



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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March 15, 2012

Ms. Ann Marie Holland Tiers  
Estate of Jack Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
P.O. Box 5  
Kentfield, CA 94914

Ms. Eileen Dalton (*Sent via E-mail to: [eileen.dalton@acgov.org](mailto:eileen.dalton@acgov.org)*)  
Alameda County Redevelopment Agency  
224 West Winton Avenue  
Hayward, CA 94544

Subject: Work Plan Review for Fuel Leak Case No. RO0003078 and GeoTracker Global ID T10000003245, Ashland Youth Center, 16301 East 14<sup>th</sup> Street, San Leandro, CA 94580

Dear Ms. Tiers, Ms. Holland, and Ms. Dalton:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above referenced site including the recently submitted document entitled, "*Work Plan for Soil Vapor Quality Evaluation*," dated February 14, 2012 and received by ACEH on March 1, 2012. The Work Plan, which was prepared on your behalf by Cornerstone Earth Group, proposes the installation and sampling of soil vapor probes.

The proposed scope of work in the "*Work Plan for Soil Vapor Quality Evaluation*," dated February 14, 2012, is conditionally approved and may be implemented provided that the technical comments below are incorporated during the site investigation. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the Work Plan and technical comments below is proposed. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

#### **TECHNICAL COMMENTS**

1. **Analytes.** Please assure that the EPA Method TO-15 analytical results include but are not limited to reported concentrations for benzene, toluene, ethylbenzene, xylenes, naphthalene, and total volatile petroleum hydrocarbons (C5-C11). In addition to the proposed analyses using EPA Method TO-15, we request that the soil vapor samples also be analyzed for oxygen, carbon dioxide, and methane using ASTM D1946. Please present these results in the Soil Vapor Probe Installation and Sampling Report requested below.
2. **Method TO-15 SIM.** The Work Plan proposes the use of EPA Method TO-15 SIM (selected ion mode) for analysis of the soil vapor samples. This method is generally used to achieve lower detection levels than the typical TO-15 scan. However, the TO-15 SIM method is a more expensive analysis. Since the TO-15 method is expected to achieve the reporting limits necessary to evaluate vapor intrusion for the site, the use of TO-15 without the SIM is acceptable and would avoid unnecessary costs.

3. **Sampling Frequency.** The Work Plan currently proposes three additional soil vapor sampling events performed on a monthly basis following the initial sampling event. This proposal is tentatively accepted at this time; however, the future sampling frequency will be re-evaluated based upon the soil vapor sampling results. We request that the soil vapor sampling results from the initial sampling event be presented in the Soil Vapor Probe Installation and Sampling Report requested below.
4. **Additional Reports.** We request that you submit copies of any reports you have documenting additional investigation activities or other work that are relevant to the release or other unauthorized releases and not currently in ACEH case files. This includes Phase I environmental site assessment reports and site investigations conducted for potential real estate transactions. ACEH case files may be reviewed online using the ACEH website (<http://www.acgov.org/acehcon>). We note that the following two reports have been referenced in reports submitted to this agency but are not in ACEH case files:
  - Geocon Consultants, Inc., February 7, 2011. Phase I Environmental Site Assessment Report, 16343 and 16349 E. 14<sup>th</sup> Street, San Leandro, California.
  - Geocon Consultants, Inc., February 8, 2011. Limited Site Investigation Report, 16343 and 16349 E. 14<sup>th</sup> Street, San Leandro, California.
5. **Vapor Intrusion Control Measures.** We understand that the Ashland Youth Center building will include a sub-slab membrane and depressurization system. Results of the soil vapor sampling and monitoring will be used to assess whether the depressurization system remains passive or needs to be operated actively. Please present details of the membrane and depressurization system in the Soil Vapor Probe Installation and Sampling Report requested below.
6. **Public Participation.** Public participation is a requirement for the corrective action and/or case closure processes. In order to notify potentially affected members of the public of the remedial actions taken to date for development of the Ashland Youth Center, we request that you submit a Draft Fact Sheet for distribution to residents and landowners in the surrounding area and other interested persons. The Draft Fact Sheet should briefly describe the site background, steps taken to date to clean up the site, and remaining future steps for site development. ACEH can provide an example of a Fact Sheet upon request. We also request that you submit a mailing list of any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case **no later than April 10, 2012**. Upon receipt and approval of the Draft Fact Sheet and mailing list, ACEH will request that you distribute the Fact Sheet to the mailing list. ACEH will consider all comments from the public prior to final approval of development plans.
7. **GeoTracker.** A review of the case file and the State's Geotracker database indicates that the site is not in compliance with the State Water Resource Control Board (SWRCB) Electronic Report Regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, CCR). Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs, including SLIC programs. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites was required in GeoTracker. At present, missing data and documents include, but may not be limited

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to analytical data in EDF format, boring logs, location data, maps, and reports. Compliance is required by the State and is tied to reimbursement funding by the UST Cleanup Fund. Please see Attachment 1 for limited additional details, and the state GeoTracker website for full details. Please upload all required submittals to GeoTracker by the date specified below.

### **TECHNICAL REPORT REQUEST**

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

- **April 10, 2012** – Draft Fact Sheet and Mailing List
- **April 10, 2012** – Uploads to GeoTracker
- **May 1, 2012** – Soil Vapor Probe Installation and Sampling Report

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). Online case files are available for review 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

Attachment: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Judy Reid, State Water Resources Control Board, Division of Financial Assistance, P.O. Box 944212  
Sacramento, CA 94244-2120 (Sent via E-mail to: [JREID@waterboards.ca.gov](mailto:JREID@waterboards.ca.gov))

Charles Miller, Alameda County GSA, 1401 Lakeside Drive, Suite 800, Oakland, CA 94612 (Sent via E-mail to: [charles.miller@acgov.org](mailto:charles.miller@acgov.org))

Lane Bailey, Alameda County Redevelopment Agency, 224 West Winton Avenue, Hayward, CA 94544 (Sent via E-mail to: [lane.bailey@acgov.org](mailto:lane.bailey@acgov.org))

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Jeff Setera, SANDIS, 1721 Broadway, Suite 201, Oakland, CA 94612  
(Sent via E-mail to: [jsetera@sandis.net](mailto:jsetera@sandis.net))

Peter Langtry, Cornerstone Earth Group, 2737 North Main Street, Unit 10, Walnut Creek, CA 94597  
(Sent via E-mail to: [plangtry@cornerstoneearth.com](mailto:plangtry@cornerstoneearth.com))

Ariu Levi, ACEH (Sent via E-mail to: [ariu.levi@acgov.org](mailto:ariu.levi@acgov.org))  
Donna Drogos, ACEH (Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Jerry Wickham, ACEH (Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org))

GeoTracker, eFile

## 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/](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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> July 20, 2010
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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](mailto: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](mailto: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.