoungkin@wheelergroupenvironmental.com>
Subject: FW: Revised Work Scope for Down-Gradient Grab Groundwater Sampling at 5916-5920 College Avenue, Oakland (Associated w/ ACDEH Fuel Leak Case No. RO0000377)

Hi Mark,

Just following up on whether you have had time to review email below. We would like to conduct the field work ASAP and include the data in the forthcoming Data Gap Investigation Report for the project.

Thank you,

Brent A. Wheeler
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Email: bwheeler@wheelergroupenvironmental.com

From: Brent Wheeler
Sent: Friday, November 16, 2018 1:51 PM
To: 'Detterman, Mark, Env. Health' <Mark.Detterman@acgov.org>
Cc: Brian Sheaff <brian.sheaff@yahoo.com>; drsheaff@pacbell.net; Mark Youngkin <myoungkin@wheelergroupenvironmental.com>; John Accacian <jjjracingaol@yahoo.com>
Subject: Revised Work Scope for Down-Gradient Grab Groundwater Sampling at 5916-5920 College Avenue, Oakland (Associated w/ ACDEH Fuel Leak Case No. RO0000377)

Mark,

As mentioned in yesterday's email, we have recently acquired access to subject property address (5916-5920 College Avenue) located directly to the south of 5930 College Avenue, Oakland (Site; ACDEH Fuel Leak Case No. RO0000377). Per our September 30, 2016 Data Gap Work Plan, conditionally approved by ACDEH in its Letter dated January 3, 2017, one of the remaining data gaps for evaluation of case closure under the LTCP (Media Specific Criteria for Groundwater) was to assess the extent of the contamination in groundwater in the general down gradient direction of the Site and assess

plume stability. The September 2016 Work Plan proposed to "Obtain a site access agreement and collect one grab groundwater sample from the elevator pit or sump in the lowest level of the adjoining multi-story building at 5916-1920 College Avenue. If such pit or sump is not present, use concrete coring and drilling equipment and drill one exploratory boring B41 to 12 fbg and recover one grab groundwater sample from first water beneath the building."

Based on a recent conversation with the property manager/owner of 5916-5920 College Ave., the maximum depth of the elevator pit located within the street level garage is 5 feet below floor grade (fbg), and only a small volume of drainage water collects within the bottom of the pit during winter months, and pumped via sump pump to sanitary or storm water sewer. Since the water is likely not representative of groundwater, we recommend recovering grab groundwater samples from additional borings proposed within the garage area as well as along the rear (east) and south property boundary lines. The proposed boring locations (B42-B44) and Field Point Names are shown in purple type on the attached, revised Site Plan (Proposed Work – Figure 5).

Following acquisition of a Site Access Agreement and drilling permit (Alameda County Public Works Agency, ACPWA), each boring would be advanced using limited access GeoProbe equipment and drill tubing (2.25"-Dia.) to approximately 20-25 fbg (minimum required depth based on October 2017 boring installation), with collection of soil samples at appropriate depths where warranted (i.e., soil/water interface, contamination zones, lithology changes). Due to very slow groundwater infiltration through the dense clay, the majority of the October 2017 borings were allowed to remain open for approximately 5 days prior to groundwater sampling. Following soil sample collection, 0.75"-diameter PVC piezometer casing would be installed to the total depth of each borehole (0'-10' blank riser casing, 10'-20' or 25' screened casing), and a thin layer of concrete will be placed at grade surface to temporarily seal the borehole from rain or other surface water infiltration. Wheeler Group will acquire a variance on the permit issued by ACPWA to allow for the wells to remain open longer than 24 hours.

Approximately one week following piezometer installation, Wheeler Group will return to initially measure and record the depth to groundwater and presence of free product in each borehole using an electronic water/oil interface meter, then survey the top of casing and grade elevations of each boring relative to MW-3 to establish a site specific groundwater gradient. Wheeler Group will then collect a grab groundwater sample from each borehole using a disposable Teflon bailer (for VOC analysis) and variable speed peristaltic pump and dedicated tubing (TPH analysis), and submit all groundwater samples to a State-certified laboratory for the required work plan analyses.

In addition to the temporary piezometer wells, Wheeler Group may elect to install an additional sub-slab vapor sampling point at the location shown on the attached Site Plan (B42-SSV). This Field Sampling Point will help to assess potential vapor intrusion concerns at this property, if warranted, based on the piezometer grab groundwater sample results.

Based on contractual agreement, scheduling and driller availability, we hope to conduct this revised work scope within the next 2-3 weeks and incorporate the findings and conclusions into our forthcoming Data Gap Investigation Report, which we anticipate submitting to the ACDEH by mid to late December 2018. Please contact us with any questions.

Respectfully Submitted,

Brent A. Wheeler
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