



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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January 30, 2014

Mr. Mike Parker (Sent via E-mail to: mparker@quattrorealty.com)
Quattro Realty Group
500 La Gonda Way, Suite 295
Danville, CA 94526

Subject: Case File Review for SLIC Case No. RO0003131 and GeoTracker Global ID T10000005547,
The Green, 5411 Martinelli Way, Dublin, CA 94568

Dear Mr. Parker:

Alameda County Environmental Health (ACEH) has opened a Spills, Leaks, Investigations, and Cleanup (SLIC) case for the above referenced site in order to review the proposed development of the site. A mix of residences and commercial development is currently planned for the 27-acre site. One of the supplemental mitigation measures presented in the Environmental Impact Report for the development requires that the Applicant/Developer notify ACEH of the proposed project and the intent to utilize the site for residential uses. If directed by ACEH, a site investigation or health risk assessment shall be completed prior to commencement of construction.

Our review of the case file, which is described in the Technical Comments below, has identified several issues that need to be addressed in order to complete assessment of the site. Therefore, we request that you **submit a Work Plan by March 31, 2014** that addresses the technical comments below.

REQUEST FOR INFORMATION

We request that you submit copies of any reports you have documenting additional investigation activities or other work that are relevant to the environmental site conditions 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/aceh>). Specific relevant reports that appear to be missing from ACEH case files include the following:

ADR Environmental Group, Inc., *Phase I Environmental Site Assessment for the Future Emerald Place Property*, April 15, 2006.

Levine Fricke, *Due Diligence Environmental Review, Commerce One Parcel, Hacienda Drive and Interstate 580, Dublin, CA*, May 20, 2003.

Levine Fricke, *Limited Soil Sampling and Analysis Program, Commerce One Parcel, Hacienda Drive and Interstate 580, Dublin, CA*, October 9, 2003.

Terraphase, *Phase II Site Investigation Report, Parcel 16A Southwest Corner of Dublin Boulevard and Hacienda Drive, Dublin, California*, September 12, 2012.

Treadwell & Rollo, *Phase I Environmental Site Assessment Proposed IKEA Store Development, Interstate 580 and Hacienda Drive*, April 9, 2004.

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Treadwell & Rollo, *Soil Sampling and Chemical analysis, Martinelli Way at hacienda Drive, IKEA – Dublin Off-site Development, Dublin, California*, October 31, 2005.

TECHNICAL COMMENTS

1. **Underground Storage Tank Removed in 2008.** On September 5, 2008, a 1,100-gallon steel underground storage tank (UST) was discovered during grading activities near the southwest corner of the site. The UST was removed on September 30, 2008. After removal of the UST, observations and confirmation soil sampling indicated that elevated concentrations of petroleum hydrocarbons were present in soils outside the excavation. Fuel leak case RO0002993 was opened by ACEH in February 2009. Tank pit soil overexcavation was conducted in May 2009. Further excavation in the southwestern portion of the excavation was conducted in September and October 2009 along with pumping of water from the excavation. The tank pit water sample collected in October 2009 detected TPH as gasoline and TPH as diesel at concentrations of 109 and 42,300 micrograms per liter ($\mu\text{g/L}$), respectively. Additional pumping of groundwater from the tank pit was conducted in November 2009. Following the pumping in November 2009, a grab groundwater sample was collected from the tank pit. TPH as diesel was detected at a concentration of 114 $\mu\text{g/L}$ in the tank pit groundwater sample. Fuel leak case RO0002993 was closed by ACEH with a site management requirement that ACEH will re-evaluate the case if a change in land use to any residential or other conservative land use scenario is proposed. Residential land use is currently proposed for the site. ACEH has reviewed the case and evaluated site conditions under the framework of the State Water Resources Control Board Low-threat Closure Policy. Site conditions in the area of the former UST appear to meet the criteria for unrestricted use. ACEH is not requesting further work in the area of the former UST in the southwestern portion of the site at this time.

2. **Volatile Organic Compounds in Groundwater.** Volatile organic compounds (VOCs) were detected at concentrations up to 100 $\mu\text{g/L}$ in grab groundwater samples collected north of the site in 1998. The source of the VOCs was not identified but was suspected to be within Parcel 15 north of the site. Potential sources within Parcel 15 included two gasoline service station, a public works shop, and a laundry. In order to help assess whether VOCs in groundwater may pose a risk for the site, soil vapor samples were collected in a grid pattern from five locations by Ground Zero Analysis in 2013. VOCs were not detected in the five soil vapor samples at concentrations above relevant screening levels. In order to provide further information with regard to the location of the potential VOC sources and the five soil vapor samples collected at the site, we request that you present a map and table in the Work Plan requested below that shows the following:
 - The five 2013 soil vapor sampling locations collected by Ground Zero Analysis.
 - All grab groundwater data collected within 500 feet of the site boundary including but not restricted to data collected by Erler & Kalinowski in 1998, Versar in 1998, or Terraphase in 2012.
 - All soil vapor data collected within 500 feet of the site boundary including but not restricted to data collected by Erler & Kalinowski in 1998, Versar in 1998, or Terraphase in 2012.

