

RECEIVED

By Alameda County Environmental Health 8:52 am, Jun 28, 2016

619 South 33rd LLC
c/o Mr. Mark Skolnick
930 Redwood Highway, #B
Mill Valley, California 94941

June 22, 2016

Mr. Keith Nowell
Hazardous Materials Specialist
Alameda County Environmental Health Services
Environmental Protection, Local Oversight Program
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**Subject: Letter of Transmittal for Site Characterization Workplan
1759 Seminary Avenue, Oakland, California 94612
ACEH Fuel Leak Case No. RO0003166, GeoTracker Global ID No.
T10000007122**

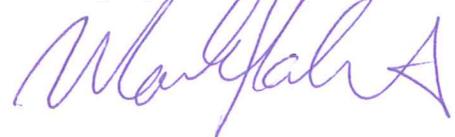
Dear Mr. Nowell:

As required in your letter of March 3, 2016 and e-mail of May 27, 2016, we submit this transmittal letter and accompanying *Site Characterization Workplan* for the above-referenced subject site.

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.

Sincerely,

619 South 33rd LLC,
A California Limited Liability
Company



Mark Skolnick
Authorized Agent

AllWest Environmental

SITE CHARACTERIZATION WORKPLAN

1759 Seminary Avenue, Oakland, CA 94612
ACHCS Case File #RO0003166
GeoTracker Facility Global ID #T10000007122



PREPARED FOR:

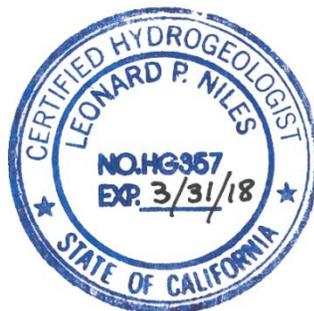
619 South 33rd LLC
c/o Mr. Mark Skolnick
930 Redwood Highway, #B
Mill Valley, California 94941

ALLWEST PROJECT 16095.23
June 22, 2016

PREPARED BY:



Belinda P. Blackie, PE
Project Manager



REVIEWED BY:



Leonard P. Niles, PG, CHG
Senior Project Manager



TABLE OF CONTENTS

| | | |
|--------------|---|---------------|
| I. | INTRODUCTION..... | Page 1 |
| II. | PROJECT BACKGROUND..... | Page 1 |
| | A. Site Location and Description | Page 1 |
| | B. Site Geology and Hydrogeology | Page 1 |
| | C. Site Background..... | Page 2 |
| | D. Previous Investigations | Page 2 |
| III. | PURPOSE AND SCOPE OF WORK..... | Page 2 |
| IV. | INVESTIGATIVE ACTIVITIES..... | Page 4 |
| | A. Permitting | Page 4 |
| | B. Health and Safety Plan | Page 4 |
| | C. Underground Utility Inspection..... | Page 4 |
| | D. Geoprobe® DPT Boring Advancement and Soil Sampling | Page 4 |
| | E. Groundwater Sampling | Page 5 |
| | F. Borehole Backfilling..... | Page 6 |
| | G. Investigative Derived Waste Containment and Disposal | Page 6 |
| V. | QUALITY ASSURANCE / QUALITY CONTROL PROGRAM..... | Page 6 |
| | A. Sample Preservation, Storage and Handling..... | Page 6 |
| | B. Chain-of-Custody Program | Page 6 |
| VI. | ANALYTICAL METHODS | Page 6 |
| VII. | REPORT PREPARATION..... | Page 7 |
| VIII. | PROJECT STAFF AND SCHEDULE..... | Page 7 |
| IX. | LIMITATIONS | Page 7 |
| X. | REFERENCES..... | Page 8 |

FIGURES

- Figure 1: Vicinity Map
- Figure 2: Site Plan with Proposed Boring Locations

APPENDICES

- Appendix A Alameda County Health Care Services Letter, March 3, 2016
- Appendix B Standard Geoprobe® DPT Soil and Groundwater Sampling Procedures



SITE CHARACTERIZATION WORKPLAN

1759 Seminary Avenue, Oakland, CA 94621
ACHCS Case File # RO0003166
GeoTracker Facility Global ID # T10000007122

I. INTRODUCTION

AllWest Environmental, Inc. (AllWest) has prepared this workplan to describe tasks to characterize soil and groundwater conditions at the subject site referenced above (Figures 1 and 2). This proposed work will be performed in response to a request by Alameda County Health Care Services (ACHCS) for a workplan to delineate the extent of contamination associated with a 1,500-gallon underground storage tank (UST) removed from the subject property in January 2015. The ACHCS request was made in their letter dated March 3, 2016 (Appendix A). This work will be completed after approval by and with oversight of the ACHCS.

