

From: [York, Andrew, Env. Health](#)
To: "Peter Morris"; [Roe, Dilan, Env. Health](#)
Cc: [Kenneth Jones](#); [Erin Patch](#); tom@grafcon.us
Subject: RE: R03274 Proposed Investigation - 2221 Fruitvale Ave, Oakland
Date: Friday, December 22, 2017 1:27:00 PM
Attachments: [R0003274_WP_R_2017-12-22.pdf](#)

Good Afternoon Peter,

ACDEH staff has reviewed the recently submitted figure entitled, *Data Summary, Posada De Colores, 2221 Fruitvale Avenue, Oakland, California*, dated November 2017 (electronically received on December 19, 2017). The proposed scope of work presented in the above-mentioned figure consists of the advancement of 3 groundwater monitoring wells, collection of 3 groundwater grab samples, 4 soil samples, 1 soil gas sample, and 7 sub-slab vapor samples. Methodology for the advancement (such as depth, etc) of the soil borings, soil gas, and groundwater locations was not discussed in the email correspondence. Additionally, the sample collection and analytical methodology for soil, soil gas, groundwater sampling was also not discussed in the email correspondence.

Given the aggressive nature of this project and to fully characterize onsite subsurface conditions and understand potential offsite sources, ACDEH requests that WEST address the comments below. Additionally, in an effort to expedite site characterization and health risk evaluation at the site, ACDEH notes that offsite subsurface characterization will likely be required after the City of Oakland moratorium regarding evasive work in streets due to the Holiday season has been lifted in early 2018. ACDEH's comments and requests include the following:

1. Provide a table illustrating the proposed depths of all samples and associated sampling and analytical methodology.
 - a. ACDEH requests low-flow purge and sampling procedures be followed for all groundwater samples
2. Provide a revised figure based on ACDEH requests/comments as shown in the attached figure including:
 - a. Collection of the proposed sub-slab vapor sample in the maintenance room at a depth below the base of the adjacent elevator shaft. Additionally, if elevator shaft contains a sump, a groundwater sample should be collected from this location.
 - b. Collection of additional soil gas samples and soil/groundwater samples east and west of the former dry-cleaning building to address historical operations outside of the former building (i.e. barrel/drum storage, etc.)
 - c. Collection of a groundwater sample from one of the proposed soil borings located inside the western portion of the former dry-cleaning building footprint.
 - d. Collection of additional soil gas samples between W-5 and W-3 and between SG-3 and SG-2 to understand potential vapor partitioning from groundwater in these areas.
 - e. Additional grab groundwater sample between SG-3 and SG-2 to fully understand subsurface conditions potentially from offsite sources.

ACDEH requests that WEST address the comments above and email ACDEH with the following items:

(1) an table with sample depth and associated sampling and analytical methodology and (2) a revised figure with additionally requested sample locations.

Thank you and please let me know if you have any questions, I can be reached at (510) 639-1276 or by email.

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PDF copies of case files can be reviewed/downloaded at:

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

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

From: Peter Morris [mailto:peterm@westenvironmental.com]
Sent: Tuesday, December 19, 2017 1:28 PM
To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>
Cc: York, Andrew, Env. Health <Andrew.York@acgov.org>; Kenneth Jones <kjones@landisdevelopment.com>; Erin Patch <epatch@unitycouncil.org>; tom@grafcon.us
Subject: RO3274 Proposed Investigation - 2221 Fruitvale Ave, Oakland

Dilan;

Per our December 6, 2017 meeting, West Environmental Services & Technology, Inc. (WEST), on behalf of the Unity Council, is providing the attached figure depicting the investigation scope for the Posada de Colores property, 2221 Fruitvale Avenue in Oakland, California. The investigation scope includes:

--Installation and sampling of three (3) groundwater monitoring wells to characterize groundwater flow direction and groundwater quality;

--Installation and sampling of seven (7) subslab vapor probes to further evaluate vapor intrusion conditions;

--Collection of soil and soil gas samples within the former dry cleaner building footprint to characterize potential source material; and

--Collection of groundwater samples to further evaluate: 1) the lateral extent of groundwater conditions to the southwest; and confirm groundwater conditions at previous boring SB-3.

The investigations will be conducted in accordance with WEST's Standard Operating Procedures. The findings from the investigations will be incorporated into the Draft Remedial Action Plan to be submitted to the Alameda County Department of Environmental Health for review.

Please call me at 415/271-066 if you have any questions or wish to discuss further.

