

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
ALEX BRISCOE, Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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August 10, 2012

Mr. John Buestad
Foley Street Investments LLC
2533 Clement Avenue
Alameda, CA 94501
(Sent via E-mail to: john@buestad.com)

Mr. John F. Buono, Jr.
Good Chevrolet
P.O. Box 1730
Alameda, CA 94501

Subject: Partial Approval of the *Well Abandonment and Replacement Work Plan* for Fuel Leak Case No. RO0000008 and GeoTracker Global ID T0600100655, Good Chevrolet, 1630 Park Street, Alameda, CA 94501

Dear Messrs. Buestad and Buono:

Thank you for submitting the *Well Abandonment and Replacement Work Plan*, dated July 25, 2012 prepared on your behalf by AEI Consultants, Inc. The work plan was requested during a July 25, 2012 meeting with the stakeholders (Alameda County Environmental Health (ACEH), Foley Street Investments (FSI), and the City of Alameda). The work plan proposes decommissioning a total of nine site wells: three groundwater monitoring wells (MW-1, MW-2, MW-3), three vapor points (VP-1, VP-2, VP-3), two dual phase extraction wells (DPE-3 and DPE-9), and the air sparge well (AS-1) because the nine wells are located in the future building foot print and two of the nine are located in the old tank pit, soon to be excavated. The work plan specified that up to four monitoring wells and up to four vapor points will be replaced and locations of the wells would be provided in the Data Gap Work Plan Addendum. As stated in our July 31st letter, we learned during the meeting that FSI plans to break ground for the new construction in or by December 2012 and since all site buildings were demolished in June, an opportune time to conduct remedial activities temporarily exists at the site now until ground-breaking. Consequently, as specified below, well decommissioning of two of the nine wells may proceed, but we request that you provide justification for decommissioning the remaining seven wells in terms of future corrective actions in the site conceptual model (SCM) by the date requested below.

TECHNICAL COMMENTS

- 1. Decommissioning of two tank pit wells:** To commence excavation of the old tank pit, ACEH concurs with decommissioning wells AS-1 and DPE-3 located within the old tank pit. However, please provide justification for or against reinstatement of AS-1 and DPE-3 in the SCM originally requested in ACEH's July 31, 2012 directive letter.

2. **Decommissioning of remaining wells:** ACEH is not in concurrence with decommissioning DPE-9, located in the core of the groundwater plume, the three groundwater monitoring wells, and the three vapor points. The cost of installation has already been incurred and these wells may be required for corrective action(s) between now and the future development. Please provide justification to support decommissioning of these wells at this time and justification for or against reinstallation of DPE-9 in the SCM originally requested in ACEH's July 31, 2012 directive letter.

3. **Request to sample well DPE-9 during August groundwater sampling event:** Well DPE-9 was not sampled during the May 2012 groundwater sampling event. The last water sample taken from DPE-9 was on January 24, 2012 and was found to contain 4,400 micrograms per liter (ug/L) total petroleum hydrocarbons as gasoline (TPHG) and 160 ug/L benzene. Please include well DPE-9 in the August groundwater sampling event and all future events, perform the following analyses on the groundwater samples, and report the results in the Quarterly Sampling Reports:
 - Total Petroleum Hydrocarbons (TPH)-Gasoline by Method 8015M or 8260B;
 - Oil & Grease (O&G) by Method 418.1 with silica gel clean-up;
 - Benzene, Toluene, Ethyl benzene, and Xylenes (BTEX), chlorinated hydrocarbons, ethylene dibromide (EDB), ethylene dichloride (EDC), Methyl Tertiary-Butyl Ether (MTBE), Tert-amyl-methyl ether (TAME), Ethyl tert-butyl ether (ETBE), Di-isopropyl ether (DIPE), and t-Butyl alcohol (TBA) by Method 8260B;
 - Cadmium, chromium, lead, nickel, & zinc by ICAP or AA;
 - Polychlorinated biphenyl (PCB), Pentachlorophenol (PCP), polynuclear aromatic hydrocarbon (PNA), Creosote and 1,4-Dioxane by Method 8270.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Karel Detterman), and to the State Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **Site Conceptual Model (SCM)** The compliance date for submittal of the SCM will be based on the dates proposed in the Baseline Environmental Project Schedule.

File to be named: SCM_R_yyyy-mm-dd_RO8

If you have any questions or concerns regarding this correspondence or your case, please send me an e-mail at karel.detterman@acgov.org or call me at (510) 567-6708.

Sincerely,

Karel Detterman, PG
Hazardous Materials Specialist

Messrs. Buestad and Buono
August 10, 2012
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Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements/Obligations
Electronic Report Upload (ftp) Instructions

cc: Robert Robitaille, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597 (Sent via E-mail to rrobitaille@aeiconsultants.com)

Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597 (Sent via E-mail to pmcintyre@aeiconsultants.com)

Sunil Ramdass, Underground Storage Tank Cleanup Fund, SWRCB, PO Box 944212, Sacramento, CA 94244-2120, (sent via electronic mail to sramdass@waterboards.ca.gov)

Andrew Thomas, Planning Services Manager, City of Alameda Planning and Building Development, 2263 Santa Clara Avenue, Room 190, Alameda, CA 94501-4477 (Sent via E-mail to: athomas@ci.alameda.ca.us)

Eric Fonstein, Development Manager, City of Alameda Community Development Department, 2263 Santa Clara Avenue, Room 120, Alameda, CA 94501-4477 (Sent via E-mail to: efonstei@ci.alameda.ca.us)

Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)

Karel Detterman, ACEH (Sent via E-mail to: karel.detterman@acgov.org)

GeoTracker, Electronic Case File

Attachment 1

Responsible Party(ies) Legal Requirements/Obligations

REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. Please visit the SWRCB website for more information on these requirements. (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 7835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: July 25, 2012
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (petroleum UST and SCP) require submission of all reports in electronic form to the county's FTP site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single Portable Document Format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to .loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to .loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.