



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

October 4, 2010

Bill Borgh
ConocoPhillips
76 Broadway
Sacramento, CA 95818

Sam and Michele Koka
802 Pacific Avenue
Alameda, CA 94501

Subject: Corrective Action Plan Approval for Fuel Leak Case No. RO0000450 and Geotracker Global ID T0600102263, Unocal #0843, 1629 Webster St., Alameda, CA 94501

Dear Mr. Borgh and Mr. and Mrs. Koka:

Thank you for the recently submitted document entitled, *Corrective Action Plan* dated April 7, 2010, and *Work Plan for Additional Assessment* dated August 24, 2010 which were prepared by Delta Consultants for the subject site. Alameda County Environmental Health (ACEH) staff has reviewed the case file including the above-mentioned report/work plan for the above-referenced site. The corrective action plan presents three active remediation alternatives and monitored natural attenuation and recommends ozone /oxygen injection as the most appropriate and cost-effective technology for site remediation. The Work plan for additional assessment shows the proposed injection points and the proposed locations for soil sampling to define the source area to be removed and to ensure that source removal is necessary.

The proposal to perform ozone/oxygen injection as the primary remediation alternative presented in the above-mentioned Corrective Action Plan (CAP) with locations shown in the work plan is acceptable. Subsequent excavation will depend on the results of the proposed borings and will be evaluated and approved if warranted after that data is obtained. At this time, public participation is a requirement for the CAP process. Therefore, ACEH will notify potentially affected stakeholders who live or own property in the surrounding area of the proposed remediation described in the *Corrective Action Plan* and *Work Plan for Additional Assessment* through mailing of a fact sheet (enclosed). Public comments on the proposed remediation will be accepted for a period of thirty days beginning Monday, October 4, 2010 through Wednesday, November 3, 2010. Following the public comment period, the comments received including ACEH's comments described below, must be addressed and incorporated into a Final CAP.

TECHNICAL COMMENTS

1. **Groundwater Contaminant Plume Monitoring** – Please add Chromium VI to the monitoring schedule as well as the other listed constituents for the affected wells (MW-1, MW-7, MW-8, MW-9 MW-10 and MW-11).

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule and complete the fieldwork activities by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Barbara Jakub), according to the following schedule:

- **November 3, 2010** – End of 30-day Public Participation Period
- **December 30, 2010** – Quarterly Monitoring Report (4th Quarter 2010)
- **March 30, 2011** – Quarterly Monitoring Report (1st Quarter 2011), SWI and Excavation Evaluation
- **June 30, 2011** – Quarterly Monitoring Report (2nd Quarter 2011)
- **September 30, 2011** – Quarterly Monitoring Report (3rd Quarter 2011)

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 639-1287 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,

Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Enclosures: Fact Sheet and List of Recipients
Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: James Barnard, Delta Consultants, 11050 White Rock Rd., Suite 110 Rancho Cordova, CA 95670 (Sent via e-mail to: jbarnard@deltaenv.com)
Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Barbara Jakub, ACEH (Sent via E-mail to: barbara.jakub@acgov.org)
Peter Russel, Russell Resources, Inc., 440 Albion Way, Ste.1, San Rafael, CA 94903 (Sent via E-mail to: peter@russellresources.com)
GeoTracker, File



FACT SHEET ON ENVIRONMENTAL ASSESSMENT

UNOCAL#0843

1629 Webster Street, Alameda, CA 94501
Fuel Leak Case No. RO0000450 and
GeoTracker Global ID T0600102263

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and groundwater cleanup at the former ARCO located at 1629 Webster St., Alameda, California. Mr. Borgh, the lead responsible party for the fuel leak case is proposing ozone/oxygen injection and potential limited soil excavation as remediation technologies to cleanup the site.

Site Background

The site is located in the Webster Street commercial area of Alameda. It was previously operated as a Unocal gasoline station but is now currently a vacant lot. Plans to redevelop the property to senior housing with first floor commercial retail have been approved by the City of Alameda and await completion of remediation at the site.

