

## **Nowell, Keith, Env. Health**

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**From:** Schreiner, Dan <Dan.Schreiner@stantec.com>  
**Sent:** Thursday, September 22, 2016 1:33 PM  
**To:** Nowell, Keith, Env. Health  
**Cc:** Roe, Dilan, Env. Health; Yoo, James; McGrath, Angus; Andrew Warner  
**Subject:** RE: RO3157 and GeoTracker Global ID T10000006445, City Ventures  
**Attachments:** oakland2\_proposed SV locations.pdf

Hi Keith. As requested, below is a quick summary of the soil vapor sampling we have scheduled for next Monday.

### PURPOSE

The proposed soil vapor (SV) sampling is in response to discussion during the September meeting between Alameda County Environmental Health (ACEH), Stantec, and City Ventures (CV). The soil vapor sampling will help to address the following areas that were identified by ACEH warranting further assessment:

1. Stantec will perform further soil vapor sampling and analysis at SV-1, where Freon 12 was detected and SV-4 where a "j-flagged" concentration of benzene exceeds the subslab residential ESL. The sampling will be performed in order to identify the potential source for impacts detected at SV-1 and to verify whether benzene is elevated in soil vapor near SV-4.
2. ACEH expressed concern about the free product observed in the northwest corner of the Site.
3. In order to address this area, Stantec proposes conducting soil vapor sampling to measure VOCs and methane in this area.
4. ACEH expressed concern about the detection of vinyl chloride in groundwater at B-56. Therefore, Stantec will collect soil vapor from the area adjacent to the off-site Tank #6.
5. The last location to be sampled and analyzed is the location of the Paint room and the Paints Location to verify that VOCs do not pose a potential threat to indoor air in these areas.

### SITE-SPECIFIC HEALTH AND SAFETY PLAN

As required by the Occupational Safety and Health Administration Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120), and by the California Occupational Health and Safety Administration "Hazardous Waste Operations and Emergency Response" guidelines (CCR Title 8, Section 5192), Stantec will create a site-specific Health and Safety Plan (HASP) prior to the commencement of field work.

### PERMITTING

Prior to initiating any intrusive work, a permit will be obtained from Alameda County PWA. It is our understanding that the permit package is currently ready to be approved, pending acceptance by ACEH.

**Your quick approval for the permit is appreciated.**

### SUBSURFACE UTILITY CLEARANCE

With field work activities scheduled for Monday, September 26, 2016, Stantec marked the locations of proposed shallow SV sampling at the Site, in accordance with Underground Services Alert (USA) guidelines. Stantec has contact USA North over 48 hours prior to the scheduled start of field work to allow USA members to mark subsurface utility locations. Additionally, Stantec has contacted a private utility locator to verify the locations are clear of the presence of buried utility lines or other subsurface hazards.

### PROBE ADVANCEMENT AND SOIL VAPOR SAMPLING

Stantec is proposing to collect samples at 10 locations strategically placed to address the areas described above (See attached Figure). Stantec will contract with TEG Northern California (TEG) of Rancho Cordova, California to allow for the collection and for analysis of the SV samples onsite. TEG will use direct push methodology to advance drill rod equipped with a soil vapor probe to a depth of approximately 5 feet below ground surface at each location. Once the desired depth is achieved, TEG will pull back on the drill rod to open the screen interval of the soil vapor probe, then purge the Nylaflow tubing that connects the probe to the surface appropriately, and a sample will be collected. Sampling will be conducted in accordance with the Department of Toxic Substance Control Advisory for Active Soil Gas Investigations (April 2012). The collected sample will be immediately analyzed by an onsite TEG mobile laboratory, for one or more of the following analysis (as appropriate based on contaminants of concern for each area):

- Methane and O2
  
- 8260 VOCs, including:
  - Freon 12
  
  - Benzene
  
  - Ethylbenzene
  
  - vinyl chloride
  
  - cis-1,2-DCE
  
  - 1,2-DCA
  
  - Petroleum hydrocarbons

Following sample collection the drilling rod/vapor probes will be extracted and the borings grouted to the surface.

As noted above, the proposed additional sampling will be conducted on Monday, September 26, 2016, with the intent to have the data available for the September 28 meeting. If you have any questions or comments regarding the proposed sampling, please let us know right away.