II. PROJECT BACKGROUND

A. Site Location and Description

The subject property is located on the west side of Seminary Avenue in a residential district of the City of Oakland, Alameda County, California. A site vicinity map is included as Figure 1.

The subject property consists of one parcel (Assessor's Parcel Number 38-3237-20), addressed as 1759 Seminary Avenue, in Oakland. The property is developed with a two-story, 30-unit apartment building. A site plan is included as Figure 2.

B. Site Geology and Hydrogeology

The subject site is located on a generally level parcel at an elevation of approximately 36 feet above mean seal level (msl). The site vicinity has a slight slope to the southwest towards San Francisco Bay approximately a mile to the southwest. The subject site is located within the East Bay Plain Sub-Basin of the Santa Clara Valley Groundwater Basin, an alluvial plain located along the east shore of San Francisco Bay. Although groundwater in the subject site vicinity is not used for drinking water purposes, the East Bay Plain Sub-Basin, including the subject site vicinity, has been designated as a zone where groundwater is a potential drinking water resource by the SFRWQCB *Water Quality Control Plan (Basin Plan)* dated June 29, 2013 (SFRWQCB, June 2013).

According to the East Bay Plain Groundwater Basin Beneficial Use Evaluation Report, dated June 9, 2016, use of groundwater for drinking water purposes within the Basin, including Oakland, is uncommon, with fewer than 0.4% of wells permitted in Alameda County indicated as municipal drinking water supply. Water to the City of Oakland, and the subject site, is provided by East Bay Municipal Water District (EBMUD). No plans exist for future beneficial use of groundwater at the site, therefore AllWest does not regard groundwater in the subject site vicinity as a potential drinking water resource.

Limited site-specific lithological or hydrological data is available for the subject site. Based on information for nearby sites present on the State Water Resources Control Board (SWRCB) Geotracker database, the subject property is located in an area characterized as deposits of Quaternary-age alluvium. In the immediate vicinity, shallow alluvial materials are generally 10 to 50 feet thick with localized perched ground water zones. Shallow soils in the vicinity are documented as sandy and silty clay, with interbedded strata of clayey gravel and gravely sand (Stratus, 2012). During UST removal activities on the subject site, soils observed were predominantly clay and ground water was encountered at a depth of approximately 11 feet within the tank pit (GGTR 2015). The groundwater flow direction is documented as highly variable, but predominantly towards the west-northwest at a leaking underground storage tank (LUST) site located approximately 450 feet northeast of the subject site (Stratus, 2016).

C. Site Background

The multi-family residential building on the subject site was constructed in 1930. One 1,500-gallon, single-wall bare steel diesel fuel/heating oil UST, formerly present beneath the sidewalk in front of the building and driveway, was removed by Golden Gate Tank Removal, Inc. (GGTR) in January 2015. The condition of the tank was noted to be poor upon removal with at least one visible hole (GGTR, 2015).

D. Previous Investigations

No soil discoloration or hydrocarbon odors were observed in the UST overburden and soil beneath the UST. When the UST was removed from the subject site, soil samples were collected from depths of approximately 2 feet below each end of the tank, as was a sample of infiltrated ground water. Soil and ground water samples were analyzed for total petroleum hydrocarbons as diesel (TPHd), benzene, toluene, ethyl benzene and xylenes (BTEX), and naphthalene. TPHd was detected at 4.84 milligrams per kilogram (mg/kg) beneath the northern end of the UST excavation and at 39.9 mg/kg beneath the southern end of the excavation. TPH-d and lead were detected at 14.0 mg/kg and 11.3 mg/kg in the soil overburden stockpile sample. TPHd was detected in the ground water sample at 12,800 micrograms/liter (ug/L). No other constituents were detected (GGTR, 2015). Based on the detection of TPHd in soil and ground water samples, the ACHCS considered an unauthorized release to have occurred (ACHCS, 2016).

III. PURPOSE AND SCOPE OF WORK

The purpose of this proposed investigation is to assess the potential presence and lateral and vertical extent of petroleum hydrocarbons and their VOC constituents in soil and groundwater at the subject site. This proposed work will be performed in response to a request by ACHCS in their letter of March 3, 2016.

