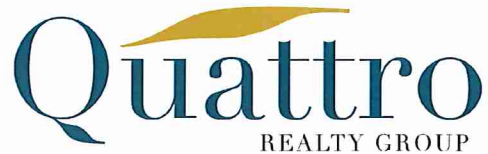


**RECEIVED**

By Alameda County Environmental Health at 3:33 pm, Apr 24, 2014



April 23, 2014

Mr. Jerry Wickham  
Alameda County Health Care Services Agency,  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Subject: **Workplan for Further Investigation**  
The Green, 5411 Martinelli Way, Dublin, CA  
SLIC Case No. RO0003131

Dear Mr. Wickham:

I declare, under penalty of perjury, that the information and/or recommendations contained in the referenced report dated April 23, 2014 and submitted to your agency by Ground Zero Analysis, Inc. is true and correct to the best of my knowledge.

Please contact me if you have any questions.

Best Regards,  
**Quattro Realty Group, LLC**

A handwritten signature in blue ink that reads "D. Clock".

David Clock  
Vice President

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April 23, 2014

Mr. Jerry Wickham  
Alameda County Health Care Services Agency,  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Subject:       **Workplan for Further Investigation**  
                  The Green, 5411 Martinelli Way, Dublin, CA  
                  SLIC Case No. RO0003131

Dear Mr. Wickham:

The following *Workplan* is submitted by Ground Zero Analysis, Inc. (Ground Zero) on behalf of Quattro Realty Group and Stockbridge BHV Emerald Place Land Company, LLC in response to your directive letter dated January 30, 2014. The location of the subject Site is shown on Figure 1. A site plan is shown on Figure 2.

## **BACKGROUND**

Stockbridge BHV Emerald Place Land Company, LLC (“Stockbridge”) is the owner of the 27.45-acre property in Dublin known as “The Green”.

Stockbridge is proposing mixed-use development of the property involving construction of commercial as well as medium density residential structures. The City of Dublin is the lead agency preparing a Supplement Environmental Impact Report (“SEIR”) for an amendment to the City’s General Plan allowing for the proposed development. The SEIR will contain certain mitigation measures that will require the input of the Alameda Environmental Health (“ACEH”) involving potential environmental contamination issues arising from the past use of the property.

Stockbridge requested that ACEH provide such regulatory oversight as is necessary to satisfy the mitigation measures of the SEIR.

A meeting was held with ACEH on January 9, 2014 to discuss the background of the Site and the measures that would be necessary for ACEH to provide the requested services. On January 9, 2014, ACEH opened Spills, Leaks, Investigations and Cleanup (SLIC) Case No. RO0003131 for the Site.

After reviewing background information on Site investigations, ACEH issued the letter dated January 30, 2014 requesting a workplan to address specific technical questions. A copy of the ACEH letter is included in Appendix A.

### **Property Information**

The subject Site is located at 5411 Martinelli Way in Dublin, California. Martinelli Way borders the Site to the north, Hacienda Drive borders the Site to the east, Interstate-580 borders the Site to the south and Arnold Road borders the Site to the west. The Site has an area of approximately 27.45 acres and is identified as Assessor's Parcel Numbers (APNs) 986-033-004, 986-033-005-2 and 986-033-006. The Site is relatively flat and at an elevation of approximately 340 feet above mean sea level.

The subject Site was previously occupied by a portion of the U.S. Army's Camp Parks Reserve Forces Training Area. The subject portion of the base was closed and property ownership was transferred to Alameda County in the late 1960s. The structures on the property were demolished in the mid-1990s. The property is currently undeveloped open space, mainly covered by grasses and low weeds, with one small unoccupied structure in the north central portion of the site.

### **Historic Site Investigations**

Beginning as early as 1991 and to date, numerous Phase I and Phase II investigations have been conducted on behalf of various potential developers of the Site and surrounding properties. The subject property has been referred to in several reports as "Parcel 16". At some point prior to 2012 the portion of Parcel 16 north of Martinelli Way and south of Dublin Blvd. was severed and subsequently identified as "Parcel 16A". Property north of Dublin Blvd, between Hacienda Drive and Arnold Road and south of Central Parkway has been referred to as "Parcel 15". Property to the west of the Site and south of Martinelli Way has been referred to as the "Option Parcel". These designations are shown on Figure 2.

A detailed summary of all investigations conducted on properties surrounding the Site is beyond the scope of this report. Investigations specific to the Site are summarized below.

In 1998 Erler and Kalinowsik (E&K) conducted a soil and groundwater investigation on Parcel 16 and the Option Parcel. A geophysical survey was conducted in two areas of Parcel 16 where underground fuel storage tanks were suspected based on historical military base records: the former guard house boiler room and the former underground fuel storage depot. The fuel storage depot was located on the current Site. No tanks were found. Trenching revealed buried debris, which was removed. Grab groundwater samples from the fuel depot area detected total petroleum hydrocarbons as diesel (TPHd) at a maximum concentration of 120,000 parts per billion (ppb). Stepout borings detected low levels of TPHd in groundwater no more than 55 feet downgradient of the depot area. No benzene, toluene, ethylbenzene or xylenes (BTEX) compounds were detected.

E&K collected grab groundwater samples from several borings located throughout the investigation area. Samples were analyzed for TPHd, BTEX and volatile organic compounds (VOCs). Other than a trace of xylenes in one boring, no VOCs were detected in samples collected from the current Parcel 16 and Parcel 16A. Some VOCs, including tetrachloroethene (PCE) and trichloroethene (TCE) were detected in certain borings on the Option Parcel and along the south boundary of Parcel 15.

E&K also collected soil samples along the former railroad spur that traversed Parcels 16 and 16A from northwest to southeast. Samples were collected from native soil beneath the ballast at five locations, three of which were located on the subject Site. The samples were analyzed for chlorinated herbicides, selected metals and total extractable petroleum hydrocarbons (TEPH). Trace levels of TEPH were found in two samples; a trace of 2,4-DB was found in one sample; metals concentrations were at naturally-occurring background levels.

In 2003, Levine-Fricke (LF) conducted limited soil sampling along the railroad spur. Four soil borings were advanced and sampled at locations generally similar to those sampled by E&K. The samples were analyzed for organochlorine pesticides (OCPs), for polychlorinated biphenyls (PCBs), for phenols and for creosote. Low levels of DDT in two of the soil samples were the only contaminants of concern detected during their investigation. Based on the results LF concluded that no further investigation was warranted in the area of the former railroad spur on the property.

In 2001 Lowney and Associates and Subsurface Consultants, Inc. (SCI) investigated a former incinerator and burn pit area located along the northeast corner of the current Parcel 16. Significant analyses determined that lead was the only constituent of concern. 3,400 cubic yards of lead-contaminated soil was excavated in 2001 and transported to the Waste Management Kettleman

Hills facility for disposal. The case was closed by Alameda County Health Care Services Agency in 2003 as “clean-closed with no restrictions on future development”. Additional sampling was conducted by Treadwell & Rollo in 2005 which resulted in a second closure letter in December 2005 from DTSC which concluded “... the incinerator/Burn Dump at Hacienda Drive and Martinelli Drive does not appear to pose a threat to human health or the environment under a residential land use scenario.”

In September 2008 during grading activities a steel underground storage tank (UST) was discovered in the southwest corner of the Site. In October 2008 the UST was removed by ADR Environmental Group (ADR) and the soil in the vicinity of the former UST was excavated. Additional remedial over-excavation and groundwater pumping was conducted in 2009 and 2010. The results of the final confirmation soil samples were non-detect for all fuel analytes. Only a de-minimus concentration of diesel was detected in the final groundwater sample. Case closure was granted for the site in September 2010.

In their August 2013 *Phase I Environmental Site Assessment* report, ENGEO concluded that the presence of VOCs in soil vapor beneath the parcel located north of the subject property constitutes a Recognized Environmental Condition. ENGEO recommended, in pertinent part, the following actions:

- “A soil vapor monitoring study and a human health risk assessment should be considered at the Property to...evaluate impacts due to the upgradient VOC source...”
- “...it is our experience that historical use of herbicides was common on former military sites: as such, it may be prudent to consider the health risk of near-surface soil at contemplated residential development areas.”

A subsurface investigation conducted by Ground Zero in October 2013 was intended to address those recommendations.