Remediation Alternative: Ozone/oxygen Injection with Potential for Excavating Source Area Soils

Ozone/oxygen injection is proposed to remediate groundwater contaminated with MTBE at the site. The MTBE plume is located beneath the site at a depth of between 20 to 30 feet below ground surface (bgs). The proposed remediation will inject ozone into the plume which then reacts with the MTBE and forms carbon dioxide and water, thus destroying the MTBE. The proposal would include injecting ozone/oxygen at six different points located throughout the site for an estimated 3 to 6 months. Typically no additional infrastructure is needed to install this system.

Soil Excavation and Removal

The remediation proposal includes an evaluation of soil in the area of the former USTs. Soil borings would be advanced and samples collected to determine the extent of residual contamination. If contamination levels warrant, the soil will be

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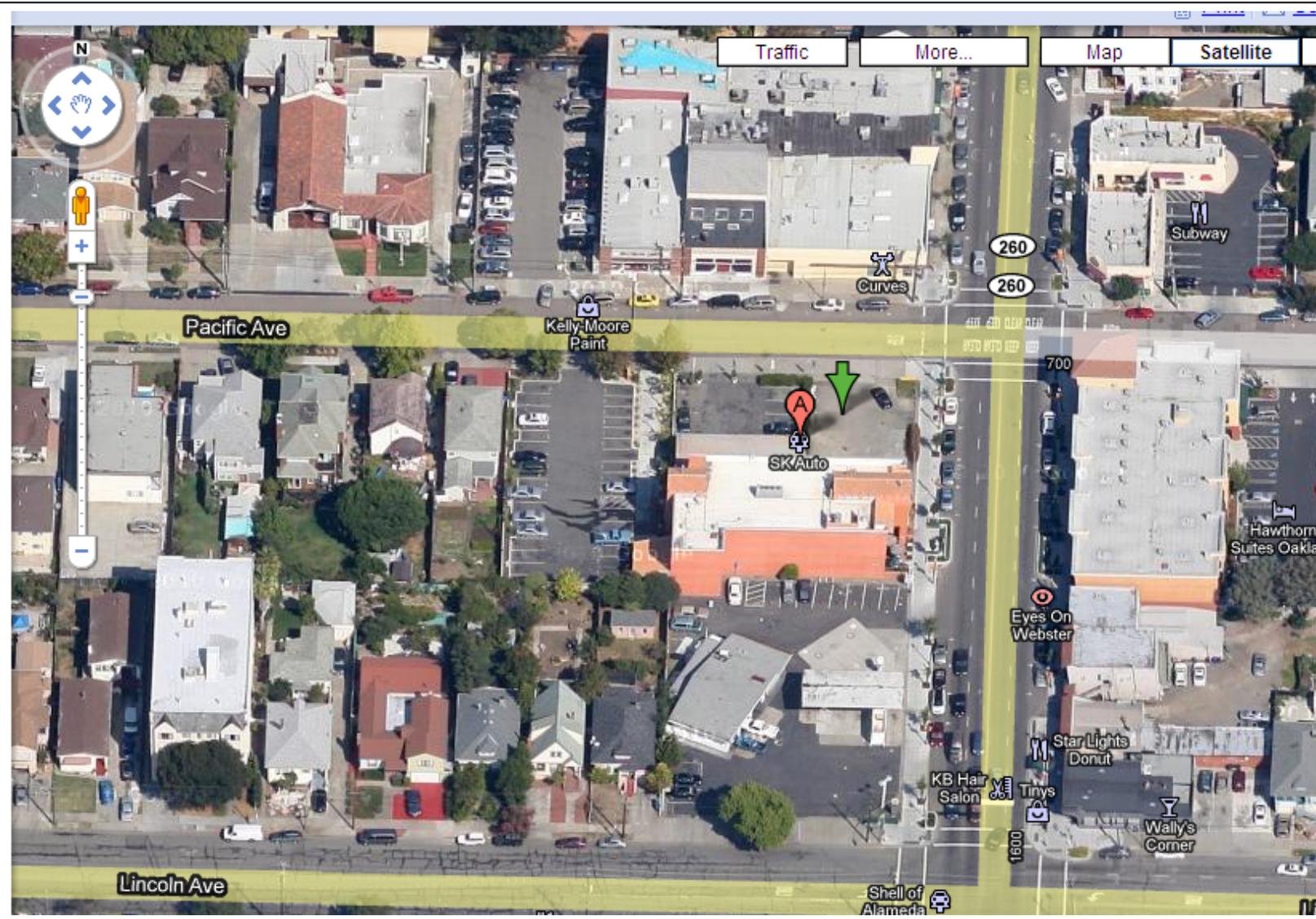
excavated and removed from the site and disposed at an appropriate landfill.

