

From: [Detterman, Karel, Env. Health](#)
To: [Everett Cleveland](#)
Cc: "[Nik Lahiri](#)"; [Rodger Witham](#); [Hugo Mendoza](#); [Jason Vargas](#)
Subject: Fuel Leak Case No. RO0003153 and GeoTracker Global ID T10000006348, Bekins 760 22nd Street, Oakland, CA 94612
Date: Friday, January 29, 2016 11:46:44 AM
Attachments: [Attachment 1 and ftpUploadInstructions 2014-05-15.pdf](#)

Hello Mr. Cleveland:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the Draft *Revised Work Plan for Further Subsurface Investigation, Properties at 760 22nd Street and 2201 Brush Street, Oakland, California 94612* dated January 25, 2016, prepared and submitted on your behalf by Essel Environmental Engineering and Consulting (Essel) on behalf of for the East Bay Asian Local Corporation (EBALDC) in conjunction with the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). The Revised Work Plan was submitted in response to a conference call with you and Essel representatives on January 20, 2016. Thank you for submitting the Draft Work Plan.

Based on ACEH staff review of the work plan, the proposed scope of work is conditionally approved for implementation provided that the technical comments below are incorporated during the proposed work. Please incorporate the revisions, finalize the Revised Work Plan and submit the document to ACEH's ftp site and to Geotracker as per Attachment 1. Submittal of a revised work plan or a work plan addendum is not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: karel.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

- 1. Introduction 1.0:** Two types of contaminants have been found at this site and both must be investigated:
 - a. Total Petroleum Hydrocarbons (TPH) from the former gasoline underground storage tanks (USTs), diesel UST, and oil changing pit;
 - b. Chlorinated solvents from an unknown source.
- 2. Proposed Work, Section 2.1 Soil Vapor and Soil Physical Properties:**
 - a. Proposed re-sampling of existing soil vapor wells SV-1 and SV-2: Samples collected from SV-1 and SV-2 in October 2015 had detections of chlorinated solvents. The source of the solvents is unknown. Samples collected from the probe will be assessed for seasonal variation and compared to appropriate screening levels (if applicable) or used in a risk assessment. Use of San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) screening levels must be consistent with the criteria for sample collection identified in the user guide.
 - i. SV-1 is installed to a depth of 9.5 feet below ground surface (bgs). The probe is located in the vicinity of a future elevator shaft that extends to a depth of 7 feet bgs. The distance between the bottom of the probe and the bottom of the proposed elevator shaft is 2.5 feet. Please provide rationale supporting the appropriateness for resampling SV-1.
 - ii. SV-2 was installed to a depth of 9.25 feet bgs. The probe is located adjacent to the former dispenser island and in the vicinity of future office space. Please present an enlarged portion of cross section for C-C' showing the proposed building's foundation in relation to the former dispenser island infrastructure and all data points, analytical data, and lithology.

- b. Proposed installation of five additional vapor probes:
 - i. The probes should be installed at appropriate depths. Use of San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) screening levels must be consistent with the criteria for sample collection identified in the user guide.
 - ii. Please evaluate the risk of vapor intrusion to indoor air below the proposed foundation and elevator shaft.
 - iii. Please attempt to identify the source of the chlorinated solvents in the subsurface. ACEH recommends installation of permanent vapor wells in case the chlorinated solvents are detected and thus would require additional samples for concentration variations.
 - c. Soil borings for the soil vapor probes must be logged, must include PID readings, and must be submitted with the Report.
- 3. Human Health Risk Assessment (HHRA), Section 2.2:** The HHRA should not be performed until additional data is collected and evaluated and discussed with ACEH.
- 4. Investigation beneath the Oil Changing Pit, Section 2.3:**
- a. Soil borings for the oil changing pit must be logged, must include PID readings, and must be submitted with the Report.
 - b. All soil samples that exhibit field evidence of petroleum hydrocarbon impact must be collected and analyzed for all proposed analytical methods.

TECHNICAL REPORT REQUEST

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

- **March 31, 2016** – Soil and Groundwater Investigation Report
File to be named: RO3153_SWI_R_YYYY-MM-DD

This report is 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.

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

Karel Detterman, PG
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PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

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.