A total of five (5) soil borings (HAB1 through HAB5) were advanced in a rough grid pattern across the site on October 8, 2013, by a Geologist from Ground Zero. The locations of the shallow soil borings are shown on Figure 3. The shallow soil borings were all advanced with a hand auger and soil samples were collected at depths of approximately 1, 2 and 3 feet below grade. All soil samples collected from the depth of one foot were analyzed for chlorinated and nitrophenol herbicides by EPA Method 8151A. No herbicides were detected in any of the 1-foot soil samples collected.

In order to investigate the potential for detectable concentrations of VOCs in soil vapor, five (5) temporary soil vapor wells (VW-1 through VW-5) were constructed in close proximity to the hand

auger borings on October 15, 2013 (Figure 3). Soil vapor samples were collected and analyzed for VOCs by EPA Method TO-15.

Various VOCs were detected in the vapor samples. Several fuel-related VOCs were detected at similar concentrations across the site; several solvent-related VOCs were detected at similar concentrations across the site; and acetone was detected at similar concentrations across the site. The relative uniformity of the chemicals detected and their concentrations suggests that these are anthropogenic background levels. The concentrations of VOCs were all well below their respective residential vapor intrusion ESL and CHHSL values. The total lifetime excess risk for carcinogenic constituents was calculated at 4.0E-07, an order of magnitude below the threshold level of significance of 1E-06. Similarly, the total hazard index was calculated at 7.2E-03, several orders of magnitude below the threshold level of significance of 1E+00. Results were reported in the *Subsurface Investigation Report* dated October 25, 2013.

### **Current Status and Summary of Concerns**

Based on investigations conducted by Ground Zero and others, we presented our summary and conclusions regarding potential environmental concerns to ACEH at the January 9, 2014 meeting:

- 1) 1,000-gallon LUST near southwest corner of property. This was remediated by excavation (545 yards of soil) and groundwater extraction (9,240 gallons) and the case was closed by Alameda County Health Care Services Agency in September 2010 under commercial property use standards. The only residual contamination was 114 ppb TPHd in groundwater. Volatilization to indoor air would be the only potential concern and diesel is not volatile. ***GZA conclusion: no further action should be necessary. Shown on Figure 4 as area "1".***
- 2) Contamination associated with the former fuel depot on east side of property. Erler and Kalinowski investigated potential USTs at the former fuel depot area in 1998. No USTs were found, debris was removed from the backfilled tankpit area. Groundwater samples were collected, one of which had 120,000 ppb TPHd with no associated BTEX. Stepout borings were advanced and the downgradient borings contained TPHd up to 180 ppb with no associated BTEX. No soil samples were analyzed. E&K performed a screening level risk assessment for vapor intrusion of VOCs for the site and Alameda County issued a closure letter July 10, 1998 stating that the "primary COCs in groundwater...do not pose a significant health risk...for current or proposed uses of the subject sites". ***GZA conclusion: some further investigation or evaluation may be necessary. Shown on Figure 4 as area "2".***
- 3) Contamination associated with former burn pit on east side of property, intersection of Hacienda and Martinelli. A former incinerator and burn debris was associated with the military base. 3,400 cubic yards of lead-contaminated soil was excavated in 2001. Case was closed by Alameda County Health Care Services Agency in 2003 as "clean-closed with no restrictions on future development". The DTSC issued a second closure letter in December 2005 which

concluded "... the incinerator/Burn Dump at Hacienda Drive and Martinelli Drive does not appear to pose a threat to human health or the environment under a residential land use scenario." **GZA conclusion: no further action should be necessary. Shown on Figure 4 as area "3".**

- 4) Question of area-wide or limited contamination with VOC vapors. E&K in 1998 found no detectable HVOCs in groundwater. GZA found low levels in soil vapor in 2013, below residential screening levels. **GZA conclusion: no further action should be necessary. Boring locations and results are shown on Figure 4.**
- 5) Question of herbicides in shallow soil. GZA found none in 2013. **GZA conclusion: this has been adequately addressed for residential development; no further action should be necessary. Sampling locations are shown on Figure 4.**
- 6) Question of herbicides, metals, OCPS, phenols, creosote and PCBs associated with former rail spur. E&K collected samples from 5 borings in 1998 which were analyzed for herbicides, metals and hydrocarbons. Trace levels of hydrocarbons were found in two samples and a single sample contained a detectable concentration of the herbicide 2,4-DB. Levine Fricke sampled 4 borings in 2003 and analyzed for the above. All were non-detect except for DDT which was detected at a maximum concentration of 60 ppb. This is below the residential screening levels of 1,600 – 1,700 ppb. **GZA conclusion: this has been adequately addressed for residential development; no further action should be necessary. Sampling locations are shown on Figure 4.**

In their January 2014 letter, ACEH agreed with some of these conclusions but found that other issues required additional information/investigation. In particular, EHS agreed that no further investigation was necessary for the 1,000-gallon LUST or the incinerator/burn pit area.

## REQUESTED INFORMATION

In the directive letter, ACEH requested a workplan that addresses specific data gaps regarding potential issues of concern at the site. These issues are paraphrased from the letter and addressed below.

### Volatile Organic Compounds in Groundwater.

ACEH requested a map and table that shows the following:

- The five 2013 soil vapor sampling locations collected by Ground Zero.
- All grab groundwater data collected within 500 feet of the site boundary.
- All soil vapor data collected within 500 feet of the site boundary.
- Locations of sanitary sewer lines which could act as sources.
- Former site features within Parcels 15, 16 and 16A.

*Figure 5 depicts the locations of all groundwater and soil vapor sampling points within 500 feet of the site boundary (except to the south of Interstate 580). Underground utilities are shown on Figure 6. Figures 7 and 8 show the former site features associated with the former military base. All groundwater analytical data are summarized in Table 1 and all soil vapor analytical data are summarized in Table 2.*

## **Fuel Depot**

ACEH requested additional investigation to define the extent of soil and groundwater contamination in the Fuel Depot area.

*Previous investigation by E&K in 1998 indicated that groundwater contamination by medium chain petroleum hydrocarbons (i.e. diesel or fuel oil range) extended no more than 55 feet to the southwest of the former fuel depot UST installation (Figure 4) No soil samples were collected.*

*To further investigate the extent of soil and groundwater contamination, we will utilize a direct-push drill rig to sample at the approximate locations shown on Figure 9. Soil samples will be collected in acetate sleeves at five-foot intervals to total depth which is estimated to be just below the water table or approximately 12-15 feet below grade. Groundwater samples will be collected from each boring using a Hydropunch or similar discrete sampling equipment. Samples will be screening in the field for evidence of contamination using a photoionization detector. Selected samples will be submitted to a state-certified laboratory for analysis of total extractable petroleum hydrocarbons (TEPH) by EPA Method 8015M and for benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8021B.*

## **Railroad Spur**

ACEH requested the following:

- Description of whether rails, ties and ballast remain at the site.
- Description of the extent of grading along the railroad spur.
- Summary of results of previous investigations along the railroad spur.
- Sampling of railroad ballast if it remains or adjacent soil if it does not remain.

*A site inspection was conducted on April 19, 2014. No evidence of the former rail spur was found. The area has been smooth-graded with no sign of ballast, ties, etc. Previous soil sampling locations are shown on Figure 4. Previous analytical results for samples collected along the spur are summarized in Table 3.*



*We will collect shallow soil samples adjacent to the former spur along three transects as shown on Figure 9. Samples will be collected from locations approximately 10 feet and 20 feet either side of the former spur from a depth of approximately 2 feet. The samples will be analyzed for CAM-17 metals, total oil and grease, creosote and PCBs by the appropriate EPA Methods.*

### **Site Grading and Stockpiles**

ACEH requested a description of the sampling or removal actions that will be undertaken.

*Recent historical aerial photos on Google Earth indicate that several grading events occurred between 2007 and 2009 (Attachment B). Currently one large soil stockpile and a smaller gravel stockpile are located on the site as shown on Figure 9. We will collect a composite sample from the soil stockpile and from the gravel stockpile. The samples will be analyzed for TPHg, TEPH, VOCs, OCPs and CAM-17 metals by the appropriate EPA laboratory Methods.*

### **Herbicides/Metals**

ACEH requested that the 2013 GZA herbicide sampling locations also be analyzed for metals.

*Shallow soil samples will be collected at locations duplicating the previous GZA herbicide sampling locations and will be analyzed for CAM-17 metals using EPA Method 6010.*

### **Environmental Concern from Phase I Report**

ACEH requested a discussion of the area of discolored soil that was observed east of the existing structure and whether sampling has or will be conducted.

*On April 19, 2014 a small area east of the structure was observed to retain some water from previous storm events. The mud was dark-colored but did not appear to have any unusual discoloration. We do not see a need to sample this area.*

### **Transformers**

ACEH requested information on whether any electrical transformers were previously present at the site.

