



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

August 27, 2015

John Protopapas  
2868 Hannah Street LLC  
155 Grand Avenue, Suite 1025  
Oakland, CA 94612  
(Sent via email to [John@mpfcorp.com](mailto:John@mpfcorp.com))

Subject: Work Plan Review for Voluntary Remedial Action Program Case No. RO0003160, Precision Cast Products, 1549 32nd Street and 2868 Hannah Street, Oakland, CA 94608

Dear Mr. Protopapas:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above referenced site including the recently submitted document entitled, "*Soil Remedial Action Work Plan, 2868 Hannah Street, Oakland, California,*" dated August 19, 2015 (RAP). The RAP, which was prepared on your behalf by Roux Associates, presents plans to excavate soils containing volatile organic compounds (VOCs) in the southern portion of the site and treat the soils on site by aeration.

Based on our review, we have several technical comments that will require revisions and additions to the RAP. Therefore, we request that you submit a Revised RAP that addresses the technical comments below.

#### **TECHNICAL COMMENTS**

- 1. Proposed Soil Aeration.** The most significant concern that we have with the proposed remedial action is the aeration of VOC-impacted soils on site. Figure 10 of the RAP indicates that impacted soil will be spread for aeration immediately adjacent to residences that are north and east of the site. We request that you present the technical basis for concluding that the spreading of impacted soils does not present a human health risk or nuisance for adjacent residences. In addition, please describe the air and dust monitoring that would be conducted during excavation and aeration to confirm this conclusion. If there is some uncertainty regarding off-site risks from aeration, please schedule a meeting with ACEH to discuss alternative approaches for soil treatment or disposal.
- 2. Soil Remedial Action Goal.** The RAP proposes a soil remedial action goal of 550 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ), which is the direct exposure Environmental Screening Level (ESL) for residential land use. Achieving this remedial action goal will reduce risks from direct exposure to acceptable levels within the excavation area but will not assure that the vapor intrusion pathway does not pose a risk. Soil vapor sampling will be required following excavation and backfilling to assure that vapor intrusion does not pose a risk to the planned site development.

3. **Excavation to Remain Open.** A Note on Figure 10 Report indicates that the excavation will be protected in accordance with Caltrans Construction BMP Manual Details SS-07 and WM-03. Implementation of these measures will provide for covering of the excavation and stockpiles. However, the excavation will remain open for several months during the rainy season and is immediately adjacent to a public sidewalk. Please provide further information as to how the excavation will be secured to prevent access, public safety will be assured, and rainwater that accumulates within the excavation will be handled.
4. **Monitoring during Excavation, Soil Handling, and Aeration.** Please provide further information on how dust and air monitoring will be conducted during excavation, soil handling, and aeration.
5. **Confirmation Soil Samples.** The RAP currently proposes the collection of one confirmation soil sample from each sidewall and from the excavation bottom. We request that the number of confirmation soil samples be increased to a minimum of two soil samples per sidewall with a horizontal distance of no greater than 20 feet between sidewall samples. We request that the number of bottom soil samples be increased to a minimum of two soil samples. In the Revised RAP requested below, please include a discussion of the sampling methods for confirmation and aeration soil sampling. The sampling methods should include the use of coring devices to minimize volatilization losses during and following sampling.
6. **Site Characterization Is Not Complete.** As discussed during a meeting on August 5, 2015 between Robin Brown of Madison Park Financial, Angela Liang Cutting and David Grunat of Roux Associates, and Jerry Wickham of ACEH, the proposal to implement soil excavation prior to the completion of site characterization presents some risk that the excavation will not fully address the nature and extent of contamination that is defined during site characterization. From the August 5, 2015 meeting, we understand that project scheduling constraints are driving this approach. ACEH is willing to consider this approach to meet project schedule objectives provided that the disadvantages of this approach are recognized.

#### **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:

- **September 20, 2015** – Revised Soil Remedial Action Work Plan  
File to be named: IRAP\_R\_yyyy-mm-dd RO3160

2868 Hannah Street LLC  
RO0003160  
August 27, 2015  
Page 3

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). Online case files are available for review 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: Robin Brown, Madison Park Financial (*Sent via E-mail to: [robin@mpfcorp.com](mailto:robin@mpfcorp.com)*)

Angela Liang Cutting, Roux Associates, 555 12<sup>th</sup> Street, Suite 1725, Oakland, CA 94607  
(*Sent via E-mail to: [acutting@rouxinc.com](mailto:acutting@rouxinc.com)*)

David Grunat, Roux Associates, 555 12<sup>th</sup> Street, Suite 1725, Oakland, CA 94607 (*Sent via E-mail to: [dgrunat@rouxinc.com](mailto:dgrunat@rouxinc.com)*)

Jerry Wickham, ACEH (*Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)*)  
Dilan Roe, ACEH (*Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)*)  
GeoTracker, eFile

## 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/](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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> May 15, 2014
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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](mailto: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](mailto: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.