



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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October 31, 2008

Sean Kapoor  
Bonfare Market, Inc.  
461 South Milpitas Boulevard, Suite 1  
Milpitas, CA 95035

Subject: Fuel Leak Case No. RO0000179 and GeoTracker Global ID T0600183405, Stop N Save, 20570 Stanton Avenue, Castro Valley, CA 94546

Dear Mr. Kapoor:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the recently submitted document entitled, "Second Quarter 2008 Groundwater Monitoring [Report]," dated August 6, 2008, which was prepared by Apex Envirotech, Inc. (Apex) for the subject site. The most recent groundwater sampling event is documented in the report with Apex concluding that declining concentration trends may be due to natural attenuation and recommends continued groundwater monitoring.

ACEH respectfully disagrees with the rationale for the declining concentration trends exhibited at the site and requests that you address the following technical comments and send us the technical work plan and reports described below.

#### **TECHNICAL COMMENTS**

1. **Monitoring Wells and Hydrogeologic Setting** – On October 4, 2000, Enviro Soil Tech installed three groundwater monitoring wells at the site. Monitoring well STMW-1 is installed to a depth of 23 feet below the ground surface (bgs) with a screened interval from 14 feet to 23 feet bgs. Monitoring wells STMW-2 and STMW-3 are installed to a depth of 22 feet bgs with a screened interval from 13 feet to 22 feet bgs. Depth to groundwater at the site has ranged from 3.9 feet to 9.86 bgs. Groundwater sample analytical results collected on October 4, 2000 detected total petroleum hydrocarbons (TPH) as gasoline (g), benzene, and methyl tertiary butyl ether (MTBE) at concentrations of 60,000 micrograms per liter ( $\mu\text{g/L}$ ),  $<250 \mu\text{g/L}$ , and  $69,000 \mu\text{g/L}$ , respectively, in a groundwater sample collected from monitoring well STMW-1. Groundwater sample analytical results collected on June 6, 2008 detected TPH-g, benzene, MTBE, and tertiary butyl alcohol (TBA) at concentrations of  $170 \mu\text{g/L}$ ,  $44 \mu\text{g/L}$ ,  $1,000 \mu\text{g/L}$ , and  $5,700 \mu\text{g/L}$ , respectively. Since groundwater elevation is above the screened interval for site monitoring wells and petroleum hydrocarbons have a specific gravity that is lower than water (therefore, float on water); concentrations of contaminants detected may not be representative of actual site conditions. Therefore, the monitoring wells appear to be incorrectly constructed, which may affect the contaminant concentrations detected in groundwater. Please evaluate and discuss the effect that groundwater elevations rising above monitoring well screens have on hydrocarbon concentrations for each monitoring well at the site. Please address the above-mentioned concerns and include your analysis in the Soil and Groundwater Investigation Work Plan requested below. Also please

construct the proposed monitoring wells so that accurate groundwater concentrations, indicative of actual site conditions can be collected.

2. **Preferential Pathway Study** – As mentioned above, depth to groundwater at the site has ranged between 3.9 feet to 9.89 feet below the ground surface (bgs). Since groundwater is relatively shallow at the site, a preferential pathway evaluation appears prudent. The purpose of the preferential pathway study is to locate potential migration pathways and conduits and determine the probability of the NAPL and/or plume encountering preferential pathways and conduits that could spread contamination. We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for vertical and lateral migration that may be present in the vicinity of the site.

Discuss your analysis and interpretation of the results of the preferential pathway study (including the detailed well survey and utility survey requested below) and report your results in the Soil and Groundwater Investigation Work Plan requested below. The results of your study shall contain all information required by California Code of Regulations, Title 23, Division 3, Chapter 16, §2654(b).

a. Utility Survey

An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of your study. Please include maps and cross-sections illustrating the location and depth of all utility lines and trenches within and near the site and plume areas(s) as part of your study.

b. Well Survey

The preferential pathway study shall include a detailed well survey of all wells (monitoring and production wells: active, inactive, standby, decommissioned (sealed with concrete), abandoned (improperly decommissioned or lost); and dewatering, drainage, and cathodic protection wells) within a ¼ mile radius of the subject site. As part of your detailed well survey, please perform a background study of the historical land uses of the site and properties in the vicinity of the site. Use the results of your background study to determine the existence of unrecorded/unknown (abandoned) wells, which can act as contaminant migration pathways at or from your site. Please review and submit copies of historical maps, such as Sanborn maps, aerial photographs, etc., when conducting the background study.

