



November 27, 2018

C.W. Roen Construction
Brian E. Stansell
P.O. Box 4
Danville CA, 94526
(Sent via E-mail to bstansell@cwroen.com)

Subject: Work Plan Resubmittal
Site Cleanup Program Case No. RO0002912
GeoTracker Global ID T06019726510
K&S Heavy Equipment
495 Greenville Livermore, CA 94550

Dear Responsible Party(ies):

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file associated with the above referenced property (the Site), including the following:

1. *Site Characterization Work Plan* dated September 26, 2018 (the "Work Plan") prepared by ATC Group Services LLC (ATC) on behalf of C.W. Roen Construction and submitted to ACDEH as requested in ACDEH's directive letter dated August 16, 2018.

On November 8, 2018, ACDEH held a conference call with ATC to discuss the scope of work presented in the Work Plan. Based on ACDEH's review of the Case file and the results of the November 8, 2018 conference call, ACDEH hereby rejects the Work Plan and requests submittal of a revised work plan that addresses the technical comments provided below.

Section I of this letter presents a summary of ACDEH's understanding of site conditions. **Section II** of this letter presents ACDEH's response to the Submittals. **Section III** presents ACDEH's request for deliverables.

I. CURRENT AND PROPOSED SITE LAND USE AND DEVELOPMENT

The Site is a roughly 4.97 acre rectangular parcel located at the northwest corner of Greenville Road and Hawthorne Avenue in Livermore California. According to information from the Alameda County Assessor's Office the Site is currently owned by Roen Bruce A & Debra J Trsp and is identified by Assessor's Parcel Number (APN) 99B-5750-2-3. Current improvements to the Site reportedly consist of a single approximately 225 square foot building. Ground cover at the Site consists predominantly of crushed aggregate with some concrete pads located adjacent at to the south of the on-site structure and Hawthorn Avenue entrance to the Site.

The site is currently vacant, but historically operated as a heavy equipment maintenance shop and as agricultural land. Chemicals of Concern (COCs) associated with historic land use include petroleum fuels and lubricating fluids (e.g. waste oil), cleaning solvents, metals, poly aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and agricultural pesticides and herbicides. ACDEH has not been made aware of any planned changes in land use or redevelopment activities at, or in the immediate vicinity of, the Site.

The Site is currently regulated by ACDEH under the authority of a Voluntary Remedial Action Agreement (VRAA) entered into by ACDEH and C.W. Roen Construction Co. on August 15, 2018.

II. TECHNICAL JUSTIFICATION FOR WORKPLAN RESUBMITTAL

Based on ACDEH's review of the Work Plan, ACDEH has identified the following errors or omissions which must be addressed in a re-submittal.

1. Records Review

ACDEH is not currently in receipt of a Phase I Environmental Site Assessment of similar report that identifies historic land uses and recognized environmental conditions. ACDEH's review of the Case file and available aerial photographs indicate that there may be additional on-site or off-site recognized environmental conditions (RECs) that warrant investigation. ACDEH recommends completing a records review or Phase I Environmental Site Assessment of the Site and that a scope of work be prepared to address identified RECs.

2. Data Quality Objectives (DQOs)

Data quality objectives (DQOs) that are presented in the work plan are not described in sufficient detail. ACDEH requires that DQO's be presented that at a minimum address the following elements::

- A. Acceptable analytical reporting limits and field screening instrument sensitivity.
- B. Field quality control and quality assurance measures;
- C. Laboratory quality control and quality assurance measures;
- D. Sample preservation and handling measures and maximum hold time(s)
- E. Data validation requirements and procedures;
- F. Criteria for data rejection;

3. Extents of lateral soil and groundwater investigation

During the review of the Case File, ACDEH identified areas of concern that are not adequately addressed by the scope of work proposed in the Work Plan. These areas of concern were identified in ACDEH's review of historical aerial photographs taken in June 2002, June 2003 and August 2006 and the photo log from April 2006 and consist of areas where staining or ponding was visible. ACDEH discussed these areas of concern, and modifications to the scope of work to address these areas of concern during the November 8, 2018 conference call with ATC. A figure depicting the revised and additional sampling locations which were agreed to by ACDEH and ATC during the November 8, 2018 conference call is included as Attachment C. As discussed during the November 8, 2018 conference call, additional step-out sampling may be necessary depending on the results of the initial site characterization efforts.

