Detterman, Mark, Env. Health

From: Gwen Tellegen [gwen.tellegen@terraphase.com]
Sent: Wednesday, January 28, 2015 4:46 PM
To: Detterman, Mark, Env. Health
Cc: Dan Phelps; WLewerenz@aol.com; Jennifer Repa
Subject: Submittal of Workplan for Sampling for UST Closure at 1400 Park Avenue in Emeryville
Attachments: Well Search- Emeryville.pdf; Compiled Gradient Figure.pdf; well search 1 mile radius of 1400 Park Ave 1S4W22G.xlsx; Pages from RO398_Removal of 3 Underground Storage Tanks & Soil Sampling_L_1996-01_12.pdf

Hello Mark,

As we discussed today, Terraphase would like to request and extension for the submittal of a Workplan for Sampling Related to the Closure the UST Case at 1400 Park Avenue in Emeryville. The purpose of the activities described in the Workplan will be to provide sufficient information to allow for Alameda County Environmental Health to issue a No Further Action letter for this case. This Workplan will be submitted to you by Terraphase on or before February 9, 2015.

The Workplan will describe soil sampling in the immediate area of the UST. We will sample soil at three locations around former tank pit one sample collected at a depths of 0-5' and a second at 5-10'. We will also include an analysis of groundwater gradients measured in the immediate area of the Site (see attached Compiled Gradient Figure) and the recent measurement of the groundwater gradient at the Site (to be conducted this week). If MW-1 is indeed 30 feet down-gradient of the former UST excavation (see attached excerpts from UST Removal Report by AquaScience Engineers), a groundwater sample will be collected from MW-1 following a three volume purge of the well. If another gradient is demonstrated by the gauging of the Site's monitoring wells, we will describe a method by which to collect a representative groundwater sample downgradient of the former USTs.

He have searched the information provided to us by Alameda county for groundwater production wells (of depths greater than or equal to 92 feet) and created a map of their locations. As you can see, there are no production, monitoring or other deep wells within 2000 feet of the Site.

If you have any further questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

Gwen Tellegen, PE
Principal Engineer
Director of Southern California Operations
Terraphase Engineering
11590 W. Bernardo Ct. Suite 245
San Diego, CA 92127

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Cell: 949-378-8448
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Please consider the environment before printing

From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Wednesday, January 28, 2015 10:46 AM
To: Gwen Tellegen
Subject: FW: well search 1 mile radius of 1400 Park Ave. 1S4W22G

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
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Direct: 510.567.6876
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Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

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

From: Miller, Steve
Sent: Monday, September 08, 2014 3:29 PM
To: Gwen.Tellegen@terraphase.com; Detterman, Mark, Env. Health
Cc: Wells
Subject: well search 1 mile radius of 1400 Park Ave. 1S4W22G

You requested a 1 mile radius search.

I searched in Sections 1S4W14E, L, M, N, P, Q; 1S4W15E, F, G, H, J, K, L, M, N, P, Q, R; 1S4W16J, Q, R; 1S4W21A, B, G, H, J, K, Q, R; 1S4W22A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R; 1S4W23B, C, D, E, F, G, K, L, M, N, P, Q; 1S4W26C, D, E; 1S4W27A, B, C, D, E, F, G, H; 1S4W28A and found results in all but the underlined sections.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped CONFIDENTIAL and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

The information provided is deemed reliable but not guaranteed. It is possible that further information is available.

Please let me know if you have any questions or would like further details, if available. Thanks-

Steven Miller

Engineering Staff Assistant 2

Water Resources

Alameda County Public Works

399 Elmhurst Street

Hayward, CA 94544-1307

stevem@acpwa.org

510-670-5517 office

File: N:\GIS\Well Search.mxd 1/28/2015 Created by: Checked by:

N

0 1,100 2,200 3,300 4,400 Feet

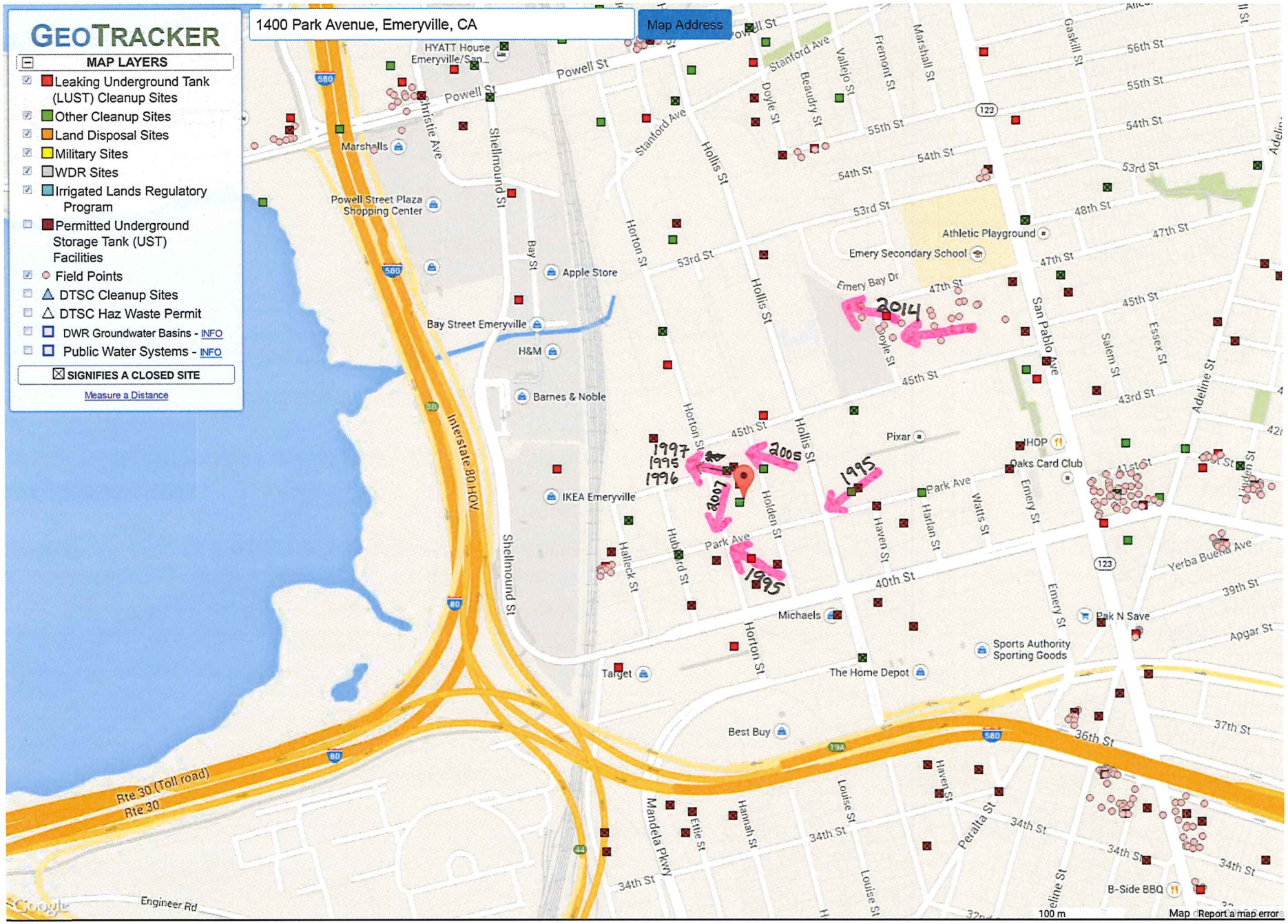
1 in = 1,250 ft

SAFETY FIRST

CLIENT:	Emeryville Properties LLC
PROJECT:	1400 Park Ave Emeryville CA
PROJECT NUMBER:	S016.001.001

Well Search Emeryville CA

FIGURE 1



SITES CURRENTLY VISIBLE ON MAP

aqua science engineers inc.

