

Detterman, Mark, Env. Health

From: Peter Langtry <plangtry@cornerstoneearth.com>
Sent: Thursday, November 03, 2016 11:05 AM
To: Detterman, Mark, Env. Health
Cc: Chris J. Heiny
Subject: RO3326 - 914 W. Grand Ave WP Addendum
Attachments: 914-1-3 Fig 2 Prop Boring Locs.pdf

Mark, thank you for the comments to the October 4 CSM and data gap investigation work plan. This email summarizes our revised scope of work, and revised sample locations are shown on the attached site map.

2271 Market Street. The Phase I ESA report identified the interior of the building on this parcel as a data gap since access was not provided during our site visit. We performed a preliminary site visit when we recently marked the proposed boring locations. The interior of the building appears to be used for commercial purposes. Hazardous materials were not readily visible. We plan to perform a more detailed site visit when we perform the subsurface exploration.

City Ventures Data. Reports for the City Ventures project showed a possible UST location at 2226 Myrtle Street. This reference appears to have originated from a 1994 Levine Fricke report, which noted the presence of the former on-site Mohawk station at 914 West Grand Avenue, and the assumed UST location associated with this former station. The former Mohawk station UST location shown on the 1994 site map appears to have been incorrectly placed. Subsequent consultants continued to show this UST location on their maps. The former gas station at 902 West Grand Ave on the City Ventures report also appears to be in error. Our review of historical aerial photos, Sanborn maps and city directories has not shown a station at that location. That being said, we are proposing a ground water grab sample on 2226 Myrtle Street in the area of the UST shown on the City Venture reports, and near the southeast property boundary.

Subsurface Hydraulic Lifts. The approximate location of apparent subsurface hydraulic lifts observed at the site are shown on the attached site map. To provide additional information in this area, we added a ground water grab sample nearer the lifts in the down-gradient direction.

Chemicals of Potential Concern. Arsenic and lead will be included as COPC.

Former UST Locations. The proposed scope of work includes 10 borings on 914 West Grand, in the former fuel system area. The borings that are shown on the site map extending to approximately 10 feet deep will be extended to a depth of approximately 15 feet. Deeper soil samples will be collected and held for possible analysis, if needed based on analyses of the more shallow samples. Based on field observations and PID measurements and/or analytical results, we may add a soil vapor sample at one of these boring locations.

Potential Off-Site Sources. To evaluate potential off-site sources for COPC in ground water, one boring will be drilled near the southeast corner of the site. The boring location shown on the attached site map is based on access limitations inside the building. Also note that the boring located near the east property boundary has been shifted slightly to the north to provide better data coverage on the east portion of the site. The requested boring to the west of MW-3 is shown on the site map at an accessible location between the property boundary and shop building. Existing structures and an active driveway limit accessible locations along the south property boundary.

Contaminant Delineation. As noted above, exploratory borings previously planned to extend to a depth of 10 feet will be advanced to 15 feet, with the deeper samples held by the laboratory for possible analysis. This approach is expected to minimize the potential need to perform additional drilling.

Silica Gel Cleanup. All soil and ground water analyses for TPH diesel and oil will be performed with and without silica gel cleanup.

Soil Vapor Collection. The leak check compound, isopropyl alcohol, will be included in all the soil vapor analyses by TO-15. Stainless steel tubing will be used for the vapor probes. Therefore, analyses for naphthalene by TO-17 will not be required. The vapor samples will be analyzed for oxygen and carbon dioxide.

Depth of Soil Vapor Sample Collection. The vapor sample depths will be targeted to be approximately 5 feet below the foundation/floor depth, including the sample collected from the future elevator pit area. The depth to shallow ground water, however, may limit the depth of the elevator pit soil vapor sample to approximately 10 feet.