The proposed scope of work consists of the following tasks:

- 1) Prepare a written workplan for conducting a subsurface investigation including soil and groundwater sampling at the subject site. Submit the workplan to the ACHCS for review and concurrence;
- 2) Prepare a site-specific health and safety plan and traffic control plan, if a lane closure is necessary;
- 3) Obtain drilling permits from the Alameda County Public Works Agency (ACPWA) and street and sidewalk encroachment permits from the Oakland Public Works Department (OPWD);
- 4) Engage the service of Underground Service Alert (USA) and a private underground utility locator to locate and clear underground utilities within the proposed investigation area so that the potential of accidental damage to underground utilities will be reduced during proposed subsurface investigation. Notify the ACPWA, ACHCS, OPWD and property owner prior to the start of field work;
- 5) Retain the services of a C-57 licensed drilling contractor for the advancement by Geoprobe[®] Direct Push Technology (DPT) methods of six borings, including one boring in the sidewalk northeast of the former UST location, two borings in the sidewalk southwest of the former UST location, one boring on the subject property west of the former UST location, one boring on the subject property northwest of the former UST location, and one boring in the parking lane of Seminary Avenue southeast of the former UST location. Advance borings to depths of approximately 12 to 15 feet below ground surface (bgs). Collect soil samples at continuous intervals from each of the six proposed DPT borings. Retain two soil samples from each boring at depths of approximately 5 and 10 feet bgs for possible chemical analysis. Install temporary PVC well casings and allow water levels to recover before collecting and retaining one “grab” ground water sample from each DPT boring for analytical testing;
- 6) Maintain soil and groundwater samples under chain-of-custody and transport to a Department of Health Services (DHS) certified analytical laboratory (McC Campbell Analytical of Pittsburg, California) for chemical analyses. Analyze two soil samples and one groundwater sample from each boring (a total of twelve soil and six ground water samples) for TPHd per EPA Method 8015 with silica gel cleanup, BTEX, methyl tertiary butyl ether (MTBE) and naphthalene per EPA Method 8260B, and polynuclear aromatic hydrocarbons (PNAs)/polycyclic aromatic hydrocarbons (PAHs) per EPA Method 8270 per the State Water Resources Control Board (SWRCB) Leaking Underground Fuel Tank (LUFT) Guidance Manual, Table 16-1 (SWRCB, 2012). Additionally, analyze one composite soil drum sample for disposal profiling for LUFT 5 metals (cadmium, chromium, nickel, lead and zinc) per EPA Method 6010. Archive additional soil samples for possible analysis based on previous analytical results;
- 7) At the completion of drilling and sampling activities, remove Geoprobe[®] drive casings and temporary PVC well screen and casings and backfill each boring with a “neat” cement grout slurry and restore sidewalk slabs and parking lane surfaces as appropriate. Store all soil spoils generated during the assessment in a drum onsite pending profiling for disposal at an appropriate offsite facility. Arrange for profiling, transport and disposal of investigative derived waste soil and ground water at an appropriate disposal facility;
- 8) Prepare a written Subsurface Investigation Report describing the field activities, summarizing the laboratory data, presenting investigation findings, and providing

conclusions and recommendations. Upload the report and associated electronic data deliverable files to the GeoTracker database.

IV. INVESTIGATIVE ACTIVITIES

A. Permitting

AllWest will prepare and submit a drilling permit application for the Geoprobe® DPT borings to ACPWA for review and approval and street and sidewalk encroachment permits to OPWD. AllWest will also prepare and submit lane closure permit applications to OPWD if necessary. Upon permit approval, AllWest will notify ACPWA, ACHCS and OPWD of the drilling schedule a minimum of 5 working days in advance to allow scheduling of drilling and grouting inspection.

B. Health and Safety Plan and Traffic Control Plan

AllWest will prepare a site specific health and safety plan prior to mobilizing to the site. A tailgate safety meeting will be given prior to commencing work. All site personnel will be required to review the health and safety plan. If required by OPWD, a traffic control and sidewalk closure plan will be prepared to ensure safety of workers, pedestrians and motorists in the event of traffic lane or sidewalk closures along Seminary Avenue.

C. Underground Utility Inspection

To avoid damage to underground utility installations during the course of the subsurface investigation, AllWest will contact USA, an organization for public utility information, on the pending subsurface investigation. USA will then notify public and private entities that maintained underground utilities within the site vicinity to locate and mark their installations for field identification. A private underground utility locator, Subtronic, Inc. of Concord, California, will also be employed by AllWest to conduct a magnetometer and GPR sweep investigation to locate marked and unmarked underground utilities in the vicinity of the proposed boring locations. Other qualified contractors may be used if necessary

D. Geoprobe® DPT Boring Advancement and Soil Sampling

To characterize the vertical and lateral extent of petroleum hydrocarbons and related compounds in soils and groundwater around the former UST, six soil borings will be advanced with Geoprobe® DPT methods by a State of California C-57 licensed drilling contractor, Environmental Control Associates, Inc. of Aptos, California. Other qualified drilling contractors may be used if necessary. The borings will be advanced to first encountered groundwater at a total depth of approximately 12 to 15 feet bgs. The proposed boring locations are shown in Figure 2.