4. Vertical Extents of Site Investigation

The scope of work presented in the work plan limits the vertical extents of investigation to a depth of five feet below ground surface (bgs). Based on historic land use at the Site, the nature of the COCs associated with the Site, and the location of the Site above an aquifer which is used as a source for drinking water, ACDEH requires that initial site investigation efforts include the collection of additional soil samples and the collection of groundwater at the Site. ATC and ACDEH discussed alternate vertical soil sampling and intervals and protocols and groundwater sampling

protocols and requirements during the November 8, 2018 conference call which should be incorporated into the revised Work Plan.

5. Analytical Methods

The Work Plan proposes laboratory analysis including (1) Total Petroleum Hydrocarbons as gasoline, diesel, and motor oil by EPA Method 8015 (2) Volatile Organic Compounds by EPA Method 8260 and (3) CAM 17 Metals by EPA Methods. Based on the historical land uses and COCs identified, ACDEH concurs with these laboratory analysis are appropriate. In addition, ACDEH requests that samples be analyzed for semi volatile organic carbon (SVOCs) by EPA Method 8270 SIM and Organochlorine pesticides (OCP). ACDEH requests analysis for SVOCs due to the fact that historical soil samples have detected elevated concentrations of waste oil up to 21,000 mg/kg and industry best practices (California State Water Resources Control Board, Leaking Underground Fuel Tank Guidance Manual September 2012) recommends analysis for 16 priority pollutant PAHs for soil and groundwater for waste oil release sites.

6. Sampling Methodologies

The Work Plan proposes advancing soil boring to total depth using a hand augur. This method for boring advancement is inappropriate for the collection of soil samples to be analyzed for VOCs and SVOCs. ACDEH requests that the revised Work Plan propose a different method for the advancement of soil borings that is appropriate for the collection of SVOC and VOC samples.

III. DELIVERABLES AND TECHNICAL REPORTS REQUEST

Please submit the following technical reports and deliverables to ACDEH (Attention: Jonathan Sanders) in accordance with the compliance dates provided below and the *Responsible Party(ies) Legal Requirements/Obligations* and the *File Names for Electronic Reports* which are included as **Attachment A** and **Attachment B** respectively.

1. Environmental Records Review Compliance Date: January 28, 2019

Please submit a report documenting the findings of an Environmental Records Review that identifies potential RECs and/or data gaps at the Site. ACDEH does not require that a full Phase I Environmental Site Assessment that satisfies the requirements for the All Appropriate Inquiry, however, submittal of a Phase I Environmental Site Assessment is acceptable to satisfy this request.

2. Work Plan Resubmittal Compliance Date: January 28, 2019

Please submit a revised Work Plan that addresses the items discussed in **Section II** of this letter.

IV. CLOSING

ACDEH looks forward to continuing to work with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence or your case, please contact the primary caseworker, Jonathan Sanders who can be reached by phone at (510)567-6791 or by email at Jonathan.Sanders@acgov.org.

Sincerely,



Dilan Roe, P.E. C73703
Chief
Land & Water Division



Jonathan Sanders,
Senior Hazardous Material Specialist
Local Oversight and Site Cleanup Program

Keith Nowell, PG 8145 CHG 899
Hazardous Material Specialist
Local Oversight and Site Cleanup Program

V. ENCLOSURES:

Attachment A Responsible Party(ies) Legal Requirements / Obligations

Attachment B File Names for Electronic Reports

VI. DISTRIBUTION LIST:

Electronic File, GeoTracker

Dilan Roe, ACDEH, Chief Land & Water Division (Sent via E-mail to: dilan.roe@acgov.org)

Jonathan Sanders, ACDEH, Senior Hazardous Material Specialist (Sent via E-mail to: Jonathan.Sanders@acgov.org)

Keith Nowell, ACDEH, Hazardous Materials Sepcialist (Sent via E-mail to: keith.nowell@acgov.org)

Bryan Campbell, ATC (Sent via E-mail to: bryan.campbell@atcgs.com)

ATTACHMENT A

Responsible Party(ies) Legal Requirements / Obligations

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.

