



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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September 26, 2016

Ms. Rachel Green
Anton Development Company
1415 L Street, Suite 450
Sacramento, CA 95814
(Sent via electronic mail to: rgreen@anton.co)

Subject: Modified Work Plan Approval and Request for Corrective Action Plan; SCP Case RO000548 and Geotracker Global ID T0600100894, Mike Roberts Color Production 6707 Bay Street, Emeryville, CA 94608

Dear Ms. Green:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file, including the *Work Plan for Off-Site Subsurface Investigation*, and the *Results of Pilot Study For Soil Vapor Extraction*, both dated August 29, 2016. Both reports were prepared and submitted on your behalf by PES Environmental, Inc (PES). Thank you for submitting them.

With respect to the soil vapor pilot study, based on the review of the report and the case file ACDEH requests that you address the following technical comments and send us the documents requested below.

With respect to the work plan, and based on ACDEH staff review of the referenced 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. Interim Remediation** – The referenced pilot study report recommended the implementation of interim remedial actions at the subject site. ACDEH is in general agreement that the implementation of interim remedial actions is appropriate due to the potential for vapor intrusion to the commercial building at the adjacent site. However, in order to document pre-start-up vapor, soil, and groundwater concentrations at the adjacent site, ACDEH requests that system start-up be delayed until AFTER the proposed work has been conducted. This will provide a contaminant baseline and is anticipated to document remedial progress at the site and vicinity upon the collection of additional media samples.
- 2. Remedial Progress Reporting** – Due to the planned implementation of interim remedial actions, monthly Remedial Progress Reports (RPR) are requested, by the dates identified below. These are intended to monitor system progress, site progress, and SVE system effectiveness. ACDEH requests the first RPR include as-built diagrams of the SVE system.
- 3. Draft Corrective Action Plan** – ACDEH generally concurs that Soil Vapor extraction (SVE) may be an effective alternative to remediate volatile organic compounds (VOCs) at the site. Please expand upon the SVE conceptual plans presented in the previous reports, and include implementation details including, but not be limited to, the following:

- Design drawings and specifications for the SVE system including installation details for the SVE wells proposed.
- Operation and maintenance plans.
- System optimization and performance metrics.
- Post-corrective action monitoring and verification plans with proposed strategy for collecting groundwater, soil and soil vapor monitoring and confirmation samples.
- Cleanup goals, either utilizing the 2016 San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels, or Site Specific goals based on an updated Human Health Risk Assessment (HHRA).
- Implementation schedule with milestone dates.

Please note implementation of the CAP is contingent on submittal and ACDEH acceptance of the draft Corrective Action Plan. In order to expedite corrective actions at the site, please prepare this document and submit to ACDEH prior to the start of public participation, by the date identified below.

- 4. Draft Public Participation Fact Sheet** - Public participation is a requirement for the Corrective Action Plan process. Therefore, we request that you submit a draft public notification flyer for ACDEH review; example copies will be forwarded under separate cover. Upon ACDEH approval of the draft public notification, potentially affected members of the public who live or own property in the surrounding area of the proposed remediation described in the Draft CAP are to be notified. Public comments on the proposed remediation will be accepted for a 30-day period. Final ACDEH approval of the Draft CAP will be contingent upon addressing comments received during the public participation period, if appropriate, into a final CAP.
- 5. Conditional Work Plan Approval** – The referenced work plan proposes a series of actions with which ACDEH is in general agreement; however, ACDEH requests the following modifications to the approach, as discussed below. Please submit a report by the date identified below.
 - a. Soil Vapor Point Construction** – Soil vapor points are proposed to be installed at two depths at each sampling location. Dry and / or hydrated bentonite is proposed to be used to isolate the depth intervals in a single bore hole. Please ensure the hydrated bentonite is fully hydrated prior to installation in order to eliminate the potential for vapor cross-contamination.
 - b. Shroud Tracer Concentration** – In order to remain consistent with Department of Toxic Substances Control (DTSC) guidance, ACDEH requests that the shroud tracer concentration be recorded and documented in order calculate the percentage of any vapor leak, should it become an issue of concern.
 - c. Additional Grab Groundwater Sample Locations** – In order to determine the potential for an offsite component to groundwater contamination ACDEH requests the collection of two additional grab groundwater samples proximal to the subject property line. The collection of two grab groundwater samples in the vicinity of, or between PSV2 to PSV3, and PSV4 to PSV5 appears appropriate to characterize near property line groundwater concentrations.

TECHNICAL REPORT REQUEST

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

- **October 31, 2016** – Remedial Progress Report (System Installation)
File to be named: RO548_REM_R_YYYY-MM-DD
- **December 2, 2016** – Site Investigation Report and Draft Corrective Action Plan
File to be named: RO548_SWI_CAP_R_YYYY-MM-DD

Ms. Rachel Green
RO0000548
September 26, 2016, Page 3

- **December 2, 2016** – Remedial Progress Report (Initial System Data)
File to be named: RO548_REM_R_yyyy-mm-dd
- **December 2, 2016** – Draft Public Notification
Please email to your case worker in MS Word format
- **January 9, 2017** – Remedial Progress Report
File to be named: RO548_REM_R_yyyy-mm-dd

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark Detterman, PG, CEG
Senior Hazardous Materials Specialist

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

cc: John Nady, Nady Systems, Inc., 11 Glen Alpine Road, Piedmont, CA 94611

Miroo Desai, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608
(Sent via electronic mail to: mdesai@emeryville.org)

Kyle Flory, PES Environmental, Inc, 1682 Novato Blvd, Suite 100, Novato, CA 94947
(Sent via electronic mail to: kflory@pesenv.com)

Robert Creps, PES Environmental, Inc, 1682 Novato Blvd, Suite 100, Novato, CA 94947
(Sent via electronic mail to: rcreps@pesenv.com)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Geotracker, Electronic File

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/).

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.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: 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
 - 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 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.