

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP) FOR
HAZARDOUS MATERIALS RELEASES
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November 9, 2018

Mr. Alan Dimen
2907 Pine Avenue
Berkeley, CA 94705
(Sent via electronic mail to:
alleyoop12@comcast.net)

Ms. Irene Trimble
6360 Beach Drive SW
Seattle, WA 98136
(Sent via electronic mail to:
irenetrimble@gmail.com)

Bruce Vuong
30338 Meridian Circle
Union City, CA 94587-1549
(Sent via electronic mail to:
brucevuong@live.com)

Subject: Conditional Work Plan Approval; Fuel Leak Case No. RO0003223 and GeoTracker Global ID T10000009404, 1647 International Blvd, 1647 International Blvd, Oakland, CA 94606

Dear Messrs. Dimen and Vuong and Ms. Trimble:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the recently submitted document entitled *MIP Investigation Report (SWI)* dated October 15, 2018 and prepared by Schutze & Associates, Inc. (Schutze). The SWI was prepared at the request of ACDEH in our letter dated December 12, 2017, conditionally authorizing the *Data Gap Investigation Work Plan (Work Plan)* dated October 16, 2017, also prepared by Schutze. The Work Plan proposes several phases of investigations to be performed, with modifications to the next phase of investigation based on the findings of the previous studies.

In the SWI, Schutze describes activities and presents findings associated with the implementation of the third investigative phase presented in the Work Plan - an investigation based on membrane interface probe (MIP) technology. Schutze recommends (1) conducting a Phase I Environmental Site Assessment (ESA) for the subject property to further investigate historical site occupants and identify potential off-site sources of contamination and (2) continuing with the next phase of work outlined in the approved October 18, 2017 Data Gap Investigation Work Plan by conducting a Soil and Groundwater Investigation (SGI) at the subject site.

Based on the information gathered during the MIP investigation, Schutze has identified two potential near-surface water bearing zones- referred to as Horizon A at approximately nine to 12 feet below the ground surface (bgs) and Horizon B at 22 to 35 feet bgs. As revised, Schutze proposes the soil and groundwater investigative phase to be split into two parts, each consisting of advancing 10 soil bores- four on-site and six off-site- for the collection of soil and grab-groundwater (GGW) samples. The locations of the 10 soil bores are depicted on Figure 5 of the SWI.

The ten soil borings will be advanced to groundwater, 20 ft bgs or drill refusal, whichever occurs first. Groundwater is expected to be encountered at approximately 9 to 14 ft bgs. If groundwater is not encountered, the borings may be advanced to greater depths, depending on field conditions and available time. At least three borings will be advanced to the deeper B groundwater horizon (approximately 22 to 35 ft bgs).

Soil samples will be collected, at a minimum, within 0-1 foot beneath the surface and collected directly below the pavement; first native soil (1-3 feet); shallow soil (5 feet); deeper soil (5-10 feet bgs); and subsequent five-foot intervals. Samples will also be collected as needed to (1) evaluate the presence, thickness and characteristics of a potential bioattenuation zone beneath the subject site; and (2) investigate the potential existence of chlorinated solvents in soil at the subject site. Soil samples may also be collected based on photoionization detector (PID) readings, unusual odors and/or visible contamination.

One GGW sample will be collected from each boring, if sufficient groundwater is encountered.

Schutze recommends that soil and groundwater samples be analyzed for total petroleum hydrocarbons (TPH) as gasoline (TPHg), TPH as diesel (TPHd) and TPH as motor oil (TPHmo) volatile organic compounds (VOCs); the LUFT (wear) metals, cadmium (Cd), chromium (Cr), lead (Pb), nickel (Ni), and zinc (Zn); and polycyclic aromatic hydrocarbons (PAHs).

Any samples recovered but not analyzed will be placed on hold for later analysis, if required.

Following data collection and analysis, Schultze will prepare and submit a summary report, including maps and cross-sections depicting the vertical and lateral extent of contamination and the thickness and characteristics of the bioattenuation zone, if present. The results of the MIP and soil boring investigations will be used to recommend methodologies for the future phases of the Work Plan, including additional soil borings, monitoring wells, collection of vapor and air samples and/or soil excavation.