*Transformers presumably were present at the site during its use as a military base. We have no specific information concerning the number, location or specifications of historical transformers nor do we know of any potential sources of this information.*

### **Well Along Western Boundary of Site**

ACEH requested our future plans for this well.

*Stockbridge intends to properly destroy this well under permit prior to site development.*

### **REFERENCES**

ACEH, 1998, *Letter to Rod Frietag, Alameda County GSA, re no further action required, Parcel 16 and Option Parcel*, July 10, 1998

ACEH, 2003, *Letter to Jeri Ram, City of Dublin re closure of burn pit*, January 31, 2003

ACEH, 2010, *Letter to Brad Blake, Stockbridge, re closure of underground storage tank case*, September 3, 2010

ADR Environmental Group, Inc., 2008, *Tank Closure Report for The Green on Park Place*, October 29, 2008

ADR Environmental Group, Inc., 2009, *Remedial Soil Excavation and Sampling Data Report for The Green on Park Place*, July 31, 2009.

CA DTSC, 2005, *Letter to Karen Moroz, ACEH regarding burn pit closure*, December 5, 2005

ENGEO, Inc., 2013, *Phase I Environmental Site Assessment, The Green – General Plan Amendment Study*, APNs 986-033-004, 986-033-005-2 and 986-033-006, August 2, 2013.

Erler & Kalinowski, Inc., 1998, *Results of Soil and Groundwater Investigations and Screening Human Health Risk Assessment for Properties Located at Hacienda Drive and Dublin Boulevard*, June 19, 1998

Ground Zero Analysis, Inc. 2013, *Subsurface Investigation Report, The Green, 5411 Martinelli Way, Dublin, CA*, October 25, 2013

Levine-Fricke, 2003, *Limited Soil Sampling and Analysis Program*, October 9, 2003

Strata Environmental, 2007, *Phase I Environmental Site Assessment, Emerald Place, Hacienda Drive and Martinelli Way*, February 2007

Subsurface Consultants, Inc., 2002, *Investigation and Remediation Former Incinerator/Burn Dump Parcel 16A and Digital Drive, Santa Rita Property, Dublin, CA*, March 25, 2002

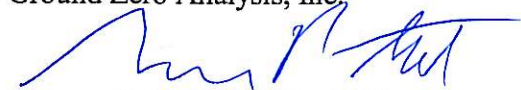
Terraphase Engineering, Inc., 2012(a), *Phase I Environmental Site Assessment Parcel 16A, Southwest Corner of Dublin Blvd. and Hacienda Drive*, September 12, 2012

Terraphase Engineering, Inc., 2012(b), *Phase II Site Investigation Report Parcel 16A, Southwest Corner of Dublin Blvd. and Hacienda Drive*, September 12, 2012

Treadwell & Rollo, 2005, *Soil Sampling and Chemical Analysis, Martinelli Way at Hacienda Drive IKEA – Dublin Off-Site Development*, October 31, 2005

Please contact us at your earliest convenience if you have any questions or comments regarding this report.

Respectfully,  
Ground Zero Analysis, Inc.



Gregory P. Stahl, PG No. 5023  
CA Certified Hydrogeologist No. 264



#### Figures

- Figure 1 – Site Location
- Figure 2 – Site Plan
- Figure 3 – GZA 2013 Soil and Vapor Sampling Locations
- Figure 4 – Areas of Potential Concern
- Figure 5 – Previous Groundwater and Vapor Sampling Locations
- Figure 6 – Underground Utility Locations
- Figure 7 – Former Military Base Features
- Figure 8 – Former Military Base Features with Current Aerial Overlay
- Figure 9 – Proposed Sampling Locations

#### Tables

- Table 1 – Historical Groundwater Sampling Analytical Data
- Table 2 – Historical Vapor Sampling Analytical Data
- Table 3 – Historical Soil Sampling Analytical Data along Rail Spur

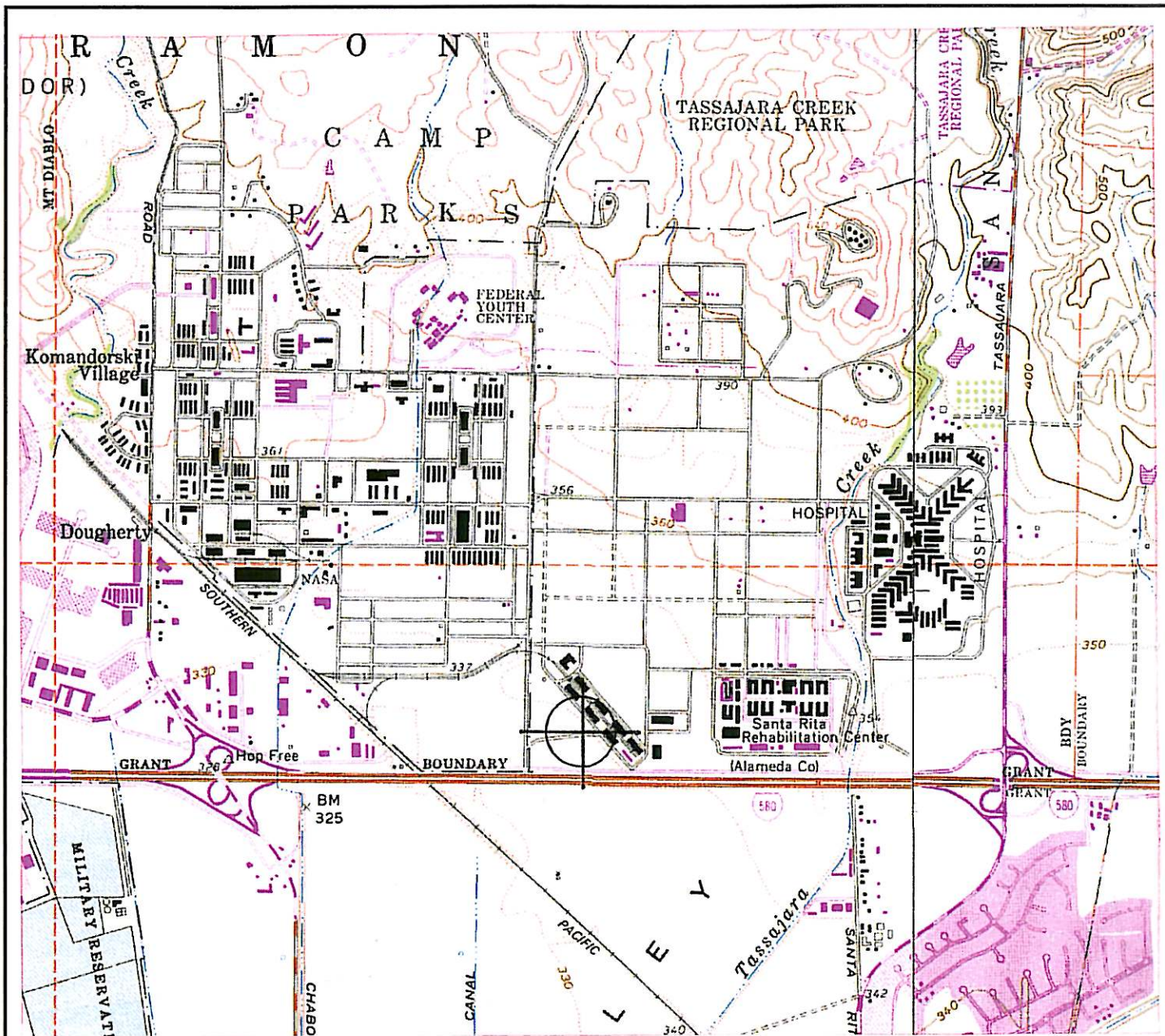
Appendices

Appendix A – ACEHS Directive Letter (01/09/14)

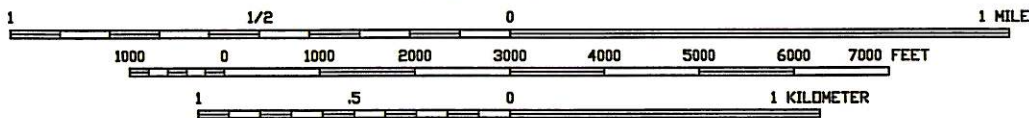
Appendix B – Recent Historical Aerial Photos from Google Earth

cc: Mr. David Clock, Quattro Realty

## **FIGURES**



SCALE 1:24000



LEGEND:



SITE LOCATION

CONTOUR INTERVAL 20 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE: DUBLIN, CA.