One boring will be advanced in the sidewalk northeast of the former UST location in the presumed cross- to upgradient direction, two borings will be advanced in the sidewalk southwest of the former UST location in the presumed cross- to downgradient direction, one boring will be advanced on the subject property west of the former UST location in the presumed downgradient direction, one boring will be advanced on the subject property northwest of the former UST location in the presumed cross- to downgradient

direction, and one boring will be advanced in the parking lane of Seminary Avenue southeast of the former UST location in the presumed cross- to upgradient direction.

The borings will be advanced using continuous core Geoprobe® DPT sampling methods. Soil samples will be collected for lithologic characterization and potential laboratory analysis using a nominal 4-foot long, 2-inch outside diameter (OD) stainless steel core barrel drive probe and extension rods. The drive probe will be equipped with nominal 1 ½-inch inside diameter (ID) clear PVC plastic tubes that line the interior of the probe. The probe and insert tubes are together hydraulically driven using a percussion hammer to the specified depth. After the specified drive interval, the drive probe and rods are retrieved to the surface. The PVC tube containing subsurface soil is then removed. Selected soil sample intervals will be cut from the PVC tube for analytical testing. The ends of samples for possible analytical testing are sealed using Teflon™ squares and plastic end caps. The samples are labeled, and stored in an iced cooler.

At least two soil samples will be collected for laboratory analysis from each boring at depth intervals of approximately 5-5.5 feet bgs, or within areas of obvious contamination, and within the capillary fringe zone at approximately 10-10.5 feet bgs depending upon visual observation, odors and photo-ionizer detector (PID) screening.

An AllWest environmental professional will oversee field work and drilling activities. The recovered soil samples are inspected after each drive interval with lithologic and relevant drilling observations recorded. Soil samples are screened for organic vapors using a PID or other appropriate device by taking readings of headspace vapor concentrations of the soil inside a zip-lock plastic bag. PID readings, soil staining and other relevant observations are recorded on the boring logs. Geoprobe® DPT soil sampling procedures are included in Appendix B.

E. Groundwater Sampling

A “grab” groundwater sample will be collected from each boring after the completion of soil coring to the anticipated total depth (approximately 12 to 15 feet bgs). The rods and drive probe will be removed from the borehole, and new, temporary nominal 0.5 to 0.75-inch ID PVC solid well casing with a 5-foot slotted screened interval will be lowered into the borehole.

Prior to groundwater sampling, depth to water is measured using an electronic water level probe through the temporary PVC casing. Groundwater samples will then be collected from the temporary PVC casing using disposable polyethylene sample tubing connected to an electric peristaltic pump, or fitted with a check ball valve device which recovers the groundwater sample by oscillation, or using a small-diameter polyethylene or Teflon® disposable bailer. Geoprobe® DPT groundwater sampling procedures are included in Appendix A.

Upon retrieval of the groundwater samples, the retained water will be transferred to appropriate sample bottles furnished by the analytical laboratory. Samples for TPHd and analysis will be collected in one 1-liter amber glass bottle preserved with HCl solution. Samples for PNA/PAH analysis will be collected in one non-preserved 1-liter amber glass bottle. Samples for BTEX, MTBE and naphthalene analyses will be collected in two 40-milliliter (ml) glass volatile organic analysis (VOA) vials preserved with hydrochloric acid (HCl). Sample bottles will be labeled and immediately placed on ice to preserve the chemical characteristics of its content.

To prevent cross-contamination, all groundwater sampling equipment that contacts the groundwater will be decontaminated prior to sampling. To minimize the possibility of cross contamination, new disposable sample tubing or a new disposable bailer will be used to collect each groundwater sample. Sampling, sample handling, storage, and transport procedures described in Appendix B will be employed.

F. Borehole Backfilling

At the completion of drilling and sampling activities, Geoprobe® DPT drive casings and temporary PVC well screen and casings will be removed and the borings will be backfilled with a “neat” Portland Type I or II cement grout slurry that is tremied into the borehole through a PVC pipe. The level of grout will be checked to ascertain if any settling has occurred and will be “topped off” if required. Concrete and asphalt surfaces will be restored as appropriate. The ACPWA and OPWD will be notified 72 hours in advance of the anticipated grouting time in order to schedule inspection.

G. Investigative Derived Waste Containment and Disposal

Investigative derived waste, including soil cores and decontamination rinseate, will be contained in a secure area on-site in sealed 5-gallon pails or 55-gallon drums pending analytical results, profiling and transport to an appropriate disposal facility.