ATTACHMENT B

File Name for Electronic Reports

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: October 30, 2018
	PREVIOUS REVISIONS: July 26, 2018, April 4, 2018, July 17, 2017, November 8, 2016, December 15, 2015, December 16, 2014, June 19, 2013, June 15, 2011, March 26, 2009, April 29, 2008, October 29, 2018 October 30, 2018, November 16, 2018
	ISSUE DATE: June 16, 2006
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: File Names for Electronic Reports

Format: REPORT_NAME_R_YYYY-MM-DD
Ex: SWI R VOL1 2006-05-25

LOP and SCP (VRAP) INCOMING REPORTS AND LETTERS	
Document Name	Abbreviation File Name= Abbreviation + Date (yyyy- mm-dd)
Abandoned Well Information/Water Supply Well Information	ABWELLINF_R
Addendum	ADEND_R (added after report name)
Additional Information Report	ADD_R
Analytical Reports (Loose data sheets not in report)	ANALYT_R
As Built Drawings (or Plans)	AS_BUILT
Basis of Design	BOD_R
Corrective Action Implementation Plan	CAIP_R
Case File Scanned By OFD	CASE_FILE
Cleanup and Abatement Report	CAO_R
Case Transfer Form (from CUPA)	CASE_TRNSFR_F
Conduit Study/Well Search/Sensitive Receptor/Well Survey/Preferential	COND_WELL_R
Corrective Action Plan (CAP)	CAP_R
Correspondence	CORRES_L
Court Injunctions	INJ_L

Development Entitlement	DEV_ENTITLE
Development Plans (Includes Plan Set, Cross-sections, and Related Drawings)	DEV_PLAN
Development Schedule (Project Schedule, Gant Chart, etc.)	DEV_SCHD
DWR Confidential Well Logs (Report containing)	report name_R_CONFIDENTIAL_YYYY-MM-DD (Ex: SWI_R_CONFIDENTIAL_YYYY-MM-DD)
DWR Well Completion Report-Confidential (Loose well logs)	DWR_WELL_CONFIDENTIAL_YYYY-MM-DD (Date of Well Log)
ESI/DAR (Environmental Site Investigation, Data Assessment Report)	ESI_R
Excavation Report	EX_R
Extension Request Letter	EXT_RQ_L
Fact Sheet	FACT_SHT
Feasibility Study	FEASSTUD_R
Fill Material Characterization Report	FMCR_R
Groundwater Monitoring/Quarterly Summary Report	GWM_R
Financial Assurance/Letter of Credit	FNCL_ASSRNC_LOC
Interim Remedial Action Plan	IRAP_R
Interim Remediation Results (Includes Pilot Test Reports, Vapor Mitigation Reports, Soil Management Reports, Free Product Removal Reports, & Dual-Phase Extraction Reports)	IR_R
Lawsuit	LAWSUIT_R
Migration Control Report	MIG_R
Miscellaneous Report/Soil Sample	MISC_R
Miscellaneous Sample Report (analytical results)	MISC_SAMP_R
Notification Letter	NOT_L
NPDES Miscellaneous Reports	NPDES_R
Operations & Maintenance Plan	OM_P
Operations & Maintenance Report	OM_R
Pay for Performance	PFP_R

Petition	PETITION_R
Phase 1 Environmental Assessment Report	PHASE1_R
Photos	PHOTO
Preliminary Site Assessment Report/Phase 2 (historic reports only)	PSA_R
Remedial Action Plan	RAP_R
Remedial Design & Implementation Plan	RDIP_R
Remediation Progress Report	REM_R
Request for Closure	RFC(_L or _R)
Record Report of Construction	RROC_R
Review Summary Report	RS_R
Risk Assessment Report	RISK_R
Risk Based Corrective Action	RBCA_R
List of Landowners Forms	LNDOWNR_F
SB2004 Letter of Commitment	LOC_L
Site Conceptual Model/Conceptual Site Model	SCM_R
Site Health & Safety Plan	SFTY_PLAN_R
Soil and Groundwater Management Plan	SGMP_R
Soil Import Summary Report	SISR_R
Site Management	SITE_MANAGE_R_
Acknowledgement Statement for Site Management Plan	SMP_ACK_L
Site Management Plan	SMP_R
Site Summary Report	SITE_SUM_R
Soil and Water Investigation Report (Includes soil gas/vapor reports, indoor, additional site investigation, well installation, site characterization, cross section, indoor air, additional onsite investigation, Phase II/preliminary site assessment)	SWI_R
Soil Disposal Report	SOIL_DSPL_R
Source Area Characterization	SOURCAREA_R
State Information	STATE_INFO (no date)
Status Report(monthly remediation status reports addressed to sanitary district requires no stamp/perjury letter)	STAT_R

Tank/Tank System Removal Report	TNK_R
Tentative Order Report	TENT_R
Unauthorized Release Form	URF_R
UST Sampling Report	UST_SAMP_R
USTCF 5 Year Review	USTCF_5YR
USTCF issued Public Notice	USTCF_PP_L
Well Construction Report (limited to water supply wells)	WELL_CST_R
Well Decommissioning Report/Letter (well destruction/abandonment)	WELL_DCM_R
Work Plan	WP_R