GROUND ZERO  
ANALYSIS, INC.

SITE LOCATION MAP  
THE GREEN  
5411 MARTINELLI WAY  
DUBLIN, CA

FIGURE

1

FN 1013/SITELOC

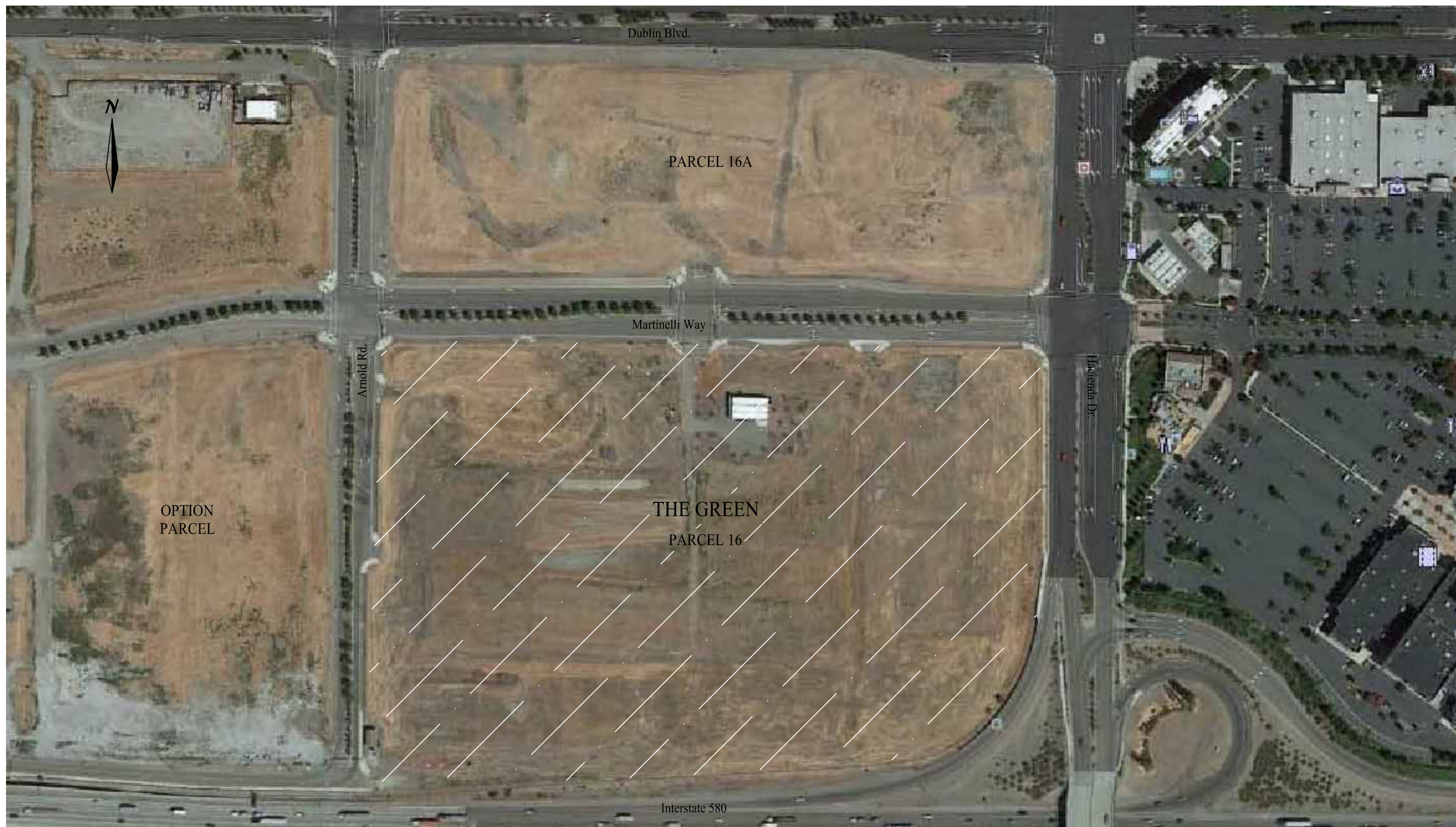


FIGURE 2

**SITE PLAN**  
Stockbridge - The Green  
Dublin, California

0 100 200  
SCALE 1"=200'

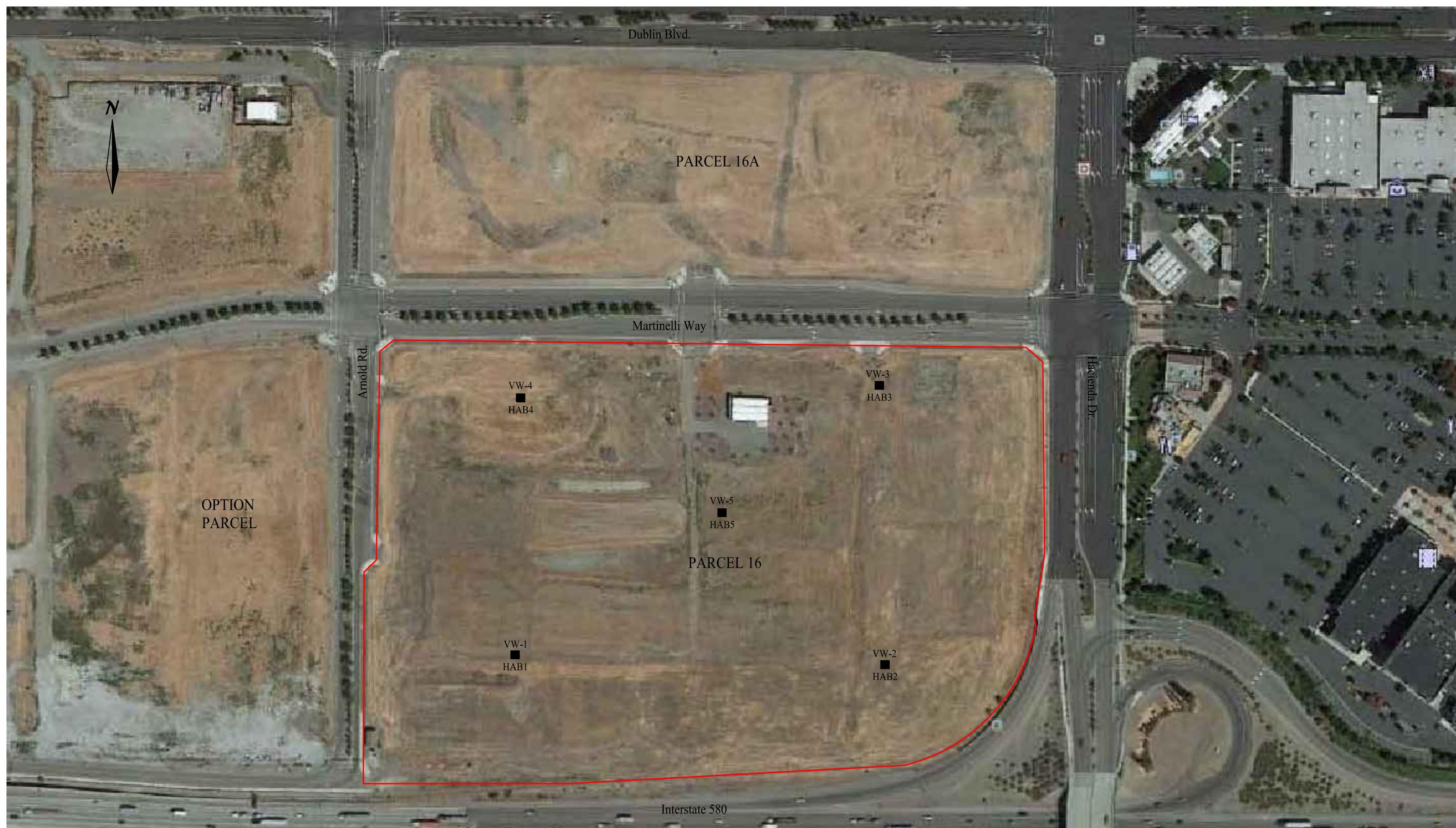


FIGURE 3

**GROUND ZERO SOIL & VAPOR SAMPLE LOCATIONS**

Stockbridge - The Green  
Dublin, California

LEGEND

- Soil Boring/Temporary Vapor Probe Location (GZA 2013)
- Approximate Property Line