V. QUALITY ASSURANCE / QUALITY CONTROL PROGRAM

A. Sample Preservation, Storage and Handling

To prevent the loss of constituents of interest, all soil and groundwater samples will be preserved by storing in an ice chest cooled to 4°C with crushed ice immediately after their collection and during transportation to the laboratory. Samples will be stored within the cooler in separate zip-lock plastic bags to avoid cross-contamination.

B. Chain-Of-Custody Program

All samples collected for this project will be transported under chain-of-custody protocol. The chain-of-custody program allows for the tracing of possession and handling of individual samples from the time of field collection through laboratory analysis. The document includes the signature of the collector, date and time of collection, sample number, number and type of sample containers including preservatives, parameters requested for analysis, signatures of persons and inclusive dates involved in the chain of possession. Upon delivery to the laboratory the document will also include the name of the person receiving the samples, and date and time samples were received.

VI. ANALYTICAL METHODS

All soil and groundwater samples selected for analysis will be analyzed by a State of California certified independent analytical laboratory. McCampbell Analytical, Inc. (MAI), of Pittsburg, California will likely perform all soil and groundwater analysis. However, other qualified laboratories may be utilized dependent on work load and time frame considerations.

The twelve soil and six groundwater samples collected during this investigation will be analyzed for TPHd per EPA Method 8015 with silica gel cleanup, BTEX, MBTE and naphthalene per EPA Method 8260B, and PNAs/PAHs per EPA Method 8270 per the SWRCB LUFT Guidance Manual, Table 16-1 (2012). One soil waste drum sample composited from corings from the four borings will be analyzed for the same constituent plus LUFT 5 metals (cadmium, chromium, nickel, lead and zinc) by EPA Method 6010 for disposal profiling.

VII. REPORT PREPARATION

A written *Subsurface Investigation Report* will be prepared for this investigation after the completion of all field work and receipt of analytical results. Included in the report will be analytical data summary tables, sample location and contaminant distribution maps, soil boring logs, field sampling logs, chain-of-custody documents, copies of the analytical laboratory reports, and conclusions and recommendations. Analytical results will be compared to Environmental Screening Levels (ESLs) established by the San Francisco Bay Regional Water Quality Control Board (SFRWQCB, 2016) and Low-Threat Underground Storage Tank Case Closure Policy criteria established by the SWRCB (SWRCB, 2012). The report will be reviewed by a California Professional Geologist. The report and associated documents (laboratory analytical reports, site plans, boring logs, etc.) will be uploaded to the GeoTracker database.

VIII. PROJECT STAFF AND SCHEDULE

Mr. Leonard P. Niles, P.G., C.H.G., a California Professional Geologist (PG 5774) and Certified Hydrogeologist (CHG 357), will provide technical oversight for this project and act as the project manager and regulatory liaison. Additionally, AllWest's staff of engineers, geologists, and technicians will be employed to perform the various tasks of the project. AllWest will inform the ACHCS, OPWD and ACPWA at least 5 days prior to the start of field activities. AllWest will inform the ACHCS of any significant developments during the course of the investigations.

IX. LIMITATIONS

AllWest has prepared this *Site Characterization Workplan* for the exclusive use of 619 South 33rd LLC c/o Mr. Mark Skolnick (Client) for this particular project and in accordance with generally accepted practices at the time of the work and with our written proposal dated May 31 2016. No other warranties, either expressed or implied is made as to the professional advice offered. This plan is not a specification for the proposed work and should not be used to bid out any of the proposed work found within. Reliance on this plan by any party other than the Client is at the user's sole risk.

Background information that AllWest has used in preparing this workplan, including but not limited to previous field measurements, analytical results, site plans, and other data, has been furnished to AllWest by the Client, its previous consultants, and/or third parties. AllWest has relied on this information as furnished. AllWest is not responsible for nor has it confirmed the accuracy of this information.

X. REFERENCES

Alameda County Health Care Services, 2016. *Notice of Responsibility, Seminary Avenue UST, 1759 Seminary Avenue, Oakland, CA 94621*, March 3.

California Environmental Protection Agency (Cal EPA), 1995. *Drilling, Coring, Sampling and Logging at Hazardous Substance Release Sites*. Guidance Manual for Ground Water Investigations, July.

Cal EPA, 1995. *Reporting Hydrogeologic Characterization Data from Hazardous Substance Release Sites*. Guidance Manual for Ground Water Investigations, July.

California Regional Groundwater Quality Control Board, San Francisco Bay Region (SFRWQCB), 1999. *East Bay Plain Groundwater Basin Beneficial Use Evaluation Report*, June.

SFRWQCB, 2016. *User's Guide: Derivation and Application of Environmental Screening Levels (ESLs)*, Interim Final – February 2016, Revision 3 updated May 23.