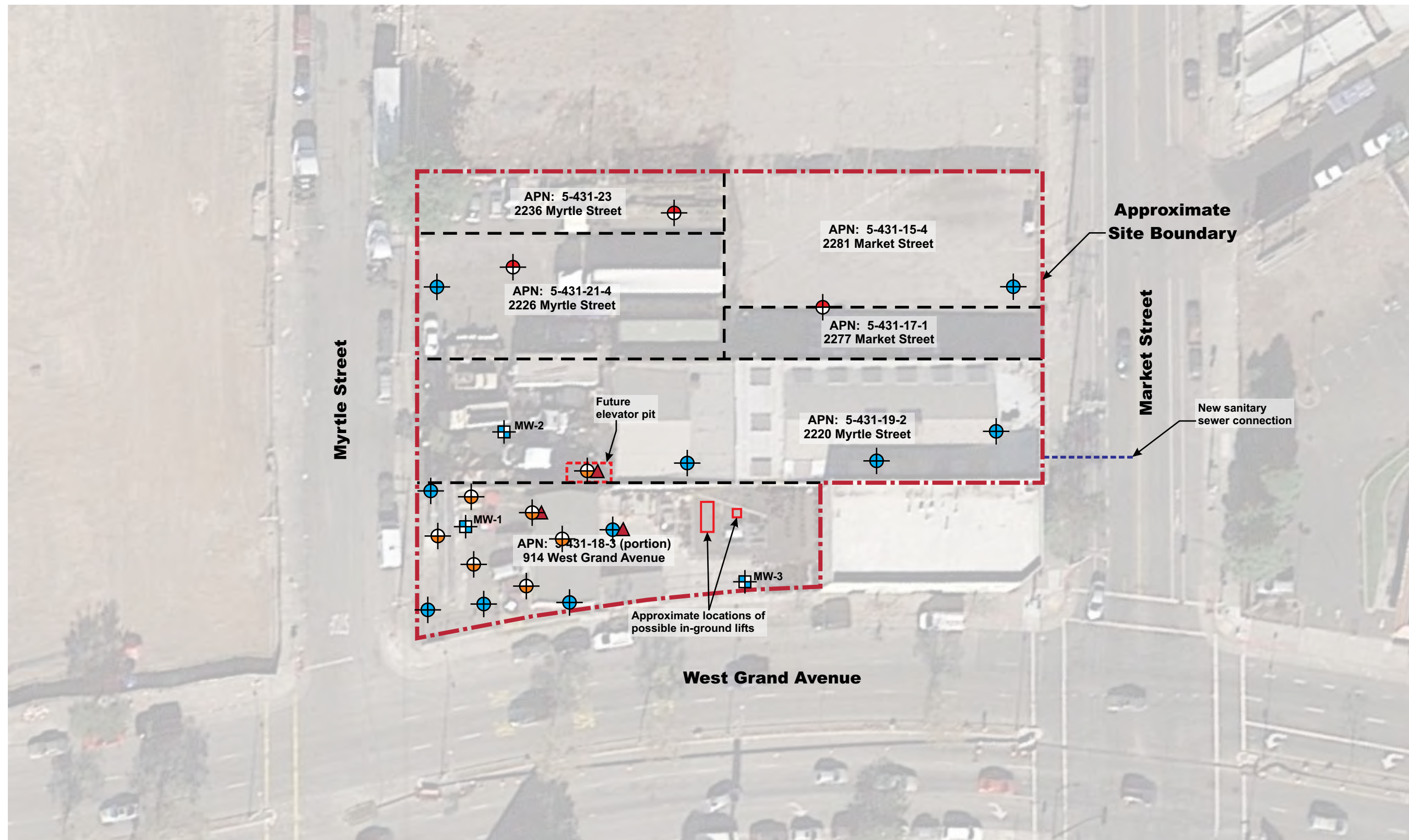
Please let me know if you have any questions or need anything else. We are currently planning to perform the subsurface investigation/sampling November 8, 9 and 10.

Sincerely,

Peter Langtry, P.G., C.E.G.
Principal Geologist



1270 Springbrook Road, Suite 101 | Walnut Creek, CA 94597
T 925-988-9500, Ext. 11 | F 925-988-9501
C 925.817.8814
E plangtry@cornerstoneearth.com



Project Number
914-1-3

Figure Number
Figure 2

Date
October 2016






Drawn By
RRN

Proposed Boring Locations

914 West Grand Avenue
Residential Development
Oakland, CA



Legend

-  Approximate location of proposed boring for soil sample collection - 5 feet deep
-  Approximate location of proposed boring for soil sample collection - 10 feet deep
-  Approximate location of proposed boring for soil sample and ground water grab sample
-  Approximate location of proposed soil vapor sample
-  Approximate location of ground water monitoring well (Salem, June 2012)

