



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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December 29, 2008

Mr. Carl and Donna Graffenstatte
Graffenstatte Corporation
PO Box 1295
Eatonville, WA 98328

Wai Yee Young
4230 Harbor View Avenue
Oakland, CA 94619

Subject: Fuel Leak Case No. RO0000013 (Global ID# T0600100961), New Performance, 186 East Lewelling Blvd., San Lorenzo, CA 94580

Dear Mr. Graffenstatte:

Alameda County Environmental Health (ACEH) staff has reviewed the case file and the document entitled "Subsurface Investigation and Site Conceptual Model," received October 2, 2007 and prepared by Sierra Environmental Inc. (Sierra). Results from the investigation indicate that residual contamination in soil and groundwater remains in place beneath your site. In particular, groundwater analytical data collected from soil boring SB5 indicates that the lateral extent of contamination is undefined downgradient of your site. Therefore ACEH requests that you prepare a work plan that details your proposal to evaluate the lateral extent of dissolved phase petroleum hydrocarbon plume.

Based on ACEH staff review of the case file, we request that you address the following technical comments and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to [mail to: steven.plunkett@acgov.org](mailto:steven.plunkett@acgov.org)) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Source Area Characterization.** Monitoring well MW-3 detected TPHg contamination in source area soil at 19.5 feet bgs., at concentrations up to 110 mg/kg. Residual TPHg contamination in the source area at 19.5 feet bgs indicates that the vertical extent of contamination in soil remains undefined beneath your site. Therefore, we request that you prepare a work to define source area soil contamination below 20 feet bgs. Please submit the work plan according to the schedule outlined below.
2. **Dissolved Contaminant Plume Characterization.** During a previous site investigation completed in October 2007, six soil borings were installed to evaluate soil and groundwater contamination downgradient of your site. Groundwater samples collected from borings SB1 and SB5 detected elevated levels of TPHg at concentrations up to 1,200 µg/L and 11,000 µg/L, respectively. The lack of groundwater data downgradient of boring SB5 indicates that the lateral and vertical extent of the dissolved phase contamination plume is undefined. Therefore, we request that you prepare a work plan to define the lateral and vertical extent of the dissolved phase hydrocarbon plume. Please submit a work plan according to the schedule outlined below.
3. **Environmental Screening Levels (ESLs).** To evaluate soil analytical data, Sierra has proposed ESLs that reflect a commercial/industrial setting. While the site is currently an auto repair shop (commercial/industrial), groundwater data from your site indicates that the dissolved contaminant plume has migrated to the surrounding residential properties. Therefore residential ESLs must be used. Furthermore, Sierra utilizes ESLs

for groundwater that is not a current or potential source of drinking water. ACEH request that you use ESLs consistent with the San Francisco Basin Plan which reflect this sites location as a current or potential source of drinking water.

4. **Site Conceptual Model (SCM).** Sierra states in the SCM that the East Bay Plain groundwater basin may be used for domestic or irrigation purposes and that there is very little use of groundwater in the East Bay Plain. However, Sierra then states that groundwater flow direction at the site fluctuates, possibly due to groundwater extraction and irrigation in the area, which contradicts their previous statement. Furthermore, groundwater from the East Bay Plain is utilized for beneficial use. Please provide data to support your hypothesis that offsite groundwater pumping may be exacerbating plume migration issues.

ACEH concurs that historic groundwater elevation ≈ 13 feet bgs likely preclude underground utilizes from acting as a preferential pathway for offsite plume migration. In addition, Sierra identified San Lorenzo Creek as a sensitive receptor and that there is a potential risk to the aquatic habitat from offsite plume migration. ACEH requests that you evaluate any potential threats to San Lorenzo Creek that may be a result of the unauthorized release associated with your site. Please present the results from your evaluation of possible groundwater extraction and the potential impacts to San Lorenzo Creek in the work plan requested below.

5. **Extended Site Maps.** Please prepare extended site maps utilizing aerial photos as base maps, that show nearby buildings and structures, roads and other facilities in the vicinity of your site. Please present these figures in the work plan requested below.
6. **Analytical Data Reporting.** In future reports please report non-detect (ND) soil and groundwater analytical results as less than laboratory detection limit values in tabulated tables with all constituents listed.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **April 1, 2009 – Work Plan**

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, these same

reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

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, 6835, 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

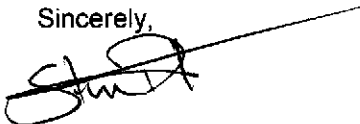
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

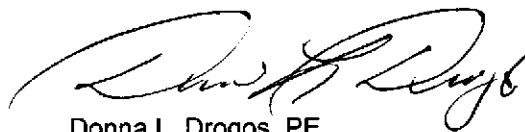
If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section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

If you have any questions, please contact me at (510) 383-1767 or send me an electronic mail message at steven.plunkett@acgov.org.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist



Donna L. Drogos, PE
Supervising Hazardous Materials Specialist

cc: Mitch Hajiaghai, Sierra Environmental Inc., 980 W. Taylor Street, San Jose, CA 95126
Donna Drogos, Steven Plunkett, File