SFRWQCB, 2013. *Water Quality Control Plan (Basin Plan)*, June 29.

SFRWQCB Groundwater Committee, 2016. *East Bay Plain Groundwater Basin Beneficial Use Evaluation Report*, June 9.

California State Water Resources Control Board (SWRCB). 2012. *Low-Threat Underground Storage Tank Closure Policy*, August 17.

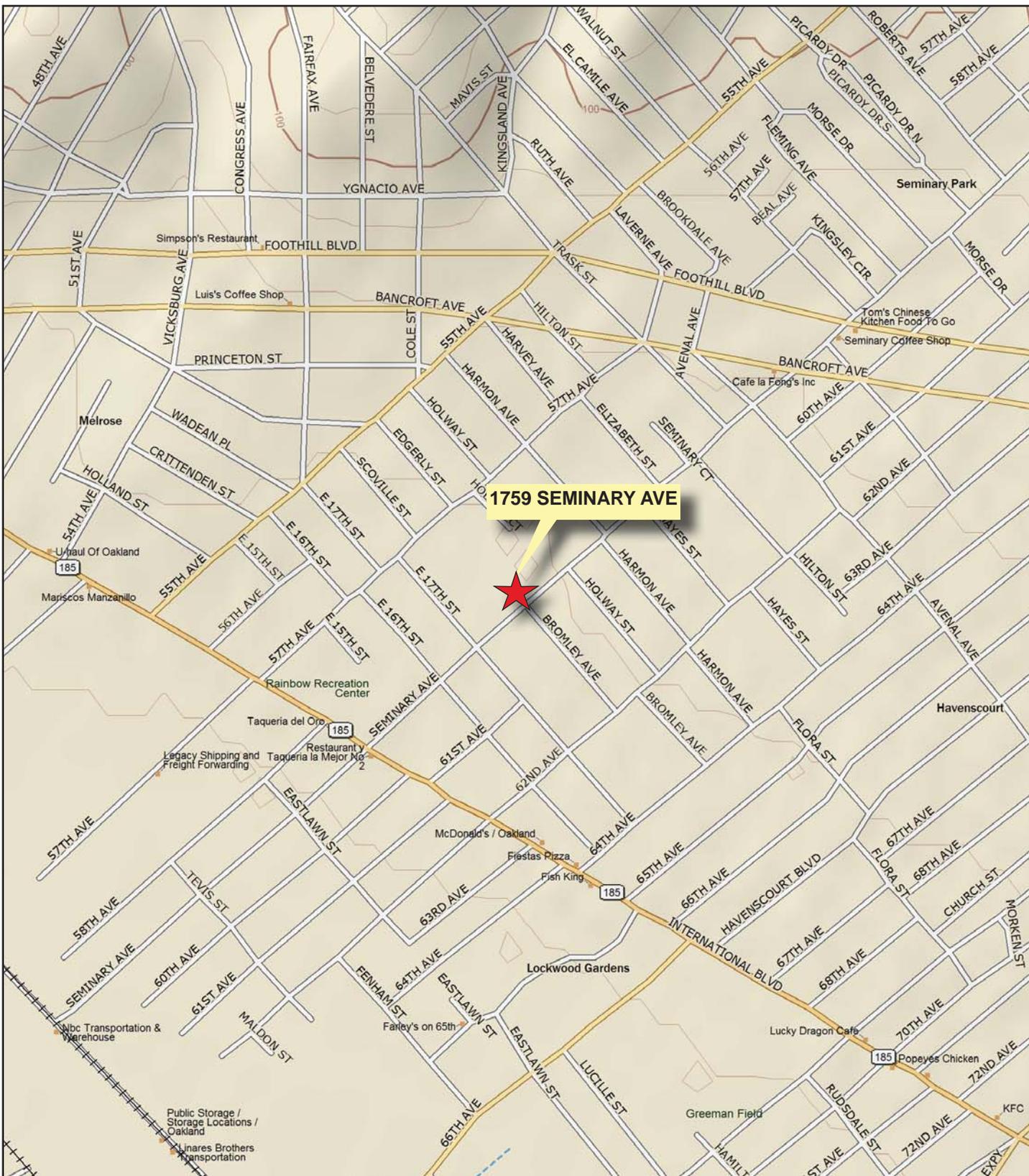
DTSC, 2008. *Appendix L – Preliminary Environmental Assessment Workplan Sample*. Preliminary Environmental Assessment Workplan, June 25.

Golden Gate Tank Removal, Inc., 2015. *Underground Storage Tank Closure Report, 1759 Seminary Avenue, Oakland, CA 94612*, April 24.