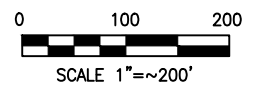






FIGURE 4

**AREAS OF POTENTIAL CONCERN**

Stockbridge - The Green  
Dublin, California



<p>— Approximate Property Line</p> <table border="1" style="font-size: small;"> <tr><td>VOCs</td></tr> <tr><td>TPH-D</td></tr> <tr><td>BTEX</td></tr> </table> <p>1,2,3 Areas of Remediation</p>	VOCs	TPH-D	BTEX	<p>■ Soil Boring/Temporary Vapor Probe Location (GZA 2013)</p> <p>△ Groundwater Sample Location (E&amp;K 1998)</p> <p>RR5 ● Soil Sample Location (E&amp;K 1998)</p> <p>IKHA004 ⊕ Soil Sample Location (LFR 2003)</p>
VOCs				
TPH-D				
BTEX				

**LEGEND**

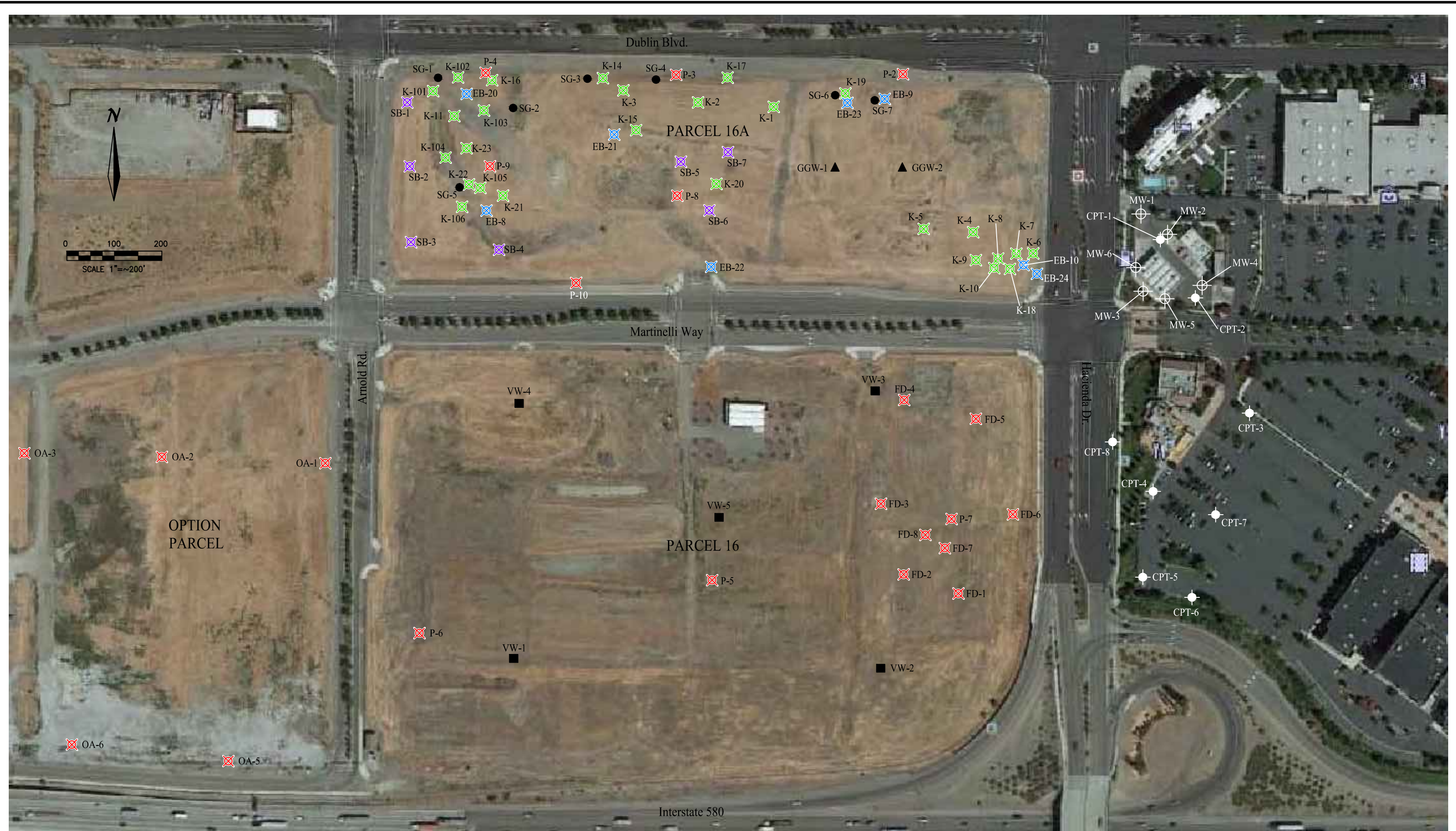


FIGURE 5

Groundwater & Soil Vapor Sample Locations

Stockbridge - The Green  
Dublin, California



LEGEND

- Soil & Groundwater Grab Sample Location (TerraPhase 2012)
- Soil & Groundwater Grab Sample Location (EKI 1998)
- Soil & Groundwater Grab Sample Location (Klienfelder 2011)
- Soil & Groundwater Grab Sample Location (Lowney Associates 2000)
- Groundwater Monitoring Well (CRA)
- Groundwater Grab Sample - CPT Boring (CRA)
- Soil Gas Sample Location (TerraPhase 2012)
- Groundwater Grab Sample Location (TerraPhase 2012)
- Soil Boring/Temporary Vapor Probe Location (GZA 2013)



Martinelli Way

Arnold Rd.

Hacienda Dr.

Interstate 580

LEGEND

- Sanitary Sewer/Storm Drain Line
- Water Line
- Gas Line
- Telephone/Communications Line
- Recycled Water Line

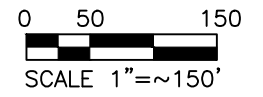


FIGURE 6

Utility Locations  
 Stockbridge - The Green  
 Dublin, California









FIGURE 9

**PROPOSED SAMPLING LOCATIONS**

Stockbridge - The Green  
Dublin, California



- Approximate Property Line
- 1,2,3 Areas of Remediation
- Proposed Composite Sample

LEGEND

- Proposed Random Soil Sample
- ⊕ Proposed Geoprobe Soil & GW Sample
- ✕ Proposed Rail Spur Soil Sample

## **TABLES**

**TABLE 1**  
**Groundwater Analytical Results**  
The Green  
5411 Martinelli Way  
Dublin, CA  
(in ppb)  
Page 1 of 3

Date	Sample ID	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	PCE	TCE	Carbon Tetrachloride	Chloroform
<b>Erler &amp; Kalinowski 1998</b>													
Feb. 1998	P-1	--	<b>120</b>	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	P-2	--	<b>69</b>	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	P-3	--	<50	--	<2	<2	<2	<2	--	<b>83</b>	<2	<2	<2
	P-4	--	<50	--	<2	<2	<2	<2	--	<b>100</b>	<b>4.2</b>	<2	<2
	P-5	--	<50	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	P-6	--	<50	--	<2	<2	<2	<b>6.6</b>	--	<2	<2	<2	<2
Apr. 1998	P-7	--	<b>120,000</b>	--	<40	<40	<40	<2	--	<40	<40	<40	<40
	P-8	--	<50	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	P-9	--	<50	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	P-10	--	<50	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	OA-1	--	<b>92</b>	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	OA-2	--	<b>96</b>	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	OA-3	--	<b>57</b>	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	OA-4	--	<50	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	OA-5	--	<50	--	<2	<2	<2	<2	--	<b>29</b>	<b>5</b>	<2	<2
	OA-6	--	<50	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	OA-7	--	<50	--	<2	<2	<2	<2	--	<2	<2	<2	<2
	FD-1		<50	--	<2	<2	<2	<2	--	--	--	--	--
	FD-2		<200	--	<2	<2	<2	<2	--	--	--	--	--
	FD-3		<50	--	<2	<2	<2	<2	--	--	--	--	--
FD-4		<50	--	<2	<2	<2	<2	--	--	--	--	--	
FD-5		<50	--	<2	<2	<2	<2	--	--	--	--	--	
FD-6		<50	--	<2	<2	<2	<2	--	--	--	--	--	
FD-7			<b>110</b>	--	<2	<2	<2	<2	--	--	--	--	
FD-8			<b>180</b>	--	<2	<2	<2	<2	--	--	--	--	
<b>Lowney Associates 2000</b>													
Oct. 2000	EB-8	<50	<b>500</b>	<1,300	<0.5	<0.5	<0.5	<0.5	<5.0	<0.5	<0.5	<0.5	<0.5
	EB-9	<50	<b>720</b>	<1,200	<0.5	<0.5	<0.5	<0.5	<5.0	<0.5	<0.5	<0.5	<0.5
	EB-20	<50	<b>63</b>	<500	<0.5	<0.5	<0.5	<0.5	--	<b>120</b>	<0.5	<0.5	<0.5
	EB-21	<50	<b>51</b>	<500	<0.5	<0.5	<0.5	<0.5	--	<0.5	<0.5	<0.5	<0.5
	EB-22	<50	<b>83</b>	<500	<0.5	<0.5	<0.5	<0.5	--	<0.5	<0.5	<0.5	<0.5
	EB-23	<50	<b>53</b>	<500	<0.5	<0.5	<0.5	<0.5	--	<0.5	<0.5	<0.5	<0.5
EB-24	<50	<b>88</b>	<500	<0.5	<0.5	<0.5	<0.5	<0.5	--	<0.5	<0.5	<0.5	





