

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**

AGENCY  
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
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December 28, 2007

Mr. Donald Lindsey  
Timber Del Properties, LLC  
2424 Central Avenue  
Alameda, CA 94501

Mr. Carl Searway  
3032 Dakota Street  
Oakland, Ca 94602

Subject: SLIC Case No. RO0002584 and Geotracker Global ID SL0600150413, Searway Property, 649 Pacific Avenue, Alameda, CA 94501

Dear Mr. Lindsey and Mr. Searway:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the recently submitted document entitled, "Sub-Slab Vapor Mitigation Report," dated December 6, 2007 and prepared on your behalf by Trinity Source Group, Inc. The report presents the results from diagnostic testing and design parameters for a sub-slab depressurization (SSD) system. The SSD system is required to mitigate elevated concentrations of volatile organic compounds (VOCs) detected in soil vapor beneath the building slab. The design parameters are acceptable and permitting and installation of the system may be implemented.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

**TECHNICAL COMMENTS**

1. **Monitoring of Sub-slab Depressurization System.** We request that you submit a monitoring plan for collection of data during SSD system operation. The purposes of the system monitoring are to confirm that the system is operating effectively to prevent intrusion of VOCs to indoor air and to provide data to evaluate long-term system performance and estimate mass removal. As discussed in technical comment 2 below, sufficient system performance data must be collected over a two-year period flowing system start-up to conduct a feasibility study for site remediation. Please present plans for monitoring of the SSD system in the Monitoring Plan requested below.
2. **Site Remediation.** The purpose of the SSD system is to prevent VOCs in soil vapor beneath the building slab from migrating into indoor air. Although the SSD system is expected to mitigate potential exposure of building occupants to VOCs in soil vapor beneath the building, the SSD system is not a remedial system that is expected to cleanup the site and lead to case closure. We have no objection to operating the SSD system for a period of

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up to two years in order to obtain information on system performance and estimate contaminant mass beneath the building. However, monitoring data from operation of the SSD system must be reviewed within a period of two years from the start of system operations in order to evaluate the feasibility of site remediation. During installation of the SSD system, you may wish to consider the addition of potential vapor extraction wells and/or piping while the floor trenches are open in anticipation of possible future use.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **January 30, 2008** – Submittal of All Permit Applications for SSD System
- **February 15, 2008** – Semiannual Monitoring Report for Third to Fourth Quarter 2007
- **March 7, 2008** – Monitoring Plan for Sub-Slab Depressurization System
- **August 15, 2008** – Semiannual Monitoring Report for First to Second Quarter 2008
- **Two Years following Sub-Slab Depressurization System Start-Up** – Feasibility Study

### **ELECTRONIC SUBMITTAL OF REPORTS**

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. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for 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 monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

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

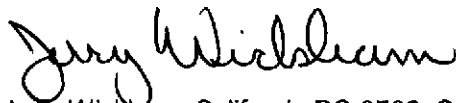
The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For 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.

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) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

Sincerely,



Jerry Wickham, California PG 3766, CEG 1177, and CHG 297  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: David Reinsma, Trinity Source Group, 500 Chestnut Street, Suite 225, Santa Cruz, CA 95060

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
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