- Locations of sanitary sewer lines which could act as sources.
 - Former site features within Parcels 15, 16, or 16A.
3. **Fuel Depot.** Further investigation of the Fuel Depot Area is necessary. On April 15, 1998, trenches were excavated to remove buried debris in the Fuel Depot Area as described in the Erler & Kalinowski June 19, 1998 report entitled, "*Results of Soil and Groundwater Investigations and Screening Human Health Risk Assessment.*" The trenches were backfilled with removed soil and "track-walked" for compaction. However, no soil samples were collected to define the extent of contamination within the tank pit. It is also not clear whether all debris was removed from the area. Grab groundwater samples were collected from 25-foot deep boreholes to evaluate the extent of groundwater contamination. Based on the results of the groundwater sampling, Erler & Kalinowski Report concluded that diesel fuel in groundwater was limited to the immediate vicinity of the fuel storage depot. The extent of soil contamination in the Fuel Depot area remains undefined. In the Work Plan requested below, please propose additional investigation to define the extent of soil and groundwater contamination in the Fuel Depot area.
4. **Railroad Spur.** Further investigation of the railroad spur appears to be necessary to evaluate whether railroad operations affected the near surface soils. Results from five soil borings along the railroad spur are presented in the Erler & Kalinowski June 19, 1998 report entitled, "*Results of Soil and Groundwater Investigations and Screening Human Health Risk Assessment.*" The borings extended to a depth of 6 to 9 feet with one soil sample collected at the interface between gravel fill (possibly railroad ballast) and first encountered soil (approximately 3.5 to 5.5 feet bgs). No soil samples appear to have been collected from near-surface soils. The extent of grading or removal of the railroad spur since 1998 is not clear. In the Work Plan requested below, we request the following:
- Description of the whether rails, rail ties, and ballast still remain at the site.
 - Description of the extent of grading that appears to have been conducted along the railroad spur.
 - Summary of results from previous investigations along the railroad spur.
 - If the railroad ballast remains on site, sampling of the railroad ballast will be required to evaluate for heavy metals such as lead, which was used in rail car bearings, heavy aliphatic petroleum hydrocarbons, creosote, and PCBs.
 - If the ballast has been or will be removed, sampling of the near surface soils adjacent to the ballast will be required.
 - Please propose soil sampling and analysis as appropriate to evaluate the former railroad spur.
5. **Incinerator.** An incinerator was formerly located in the northeastern corner of the site. In 2001, approximately 3,400 cubic yards of burn waste and impacted fill was removed from the site and disposed at the Chemical Waste management facility in Kettleman Hills, CA. In correspondence dated December 5, 2005, the California Department of Toxic Substances concluded that the site does not appear to pose a threat to human health and the environment under a residential land use scenario. Based on the DTSC evaluation, no further investigation of the Incinerator area is requested at this time.

6. **Site Grading and Stockpiles.** Site grading and stockpiling has been conducted at various times on this site. Since the grading and stockpiling has not been well documented, some investigation of the source of the stockpiled material may be necessary. In the Work Plan requested below, please describe the sampling and/or removal actions that will be undertaken for the soil stockpiles at the site.
7. **Herbicides.** The Phase I Environmental Site Assessment dated August 2, 2013 and prepared by Engeo Incorporated, recommended sampling of near-surface soils for herbicides within areas of proposed residential development. During the 2013 investigation by Ground Zero Analysis, soil samples were collected at a depth of 1 feet bgs from hand auger borings near five soil vapor sampling locations and were analyzed for chlorinated and nitrophenol herbicides. Herbicides were not reported at concentrations above relevant screening criteria. However, the soil samples were only analyzed for herbicides and not other constituents of concern such as metals are frequently detected in areas where chemical have been applied for weed control. The lack of metals data appears to be a data gap. In the Work Plan requested below, we request that you propose soil sampling with metals analysis for near-surface soil samples to address this data gap,
8. **Environmental Concern from Phase I Report.** The Phase I Environmental Site Assessment dated August 2, 2013 and prepared by Engeo Incorporated, recommended sampling of discolored soil that was observed east of the existing structure on the site. Please discuss this area in the Work Plan and whether sampling has been or will be conducted for this area.
9. **Transformers.** Please indicate whether any electrical transformers were previously present at the site.
10. **Well Along Western Boundary of Site.** One well was observed along the western property boundary as described in the Engeo "*Phase I Environmental Site Assessment*," dated August 2, 2013. In the Work Plan requested below, please describe future plans to investigate, utilize, and/or destroy this well.

TECHNICAL REPORT REQUEST

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

- **March 31, 2014** – Work Plan

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January 30, 2014
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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>.

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: Greg Stahl, Ground Zero Analysis, Inc., 1172 Kansas Avenue, Modesto, CA 95351 (*Sent via E-mail to: gstahl@groundzeroanalysis.com*)

Ryan Batty, California Department of Toxic Substances Control, Sacramento, CA (*Sent via E-mail to: rbatty@dtsc.ca.gov*)

Jerry Wickham, ACEH (*Sent via E-mail to: jerry.wickham@acgov.org*)
GeoTracker, eFile

Attachment 1

Responsible Party(ies) Legal Requirements/Obligations

REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. 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, 7835, 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, late 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 SCP)	REVISION DATE: July 25, 2012
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (petroleum UST and SCP) 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 .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 <://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 .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.