



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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October 2, 2014

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

Mr. Stephen Pilch
Stockbridge/BHV Emerald Land Co., LLC
4 Embarcadero Center
San Francisco, CA 94111

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

Dear Mr. Parker and Mr. Pilch:

Alameda County Environmental Health (ACEH) has reviewed the Site Cleanup Program (SCP) case for the above referenced site including the document entitled, "*Additional Subsurface Investigation Report*," dated August 18, 2014 (Report). The Report, which was prepared by Ground Zero Analysis, presents results from soil and groundwater samples collected as part of a site assessment of the following areas of the site:

- Former Fuel Depot
- Former Rail Spur
- Random Locations (herbicides and metals)
- Soil Stockpiles

As discussed in the technical comments below, Soil Pile No. 2 is not suitable for re-use on site. Therefore, excavation and off-site disposal of Soil Pile No. 2 is required prior to occupancy of the site by the proposed mixed use development. Please see technical comment No. 4 below regarding requirements for removal of Soil Pile No. 2. The remainder of the site outside Soil Pile No. 2 appears to be acceptable for the proposed mixed use development consisting of commercial and medium-density residential structures. No further investigation of the site is requested at this time. Following verification and reporting of the removal of Soil Pile No. 2, the site will be reviewed for case closure.

TECHNICAL COMMENTS

1. **Former Fuel Depot Area.** Soil and groundwater in the Former Fuel Depot area contains relatively low concentrations of diesel and oil range petroleum hydrocarbons. The highest concentrations of petroleum hydrocarbons appear to be present at depths below 9 feet bgs. Volatile constituents appear to be absent. The Former Fuel Depot area appears to meet the criteria for closure under the State Water Resources Control Board Low-threat Underground Storage Tank Closure Policy. No further investigation of the Former Fuel Depot is requested at this time.

2. **Former Rail Spur.** Soil samples were collected along three transects across the former location of the rail spur. Shallow soil adjacent to the former rail spur contains low concentrations of oil and grease and polycyclic aromatic hydrocarbons (PAHs) that are not expected to pose a significant human health risk for the proposed development of the site. No further investigation of the Former Rail Spur is requested at this time.
3. **Herbicides and Metals Investigation.** Soil samples from random locations HAB1 through HAB5 were analyzed for CAM-17 metals along with previous results for herbicides. Herbicides were not detected at concentrations above reporting limits and metals concentrations appear to be within the concentration ranges for ambient metals. No further investigation of herbicides and metals is requested at this time.
4. **Stockpile Soil Investigation.** Twelve discrete soil samples were collected from the large soil stockpile (Soil Pile No. 1) and two discrete soil samples were collected from the smaller stockpile (Soil Pile No. 2). Both soil stockpiles are shown on Figure 9 of the Report. Soil Pile No. 1 contains PAHs and diesel and oil range petroleum hydrocarbons at concentrations below Environmental Screening Levels (San Francisco Bay Regional Water Quality Control Board, December 2013) for residential land use. Therefore, Soil Pile No. 1 does not appear to pose a significant human health risk for the proposed development. Soil Pile No. 2 contains PAHs, diesel and oil range petroleum hydrocarbons, and polychlorinated biphenyls (PCBs). The concentrations of benzo(a)pyrene exceed ESLs for residential land use in two soil samples. Off-site disposal of Soil Pile No. 2 and confirmation soil sampling to verify completion of the removal is required prior to occupancy of the site by the proposed mixed use development. Following removal of the soil stockpile, two discrete confirmation soil samples are to be collected from the exposed soil below the stockpile at the approximate locations of previous soil samples A and B. The confirmation soil samples are to be analyzed for polycyclic aromatic hydrocarbons (PAHs) using EPA Method 8270, PCBs using EPA Method 8082, total petroleum hydrocarbons (TPH) as diesel using EPA Method 8015, and TPH as motor oil using EPA Method 8015. Soil Pile No. 2, which is approximately 500 cubic yards in size, is to be disposed off-site at an appropriate disposal facility that can accept the contaminated soil. Documentation of the excavation, off-site disposal, and confirmation soil sampling are to be presented in the Soil Removal Report requested below. You may present an alternate schedule to that requested below for submittal of the Soil Removal Report. Following ACEH approval of the soil removal as documented in the Soil Removal Report, the site will be reviewed for case closure.
5. **Public Participation.** 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 will distribute the attached *Invitation to Comment - Potential Case Closure* to occupants and landowners of nearby properties after October 24, 2014. We request that you review the attached *Invitation to Comment - Potential Case Closure* and provide any comments to ACEH no later than October 24, 2014. If you are aware of any residents, landowners, or other interested persons, corporations, or government agencies that may have an interest in this SLIC case, please provide their names and addresses by October 24, 2014. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

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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:

- **October 24, 2014** – Comments on *Invitation to Comment - Potential Case Closure* and List of any residents, landowners, or other interested persons, corporations, or government agencies that may have an interest in this SLIC case/ Submit by email to jerry.wickham@acgov.org.
- **February 15, 2015** – Soil Removal Report for Soil Pile No. 2
File to be named: EX_R_yyyy-mm-dd RO3131

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

Attachments: Draft Invitation to Comment - Potential Case Closure
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



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**THE GREEN
5411 MARTINELLI WAY
DUBLIN, CA 94568
SITE CLEANUP PROGRAM CASE RO0003131
GEOTRACKER GLOBAL ID T10000005547**

OCTOBER 27, 2014

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of Alameda County Environmental Health (ACEH). The subject site is approximately 27.45 acres and is bordered to the north by Martinelli Way, to the east by Hacienda Drive, to the south by Interstate 580, and to the west by Arnold Road. Site investigation activities have been conducted throughout the site to assess whether residual contamination from previous site activities present potential risks to proposed future mixed residential and commercial development of the site. The site was previously occupied by a portion of the U.S. Army Camp Parks Reserve Forces Training Area. The structures on the property were demolished in the mid-1990s. Currently, the site is undeveloped open space with one small unoccupied structure in the north central portion of the site.

Site investigation activities, which have taken place sporadically at the site since 1991, have been completed. Excavation and off-site disposal of an approximately 500 cubic yards soil stockpile (Soil Pile No. 2) is required prior to occupancy of the site by the proposed mixed use development. Soil Pile No. 2 contains PAHs, diesel and oil range petroleum hydrocarbons, and polychlorinated biphenyls (PCBs). The remainder of the site outside Soil Pile No. 2 appears to be acceptable for the proposed mixed use development consisting of commercial and medium-density residential structures. Following removal of Soil Pile No. 2 and confirmation soil sampling to verify completion of the removal, ACEH will consider closure of the case.

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 closure of the case. 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 November 25, 2014** will be considered and responded to prior to a final determination on the proposed 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 RO0003131 in any correspondence.

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.