Based on ACDEH staff review of the referenced documents and of the case file we generally concur with the recently proposed scope of work, provided that the modifications requested in the technical comments below are addressed and incorporated during the field implementation. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the SWI and technical comments below is proposed. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below. Please provide 5-day advance written notification to this office (electronic mail preferred to: keith.nowell@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. Locations of Soil Bores-

- a. **Bores B1 and B10:** ACDEH believes advancing the farthest off-site up gradient and down gradient bores, identified as B1 and B10, respectively, on Figure 5, is premature and should be postponed until the ESA is performed. The ESA may identify nearby impacted properties potentially affecting the locations of these bores. If the ESA does not identify nearby contaminant sources and the current phase of the SGI suggests site impacts are farther afield, we recommend these bores be added to a future investigative phase.
- b. **Bore B2:** MIP probe M1, reported to identify TPH and chlorinated VOCs in the potential water bearing zone referenced as the Horizon B, is situated approximately 15 feet in the inferred up gradient direction from the former underground storage tank (UST) locations. The SWI suggests the source of contamination identified at M1 may be due from unidentified off-site source(s). The bore B2 location is depicted 50 feet up the inferred gradient from the former UST locations. ACDEH recommends relocating the bore B2 to a location mid-way between M1 and the B2 depicted on SWI Figure 5. The relocation may aid in confirming the contamination identified in M1 during the MIP investigation while also further delineating contamination in the up-gradient direction.

Please collect a GGW sample from both the shallower Horizon A water bearing zone and the deeper Horizon B zone at this location. See Technical Comment 3 below.

- c. **Bores B3 and B4:** ACDEH notes that the tank pits for UST #1 and UST #2 were reported to be backfilled using clean import fill material. ACDEH requests bores B-3 and B4 be advanced outside of areas excavated during the removals of the USTs and associated product dispensing system(s).
- d. **Bore B6:** ACDEH recommends the locations proposed for bore B6 be relocated to the location of B5 as depicted on the Work Plan Figure 3. B5 may be used to provide vertical delineation of contaminant release(s) from USTs #3, #4, and #5. B6 will be moved to a potentially more down gradient location of the UST pits.

Please collect a GGW sample from both the shallower Horizon A water bearing zone and the deeper Horizon B zone at location B6. See Technical Comment 3 below.

- e. **Additional Bore:** ACDEH requests an additional bore be advanced at the location of B7 depicted on Work Plan Figure 3.

2. **Soil Sampling** – ACDEH generally concurs with the proposed soil sampling intervals. However, we believe the 0-1-foot sample collected directly below the pavement may be eliminated as it may be redundant with the sample collected within the first native soil (1-3 feet). If the first native soil sample

collection depth is at three feet bgs, ACDEH is of the opinion the 5-foot sample may also be eliminated if the deeper soil (5-10 feet bgs) is recovered within the 7- to 8-foot interval. ACDEH agrees that subsequent samples are recovered at intervals not to exceed five feet, in areas of obvious contamination, the soil/groundwater interface, and at significant changes in lithology. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the vertical extent of contaminant concentrations within this interval.

- 3. Groundwater Sampling** – GW samples are proposed to be collected from each of the bores. ACDEH requests collection of shallow GW samples from each of the proposed bore locations. Additionally, we request deeper, Horizon B, GW sample be collected at the locations of B2, B4, B6, B8 and B9. After advancing the bore to collect the shallow, Horizon A, GW sample, ACDEH recommends advancing a second bore adjacent to the shallow bore for collection of the deeper GW sample. The deeper bore need not be logged or sampled until it exceeds the depth of the shallow bore.

TECHNICAL REPORT REQUEST

Please submit reports to ACDEH (Attention: Keith Nowell), and upload technical reports to the ACDEH FTP site (Attention: Keith Nowell) and to the SWRCB GeoTracker website, in accordance with the following specified file naming convention and schedule:

- **January 14, 2019** – Phase I ESA (File to be named: RO3223_SWI_R_yyyy-mm-dd)
- **February 12, 2019** – Soil and Groundwater Investigation Report (File to be named: RO3223_SWI_R_yyyy-mm-dd)

Thank you for your cooperation. ACDEH looks forward to working with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org.

Sincerely,

Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations

cc: Jan Schutze, Schutze & Associates, Inc., 44358 South Grimmer Boulevard, Fremont, CA 94538 (*Sent via electronic mail to: js@schutze-inc.com*)

Dilan Roe, ACDEH (*Sent via electronic mail to: dilan.roe@acgov.org*)

Paresh Khatri, ACDEH (*Sent via electronic mail to: paresh.khatri@acgov.org*)

Keith Nowell, ACDEH (*Sent via electronic mail to: keith.nowell@acgov.org*)

GeoTracker / File

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

¹ GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) 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 licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.