

ALAMEDA COUNTY
HEALTH CARE SERVICE AGENCY
REBECCA GEBHART, Interim Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

June 9, 2017

Michael Waltz
Michael J. Waltz Trust
9524 West Cottonwood Drive
Sun City, AZ 85373-2128
(Sent via e-mail to: F40RACER@aol.com)

Ky Truong
1818 Everett Street
Alameda, CA 94501
(Sent via e-mail to: kytruong891@yahoo.com)

Samuel Schnear
1814 Everett Street
Alameda, CA 94501

Subjects: 1. Fuel Leak Case No. RO0003193 and GeoTracker Global ID T10000007934, Waltz Living Trust, 1818 Everett Street, Alameda, CA 94501

 2. Site Cleanup Program Case RO0003249 and GeoTracker Global ID T10000010431, Waltz Living Trust (Non-Petroleum UST), 1818 Everett Street, Alameda, CA 94501

Gentlemen:

Thank you for attending the meeting with Alameda County Department of Environmental Health (ACDEH) staff which was held at the site on May 18, 2017. The purpose of the meeting was to view and discuss the implications of the site layout with respect to ACDEH's case review and applicability of the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP) to the case.

As shown in the Attachment A Figures and as described in the May 22, 2015 *Phase I Environmental Assessment* prepared and submitted on your behalf by Eras Environmental, Inc. (Eras), the site consists of four parcels: Assessor Parcel Number (APN) 70-166-27, 70-166-1, 70-166-2, and 70-166-3. Parcel 70-166-1 is occupied by a residence, and the three remaining parcels are in commercial usage as an auto body business. On August 31, 2015, a 500-gallon waste oil underground storage tank (UST) and a 2,000 gallon gasoline UST were removed from parcel 70-166-27. On September 5 and 6, 2015 three subsurface hydraulic automotive hoists or lifts (lifts) were removed from the site: a one hoist was located inside the auto body shop building on parcel APN 70-166-27 and two hoists were co-located with a drain in the Prep Area on parcel 70-166-3. A case (RO0003193) was opened in ACDEH's Local Oversight Program (LOP) for the gasoline and waste oil USTs. ACDEH requested submittal of a work plan to perform the initial investigate releases associated with the USTs.

ACDEH staff has reviewed the case file including the *Limited Phase II Subsurface Investigation* (Report) dated August 16, 2016, prepared and submitted on your behalf by Eras in conjunction with the LTCP. Based on ACDEH staff review, we have determined that the Report has provided data which supports closure of UST environmental case under the LTCP. Additionally, the Report provided data supporting closure of the hydraulic lifts which contained petroleum hydrocarbon-based hydraulic oil but were not associated with the UST systems. The area that does not meet the LTCP is the floor drain in the Prep Area

on parcel 70-166-3 due to elevated detections of Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), and TPH oil-range organics (TPHoro) in soil and groundwater in a presumed upgradient location from the likely source area. Therefore ACDEH is recommending the closure of the UST fuel and hydraulic lift release under the LTCP and opening of a Site Cleanup Program (SCP) case to provide regulatory oversight of the investigation of TPH contamination in the vicinity of the Prep Area floor drain. Concurrent with this directive letter, ACDEH will issue a request for funds for the new SCP case (RO0003249) and will initiate the closure process for the fuel leak case (RO0003193) after the requested funds have been submitted.

A. TECHNICAL COMMENTS: Fuel Leak Case No. RO0003193, Waltz Living Trust, 1818 Everett Street, Alameda, CA 94501

1. Electronic Submittal of Information (ESI) Compliance: A review of the case file indicates that the SWRCB Geotracker database and/or the ACDEH database is not complete, thus rendering the site to a non-compliant status pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3890 to 3895. ***ACDEH will not commence the case closure process until ESI compliance on Geotracker has been completed.*** At present missing data and documents include, but is not limited to:

- analytical data for soil, water and vapor samples collected for the purpose of subsurface investigation or remediation, including influent/effluent water samples from remediation systems (EDF files);
- complete copies of reports, in pdf format, including the signed transmittal letter and professional certification (GEO_REPORT files);
- stand-alone site maps displaying tank locations, streets bordering the facility, and sampling locations for all soil, water and vapor samples (GEO_MAP files);
- stand-alone boring logs with depth to the screened interval and the length of screened interval for any permanent monitoring well installed (GEO_BORE files).