3. **Soil and Groundwater Characterization** – Elevated concentrations of TPH-g and MTBE were detected in soil samples collected during monitoring well installations conducted on September 20, 2000. Specifically, TPH-g and MTBE were detected at concentration so 76 mg/kg and 1.6 mg/kg, respectively in soil samples collected from monitoring well STMW-1. Elevated concentrations of contaminants have also been consistently detected in down-gradient monitoring well STMW-1. Specifically, TPH-g, benzene, MTBE, and TBA were detected at concentrations of 170 µg/L, 44 µg/L, 1,000 µg/L, and 5,700 µg/L, respectively in groundwater samples collected on June 6, 2008. Based on the analytical data, the vertical and lateral extent of contamination does not appear adequately defined. Please propose a

scope of work to address the above-mentioned concerns and submit a work plan due by the date specified below.

4. **Contaminant Source Area Characterization** – On February 24, 2000, Johnson Tank Testing excavated and removed two 10,000-gallon gasoline USTs from the site. On July 25 and 26, 2000, approximately 150 cubic yards of soil was over-excavated from the former UST pit. Confirmation soil sample analytical results detected TPH-g, benzene, and MTBE at significantly elevated concentrations of 1,000 mg/kg, 5.7 mg/kg, 16 mg/kg, respectively in soil sample Pit-8-11 collected at 11 feet bgs indicating that a secondary source of contamination may exist. Based on the analytical results, the vertical and lateral extent of the contaminant source area appears undefined. Please propose a scope of work to address the above-mentioned concerns and submit a work plan due by the date specified below.
  
5. **GeoTracker Compliance and ACEH Electronic Data Requirements** – A review of the case file and the State Water Resources Control Board's (SWRCB) GeoTracker website indicate that not all electronic copies of analytical data have not been submitted, rendering the site to non-compliance status. Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Also, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy using NAD 83. A California licensed surveyor may be required to perform this work. Currently, the wells appear to have been surveyed to an arbitrary benchmark to calculate groundwater gradient and flow direction. Therefore, a survey of the monitoring wells appears necessary.

Additionally, pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3893, 3894, and 3895, beginning July 1, 2005, the successful submittal of electronic information (i.e. report in PDF format) shall replace the requirement for the submittal of a paper copy. Please complete the surveying and upload all applicable electronic submittal types such as the analytical data (EDF), survey data (GEO\_XY and GEO\_Z), and PDF reports from July 1, 2005 to current to GeoTracker by the date specified below. Electronic reporting is described below. Please note that not all reports that have been uploaded to GeoTracker have been uploaded to ACEH's website, as required. Please reconcile both GeoTracker and ACEH's website and upload the appropriate EDFs and PDF reports due by the date specified below.

#### **NOTIFICATION OF FIELDWORK ACTIVITIES**

Please schedule and complete the fieldwork activities, including quarterly groundwater sampling, by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **December 15, 2008** – GeoTracker & ACEH Electronic Reporting Compliance
- **January 30, 2009** – Soil and Water Investigation Work Plan (with Preferential Pathway Evaluation)
- **January 30, 2009** – Quarterly Monitoring Report (4<sup>th</sup> Quarter 2008)
- **April 30, 2009** – Quarterly Monitoring Report (1<sup>st</sup> Quarter 2009)
- **July 30, 2009** – Quarterly Monitoring Report (2<sup>nd</sup> Quarter 2009)
- **October 30, 2009** – Quarterly Monitoring Report (3<sup>rd</sup> Quarter 2009)

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](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**

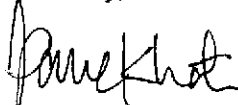
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**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 call me at (510) 777-2478 or send me an electronic mail message at [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org).

Sincerely,



Paresh C. Khatri  
Hazardous Materials Specialist



Donna L. Drogos, PE  
Supervising Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Michael S. Sgourakis, Apex Envirotech, Inc., 3446 N. Golden State Boulevard, Suite C, Turlock,  
CA 95382  
Donna Drogos, ACEH  
Paresh Khatri, ACEH  
File

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>ISSUE DATE:</b> July 5, 2005
	<b>REVISION DATE:</b> December 16, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) 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

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- 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)

#### Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

#### 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 [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org)  
or
    - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
  - 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 <ftp://alcoftp1.acgov.org>
    - (i) Note: Netscape and Firefox browsers will not open the FTP site.
  - b) Click on File, then on Login As.
  - 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 [dehloptoxic@acgov.org](mailto:dehloptoxic@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 at acgov.org. (e.g., [firstname.lastname@acgov.org](mailto: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)