



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

December 30, 2014

BJP ROF Jordan Ranch LLC
c/o Ravi Nandwana
5000 Hopyard Road #170
Pleasanton, CA 94588-3349
(Sent via E-mail to: Ravi@missionvalleyhomes.com)

First American Title Guaranty Company ETAL
c/o Dolores Jordan and Curtis Williams
537 Grove Way
Castro Valley, CA 94541-2503

Subject: Case File Review for SCP Case No. RO0002918 and GeoTracker Global ID T06019797353, Jordan Ranch, 4233 Fallon Road, Dublin, CA 94568

Dear Mr. Nandwana, Ms. Jordan, and Mr. Williams:

Alameda County Environmental Health (ACEH) staff has reviewed the Site Cleanup Plan (SCP) case file for the above-referenced site including the recently submitted document entitled, "*Stockpile Reuse Plan and Reporting*," dated December 9, 2014. The Stockpile Reuse Plan presents plans for reuse of soil that was generated during overexcavation of the former underground storage tank pit in 2011 and also presents responses to ACEH technical comments from our November 26, 2014 correspondence.

The proposed plans for reuse of the soil stockpile appear to meet the requirements set forth in our November 26, 2014 correspondence. Therefore, the proposed plans in the "*Stockpile Reuse Plan and Reporting*," dated December 9, 2014 may be implemented. Following implementation of the proposed stockpile reuse plans, you are required to submit a report prepared by a registered professional engineer or geologist documenting that the soil was reused in accordance with the approved reuse plans. Case closure is contingent upon completion of the following actions:

- Public notification of potential case closure (30 day public comment period)
- Implementation and reporting of reuse of soil stockpile.
- Well destruction and reporting.

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to nearby residents and landowners, or other interested persons. The public will have 30 days to comment on the potential case closure. If you are aware of persons, corporations, or government agencies that have an interest in this case, please provide their names and addresses as soon as possible. ACEH will consider all comments from the public prior to potential case closure.

In the Technical Report Request section of this correspondence, we have also provided a tentative schedule for completion of the above items leading to case closure. Please note that these dates are tentative and conditional upon satisfactory completion of the above tasks within the estimated time frames. You may propose an alternate schedule that is contingent upon your development plans.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Jerry Wickham), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **December 30, 2014 to February 19, 2015** – Implementation and Reporting for Reuse of Soil Stockpile
File to be named: REM_R_yyyy-mm-dd RO2918
- **February 19, 2015 to March 5, 2015** – ACEH Review of Reporting for Reuse of Soil Stockpile
- **December 30 to January 31, 2015** – Public Comment Period on Case Closure
- **February 3, 2015 to March 16, 2015** – Well Destruction and Reporting
File to be named: WELL_DCM_R_yyyy-mm-dd RO2918

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Case files can be reviewed online 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 ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

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

Attachments: Invitation to Comment – Potential Case Closure
Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Colleen Winey (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore, CA 94551
(Sent via E-mail to: cwiney@zone7water.com)

Morgan Johnson, Engeo, Incorporated, 2213 Plaza Drive, Rocklin, CA 95765 (Sent via E-mail to: mjohnson@engeo.com)

Responsible Parties
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Shawn Munger, Engeo, Incorporated, 2010 Crow Canyon Place, Suite 250, San Ramon, CA 94583
(Sent via E-mail to: smunger@engeo.com)

Dilan Roe, ACEH (Sent via E-mail to: dilan.roe@acgov.org)
Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)

GeoTracker, eFile



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**JORDAN RANCH
4233 FALLON ROAD
DUBLIN, CA 94568
SITE CLEANUP PROGRAM CASE RO0002918
GEOTRACKER GLOBAL ID T06019797353**