**TABLE 1**  
**Groundwater Analytical Results**  
The Green  
5411 Martinelli Way  
Dublin, CA  
(in ppb)  
Page 3 of 3

Date	Sample ID	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	PCE	TCE	Carbon Tetrachloride	Chloroform
<b>Conestoga Rovers Shell Station Investigation</b>													
Mar. 2012	CPT-1	<50	<b>110</b>	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	CPT-2	<50	<b>86</b>	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	CPT-3	<50	<b>53</b>	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
Nov. 2012	CPT-4	<b>310</b>	<b>88</b>	--	<2.5	<2.5	<2.5	<5.0	<b>410</b>	--	--	--	--
	CPT-5	<50	<b>59</b>	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	CPT-6	<50	<b>54</b>	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	CPT-7	<50	<54	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	CPT-8	<50	<50	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	MW-1	<50	<b>97</b>	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	MW-2	<50	<48	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	MW-3	<50	<b>58</b>	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
	MW-4	<50	<48	--	<0.5	<0.5	<0.5	<1.0	<0.5	--	--	--	--
MW-5	<b>100</b>	<48	--	<0.5	<0.5	<0.5	<1.0	<b>96</b>	--	--	--	--	
MW-6	<50	<50	--	<0.5	<0.5	<0.5	<1.0	<b>1.7</b>	--	--	--	--	

**Notes:**

- ppb = Parts per billion (micrograms per liter)
- TPHg = Total petroleum hydrocarbons as gasoline
- TPHd = Total petroleum hydrocarbons as diesel
- TPHmo = Total petroleum hydrocarbons as motor oil
- MTBE = Methyl tert butyl ether
- PCE = Tetrachloroethene
- TCE = Trichloroethene
- < = Less than indicated detection limit (not-detected)
- = Not analyzed
- ND = Not detected

**TABLE 2**  
**Soil Vapor Analytical Results**  
The Green  
5411 Martinelli Way  
Dublin, CA

Date	Sample ID	He (%)	Benzene	Toluene	Ethylbenzene	Xylenes	Acetone	Acrolein	Bromomethane	MEK	Carbon Disulfide	Ethanol	Ethyl Acetate	4-Ethyltoluene	2-Hexanone	MIBK	PCE	1,2,4-TMB	1,3,5-TMB
<b>Terraphase August 2012</b>																			
8/20/2012	SG-1	ND	6.2	3.5	ND	5.6	30	ND	ND	4.3	7.6	ND	ND	<2.0	1.7	<1.6	200	ND	ND
	SG-2	ND	7.4	<4.4	ND	<15	<5.5	ND	ND	<6.8	8.2	ND	ND	<5.7	<4.8	<4.8	23	ND	ND
	SG-3	ND	7.5	<3.3	ND	<11.6	23	ND	ND	<5.2	23	ND	ND	<4.4	<3.6	<3.6	14	ND	ND
	SG-4	ND	2.9	17	ND	5.2	42	ND	ND	4.3	6.4	ND	ND	<2.0	1.9	<1.6	10	ND	ND
	SG-5	ND	3.9	2.9	ND	10.5	43	ND	ND	7.5	<4.3	ND	ND	3.5	3.2	3.6	37	ND	ND
	SG-6	ND	11	4.6	ND	15.9	17	ND	ND	<6.0	76	ND	ND	<5.0	<4.1	<4.1	7.0	ND	ND
	SG-7	ND	3.0	<1.5	ND	<5.2	18	ND	ND	3.5	<2.5	ND	ND	<2.0	1.6	<1.6	<2.7	ND	ND
<b>Ground Zero Analysis October 2013</b>																			
10/15/13	VW-1	0.027	3.0	18	5.2	28	270	<0.23	8.6	76	5.2	<96	<1.8	3.2	<2.1	8.6	<3.4	10	<2.5
	VW-2	0.006	12	42	11	52	110	8.0	4.9	<75	<1.6	<96	3.3	3.2	2.6	26	<3.4	9.8	4.3
	VW-3	0.31	3.7	9.4	<2.2	<6.6	87	7.5	<2.0	<75	<1.6	100	5.6	<2.5	3.2	22	4.5	<2.5	<2.5
	VW-4	<0.005	2.9	30	7.2	33	150	10	4.8	<75	<1.6	140	2.6	<2.5	<2.1	4.2	<3.4	7.5	3.3
	VW-5	<0.005	9.4	75	17	78	160	<12	<2.0	<75	<1.6	<96	2.5	4.4	2.4	21	<3.4	15	6.4
	VW-5 DUP	0.05	9.5	75	17	79	160	<12	11	<75	<1.6	<96	3.2	5.0	3.1	21	<3.4	16	6.3
ESL	--	--	42	160,000	490	52,000	16,000,000	--	2,600	2,600,000	--	--	--	--	--	1,600,000	210	--	--
CHHSL	--	--	36	140,000	420	320,000	--	--	--	--	--	--	--	--	--	--	180	--	--

**Notes:**

Results in micrograms per cubic meter (ug/m3) except Helium in percent

- He = Helium
- MEK = Methyl ethyl ketone (2-Butanone)
- MIBK = Methyl isobutyl ketone (4-Methyl-2-pentanone)
- PCE = Tetrachloroethene
- 1,2,4-TMB = 1,2,4-Trimethylbenzene
- 1,3,5-TMB = 1,3,5-Trimethylbenzene
- ESL = Environmental Screening Level for Soil Gas to Residential Indoor Air (RWQCB, Region 2, May 2013)
- CHHSL = California Human Health Screening Level for Soil Gas to Residential Indoor Air, Buildings Constructed without Engineered Fill (OEHHA, Sept. 2010)
- < = Less than indicated detection limit (not-detected)
- = No published screening level
- ND = Not detected

**TABLE 3**  
**Rail Spur Soil Analytical Results**  
The Green  
5411 Martinelli Way  
Dublin, CA  
(in ppm)

Date	Sample ID	Creosote	Phenols	DDT	Other OCPs	2,4-DB	Other Herbicides	TEPH	As	Cd	Cr	Cu	Pb	Ni	Zn
<b>Erler &amp; Kalinowski February 1998</b>															
2/26/1998	RR-1	--	--	--	--	<b>0.051</b>	ND	<1.0	<b>4</b>	<b>0.17</b>	<b>32</b>	<b>28</b>	<b>6.3</b>	<b>34</b>	<b>52</b>
	RR-2	--	--	--	--	<0.040	ND	<1.0	<b>4.2</b>	<b>0.087</b>	<b>31</b>	<b>26</b>	<b>7.2</b>	<b>33</b>	<b>47</b>
	RR-3	--	--	--	--	<0.040	ND	<1.0	<b>3.4</b>	<b>0.09</b>	<b>25</b>	<b>20</b>	<b>6</b>	<b>30</b>	<b>39</b>
	RR-4	--	--	--	--	<0.040	ND	<b>2.9</b>	<b>15</b>	<b>0.083</b>	<b>27</b>	<b>37</b>	<b>7.2</b>	<b>33</b>	<b>54</b>
	RR-5	--	--	--	--	<0.040	ND	<b>6.6</b>	<b>3.4</b>	<b>0.091</b>	<b>27</b>	<b>22</b>	<b>7</b>	<b>34</b>	<b>44</b>
<b>Levine-Fricke September 2003</b>															
09/16/13	IKHA001	ND	ND	<0.017	ND	--	--	--	--	--	--	--	--	--	--
	IKHA002	ND	ND	<b>0.060</b>	ND	--	--	--	--	--	--	--	--	--	--
	IKHA003	ND	ND	<b>0.0037</b>	ND	--	--	--	--	--	--	--	--	--	--
	IKHA004	ND	ND	<0.033	ND	--	--	--	--	--	--	--	--	--	--

**Notes:**

- ppm = Parts per million (mg/kg)
- OCPs = Organochlorine pesticides
- TEPH = Total extractable petroleum hydrocarbons
- As = Arsenic
- Cd = Cadmium
- Cr = Chromium
- Cu = Copper
- Pb = Lead
- Ni = Nickel
- Zn = Zinc
- = Not analyzed
- < = Less than indicated detection limit (not detected)
- ND = Not detected (multiple analytes)

## **APPENDIX A**

### **REGULATORY CORRESPONDENCE**



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

January 30, 2014

Mr. Mike Parker (Sent via E-mail to: [mparker@quattrorealty.com](mailto: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.

