



April 7, 2017 (Revised)

M. J. Garfinkle and Susan G. Block et al (Sent via e-mail to: garsurg@comcast.net)
352 Capetown Drive
Alameda, CA 94502-6426

Ms. Nicole Arceneaux (Sent via e-mail to: Nicole.Arceneaux@chevron.com)
Ms. Carryl MacLeod (Sent via E-mail to: cmacleod@chevron.com)
Chevron Environmental Management Company
6001 Bollinger Canyon Road
San Ramon, CA 94583

Subject: Technical Report Request for Fuel Leak Case No. RO0003230 and GeoTracker Global ID
T10000009401, 1200 Park Street, 1200 Park Street, Alameda, CA 94501

Ladies and Gentlemen:

Thank you for submitting to Alameda County Department of Environmental Health's (ACDEH) the following documents:

- January 20, 2017 *Summary of Findings for Property History and Chemical Use Information Research for 1200 Park Street, 1210 Park Street, 1222 Park Street, and 2407 San Jose Avenue, Alameda, CA* prepared and submitted by Terraphase Engineering on behalf of the Garfinkle Trust
- February 3, 2017 *Work Plan for Additional Site Assessment (Work Plan)* prepared and submitted by GHD for Chevron Environmental Management Company (CEMC)

Thank you for claiming your case in Geotracker. In the December 2016 Directive Letter ACDEH provided the summary of an analysis of the case file in comparison to the State Water Resources Control Board's Low Threat Closure Policy (LTCP). ACDEH determined that the site does not meet the LTCP General Criteria d (Free Product Removal), e (Site Conceptual Model), f (Secondary Source Removal), and the Media-Specific Criteria for Groundwater, the Media-Specific Criteria for Vapor Intrusion to Indoor Air, and the Media-Specific Criteria for Direct Contact and Outdoor Air Exposure.

TECHNICAL COMMENTS

The Work Plan proposes the installation of four groundwater monitoring wells which should provide data supporting the Media Specific Criteria for Groundwater. However, to enable data collection to satisfy the LTCP in the fewest mobilizations possible, please address the following technical comments by submitting by e-mail (attention Karel Detterman, karel.detterman@acgov.org) a Work Plan Addendum which will be comprised of a revised Figure 2 by the date requested below. The additional borings requested below are to be performed in accordance with the Work Plan's Attachment C, *Standard Field Procedures for Soil Boring and Monitoring Well Installation*.

1. **LTCP General Criteria b (Unauthorized Release Consists Only of Petroleum), General Criteria d (Free Product), General Criteria f – Secondary Source Has Been Removed to the Extent Practicable, Media Specific Criteria for Vapor Intrusion to Indoor Air, Media Specific Criteria for Direct Contact and Outdoor Air Criteria:**

Figure 2 of the Work Plan indicates the location of historic former UST appurtenances (*Former UST Pit*, the *Former Used Oil UST (Relocated 1967)*, *Former Used-Oil UST Pit (Removed 1988)*, the *Former Dispensers*, the current hoists, a *Patched Cutout*), the ten 2016 bores, and the proposed locations of four new groundwater monitoring wells. Data gaps concerning the investigation of former source areas are apparent when the locations of the ten soil bores are superimposed on the locations of the former service station infrastructure. The Work Plan's Site History provides a summary of the installation and removal history, however there appears to be ambiguity regarding the relocation of a 550-gallon used-oil underground storage tank (UST) in 1967, specifically the location of the used-oil UST *prior* to relocation. ACDEH is not confident that all suspected source areas have been investigated.

- a. **Request for Additional Soil Borings:** To satisfy the LTCP criteria, ACDEH requests the addition of soil borings in the following locations:
 - I. *Former UST Pit*;
 - II. *Former Used Oil UST (Relocated 1967)*;
 - III. *Former Used-Oil UST Pit (Removed 1988)*;
 - IV. *Patched Cutout*;
 - V. The two existing hoists in the *Work Bays*.
 - b. **Soil Sample Collection for Analysis:** Soil samples from the 2016 ten soil borings were collected at 10 feet or greater below surface grade (bgs); however, the LTCP Media-Specific Criteria for Vapor Intrusion to Indoor Air and the Media-Specific Criteria for Direct Contact and Outdoor Air Exposure requires analysis of soil samples between the surface and 5 feet bgs and 5 to 10 feet bgs. To satisfy the LTCP Media-Specific Criteria for Vapor Intrusion to Indoor Air and the Media-Specific Criteria for Direct Contact and Outdoor Air Exposure, ACDEH requests the analysis of all soil samples collected between the surface and 5 feet bgs and 5 to 10 feet bgs.
 - c. **Soil Sample Analysis:** ACDEH generally concurs with the proposed analytical suite proposed in the Work Plan; however, due to the historic presence of waste oil USTs and the uncertainty in historical waste oil UST locations, ACDEH requests analysis of all soil samples for Poly-Aromatic Hydrocarbons (PAHs) with the Selected Ion Monitoring (SIM) mode to ensure that the detection levels of PAHs are below the concentrations specified in the LTCP for Direct Contact and Outdoor Air Exposure. Additionally, please include analysis for wear metals and polychlorinated biphenyl (PCBs) because of the presence of hoists and waste oil USTs.
2. **LTCP Media Specific Criteria for Groundwater:** Upon completion of well installation and development, please collect groundwater samples on a quarterly basis for a minimum of one year to establish groundwater gradient direction trends and seasonal fluctuations. Please include a rose diagram, a groundwater gradient figure, and isoconcentration figures with the quarterly monitoring and sampling reports documenting each quarterly event.
- a. Due to the on-site presence of at least two former waste oil USTs, in addition to the chemical analysis proposed in the Work Plan, all groundwater samples are requested to be analyzed for full scan EPA Method 8260B volatile organic compounds (VOCs). ACDEH may request discontinuation of the groundwater analysis for EPA Method 8260B depending on the results.

TECHNICAL REPORT REQUEST

Please submit by e-mail (attention Karel Detterman, karel.detterman@acgov.org) a Work Plan Addendum which will be comprised of a revised Figure 2 by the date requested below. The additional requested borings are to be performed in accordance with the Work Plan's Attachment C, *Standard Field Procedures for Soil Boring and Monitoring Well Installation*.

- **May 12, 2017** – Revised Figure 2

Upon approval of the revised Figure 2, please upload the revised Figure 2 to the ACDEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **Date to be provided upon approval** – Data Gap Investigation Work Plan Addendum and Site Conceptual Model
File to be named: RO3230_WP_ADEND_SCM_R_yyyy-mm-dd

This report is 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>

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated Attachment 1 regarding report submittals to ACDEH. ACDEH will now require a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover letter signed by the Responsible Party. The language for the Submittal Acknowledgement Statement is as follows:

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. Please make this change to your submittals to ACDEH.

Thank you for your cooperation. 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

Ladies and Gentlemen
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cc: Kiersten Hoey, GHD, 5900 Hollis Street, Suite A, Emeryville, CA 94608 (Sent via e-mail to: Kiersten.hoey@ghd.com)

Nicole Gleason, Esq., Diepenbrock Elkin Gleason, 500 Capitol Mall, Suite 2200, Sacramento, CA 95814 (Sent via E-mail to: ngleason@diepenbrock.com)

Robert Goodman, Esq., Rogers Joseph O'Donnell, 331 California Street, 10th Floor, San Francisco, CA 94104 (Sent via E-mail to: rgoodman@rjo.com)

Ben Garfinkle, (Sent via E-mail to: bgarfinkle@clampswing.com)

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)

GeoTracker, Electronic Case 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

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.