

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY  
ALEX BRISCOE, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

April 14, 2015

Ms. Carryl MacLeod  
Chevron Environmental Management Company  
6101 Bollinger Canyon Road  
San Ramon, CA 94583  
(sent via email to [CMacleod@chevron.com](mailto:CMacleod@chevron.com))

9401 San Leandro LP  
104 Caledonia Street  
Sausalito, CA 94965

Linda Hothem Trust  
c/o Mr. Jan Greban  
Greben & Associates  
1332 Anacapa Street  
Suite 110  
Santa Barbara, CA 93101  
(sent via email to  
[Jan@grebenlaw.com](mailto:Jan@grebenlaw.com))

Mr. Francis Meynard  
Pacific American Group  
104 Caledonia Street  
Sausalito, CA 94965  
(sent via email to  
[FMeynard@pacamgroup.com](mailto:FMeynard@pacamgroup.com))

Ms. Gene Kida  
Gerber Products  
12 Vreeland Road  
Fiorham Park, NJ 07932

Subject: Conditional Approval of Work Plan / Addendums; Fuel Leak Case No. RO0000412 and Geotracker Global ID T0600101789, Chevron #9-1723; 9757 San Leandro Street, Oakland, CA 94603

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Site Conceptual Model and Data Gap Work Plan*, dated March 31, 2014, the *Response to Technical Comments and Data Gap Work Plan Addendum*, dated August 15, 2014, and the *Revised Data Gap Work Plan Addendum*, dated February 20, 2015. The documents were prepared and submitted on your behalf to ACEH and Geotracker by Stantec Consulting Services, Inc (Stantec). The March 2014 work plan recommended determining the status of four unmonitored offsite wells (MW-1, MW-4, MW-7, and MW-10), and resampling of vapor at five existing onsite soil vapor wells. ACEH was in general agreement but, requested a work plan addendum (May 29, 2014 letter) in an attempt to gather sufficient data in order to determine the site's status within the Low-Threat Closure Policy (LTCP). The work plan addendum additionally recommended the installation of three shallow soil bores at selected locations onsite. Based on ACEH's review of the case file, the work plan and the addendum, ACEH requested a meeting in order to discuss the site in additional detail. A meeting was held on November 7, 2014, and based on agreements reached in the meeting, the February 2015 revised work plan addendum was submitted.

ACEH 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 ACEH staff review, we determined that the site failed to meet the LTCP General Criteria b (Petroleum Release Only), f (Secondary Source Removal), 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. Responses contained in the referenced document suggest that General Criteria f may be met and consequently the LTCP checklist has been revised.

Based on ACEH staff review of the referenced documents the resulting proposed scope of work is conditionally approved for implementation *provided that the technical comments below are incorporated* during the proposed field investigation. 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 technical comments below is proposed. We request that you address the following technical comments, perform the proposed work, and send us the reports

described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org)) prior to the start of field activities.

## **TECHNICAL COMMENTS**

**1. Work Plan Clarifications** – The referenced work plan and addendums propose a series of actions with which ACEH is in general agreement of undertaking. This includes determining the status and condition of the four unmonitored offsite wells (MW-1, MW-4, MW-7, and MW-10), the collection of soil vapor samples at the five existing vapor wells, the installation of soil bores B-24 (at a revised location) through B-34; however, ACEH requests several modifications to the approach as detailed below. Please submit a report by the date specified below.

- a. Soil Vapor Analytical Suite** – In addition to fixed gases, the March 2014 Data Gap Work Plan proposed vapor analysis for Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, and total xylenes (BTEX), and naphthalene by EPA Method TO-15. In order to remain consistent with existing Department of Toxic Substance Control (DTSC) guidance for Nylaflow tubing, ACEH additionally requests that naphthalene be analyzed for by TO-17. This is expected to provide multiple lines of evidence for concentrations of naphthalene, and to gather the data quickly in one mobilization.
- b. Soil Bore Analytical Suite** - Analytical testing proposed for the soil bores includes BTEX and naphthalene. In order to collect data to address LTCP analysis requirements, ACEH additionally requests that all soil samples submitted for analysis also include analysis for TPHg, and include a fuel fingerprint analysis in order to determine the hydrocarbon range that may affect soil beneath the site. In order to review a site within the LTCP criteria requires the collection of soil samples in the 0 to 5 and the 5 to 10 foot intervals for TPH among other analytes. This request will provide an additional line of evidence in regards to the extent of the degradation of TPH beneath the site that has been advanced for the site.