Next Step

Mr. Borgh is working with Alameda County Environmental Health (ACEH) to implement a soil and groundwater cleanup at the site. The proposed alternative is described in the reports *Corrective Action Plan* dated April 7, 2010 and *Work Plan for Additional Assessment* dated August 24, 2010 prepared by Delta Consultants on behalf of Mr. Borgh. The public is invited to review and comment on the proposed cleanup action. The reports are 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/>). The report and case file are also available for review at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the corrective action to Barbara Jakub at the address below. All written comments received by **November 3, 2010** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

For Additional information, please contact:

Barbara Jakub Alameda County Environmental Health 1131 Harbor Bay Parkway, Ste 250 Alameda, CA 94502 Phone: 510-639-1287 E-mail: barbara.jakub@acgov.org	James Barnard Delta Environmental, Inc. 11050 White Rock Rd., Suite 110 Rancho Cordova CA 95670 Phone: 916-503-1279 E-mail: jbarnard@deltaenv.com
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ALAMEDA HOSPITALITY LLC
Parcel #: 73-418-4-1
1628 WEBSTER ST
ALAMEDA CA 94501

CAMPOS JOSE J & SOCORRO
Parcel #: 74-430-3-1
1438 39TH AVE
OAKLAND CA 94601

EQUILON ENTERPRISES LLC
Parcel #: 74-430-5-1
PO BOX 4369
HOUSTON TX 77210

KOKA SAM & MICHELLE J
Parcel #: 74-430-1-1
802 PACIFIC AVE
ALAMEDA CA 94501

LAU PETER K & MIRASOL Y
Parcel #: 74-430-6
643 LINCOLN AVE
ALAMEDA CA 94501

LEE SHUN M & LUCIA L
Parcel #: 74-430-7
639 LINCOLN AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 73-417-12-1
1700 WEBSTER ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 74-430-5-1
1607 WEBSTER ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 74-430-34-2
640 PACIFIC AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 74-430-1-1
650 PACIFIC AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 74-431-5
643 PACIFIC AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 74-431-4
1711 WEBSTER ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 74-430-3-1
1619 WEBSTER ST
ALAMEDA CA 94501

SAYON CHARLES J &
Parcel #: 74-430-8
637 LINCOLN AVE
ALAMEDA CA 94501

TIMBER DELL PROPERTIES
Parcel #: 74-431-4
1406 WEBSTER ST
ALAMEDA CA 94501

TIMBER DELL PROPERTIES
Parcel #: 74-431-5
1406 WEBSTER ST
ALAMEDA CA 94501

WONG RODNEY & SHARON
Parcel #: 74-430-34-2
619 HAIGHT AVE
ALAMEDA CA 94501

YANG ESTHER M TR
Parcel #: 73-417-12-1
P O BOX 20218
EL SOBRANTE CA 94820

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.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

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: July 20, 2010
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 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 dehloptoxic@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.
 - 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 dehloptoxic@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.