January 12, 1996

PROJECT REPORT
UNDERGROUND STORAGE TANK REMOVAL
(ASE JOB NO. 2908)

for

Emeryville Properties
1400 Park Avenue
Emeryville, California

Submitted by:

Aqua Science Engineers
2411 Old Crow Canyon Road, #4
San Ramon, California 94583
(510) 820-9391

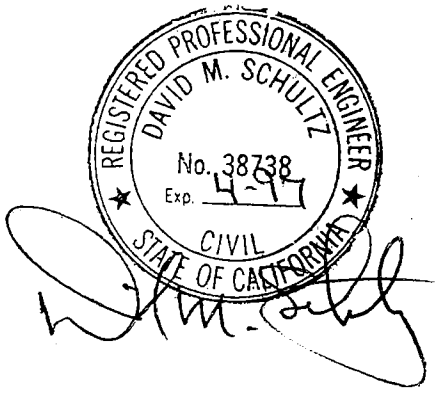


TABLE THREE
SOIL SAMPLE RESULTS
All Results in **Parts Per Million**

Sample Name	TTLC Lead	STLC Lead
North, 9'	66	2.0
North, 12'	6.3	---
EPA METHOD	6010	6010

9.0 INITIAL EXCAVATION BACKFILLING

On October 23, 1995, ASE lined the bottom and sides of the excavation and then pushed approximately 27 tons of clean backfill material into the excavation. This material was not compacted. It was placed into the excavation in such a manner that a ramp was made from the surface into the excavation. This was performed for safety reasons only because the excavation was to remain open until laboratory results were obtained.

10.0 GROUNDWATER MONITORING WELL SAMPLING

Since groundwater was identified in the UST excavation, Ms. Gwen Tellegen asked ASE to collect a groundwater sample from monitoring well MW-1 which is approximately 30 feet downgradient from the excavation. This sample represents the groundwater downgradient of the former USTs. On November 6, 1995, ASE mobilized to the site to purge and collect a groundwater sample from monitoring well MW-1. The sample was analyzed by MAI Laboratories for VOCs by EPA Method 8240, and total extractable hydrocarbons as diesel and motor oil by Modified EPA Method 3510/8015M. Analytical results are shown below in Table Four; copies of laboratory data can be found in Appendix D. The only constituents detected in the groundwater sample appear to be those found in a known area-wide solvent contamination problem. It does not appear that the groundwater contamination is a result of the former contents of the USTs.

TABLE FOUR
WATER SAMPLE RESULTS
All Results in **Parts Per Billion**

Sample Ident.	cis-1,2 DCE	PCE	TCE	Toluene	Total Xylenes	TPH Diesel	TPH Motor Oil
MW-1	2.6	7.9	5.8	4.0	7.8	<50	<250
MCL	6	5	5	100*	1750	---	---
EPA METHOD	8240	8240	8240	8240	8240	8015M	8015M