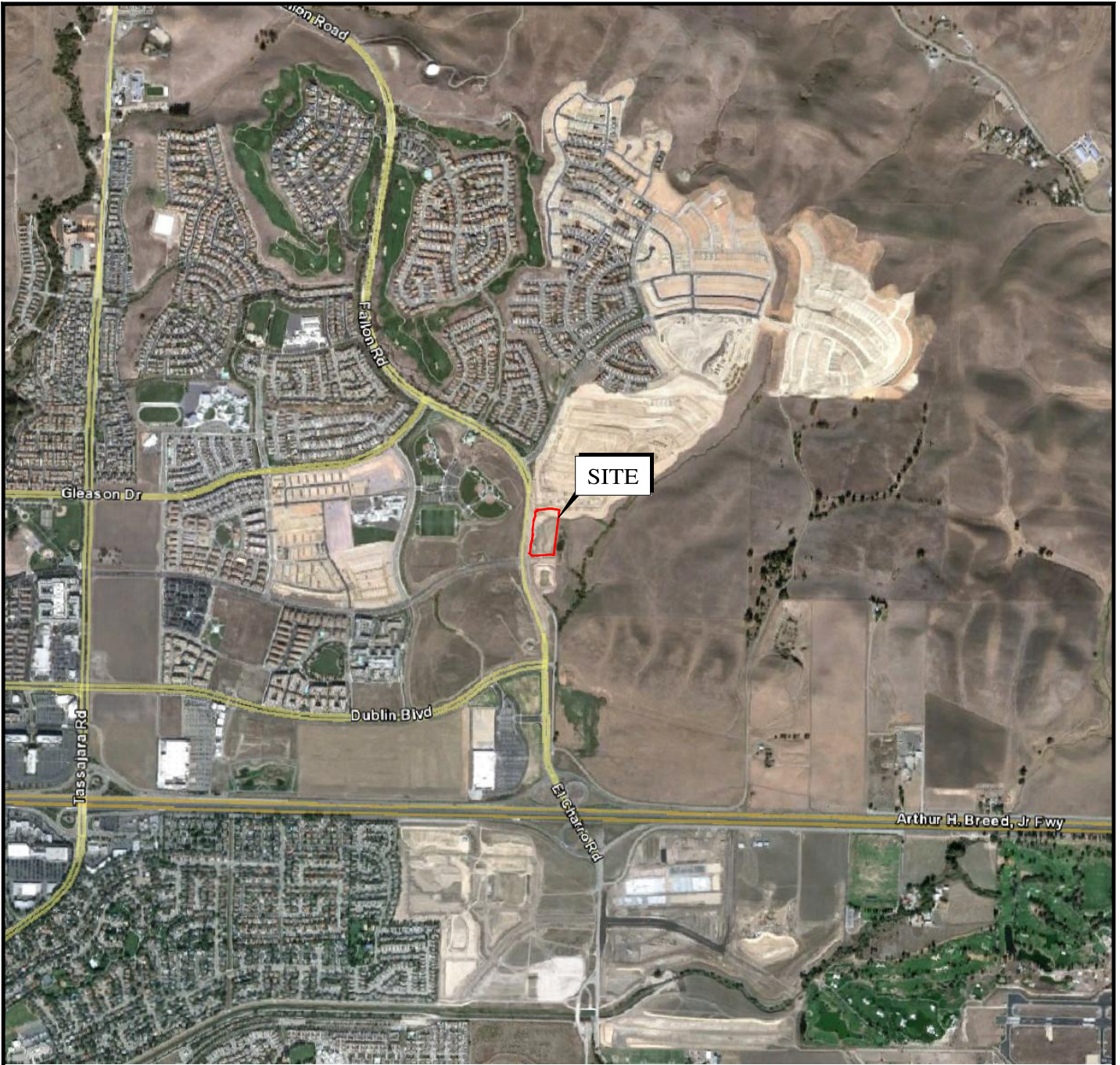
DECEMBER 30, 2014

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of Alameda County Environmental Health (ACEH) for investigation and cleanup of gasoline and diesel fuel from a former underground storage tank. A residential development is planned for the former ranch site. A former underground storage tank (UST) was removed from the site sometime prior to 2000. Soil borings advanced at the site in 2001 detected petroleum hydrocarbons in the area of the former UST. Additional investigations between 2006 and 2013 that included soil, soil vapor, and groundwater sampling, defined the extent of contamination. In September 2011, approximately 450 cubic yards of petroleum-impacted soil was excavated from the area of the former UST. The excavated soil was stockpiled and treated on site. Following confirmation soil sampling, approximately 41.6 tons of petroleum-impacted soil from the stockpile was transported off-site for disposal at a landfill. Based on the results of confirmation soil sampling, which indicate that the remaining stockpiled soil meets cleanup goals, reuse of the treated soil below a depth of three feet is planned. Groundwater remediation was performed in October 2011 by injecting a liquid reagent to increase the rate of biodegradation of petroleum hydrocarbons in groundwater. Groundwater monitoring was conducted from 2005 to 2014. Upon completion and reporting of the reuse of the soil stockpile and destruction of monitoring wells, case closure will be considered.

This notice is being sent to the current occupants and landowners of adjacent properties and known interested parties for this site. The public is invited to review and comment on the potential case closure. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Jerry Wickham at ACEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by January 31, 2015** will be considered and responded to prior to a final determination on case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at jerry.wickham@acgov.org. Please refer to ACEH case RO0002918 in any correspondence.

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BASE MAP SOURCE: GOOGLE EARTH



VICINITY MAP
JORDAN RANCH - PARCEL H
DUBLIN, CALIFORNIA

PROJECT NO.: 7828.000.001

DATE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SM

FIGURE NO.

1

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.