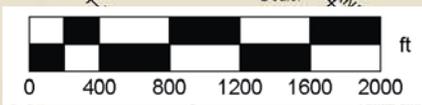
Stratus Environmental, Inc. (Stratus), 2012. *Feasibility Study/Corrective Action Plan, Former Gritit Auto Repair and Service, 1970 Seminary Boulevard, Oakland, California, (Fuel leak Case No. RO0000413)*, August 8.

Stratus. *Groundwater Monitoring and Remediation Status Report, Fourth Quarter 2015 and First Quarter 2016, Former Gritit Auto Repair and Service, 1970 Seminary Boulevard, Oakland, California, Fuel leak Case No. RO0000413*, April 28.

FIGURES



1759 SEMINARY AVE



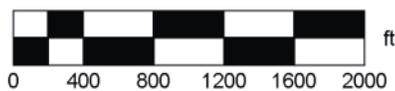
MN (13.9° E)

PROJECT NO.
 16095.23

| |
|-------------------------|
| VICINITY MAP |
| FIGURE 1 |
| 1759 SEMINARY AVENUE |
| OAKLAND, CA 94612 |
| SOURCE: DELORME TOPO |
| PREPARED BY: D. CAMACHO |
| DATE: 6/22/16 |



 Proposed Boring Location
 Approx. Former UST Location




 MN (13.9° E)


AllWest
 PROJECT NO.
 16095.23

| |
|---------------------------|
| PROPOSED BORING LOCATIONS |
| FIGURE 2 SITE PLAN |
| 1759 SEMINARY AVENUE |
| OAKLAND, CA 94612 |
| SOURCE: DELORME TOPO |
| PREPARED BY: D. CAMACHO |
| DATE: 6/22/16 |

APPENDIX A



ENVIRONMENTAL HEALTH SERVICES

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

March 3, 2016

619 South 33rd LLC
C/o Mark Skolnick
930 Redwood Hwy, #B
Mill Valley, CA 94941-2374

Subject: Request for Work Plan; LOP Case No. RO0003166 and Geotracker Global ID T10000007122, Seminary Avenue UST, 1759 Seminary Avenue, Oakland, CA 94621

Dear 619 South 33rd LLC:

I would like to take this opportunity to introduce myself. I am the case worker for the subject Local Oversight Program (LOP) case. I have reviewed the Alameda County Environmental Health (ACEH) case file and the State Water Resources Control Board's (SWRCBs) GeoTracker website for the above-referenced site. ACEH is in possession of one document addressing activities conducted at the subject site. The document, entitled *Underground Storage Tank Closure Report*, prepared by Golden Gate Tank Removal and dated May 14, 2015, was provided to the ACEH Certified Unified Program Agency (CUPA).

This case has been opened as a result of a documented release from a 1,500-gallon underground storage tank (UST). The tank is variously identified as having been used for the storage of diesel and heating oil fuels. At the time of the tank removal on January 30, 2015, the condition of the tank was reported to be in poor condition with at least one visible hole. Concentrations of up to 39.9 milligram per kilogram (mg/kg) extractable-range petroleum hydrocarbons (TEPH) were reported in soil removed from beneath the UST and up to 12,800 micrograms per liter ($\mu\text{g/L}$) TEPH were reported in UST pit water.

Please prepare a workplan to delineate the extent of contamination. The work plan should be prepared in conjunction with the SWRCB Low Threat Underground Storage Tank Case Closure Policy (LTCP) and the SWRCB Leaking Underground Fuel Tank Guidance Manual.

In order to insure that site's current property owner has been identified and informed of these activities, please complete the attached *List Landowners* form and return to ACEH by the date specified below. The completed form may be returned as an electronic mail attachment or by land mail to the attention of Keith Nowell.

In order to initiate a case review, ACEH will need to review all documents related to investigation performed for the site in order to develop an adequate picture of the current status of the case. Please upload any and all documents pertaining to investigation and remedial activities, including all Phase I and Phase II Environmental Site Assessments, and tank removal reports, for your site to the ACEH ftp and the SWRCB GeoTracker websites. Please note that the case will need to be claimed in GeoTracker prior to uploading files to the SWRCB website. Additionally, GeoTracker requires electronic submittal of information (ESI). Hence, once the site is claimed, please upload the laboratory analysis report(s) in electronic deliverable format (EDF), reports (GEO_REPORTs) and figures (GEO_MAPs) to GeoTracker.

Please claim your site and upload existing submittals to GeoTracker and ACEH's ftp websites by the date specified below. All future submittals should also be submitted to both websites. Electronic reporting is described on the attachments. Additional information regarding the SWRCB's GeoTracker website may be obtained online at:

http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/

and at

http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml.