Due to the proximity of the former waste oil UST location to SB-24, please additionally analyze all soil samples from bore SB-24 for TPH as diesel, TPH as motor oil, and Poly-Aromatic Hydrocarbons (PAHs) as these are standard compliance sample analytes and are necessary for evaluation of the site under the LTCP. Alternatively for TPH analysis, the fuel fingerprint analysis may be sufficient provided it includes motor oil-ranged hydrocarbons.

- c. Soil Sample Selection Protocols** – The referenced work plan proposes to collect and retain soil samples for laboratory analysis from soil bores at predetermined depth intervals (e.g. 2.5, 5, 7.5, and 10 feet). While ACEH is in general agreement with multiple proposed sampling depths, requests the collection of multiple soil samples at signs of contamination (photoionization [PID] detections, discoloration, odor, etc), within the LTCP required intervals of 0 to 5 and 5 to 10 feet below grade surface (bgs). With the LTCP in mind, please ensure multiple soil samples are collected, as proposed, within the 0 to 5 and 5 to 10 foot intervals prescribed by the LTCP.
- d. Grab Groundwater Collection** – The referenced work plans did not propose to collect grab groundwater samples for analysis. ACEH requests that grab groundwater samples be collected from each soil bore in order to characterize groundwater beneath the central areas of site due to the limited knowledge of groundwater concentrations in this area of the site, which are noted to be away from existing wells locations essentially clustered around the site perimeter. This request will also gather data at the downgradient perimeter of the site prior to offsite migration of the groundwater.
- e. Grab Groundwater Analytical Suite** – Except at soil bore SB-24 as discussed in the next comment, ACEH requests that all grab groundwater samples be analyzed for TPHg, a fuel fingerprint, BTEX, MTBE, and naphthalene.
- f. Grab Groundwater Sampling From Bore SB-24** – The February 2015 revised addendum proposes to collect a grab groundwater sample from soil bore SB-24, provided sufficient groundwater is present after extending the soil bore 2 feet into the anticipated groundwater-bearing zone, and after purging three volumes of groundwater from the temporary well proposed to be constructed in the soil bore.

Rather than potentially fail to collect a grab groundwater sample with the proposed sampling scenario, ACEH requests that the soil bore be extended sufficiently into the groundwater-bearing zone to collect an adequate sample volume of groundwater. Additionally, because Halogenated Volatile Organic Compounds (HVOCs) have been detected downgradient of the former waste oil UST and have therefore been identified as a Chemical of Concern (COC) at the site, and are known to preferentially migrate vertically through groundwater, additional depth for the sampling effort appears appropriate.

Finally, the work plan proposes to purge three casing volumes of groundwater from the temporary well in an effort to decrease the sediment load in the grab sample. However, bailer purging, as proposed, has a high likelihood of stripping groundwater of volatile compounds, including HVOCs from the sample. Therefore, in an effort to obtain low suspended solid loads in all grab groundwater samples, ACEH requests alternative sampling methods be used, such as low flow sampling techniques.

- 2. Groundwater Monitoring** – Please continue to conduct semi-annual groundwater monitoring at the site, and include analysis for HVOCs as discussed in the February 2015 revised addendum work plan. Please submit semi-annual reports by the dates identified below.

### TECHNICAL REPORT REQUEST

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

- **May 22, 2015** – Semi-Annual Groundwater Monitoring  
File to be named: RO412\_GWM\_R\_yyyy-mm-dd
- **July 17, 2015** – Site Investigation  
File to be named: RO412\_SWI\_R\_yyyy-mm-dd
- **November 20, 2015** – Semi-Annual Groundwater Monitoring  
File to be named: RO412\_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.

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

If you have any questions, please call me at 510-567-6876 or send me an email at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

Sincerely,

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

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

cc: Travis Flora, Stantec Consulting Services, Inc., 15575 Los Gatos Blvd, Los Gatos, CA 95032; (sent via email to [travis.flora@stantec.com](mailto:travis.flora@stantec.com))  
Peter Krasnoff, West Environmental Services & Technology, Inc, 711 Grand Avenue, Suite 220, San Rafael, CA 94901; (sent via email to [peterk@westenvironmental.com](mailto:peterk@westenvironmental.com))  
Dilan Roe (sent via email to [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Mark Detterman (sent via email to [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org))  
Electronic file, GeoTracker

## Attachment 1

### Responsible Party(ies) Legal Requirements / Obligations

#### REPORT REQUESTS

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.waterboards.ca.gov/water\\_issues/programs/ust/electronic\\_submittal/](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, 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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> May 15, 2014
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

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

- **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 [deh.loptoxic@acgov.org](mailto:deh.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 <ftp://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 [deh.loptoxic@acgov.org](mailto:deh.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.