

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

April 25, 2018

Mr. Brian Silveira
J.W. Silveira Realty
499 Embarcadero
Oakland, CA 94606
(Sent via electronic mail to: brian.silveria2002@yahoo.com)

Subject: Conditional Work Plan Approval; Fuel Leak Case No. RO0000387 and Geotracker Global ID T0600101212, Mel Senna Brake Service, 2301 East 12th Street, Oakland, CA 94601

Dear Mr. Silveira:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the *Data Gap Investigation Work Plan and Conceptual Site Model*, dated February 28, 2018. The work plan was prepared and submitted by P & D Environmental, Inc on your behalf. Thank you for submitting the work plan.

The work plan proposes to install six soil bores to collect confirmation soil samples around the perimeter of the overexcavated former underground storage tank (UST) area, proposes to reinstall three wells (EW-1, MW-4, and MW-5) to correct improperly installed, generally submerged, well screen intervals, proposes to install four soil vapor wells to an approximate depth of six feet below grade surface (bgs) to collect soil vapor data in accordance with current vapor sampling standards under the Low Threat Closure Policy (LTCP), proposes to resample four subslab vapor points concurrent with soil vapor sampling, and will collect associated soil, groundwater, and soil vapor samples.

ACDEH has previously evaluated the data and recommendations presented in the above-mentioned reports, in conjunction with the case files, to determine if the site is eligible for closure as a low risk site under the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Based on ACDEH staff review, we have determined that the site fails to meet the LTCP General Criteria b (Release Consists Only of Petroleum), d (Free Product), e (Site Conceptual Model), and f (Secondary Source), and the Media-Specific Criteria for Groundwater, the Media-Specific Criteria for Vapor Intrusion to Indoor Air, and the Media-Specific Criteria for Direct Contact (see Geotracker for a current evaluation).

Based on ACDEH staff review of the work plan, the proposed scope of work is conditionally approved for implementation provided that the technical comments below are incorporated during the proposed work. Submittal of a revised work plan or a work plan addendum is not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: mark.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Work Plan Modifications** – The referenced work plan proposes a series of actions with which ACDEH is in general agreement of undertaking; however, ACDEH requests several modifications to the approach. Please submit an investigation report by the date specified below.
 - a. **Additional Soil Bores** – The six proposed soil bores appear to be reasonably placed in order to verify that the lateral extent of removal of secondary source has been achieved. ACDEH requests

the addition of a minimum of three soil bores within the two excavations (two in the larger gas and diesel UST excavation, and one in the former waste oil UST excavation) to confirm current day contaminant concentrations, and to verify that secondary source has been removed to the extent practicable. Bores B1 and B2 in part define this; however, refinement in the depth and concentrations of residual contamination beneath the former gas and diesel UST excavation appears appropriate and useful, while secondary source removal and vertical delineation in the former waste oil UST has not occurred previously.

- b. Vertical Delineation of Soil Contamination** – The six proposed bores are proposed to be installed to a depth of ten feet bgs, in general conformance with Direct Contact Media Specific requirements of the LTCP; however, the LTCP requires the vertical delineation of all soil contamination. Therefore, as discussed above, ACDEH requests the depth of soil contamination be analytically defined in all soil bores.
- c. Monitoring Well Replacements** – ACDEH is in general agreement with the replacement of the three referenced wells; however, the screen interval of well MW-1 is also submerged and has contained among the highest contaminant concentrations in groundwater, historically contained Free Product, and the screen is the most deeply submerged of all site wells. Therefore, ACDEH additionally requests that well MW-1 be reinstalled in the work scope.
- d. Downgradient Extent of Groundwater Contamination** – The downgradient extent of groundwater contamination has not been defined offsite in 23rd Avenue court. Wells MW-2 and MW-6 contained the highest concentrations in groundwater during the previous groundwater sampling event in December 2014. Grab groundwater concentrations to the northwest help define the downgradient extent of contamination in this direction; however, a well from which repeatable samples can be collected has not been installed to confirm soil bore grab groundwater concentrations.

Based on the results of the proposed work, including an illustration of the groundwater gradient in the site vicinity, as well as the submerged screen in well MW-6, the installation of a well in this direction is appropriate in future work.