5411 ma

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

Quattro Realty Group  
RO0003131  
January 30, 2014  
Page 5

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). 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](mailto:gstahl@groundzeroanalysis.com)*)

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

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/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/](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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> July 25, 2012
	<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 (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

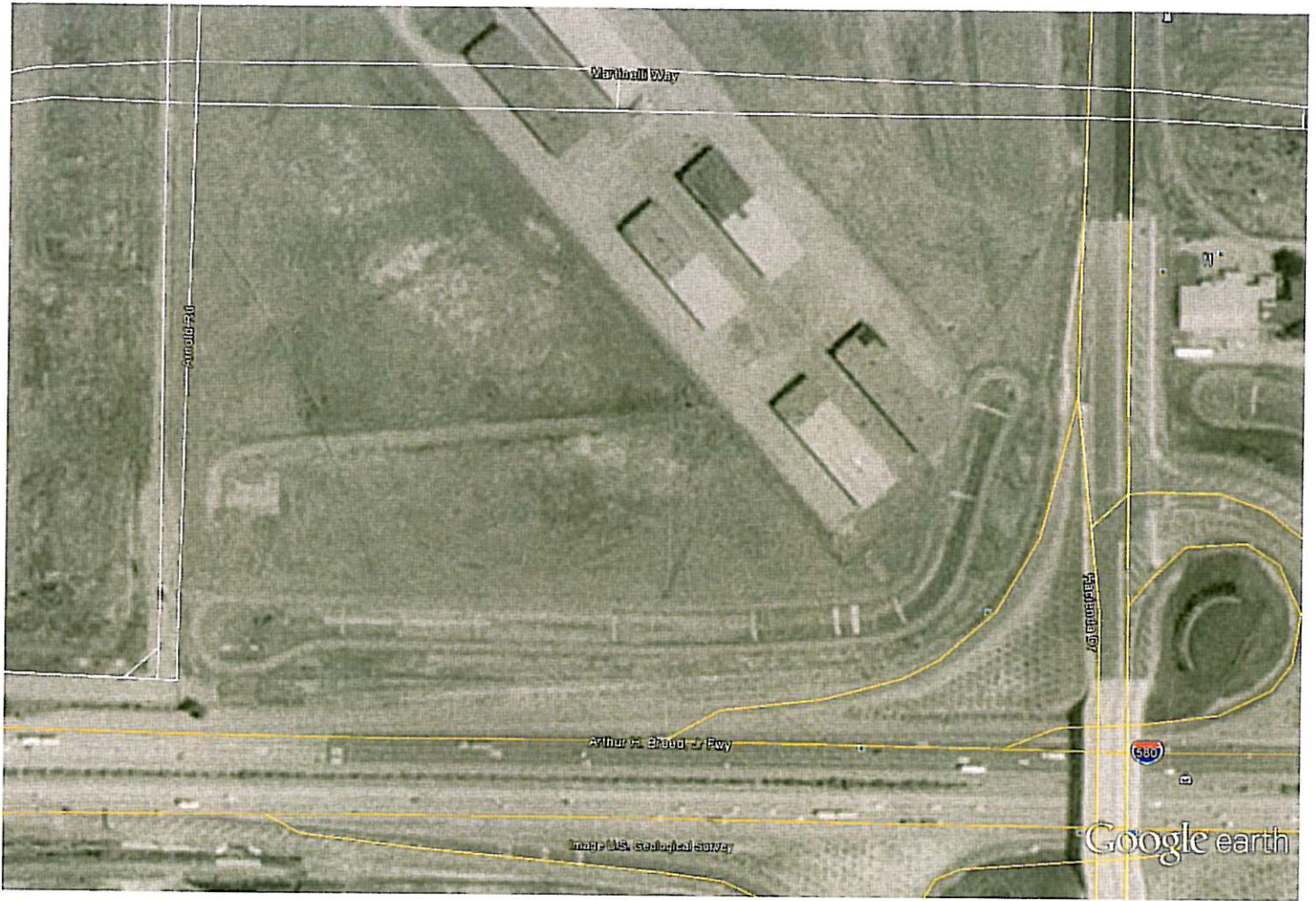
- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single Portable Document Format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original 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](mailto:.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](mailto:.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.