TECHNICAL REPORT REQUEST: Fuel Leak Case No. RO0003193, Waltz Living Trust, 1818 Everett Street, Alameda, CA 94501

Please upload technical reports to the ACDEH 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:

- **June 30, 2017 Geotracker Upload Compliance including EDF, GEO_MAP, and GEO_BORE files**

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. Online case files are available for review at the following website: <http://www.acgov.org/aceh/lop/ust.htm>

As previously discussed, the portion of the site that does not meet the LTCP is the release associated with the floor drain in the Prep Area on parcel 70-166-3 due to elevated detections of Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), and TPH oil-range organics (TPHoro) in soil and groundwater in a presumed upgradient location from the likely source area. Therefore ACDEH is opening

a Site Cleanup Program (SCP) case to provide regulatory oversight of the investigation of TPH contamination in the vicinity of the Prep Area floor drain.

ACDEH requests that you address the following technical comments to investigate TPH contamination in the vicinity of the auto body shop floor drain and send us the documents requested below.

B. TECHNICAL COMMENTS: Site Cleanup Program Case RO0003249, Waltz Living Trust (Non-Petroleum UST), 1818 Everett Street, Alameda, CA 94501

TPHg, TPHd, and TPHoro was detected in grab groundwater samples taken from B-7 and B-8 located in the vicinity of the auto body shop floor drain. The Analytical Comments included with the Analytical Reports indicate that there was a sheen on the grab groundwater sample taken from boring B-8. ACDEH requests preparation of a Work Plan to investigate the source of TPH in the vicinity of the Prep Area floor drain.

1. **Request to Perform a Utility Survey:** ACDEH requests an on-site utility survey to assist in determining if underground utilities could be acting as preferential pathways. In the Work Plan requested below, please include a description of the proposed procedure to determine utility locations and depths of utilities.
2. **Request to Define Lateral and Vertical Extent of TPH in Soil and Groundwater:** In the Work Plan requested below, please propose an adequate number of soil borings in the vicinity of borings B-7 and B-8 to delineate the lateral extent of TPHg, TPHd, and TPHoro in the vicinity of the Prep Area drain.
3. **Soil and Groundwater Sample Collection and Analyses:** In the Work Plan requested below, please propose soil samples collection from each of the soil borings between the 0 to 5 and 5 to 10-foot interval. ACDEH requests soil sample collection at the groundwater interface, lithologic changes, and at areas of obvious impact to define the vertical and lateral extent. Additionally, all grab groundwater and soil samples are requested to be analyzed for TPHg, TPHd, and TPHmo by modified EPA 8015, and full scan volatile organic compounds (VOCs) including naphthalene by EPA Method 8260B, and semi-volatile organic compounds (SVOCs) by EPA Method 8270 Selected Ion Monitoring (SIM) mode. Please include on all boring logs photoionization detector (PID) readings, initial and final depths to first encountered groundwater and submit the boring logs with the report requested below.
4. **Electronic Submittal of Information (ESI) Compliance:** A review of the case file indicates that the SWRCB Geotracker database and/or the ACDEH database is not complete, thus rendering the site to a non-compliant status pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3890 to 3895. At present missing data and documents include, but is not limited to:
 - analytical data for soil, water and vapor samples collected for the purpose of subsurface investigation or remediation, including influent/effluent water samples from remediation systems (EDF files);
 - complete copies of reports, in pdf format, including the signed transmittal letter and professional certification (GEO_REPORT files);
 - stand-alone site maps displaying tank locations, streets bordering the facility, and sampling locations for all soil, water and vapor samples (GEO_MAP files);
 - stand-alone boring logs with depth to the screened interval and the length of screened interval for any permanent monitoring well installed (GEO_BORE files).

TECHNICAL REPORT REQUEST: Site Cleanup Program Case RO0003249, Waltz Living Trust (Non-Petroleum UST), 1818 Everett Street, Alameda, CA 94501

Please upload technical reports to the ACDEH 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:

- **August 1, 2017 – Work Plan**
File to be named: RO3249_WP_R_yyyy-mm-dd

Thank you for your cooperation. If your email address does not appear on the cover page of this notification, ACDEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case. 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.

Sincerely,

Karel Detterman, PG
Hazardous Materials Specialist

Enclosures: Attachment 1 - Responsible Party(ies) Legal Requirements/Obligations
ACDEH Electronic Report Upload (ftp) Instructions

Attachment A - Figures (Assessor's Map 70 and Figure 2, Boring Location Map from the August 16, 2016 *Limited Phase II Subsurface Investigation*)

cc: Dave Siegel, Eras Environmental, Inc. (Sent via E-mail to: dave@eras.biz)
Andrew Savage, Eras Environmental, Inc. (Sent via E-mail to: andrew@eras.biz)
Dilan Roe, ACDEH (Sent via E-mail to: dilan.roe@acgov.org)
Karel Detterman, ACDEH (Sent via E-mail to: karel.detterman@acgov.org)
Paresh Khatri, ACDEH, (Sent via E-mail to: paresh.khatri@acgov.org)
Electronic File, GeoTracker

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

Alameda County Department of Environmental Health's (ACDEH) Environmental Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) 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 File Transfer Protocol (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 SCP 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 (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/) for more information on these requirements.

