

## Wickham, Jerry, Env. Health

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**From:** Kambin , Roya [EMC] [RKambin@chevron.com]  
**Sent:** Monday, June 04, 2012 2:32 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Evans, Brenda; Esters, Kelly C  
**Subject:** RE: Site No. 351645 - (RO 409) 4276 MacArthur Boulevard, Oakland, CA - Soil Vapor Intrusion Work Plan

Hi Jerry,

I just completed a follow-up meeting with our Supplier (AECOM) and our internal Vapor Intrusion expert. The property owner is adamant about not allowing invasive work inside her building or removing any chemicals that will be detected in our indoor air samples. This means that any indoor air sample cannot be properly evaluated or have any real meaning without a corresponding soil gas sample from beneath the building (sub-slab). Even with that, we would have to tweeze out the indoor air interference.

We propose to prepare a revised work plan that will propose installation of two near slab soil vapor probes on the off-site property. One probe will be installed between the waste oil UST and the building, and the second probe will be installed adjacent to the crawl space.

We realize this approach may not rule out VI risks or exposure pathways. Our intention is to take a step-wise approach. If we find that a vapor risk potentially exists, we will have better evidence to hopefully convince the property owner that we must sample inside the building.

We will have to execute this in a step-wise fashion because of access issues. If the property owner approves the revised work plan, we will submit it to you for approval.

I will let you know when we have submitted the work plan to the property owner so you know that things are moving forward.

Thanks for your patience and please let me know if you have any questions/concerns.

Roya

-----Original Message-----

**From:** Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]  
**Sent:** Wednesday, May 30, 2012 4:27 PM  
**To:** Kambin , Roya [EMC]  
**Cc:** Evans, Brenda; Esters, Kelly C  
**Subject:** RE: Site No. 351645 - (RO 409) 4276 MacArthur Boulevard, Oakland, CA - Soil Vapor Intrusion Work Plan

Hi Roya,

It would be acceptable to conduct the following as a first phase:

- Collection of the CS-1 crawl space sample as proposed.
- Collection of an additional crawl space sample as close to the former used oil UST as possible.
- Collection of an outdoor air sample OA-1.

This could be done prior to a CSM and work plan.

Regards,  
Jerry Wickham  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
phone: 510-567-6791  
jerry.wickham@acgov.org

-----Original Message-----

From: Kambin , Roya [EMC] [mailto:RKambin@chevron.com]  
Sent: Wednesday, May 23, 2012 3:50 PM  
To: Wickham, Jerry, Env. Health  
Cc: Evans, Brenda; Esters, Kelly C  
Subject: FW: Site No. 351645 - (RO 409) 4276 MacArthur Boulevard, Oakland, CA - Soil Vapor Intrusion Work Plan

Hi Jerry,

We thought we were close to obtaining an access agreement from Dr. Dorsey for the VI study. However, we again find ourselves at an impasse (read e-mail chain below).

It appears Dr. Dorsey will allow limited sampling in the crawl space. It is not optimal, but at least it is something. If you feel you can approve this as an interim measure pending closure of other data gaps. we can provide an addendum for this contingency to hopefully at least rule out a worst-case scenario.

On a parallel path, we are preparing a CSM, and have identified a number of data gaps in the process. We plan on submitting the CSM to you with a work plan to close the data gaps. Completing the data gaps may (or may not) rule out the need for additional VI work. We prioritized the VI work over the CSM to address the potential human health risk. However, because of Dr. Dorsey's continuous refusal to allow access, I need to figure out some alternatives.

Please let me know if you would consider collection of an indoor I sample from the crawl space as a starter, followed by submittal of a CSM and work plan.

Thanks,  
roya

-----Original Message-----

From: Dr. Maureen Dorsey [mailto:mddvm@oaklandvet.com]  
Sent: Wednesday, May 23, 2012 3:35 PM  
To: Kambin , Roya [EMC]  
Subject: Re: Site No. 351645 - 4276 MacArthur Boulevard, Oakland, CA - Soil Vapor Intrusion Work Plan

Hello Ms Kambin,

The requirement for no cleaning products for 24 hours prior to sampling means no business for more than 24 hours, means no inpatient hospitalization or boarding of patients for >24 hours, even if sampling performed at night or on Sundays. There is no indication of how many samples may need to be collected, the one sampler is to be embedded in my building, etc.

The sub slab testing is uphill from the previous container, I object to this sample strenuously.

Perhaps air sampling of the crawl space or ground samples of crawl space is first step.

I also need to see the mitigation, liability, and corrective measures plan.

M Dorsey

Kambin , Roya [EMC] wrote:

> Hi Dr. Dorsey,

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> I apologize for the delay in responding to you. We were trying to find alternative solutions to address your concerns. We will continue to try to seek alternatives using less invasive methods to assess indoor air quality while still fulfilling our regulatory obligations and ensuring that any vapor intrusion risk (if present) is mitigated. In other words, we will work with the regulator and Chevron's Vapor Intrusion experts to try to scope the work down, or possibly do it in phases. One goal in attempting to expedite the vapor intrusion investigation and complete it in one (at most 2) events in your building is to ensure there is no risk to occupants of the building as soon as possible. Note that the vapor intrusion risk is not limited to the gasoline USTs, but also a vault/waste oil UST adjacent to the property boundary.

>

> One alternative to consider is that we complete the work at night or on Sunday. Would this be an acceptable alternative?

>

> Thanks,

> Roya

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> -----Original Message-----

> From: Dr. Maureen Dorsey [mailto:mddvm@oaklandvet.com]

> Sent: Sunday, May 20, 2012 2:23 PM

> To: Esters, Kelly C

> Cc: Kambin , Roya [EMC]

> Subject: Re: Site No. 351645 - 4276 MacArthur Boulevard, Oakland, CA -

> Soil Vapor Intrusion Work Plan

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> Hello,

> In reviewing the placement of the requested samplers and the details regarding restrictions for sample collection, this will not work for my business operation. Given that the plume runs southwest from the underground tank in question, I see no reason to place the samplers inside my building and you should place them in the crawl space which is southwest of the problem area on your property. The interference to my day to day activities will be too impacted for samplers to be located within the building.

> Sincerely,

> Maureen Dorsey, DVM

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> On 5/10/12 6:09 PM, Esters, Kelly C wrote:

>> Hi Dr. Dorsey,

>>

>> I hope all is well. I wanted to let you know that the work plan for the soil vapor intrusion investigation for your building was mailed to you today. I am heading out of the office tomorrow for an extended vacation and will not return until June 11, 2012. If you have any questions regarding the work plan please feel free to contact Roya Kambin at RKambin@chevron.com <mailto:RKambin@chevron.com> or (925) 790-6270. When I return to the office, I will have the agreement outlining the terms of the investigation work finalized and sent to you and your attorney for review. Thank you.

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>> \*Kelly C. Esters\*  
>> Property Specialist  
>> Claims & Agreements - West  
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