



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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July 30, 2009

Ms. Sara May
Terradev Jefferson LLC
c/o Metrovation
580 Second Street
Oakland, CA 94607

Subject: Fuel Leak Case No. RO0003001 and Geotracker Global ID T10000001072, Terradev Jefferson LLC Property, 645 Fourth Street, Oakland, CA 94607 – Groundwater Monitoring Requirements

Dear Ms. May:

The purpose of this correspondence is to inform you of changes to groundwater monitoring requirements for all fuel leak cases in California. The California State Water Resources Control Board (State Water Board) has approved Resolution No. 2009-0042 (*Actions to Improve Administration of the UST Cleanup Fund and UST Cleanup Program*). Resolution No. 2009-0042 states that, "*Regional Water Board and LOP agencies shall reduce quarterly groundwater monitoring requirements to semiannual or less frequent monitoring at all site unless site-specific needs warrant otherwise and shall notify all responsible parties of the new requirements no later than August 1, 2009. If more than semiannual monitoring is required for a case, the responsible party and State Water Board shall be notified of the rationale and the notice shall be posted on Geotracker.*"

Please disregard our previous correspondence dated July 24, 2009 regarding groundwater monitoring requirements. The July 24, 2009 correspondence for the above referenced case was sent in error and did not accurately reflect conditions at your site.

If your site has ongoing groundwater monitoring, the frequency of groundwater monitoring is to be reduced from quarterly to semiannual monitoring in accordance with Resolution No. 2009-0042, unless site-specific needs warrant otherwise. Examples of site-specific conditions where monitoring more frequent than semiannual may be warranted include but are not limited to the following:

- Assessment incomplete
- WDR permit requirement
- Well being sampled to evaluate ongoing or proposed pilot tests, interim remedial actions, or long-term remedial actions for progress assessment or where data are needed to monitor or optimize system performance.
- Well being sampled for free product evaluation and reduction verification
- Well being sampled within first year of being installed
- Well being sampled to evaluate post-remedial action verification monitoring
- Well has not shown reliable consistency yet to warrant reduction on sampling frequency
- Well is last point of monitoring prior to possible impact to receptor
- Plume that is currently affecting a sensitive receptor or potentially could affect a sensitive receptor such as a water supply well.

Please review your site conditions to assess whether these conditions are applicable or other site-specific conditions exist that would warrant continuation of quarterly monitoring. If none of the above conditions are applicable, semiannual groundwater monitoring is to be implemented for the site. If site-specific conditions warrant continuation of quarterly groundwater monitoring for any wells, please submit a proposed sampling and analysis schedule along with your technical rationale supporting the proposal by **August 28, 2009**.

Schedule for Semiannual Sampling

Semiannual monitoring is to be conducted during either the first and third quarters or during the second and fourth quarters. Please review historic groundwater monitoring results and identify the quarter during which the highest chemical concentrations typically occur in order to select the appropriate semiannual monitoring schedule. As an example, if the highest chemical concentrations in groundwater are typically reported during the first quarter, the wells should be sampled on a first and third quarter monitoring schedule.

Existing Groundwater Monitoring Schedules Less Frequent than Semiannual

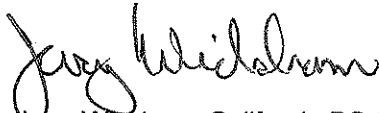
Any groundwater monitoring wells that are currently sampled on a less frequent schedule than semiannual (annual or longer) may continue to be sampled on the less frequent schedule.

Reporting

Please present results from groundwater sampling events in groundwater monitoring reports no later than 60 days following the groundwater sampling event.

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,



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

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)

Markus Niebanck, amicus, 580 Second Street, Suite 260, Oakland CA 94607

Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Jerry Wickham, ACEH

Geotracker, File