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 ACDEH's FTP server and the SWRCB's GeoTracker website." 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 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. 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 case meet this requirement. 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

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.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 1, 2016
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP 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 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) Open File Explorer using the Windows  key + E keyboard shortcut.
 - i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) On the address bar, type in ftp://alcoftp1.acgov.org.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive)
 - d) Click Log On.
 - e) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - f) 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.

ATTACHMENT A

Code Area No.
21-004

70
2

166

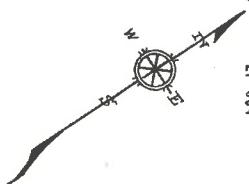
Map of the Jenks and Mead Homestead Tract (Bk 6 Pg 12)

Map of Blocks A, B, C, D, E, and F, of the
Hays and Caperton Tract (Bk 4 Pg 26)

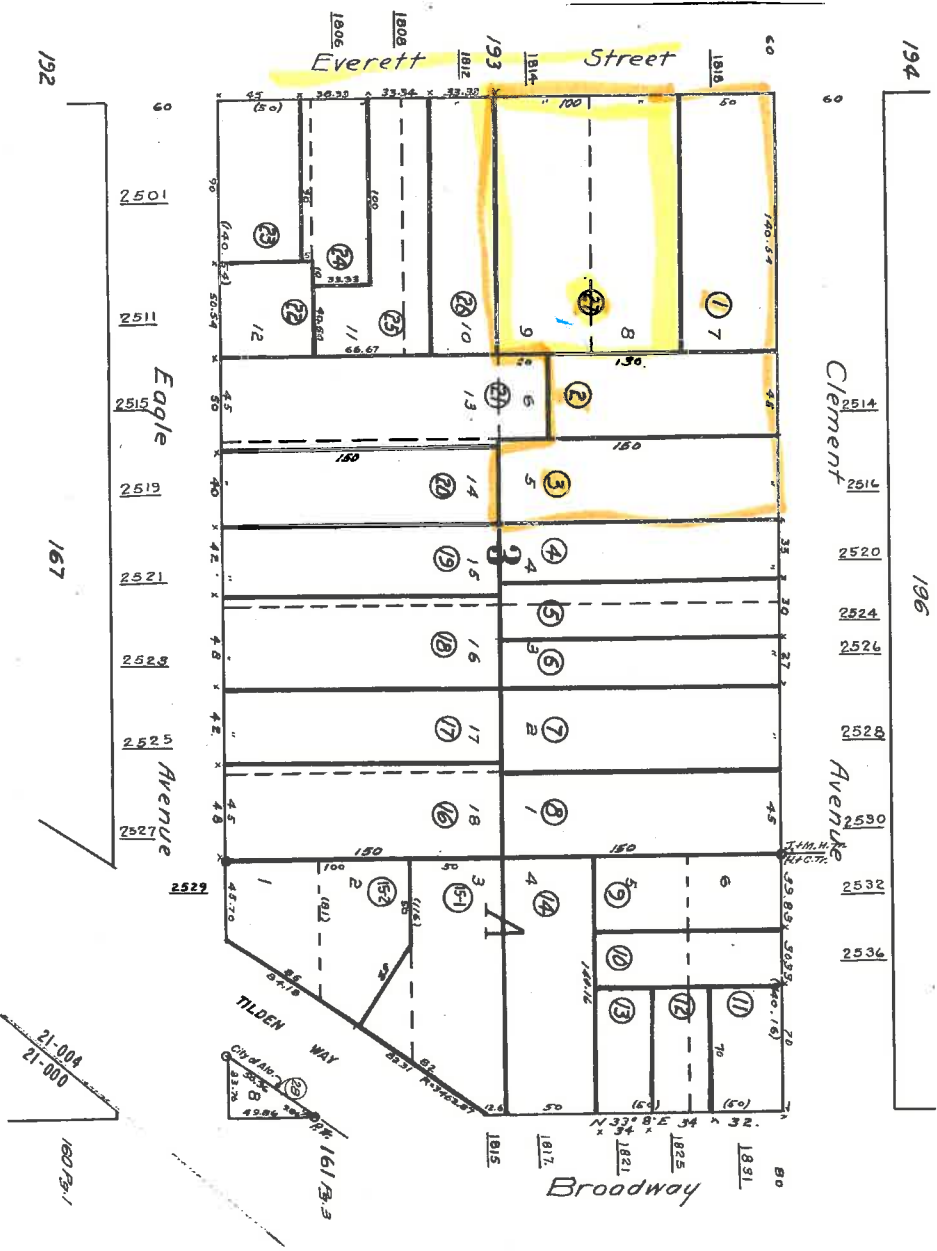
Plot of the Pancoast Tract (Bk 4 Pg 2)

