



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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November 17, 2014

Mr. Chuck Gurney, Director Environmental Management
Weingarten Realty Investors
2600 Citadel Plaza Drive, Suite 300
Houston, Texas 77008
(sent via electronic mail to CGurney@Weingarten.com)

Subject: Request for Work Plan Addendum for Sub-Slab and Indoor Air Assessment; Site Cleanup Program (SCP) Case No. RO0003097, Global ID # T0600101674, 580 Market Place Shopping Center, 3735-4065 East Castro Valley Boulevard, Castro Valley, CA 94552

Dear Mr. Gurney:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the *Scope of Work for Sub-Slab Vapor and Indoor Air Assessment (Work Plan)*, prepared and submitted by e-mail to ACEH on October 31, 2014, by Cardno ATC on your behalf. The work plan was submitted in response to ACEH's 9/30/2014 e-mail directive letter. Thank you for submitting the Work Plan.

Based on ACEH staff review of the case file and the referenced report ACEH requests that you address the following technical comments and send us the document requested below.

TECHNICAL COMMENTS

1. **Work Plan Modifications** – The referenced work plan proposes a series of actions with which ACEH is in general agreement; however, ACEH requests several additions and modifications to the approach. Please submit a work plan addendum by the date specified below.
 - a. **Calculation of the number of Vapor Pins:** The Work Plan states that three new Vapor Pins will be installed in the Dryclean 580 unit and existing vapor probe SS-3 will be replaced with SS-3R. However, the Work Plan also states that only 3 samples will be collected from the Dryclean 580 unit. Please clarify the number of Vapor Pins that will be installed in the Dryclean 580 unit.
 - b. **Concurrent Subslab Vapor/Indoor Air and Outdoor Air Sample Collection:** Please revise the Work Plan to state that subslab and indoor air samples will be collected concurrently (i.e., on the same day).
 - c. **Vapor Point Sampling Protocols:** The draft Work Plan presents proposed field methods for collection of additional sub-slab vapor utilizing Vapor Pin probes instead of conventional sub-slab vapor probes. ACEH is not opposed to the use of Vapor Pins as long as the scope of work is revised to be in accordance with Department of Toxic Substances Control (DTSC's) March 2013 *Frequently Asked Questions: Advisory – Active Soil Gas Investigations*. Please revise the Work Plan to include all the requisite elements described in the FAQ Guidance including equilibrium time of at least two hours following installation of a Vapor Pin prior to sampling. Additionally, please include

material specifications for the Vapor Pins (brass or stainless steel) and sample train tubing (Nylaflow, Tygon, etc.).

- d. Indoor Air Samples:** Indoor air sampling should be conducted under conservative conditions. Please include a discussion that addresses items listed in the Indoor Air Sampling Sections (pp 29-31) of DTSC's 2011 *Vapor Intrusion Guidance* including, but not limited to, the following:
- Minimizing egress and ingress activities;
 - Maintenance of normal indoor air temperatures above 65 degrees Fahrenheit before and during the sampling event;
 - Sample collection over a 24-hour period to ensure diurnal fluctuations in vapor intrusion and indoor air concentrations are included in the sampling period (recommended by DTSC for the first sampling event); eight hour samples may be collected concurrently with the 24 our samples to collect data representative of daily exposure for building occupants.
- e. Public Notifications:** Please include a description of public notification prior to indoor air sampling in accordance with DTSC's 2012 *Vapor Intrusion Public Participation Advisory*. Please submit a draft Public Notice to ACEH for review prior to distribution to tenants by December 6, 2014.
- f. Environmental Screening Levels:** Analytical results of the sub-slab vapor and indoor air samples should be evaluated under the following:
- San Francisco Bay Regional Water Quality Control Board's Summary Table C, Environmental Screening Levels (ESLs)
 - DTSC Human Health Risk Note No. 3 (dated May 21, 2013 and subsequently revised on July 14, 2014).
 - EPA Region 9 Interim Action Levels and Response Recommendation to Address Potential Developmental Hazards Arising from Inhalation Exposures to TCE in Indoor Air from Subsurface Vapor Intrusion (dated December 3, 2013 and subsequently revised on June 30, 2014).

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the following specified file naming convention and schedule:

- **December 6, 2014** – Work Plan Addendum for *Sub-Slab Vapor and Indoor Air Assessment*,
File to be named: RO3097_WP_ADEND_R_yyyy-mm-dd

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please send me an e-mail message at karel.detterman@acgov.org or call me at (510) 567-6708.

Mr. Chuck Gurney
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Sincerely,

Karel Detterman, PG
Hazardous Materials Specialist

Enclosures: Attachment 1 - Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Gabe Stivala, Cardno ATC, 701 University Avenue, Suite 200, Sacramento, CA 95825
(sent via electronic mail to gabe.stivala@atcassociates.com)

Dilan Roe (sent via electronic mail to dilan.roe@acgov.org)
Karel Detterman (sent via electronic mail to karel.detterman@acgov.org)
Electronic File, GeoTracker

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.