Thank you,

**Dan Schreiner, P.G.**

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**From:** Andrew Warner [mailto:andrew@cityventures.com]  
**Sent:** Thursday, September 22, 2016 10:55 AM  
**To:** Nowell, Keith, Env. Health; McGrath, Angus  
**Cc:** Roe, Dilan, Env. Health; Yoo, James; Schreiner, Dan  
**Subject:** RE: RO3157 and GeoTracker Global ID T10000006445, City Ventures

Hi Keith,

Based on our meeting with you and Dilan on Sept 7, Angus and his team took another hard look at the data. They identified some location to get some additional vapor samples (very much aligned with the direction received from Dilan). The permit application is for that sampling (scheduled for this Monday with a mobile lab). Dan Schreiner from Stantec will provide you with a brief scope of work, including the scope of analyses, and a site plan depicting the bore locations for your review via email as you requested. Our goal is to have this sampling and analysis completed in time for our meeting on Sept 28.

I will also be sending out shortly to you and Dilan our notes from the Sept 7 meeting.

Thank you!

**Andrew Warner**

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**From:** Nowell, Keith, Env. Health [<mailto:Keith.Nowell@acgov.org>]  
**Sent:** Thursday, September 22, 2016 8:54 AM  
**To:** Angus McGrath ([Angus.McGrath@stantec.com](mailto:Angus.McGrath@stantec.com)) <[Angus.McGrath@stantec.com](mailto:Angus.McGrath@stantec.com)>  
**Cc:** Andrew Warner <[andrew@cityventures.com](mailto:andrew@cityventures.com)>; Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; Yoo, James <[jamesy@acpwa.org](mailto:jamesy@acpwa.org)>  
**Subject:** RO3157 and GeoTracker Global ID T10000006445, City Ventures

Angus,

I received notification of a drilling permit application of the subject site. Prior to permit authorization, please provide Alameda County Environmental Health (ACEH) with a brief scope of work, including the scope of analyses, and a site plan depicting the bore locations for our review. Your response may be submitted by electronic mail to my attention.

Thank you in advance for your cooperation.

Regards,  
Keith Nowell

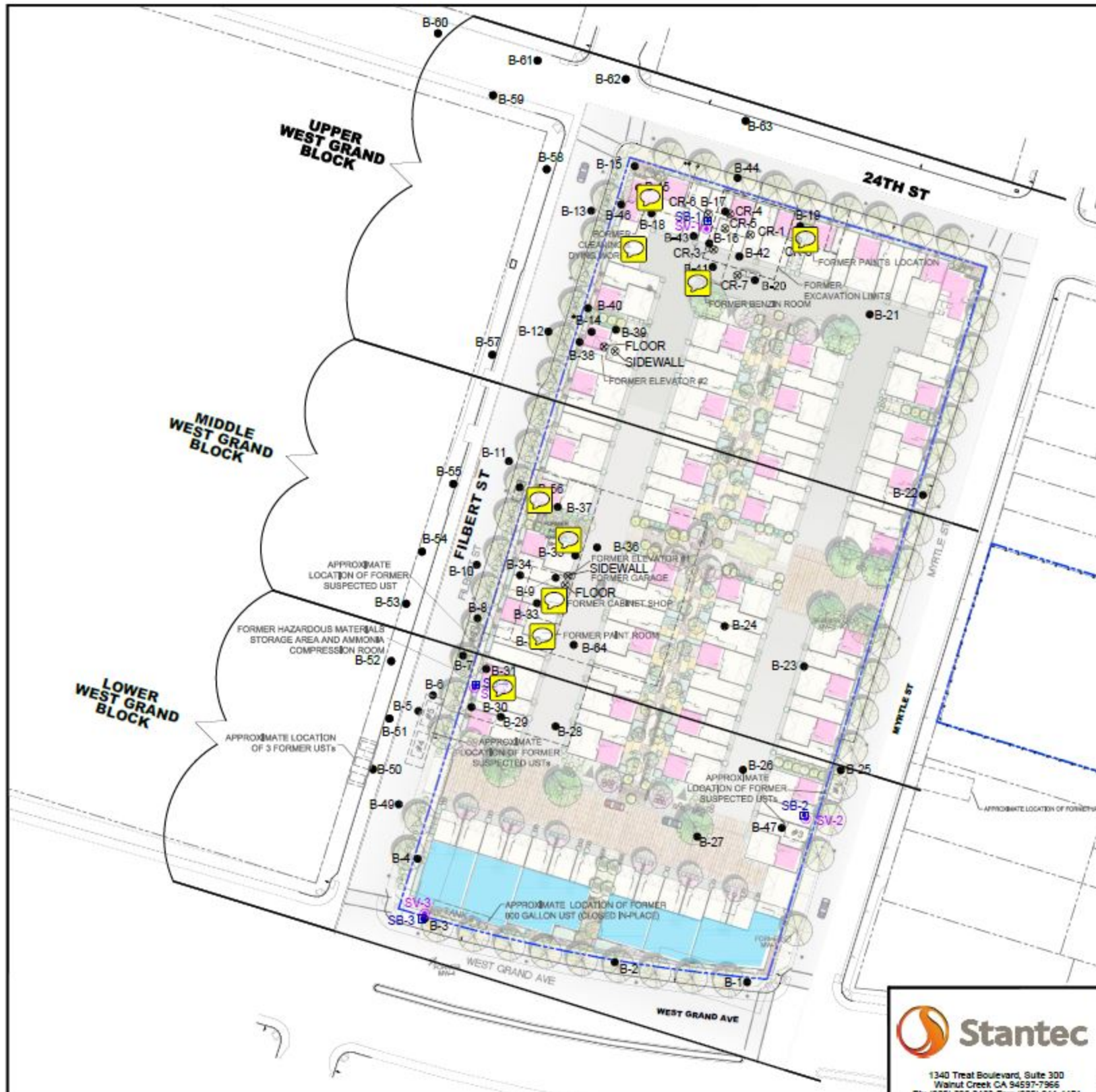
Keith Nowell PG, CHG  
Hazardous Materials Specialist  
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PDF copies of case files can be reviewed/downloaded at:

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





- LEGEND:**
- APPROXIMATE PROPERTY BOUNDARY
  - B-1 SOIL BORING LOCATION (1994)
  - SV-1 SOIL VAPOR SAMPLE LOCATION (2014)
  - SB-1 SOIL BORING SAMPLE LOCATION (2014)
  - SITE DEMOLITION/EXCAVATION SAMPLE LOCATION (2014)
  - APPROXIMATE LOCATION OF FORMER GROUNDWATER MONITORING WELL
  - GROUND FLOOR COMMERCIAL SPACE
  - GROUND FLOOR RESIDENTIAL SPACE

- NOTES**
1. SOIL AND GROUNDWATER SAMPLE RESULTS FOR UPPER SECTION ARE SHOWN ON FIGURES 6 AND 9 RESPECTIVELY.
  2. SOIL AND GROUNDWATER SAMPLE RESULTS FOR MIDDLE SECTION ARE SHOWN ON FIGURES 7 AND 10 RESPECTIVELY.
  3. SOIL AND GROUNDWATER SAMPLE RESULTS FOR LOWER SECTION ARE SHOWN ON FIGURES 8 AND 11 RESPECTIVELY.

**AMcGrath**  
9/17/2016 1:14:20 PM

Soil Vapor Location



**Drawing Markups**

**Review**

**Comments List (9)**

- Find
- AMcGrath** Page 1 9/17/2016 1:16:57 PM  
Soil Vapor Location need to include methane and O2
  - AMcGrath** Page 1 9/17/2016 1:13:22 PM  
Soil Vapor location
  - AMcGrath** Page 1 9/17/2016 1:17:15 PM  
soil Vapor - need to include methane, O2.
  - AMcGrath** Page 1 9/17/2016 1:14:58 PM  
Soil Vapor Location - Freon 12 Delineation Point
  - AMcGrath** Page 1 9/17/2016 1:14:20 PM  
Soil Vapor Location
  - AMcGrath** Page 1 9/17/2016 1:17:50 PM  
Soil Vapor Location
  - AMcGrath** Page 1 9/17/2016 1:18:14 PM  
Soil Vapor Location
  - AMcGrath** Page 1 9/17/2016 1:18:32 PM  
Soil Vapor Location
  - AMcGrath** Page 1 9/17/2016 1:15:45 PM  
Soil Vapor Point - Confirmation of Benzene detection.

<p>1340 Treat Boulevard, Suite 300 Walnut Creek CA 94597-7966 Ph: (925) 296-2133 Fax: (925) 941-1401</p>	FOR: CITY VENTURES MULTIPLE PARCELS W. GRAND AVE, FILBERT, AND MYRTLE ST. OAKLAND, CALIFORNIA	<b>SAMPLE LOCATIONS WEST GRAND BLOCK</b>		FIGURE: <b>4</b>
	JOB NUMBER: 185708027.200.0001	DRAWN BY: RRR/MDR	CHECKED BY: EH	APPROVED BY: EH