Scale 1/4" = 50'-0"

ASSESSOR'S MAP 70

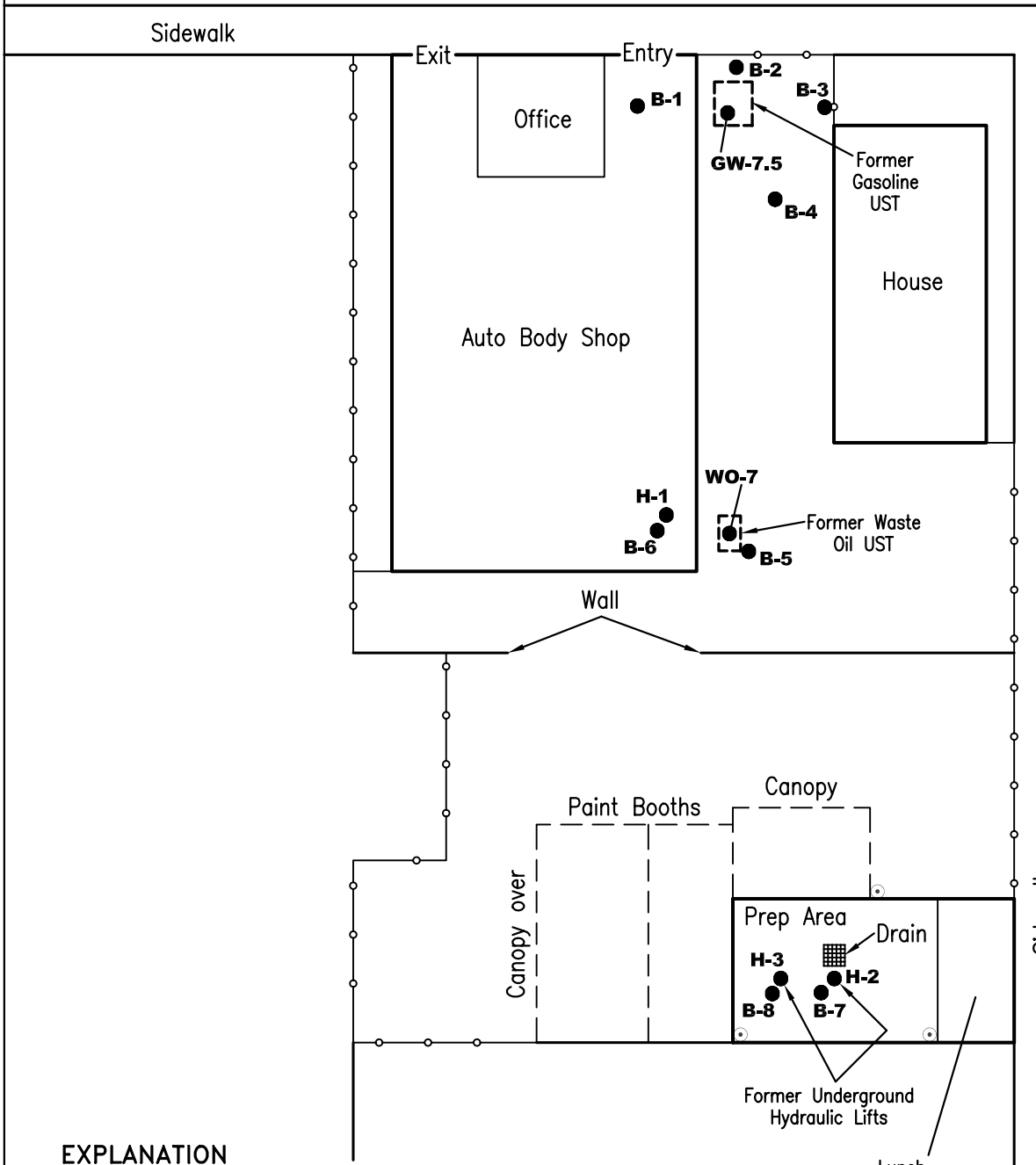


Rev. 11-3-75 U.P.
4-29-92 RB.



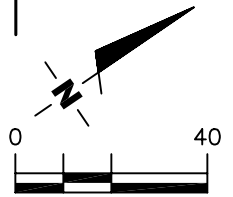
EVERETT STREET

CLEMENT AVENUE



EXPLANATION

- Previous sample locations
- B- Boring location
- Proposed boring location



Scale in Feet (Approximate)

BORING LOCATION MAP

DATE
07/18/2016
REVIEWED BY
AS/DS

1814-1818 Everett St./2514-2516 Clement Ave.
Alameda, California

JOB NUMBER
16-001-02
FIGURE
2

ERAS Environmental Inc.