**APPENDIX B**  
**AERIAL PHOTOS**



Google earth



6/15/93



Google earth



7/27/02

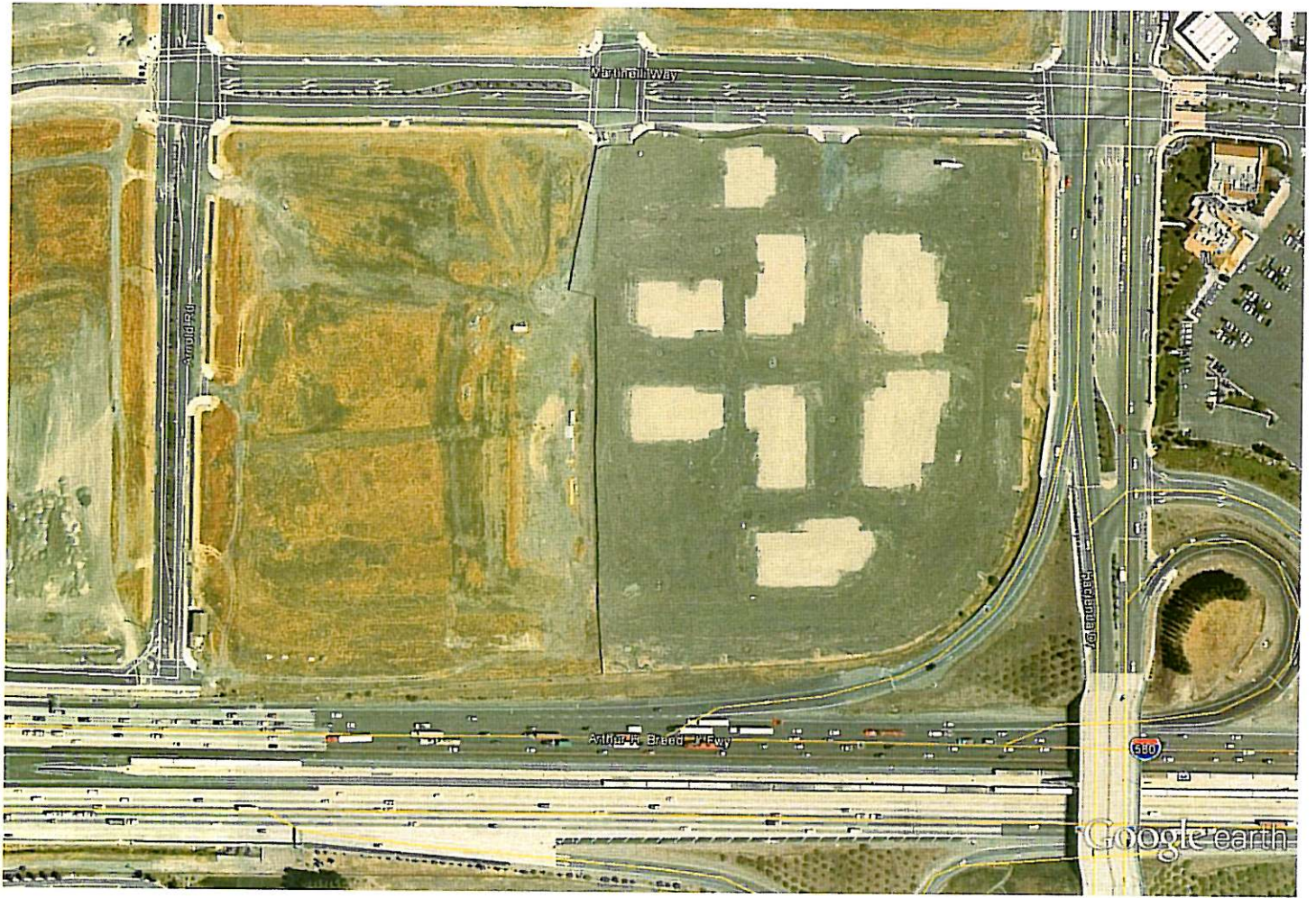


Google earth



5/24/06





Google earth

feet  
meters



6/29/07

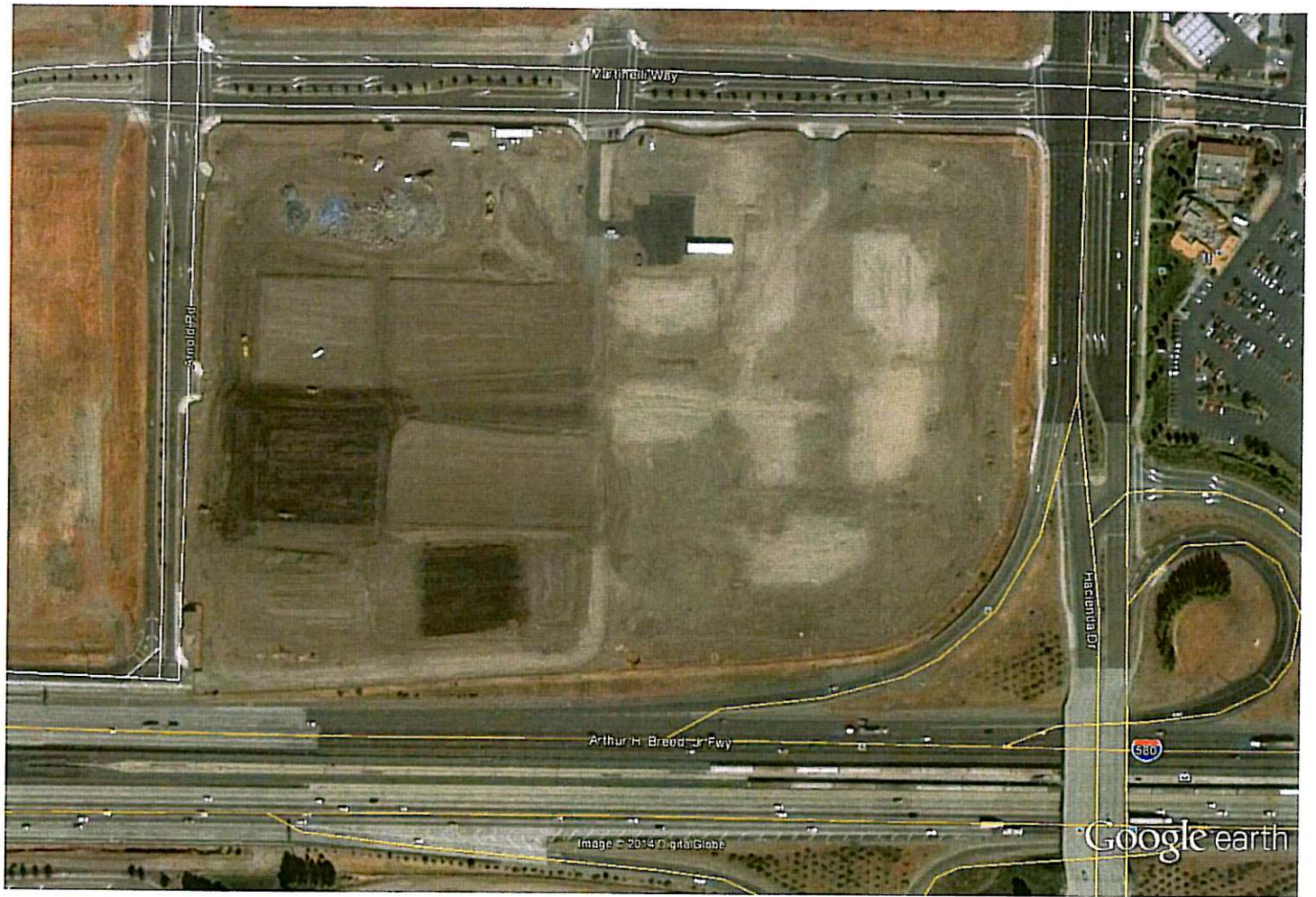


Google earth

feet  
meters



6/2/08



Google earth



9/1/08



Google earth



3/18/09



Google earth



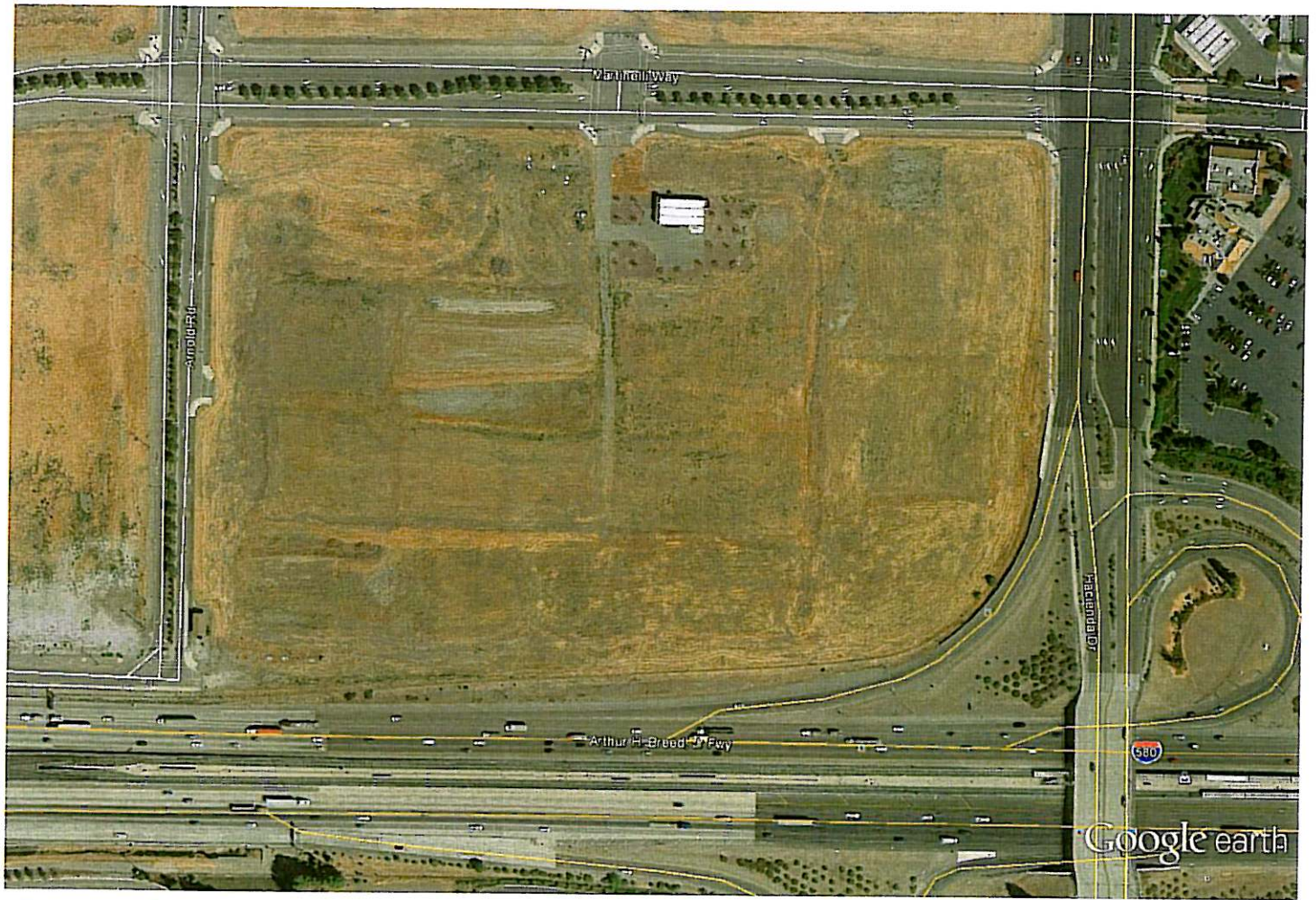
8/5/11



Google earth



5/19/12



Google earth

feet  
meters



8/28/12