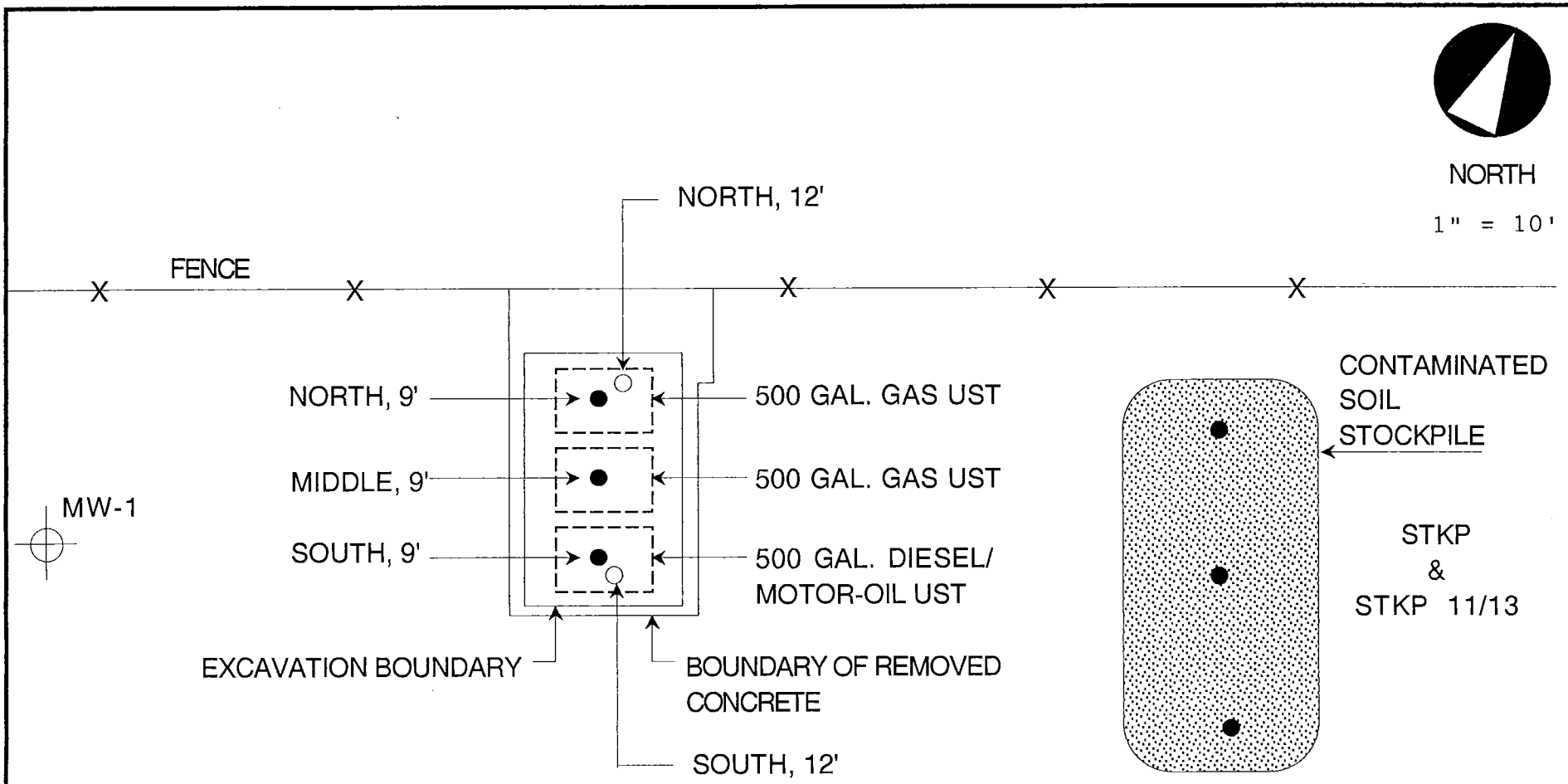
NOTE: All other 8240 compounds resulted in less than detectable concentrations.
* An MCL has not been established, however 100 ppb is a recommended action level (RAL).

11.0 ACHCSA TELEPHONE CONVERSATION

Upon receipt of all the afore-mentioned analytical results, ASE contacted Mr. Brian Oliva of the ACHCSA by telephone for his verbal approval for backfilling and compaction of the UST excavation. ASE explained to Mr. Oliva that reasonable efforts were conducted to remove sources of contaminated soil from the excavation and that such contaminated soil was to be offhauled to a local landfill. ASE also explained the results of the monitoring well sampling. Mr. Oliva concurred with the recommendation by ASE to conduct no further overexcavation or soil-remedial activities regarding the USTs and agreed to allow ASE to backfill, compact and resurface the excavation.

12.0 FINAL BACKFILLING AND RESURFACING

On November 28, 1995, ASE returned to the site to conduct final backfilling and compaction activities. A portion of the material pushed into the excavation on October 23, 1995 was removed in order to compact the material properly. ASE imported 50 additional tons of clean fill and completely backfilled and compacted the UST excavation. Several days later, the surface was refinished with concrete to match the existing surroundings.



LEGEND

- ● SOIL SAMPLE COLLECTED FROM 12"-24" BELOW BOTTOM OF UST
- ○ SOIL SAMPLE COLLECTED AT 12-FEET BELOW GROUND SURFACE, AFTER OVEREXCAVATION ACTIVITIES
- ⊕ MONITORING WELL, INSTALLED BY ALTON GEOSCIENCE

SAMPLING PLAN

Emeryville Properties Facility
1400 Park Avenue
Emeryville, California

AQUA SCIENCE ENGINEERS, INC. | Figure 3