- e. Soil Sample Protocols** – The six soil bores proposed to be installed propose the initial soil samples at a depth of four feet bgs due to hand clearing of each borehole. While ACDEH recognizes this necessity, ACDEH requests the screening of the upper four feet of all bores with a Photoionization Detector (PID) to evaluate the presence of volatile contaminants in the upper four feet of soil. Should an “elevated” response be detected by the PID, ACDEH requests a composite sample be submitted for analysis to the analytical laboratory for contaminants of concern at the site.
- f. Naphthalene Vapor Sampling** – ACDEH is in general agreement with the proposed vapor analytical suite; however, due to the preferential adsorption of naphthalene by Nylaflow tubing per DTSC guidance, ACDEH requests the additional analysis for naphthalene by TO-17 to confirm naphthalene vapor concentrations at the site at each sampling location.
- g. Vapor Analytical Suite** – The referenced work plan proposes to include, among other analytes, ethane and ethane in the vapor analytical suite. Unless there is no additional cost for these analytes, they do not need to be included. They are not required under the LTCP, nor are there Environmental Screening Levels (ESLs) for these potential contaminants. Additionally a selective suite of volatile organic compounds have been proposed. Due to the presence of two former waste oil USTs, ACDEH seeks to clarify that a full scan Volatile Organic Compound (VOC) analysis by TO-15 is appropriate at the site.
- h. Soil and Groundwater Analytical Suite** – Additionally, due to the former presence of two waste oil USTs, a full scan analysis for VOCs by EPA 8260 is appropriate at the site in the vicinity of the former waste oil UST excavation (proposed bores C4, C5, C6).

- i. **General Comments** – In order to compare historic groundwater concentrations and trends, ACDEH requests that all historic groundwater monitoring well data from as early as 1993 be tabulated in several separate data tables – hydrocarbon related, non-hydrocarbon related VOCs, and Semi Volatile Organic Compounds (SVOCs), with each chemical in its own column. At present trends in VOCs or SVOCs are very difficult to track within existing tables, and this change will ease the review and analysis of this data. ACDEH additionally requests an additional column on these tables for Depth to Water Measurements and Groundwater Elevations in order to track changes in groundwater elevation / depth to trends in contaminants at the site. Combination of these data on a single table will similarly ease the review of chemical trends at the site.
 - j. **Isoconcentration Contours** – In order to ease and speed the review of site data, ACDEH additionally requests that groundwater monitoring well analytical data be used exclusively to delineate isoconcentrations in the site vicinity. ACDEH recognizes that grab groundwater analytical data may provide relevant data and thus does not object to its depiction on, but not use in generating, groundwater isoconcentration maps.
2. **Groundwater Monitoring** – Groundwater at the subject site has not been monitored and sampled since October 2014. Please place the site on a quarterly groundwater monitoring basis in order to assess contaminant trends in groundwater beneath the site. Should no significant changes be observed, a reduced monitoring and sampling interval may be appropriate.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated Attachment 1 with regard to report submittals. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover letter signed by the Responsible Party (RP). The language for the Submittal Acknowledgement Statement is as follows:

"I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website.

Please make this change to your submittals to ACDEH.

TECHNICAL REPORT REQUEST

Please submit the following technical reports and deliverables to the State Water Board's Geotracker website and notify your case worker by electronic mail (mark.detterman@acgov.org), in accordance with the following specified file naming convention and schedule, as provided below, and in the Responsible Party(ies) Legal Requirements/Obligations which is included as Attachment 1. Please note ACDEH no longer accepts reports on the ftp site.

- **June 29, 2018** – Site Investigation Report and Second Quarter 2018 Groundwater Monitoring Report
File to be named: RO387_SWI_GWM_R_YYYY-mm-dd
- **October 12, 2018** – Second Quarter 2018 Groundwater Monitoring Report
File to be named: RO387_GWM_R_YYYY-mm-dd
- **February 1, 2019** – Third Quarter 2018 Groundwater Monitoring Report
File to be named: RO387_GWM_R_YYYY-mm-dd

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.

Mr. Brian Silveira
RO0000387
April 25, 2018, Page 4

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.
If your email address does not appear on the cover page of this notification, ACDEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Mark E. Detterman, PG 4799, CEG 1788
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 - Responsible Party(ies) Legal Requirements/Obligations &
ACDEH Electronic Report Upload (ftp) Instructions

cc: Paul King, P&D Environmental, Inc, 55 Santa Clara Avenue, Suite 240, Oakland, CA 94610
(Sent via electronic mail to: PDKing0000@aol.com)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)

Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)

Electronic File; GeoTracker

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

¹ GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) 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 licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.