Additional information and/or clarification may be obtained by contacting the GeoTracker Help Desk at geotracker@waterboards.ca.gov or (866) 480-1028.

Please provide ACEH with a list of uploaded documents by the date specified below. The document listing may be provided via email to my attention.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Keith Nowell), and to the State Water Resources Control Board's Geotracker website, in accordance with the following specified file naming convention and schedule:

- **April 4, 2016** – Claim Site in GeoTracker
- **April 4, 2016**– Return *List of Landowners* Form
- **April 18, 2016** – Electronic Submittal of Information
- **April 18, 2016**– List of uploaded documents (provided via email - Attn.: Keith Nowell)
- **May 2, 2016** – Work Plan for Site Characterization - (file to be named: RO0003166_WP_R_yyyy-mm-dd)

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/index.htm>.

If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case. Additionally, ACEH requests you provide us with the contact information of your consultant(s).

Thank you for your cooperation. ACEH looks forward to working with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence

619 South 33rd LLC
RO0003166
March 3, 2016, Page 3

or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org

Sincerely,



Digitally signed by Keith Nowell
DN: cn=Keith Nowell, o, ou,
email=keith.nowell@acgov.org, c=US
Date: 2016.03.03 15:14:24 -08'00'

Keith Nowell, PG, CHG
Hazardous Materials Specialist

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

Attachment 2 - *List of Landowners Form*

Dilan Roe, ACEH (Sent via E-mail to: dilan.roe@acgov.org)
Keith Nowell, ACEH, (Sent via electronic mail to keith.nowell@acgov.org)
GeoTracker, file

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/).

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: May 15, 2014 |
| | ISSUE DATE: July 5, 2005 |
| | PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 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 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 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 2

List of Landowners

LIST OF LANDOWNERS FORM

County of Alameda
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: SEMINARY AVENUE UST
Address: 1759 SEMINARY AVENUE
City, State, Zip: OAKLAND , CA 94621
Record ID #: RO0003166

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

Signature of Primary Responsible Party Printed Name Date E-mail Address

APPENDIX B



STANDARD GEOPROBE™ DPT SAMPLING PROCEDURES

Soil Sampling

Direct push technology (DPT) soil core sampling using Geoprobe™ or similar methods is accomplished using a nominal 4-foot long, 2-inch diameter stainless steel drive probe and extension rods. The drive probe is equipped with nominal 1-1/2 inch diameter clear plastic poly tubes that line the interior of the probe. The probe and insert tubes are together pneumatically driven using a percussion hammer in 4-foot intervals. After each drive interval the drive probe and rods are retrieved to the surface. The poly tube containing subsurface soil is then removed. The drive probe is then cleaned, equipped with a new poly tube and reinserted into the boring with extension rods as required. The apparatus is then driven following the above procedure until the desired depth is obtained. The poly tubes and soil are inspected after each drive interval with lithologic and relevant drilling observations recorded. Soil samples are screened for organic vapors using an organic vapor meter (OVM), photo-ionization detector (PID) or other appropriate device. OVM/PID readings, soil staining and other relevant observations are recorded. Selected soil sample intervals can be cut from the 4-foot intervals for possible analytical or geotechnical testing or other purposes.

The soils contained in the sample liners are then classified according to the Uniform Soil Classification System and recorded on the soil boring logs.

Sample liners selected for laboratory analyses are sealed with Teflon sheets, plastic end caps, and silicon tape. The sealed sample liner is then labeled, sealed in a plastic bag, and placed in an ice chest cooled to 4°C with crushed ice for temporary field storage and transportation. The standard chain-of-custody protocol is maintained for all soil samples from the time of collection to arrival at the laboratory.

Groundwater Sampling

Groundwater sampling is performed after the completion of soil sampling and when the boring has reached its desired depth. The steel probe and rods are then removed from the boring and new, nominal 1-inch diameter PVC solid and perforated temporary casing is lowered into the borehole. Alternatively, a retractable screen sampling device such as a Hydropunch™ can be driven to the desired depth and pulled back to expose the screened interval. Depth to water is then measured using an electronic groundwater probe. Groundwater samples are collected using a stainless steel bailer, disposable Teflon™ bailer, or check valve or peristaltic pump with disposable Teflon™ or polyethylene sample tubing.

After the retrieval of the bailer, groundwater contained in the bailer (or discharged from sample tubing) is decanted into laboratory provided containers. The containers are then sealed with Teflon coated caps with no headspace, labeled, and placed in an ice chest for field storage and transportation to a state certified analytical laboratory. The standard chain-of-custody protocols are followed from sample collection to delivery to the laboratory. A new bailer (or sample tubing) is used for each groundwater sampling location to avoid cross contamination.