Peter Morris

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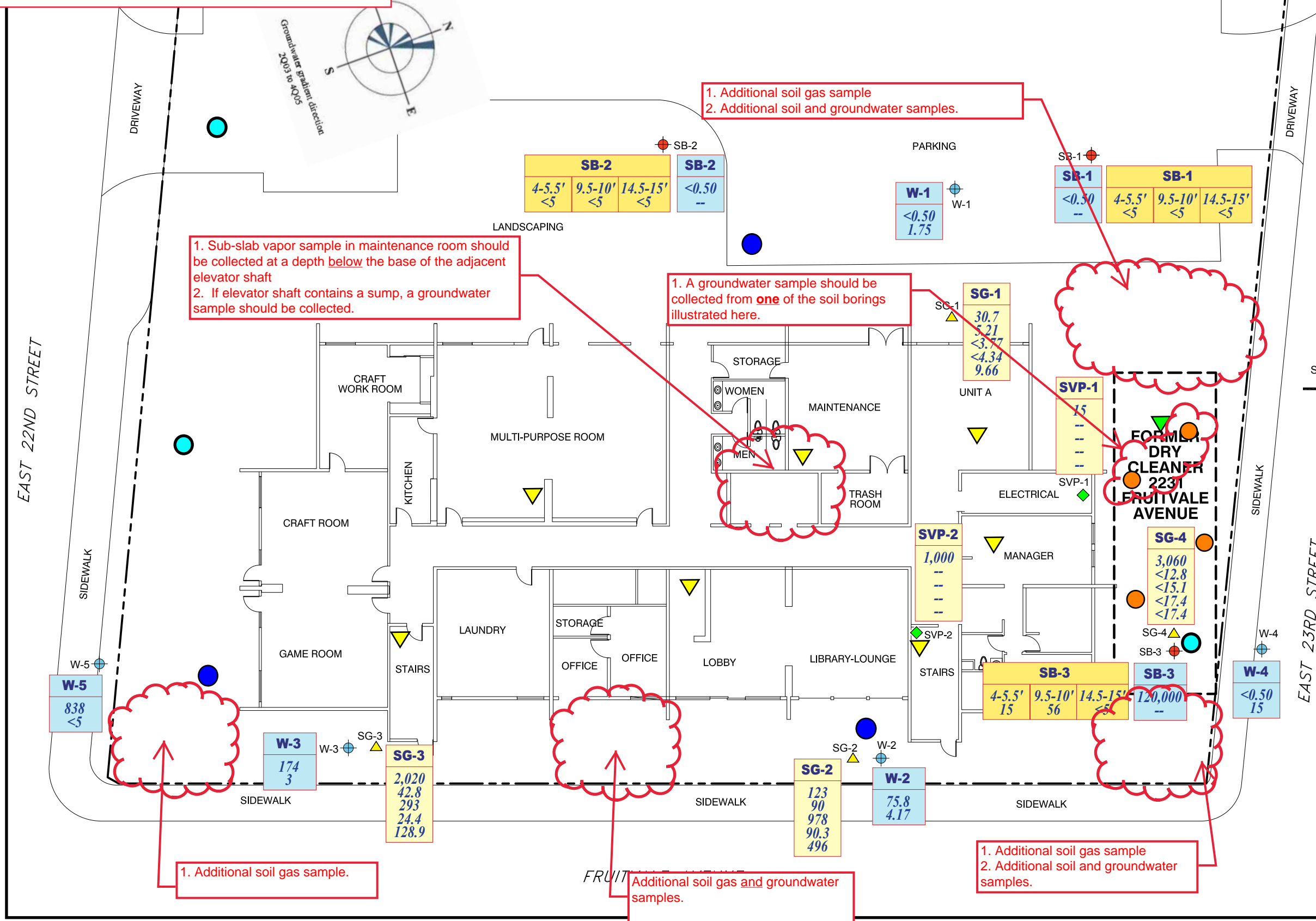
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If you have received this communication in error, please contact our office at main@westenvironmental.com or by telephone at (415) 460-6770. Thank you.

ACDEH request the following additional samples and locations due to the following:

1. Aggressive nature of the project proposed by the RP.
2. Fully characterize on-site conditions to understand potential off-site sources. Please note additional off-site characterization will likely be required after the City of Oakland moratorium regarding evasive work in streets due to the Holiday season has been lifted in early 2018.



1. Sub-slab vapor sample in maintenance room should be collected at a depth below the base of the adjacent elevator shaft
 2. If elevator shaft contains a sump, a groundwater sample should be collected.

1. Additional soil gas sample
 2. Additional soil and groundwater samples.

1. A groundwater sample should be collected from **one** of the soil borings illustrated here.

1. Additional soil gas sample.

Additional soil gas and groundwater samples.

1. Additional soil gas sample
 2. Additional soil and groundwater samples.

EXPLANATION

| SB-1 | | | |
|--------|---------|----------|----------------|
| 4-5.5' | 9.5-10' | 14.5-15' | |
| <5 | <5 | <5 | Soil Sample ID |
| | | | Depth (feet) |
| | | | PCE (µg/kg) |

| SB-1 | |
|-------|-----------------------|
| <0.50 | Groundwater Sample ID |
| -- | PCE (µg/l) |
| | Chloroform |

| SG-3 | |
|-------|-----------------------|
| 2,020 | PCE (µg/m³) |
| 42.8 | Benzene (µg/m³) |
| 293 | Toluene (µg/m³) |
| 24.4 | Ethyl benzene (µg/m³) |
| 128.9 | Xylenes (µg/m³) |

- SB-1 ● Soil Boring/Groundwater Sample (Allwest, 2017)
- SVP-1 ◆ Soil Gas Sample (Allwest, 2017)
- - - - - Approximate Property Boundary
- w-1 ⊕ Groundwater Sample (WEST, 2017)
- SG-1 ▲ Soil Gas Sample (WEST, 2017)
- Proposed Groundwater Sample
- Proposed Monitoring Well
- ▼ Proposed Subslab Sample
- ▼ Proposed Soil Gas Sample
- Proposed Soil Sample

0 20 40
APPROXIMATE SCALE IN FEET

DATA SUMMARY

Posada de Colores
 2221 Fruitvale Avenue, Oakland, California

WEST
 Environmental Services & Technology

Figure 2-2
 November 2017