



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

January 20, 2016

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: Soil Remedial Action Work Plan Amendment 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 Amendment*," dated January 8, 2016 (RAP). The RAP, which was prepared on your behalf by P&D Environmental, Inc., presents plans to excavate soils containing volatile organic compounds (VOCs) in the southern portion of the site and dispose of the soils off-site. The RAP revises previous plans to aerate the soils on site. The RAP was revised in response to ACEH and public comments on the proposed aeration of soil provided in October 2015.

Based on our review, the proposed scope of work in the January 8, 2016 RAP is acceptable for public notification. Due to the level of public interest expressed in this project during the previous public comment period, we request that you revise the October 2015 "*Fact Sheet on Environmental Remediation*," (attached) to describe the revised soil remedial action. Please submit a draft version of the Fact Sheet for ACEH review and approval by February 16, 2016. After ACEH review and approval, the revised Fact Sheet will be distributed for public comment.

In correspondence dated August 13, 2015, ACEH conditionally approved plans presented in the report entitled, "*Phase II Environmental Site Assessment Results, 2868-2898 Hannah Street, Oakland, California*," and dated August 10, 2015. The report included plans to advance two additional soil borings and install three groundwater monitoring wells to delineate the extent of tetrachloroethene (PCE) in soil and groundwater. ACEH requested that results from the proposed two additional soil borings and three groundwater monitoring wells be presented in a "*Soil and Groundwater Investigation Report*," no later than October 20, 2015. To date, we have not received results from the proposed borings and monitoring wells. Completion of the proposed work to delineate PCE in soil and groundwater is needed in order to evaluate the "*Groundwater Remedial Action Work Plan*," which was dated September 11, 2015 and prepared by Roux Associates.

### **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:

- **February 16, 2016** – Revised Soil Remedial Action Work Plan  
File to be named: IRAP\_R\_yyyy-mm-dd RO3160
- **Report is Late (originally requested by October 20, 2015)** – Soil and Groundwater Investigation Report  
File to be named: SWI\_R\_yyyy-mm-dd RO3160

I will be retiring from ACEH on January 22, 2016 and Ms. Dilan Roe will be the case worker responsible for this case after January 22, 2016. Therefore, if you have any questions in the future regarding this case, please call Dilan Roe (510) 567-6767 or send her an electronic mail message at [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org).

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297  
Senior Hazardous Materials Specialist

Attachments: October 2015 "*Fact Sheet on Environmental Remediation*"  
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)*)

Paul King, P & D Environmental, 55 Santa Clara Avenue, Suite 240, Oakland, CA 94610  
(*Sent via E-mail to [PDKing0000@aol.com](mailto:PDKing0000@aol.com)*)

Steve Carmack, P & D Environmental, 55 Santa Clara Avenue, Suite 240, Oakland, CA 94610  
(*Sent via E-mail to [steven.carmack@pdenviro.com](mailto:steven.carmack@pdenviro.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)*)

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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



## FACT SHEET ON ENVIRONMENTAL REMEDIATION

### 2868 Hannah Street

2868 Hannah Street, Oakland, CA 94602  
Fuel Leak Case No. RO0003160 and  
GeoTracker Global ID T06019741226

#### Introduction

The purpose of this fact sheet is to inform community members and other interested stakeholders regarding the proposed soil cleanup approach at 2868 Hannah Street, Oakland, California (the "Site"). The property owner, 2868 Hannah Street, LLC, is undertaking this action to address contaminated soils in order to proceed with the redevelopment planned at the Site.

#### Background

The property is located on the northwest corner of 32nd Street and Hannah Street in Oakland, California and is currently a vacant lot. This area is mixed residential and commercial/industrial land use, with residences on the north and east side of the Site, commercial and industrial facilities on the west of the Site, and vacant land on the south side of the Site.

Previous investigations indicated the soil in some portion of the Site is impacted with tetrachloroethylene (PCE). The impact is limited in an area approximately 60 feet long and 30 feet wide, extending from ground surface to approximately 15 feet deep.

PCE is an excellent solvent for organic materials. It is used in dry cleaning fluids, degreasers, paint strippers, and spot removers. It is volatile, highly stable, and nonflammable; therefore, aeration is an effective remediation approach to remove PCE from soils.

#### Proposed Soil Cleanup: Soil Excavation and Aeration

The soil in the impacted area will be excavated and placed onsite for aeration. A test plot of approximately 10 feet by 10 feet will be utilized to assess the aeration emissions before full scale aeration is implemented at the Site. Immediately following the spreading of test soil, air samples will be collected downwind from the soil to determine if PCE concentrations exceed human health criteria of 6 micrograms per cubic meter, which is the Agency for Toxic Substances and Disease Registry (ATSDR) Minimal Risk Level for Intermediate Exposure.

*For Additional information, please contact:*

Jerry Wickham	David Grunat, P.G.
Alameda County Environmental Health	Roux Associates, Inc..
1131 Harbor Bay Parkway, Ste 250	555 12 <sup>th</sup> Street, Suite 1725
Alameda, CA 94502	Oakland, CA 94607
Phone: 510-567-6791	Phone: 415-967-6019
E-mail: jerry.wickham@acgov.org	E-mail: dgrunat@rouxinc.com

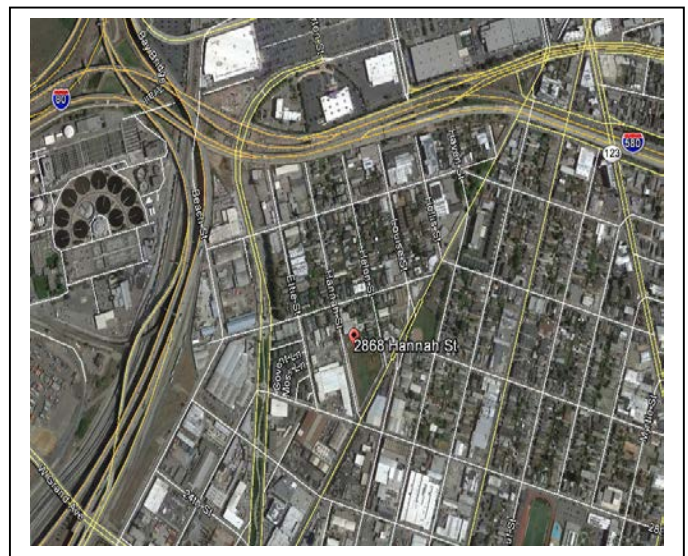
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If ambient air levels downwind of the test pile are found to not pose a risk to surrounding residents, soil will be spread across the Site for aeration. Soil will be tilled every two weeks to facilitate the aeration for approximately 18 months. At the completion of aeration, soil samples will be collected to ensure that soil meets appropriate levels to remain on site. If soil is unable to reach appropriate levels, it will be transported offsite for disposal.

All work will be planned and carried out in a manner designed to protect the environment and the local community.

#### Next Step

2868 Hannah Street LLC is working with Alameda County Environmental Health (ACEH) to implement a soil and groundwater cleanup at the Site. The proposed remediation is described in a report prepared by Roux Associates Inc. on behalf of 2868 Hannah Street LLC: "Revised Soil Remedial Action Work Plan," dated September 3, 2015. The public is invited to review and comment on the cleanup action proposed in the Report. The report is available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). Please send written comments regarding the corrective action to Jerry Wickham (email preferred at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)). All written comments received by **October 7, 2015** will be considered and responded to prior to a final determination on the proposed cleanup approach.



## 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.