

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim 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

July 5, 2017

Mr. DeLong Liu
DeLong Oil, Inc.
2501 N. Main Street
Walnut Creek, CA 94597
(Sent via electronic mail to:
delongliu@yahoo.com)

DDJ Property Holding, Inc
2501 North Main Street
Walnut Creek, CA 94597

United Brothers Enterprise, Inc.
2501 North Main Street
Walnut Creek, CA 94597

Leatrice Whitney & Paul Alsing
414 Arden Drive
Encinitas, CA 92024

Leatrice Whitney & Gloria Alsing
1007 S. Wellsley Street
Visalia, CA 93277

Subject: Conditional Work Plan Approval; Fuel Leak Case No. RO0003235; (Global ID # T10000009940); 1716 Webster Street, 1716 Webster Street, Alameda, CA 94501

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the *Off-Site Diesel Fuel Investigation Work Plan*, dated May 10, 2017. The work plan was prepared and submitted on your behalf by Compliance & Closure, Inc. (CCI). Thank you for submitting the work plan.

The work plan proposed the installation six CPT soil bores to define the extent of groundwater contamination associated with the diesel underground storage tank (UST) located at the northwestern corner of the property. The work is to be done two steps, an initial "sounding" phase to collect lithologic data, and a second "direct-push" phase to collect grab groundwater samples from targeted groundwater bearing intervals. The status of offsite wells MW-4 and MW-5 will also be determined.

Based on ACDEH staff review of the recommendations, and assuming standard protocols previously used at the site are implemented, the recommended scope of work is conditionally approved for implementation provided that the technical comments below are incorporated during the proposed work. Submittal of a revised work plan or a work plan addendum is not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: mark.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Work Plan Modifications** – The referenced work plan proposes a series of actions with which ACDEH is in general agreement of undertaking; however, ACDEH requests modifications to the approach as listed below. Please submit a report by the date specified below.
 - a. **Soil Bore Locations** – To limit the potential for conflicting data collection due to multiple release sites in the local vicinity, it appears appropriate to request the addition of a soil bore to the northwest of the UST location, on the eastern side of Webster Street, south of Buena Vista Avenue. Additionally, because groundwater from MW-2 has been non-detectable at good reporting limits for Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), benzene, toluene, ethylbenzene, and total xylenes (BTEX), and naphthalene for a period of time, it appears reasonable to eliminate the proposed bore location, unless it is judged by CCI that

contaminant contributions originating upgradient of the site also require definition at the proposed location. In this situation, the addition of the requested bore still appears appropriate, without the elimination of the bore as discussed.

Additionally, in order to eliminate confusion from potential contamination derived from the Chevron service station across Buena Vista Avenue from the subject site, it appears reasonable to relocate the proposed bore location east of Webster Street, but north of Buena Vista Avenue, to the southern side of Buena Vista Avenue to the north of the UST, but outboard of the site. If CCI judges the location on the north side of Buena Vista Avenue is appropriate or necessary, then the addition of a bore as just described would be appropriate.

- b. Soil Bore Total Depths and Collection of Representative Groundwater Analytical Data** – The referenced work plan proposes to collect soil lithologic data to an approximate depth of up to 30 to 35 feet below grade surface (bgs). Please ensure the grab groundwater samples to be collected are representative of a single depth interval, and do not represent a groundwater mixture representative of the entire 0 to 35 foot depth interval. This may require multiple grab groundwater soil bores, or the ability to collect discrete grab groundwater samples.
 - c. Soil Sample Collection** – The work plan did not propose the collection of soil samples apparently due to the location of the majority of the soil bores offsite. In general, this appears reasonable; however, due to the relocation or addition of several soil bores to the south side of Buena Vista Avenue, it appears appropriate to collect soil samples in the 0 to 5 and 5 to 10 foot depth intervals at those locations and at the onsite bore located east of the UST of interest.
 - d. Soil Sample Selection Protocols** – Regardless of the location of all soil bores, please ensure soil samples are collected at signs of contamination (odors, discoloration, PID detections), significant changes lithology, and at the water interface. Additionally, in order that the soil samples fill the requirements of the Low Threat Closure Policy (LTCP), the samples must be collected within the 0 to 5 foot and the 5 to 10 foot depth intervals, and at indications of contamination at deeper intervals.
 - e. Groundwater Analytical Suite** – The work plan proposed the analysis of grab groundwater samples for TPHd only. ACDEH additionally requests analysis for grab groundwater to include BTEX, naphthalene, and Halogenated Volatile Organic Compounds (HVOCs) due to the detection of HVOCs in groundwater from MW-2, and indications of the presence of HVOC in association with the former waste oil UST.
 - f. Soil Analytical Suite** – ACDEH requests that the soil sample analytical suite include TPHg, TPHd, BTEX, naphthalene, and HVOCs.
- 2. Semi-Annual Groundwater Monitoring** – Please continue to conduct semi-annual groundwater monitoring and sampling events. Please coordinate well sampling with well sampling for the associated environmental case for the former waste oil UST. Please submit reports by the dates identified below.
 - 3. GeoTracker Compliance** – A review of the State Water Resources Control Board's (SWRCB) GeoTracker website indicates the site has not yet been claimed. Because this is a state requirement, ACDEH requests that the site be claimed in GeoTracker by the date identified below.

Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Also, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy using NAD 83. A California licensed surveyor may be required to perform this work. Additionally, pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3893, 3894, and 3895, beginning July 1, 2005, the successful submittal of electronic information (i.e. report in PDF format) shall replace the requirement for the

submission of a paper copy. Please claim your site and upload all future submittals to GeoTracker and ACDEH's ftp server by the date specified below. Electronic reporting is described below 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 http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml) or by contacting the GeoTracker Help Desk at geotracker@waterboards.ca.gov or (866) 480-1028.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated Attachment 1 with regard to report submittals to ACDEH. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover letter signed by the Responsible Party (RP). 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.

TECHNICAL REPORT REQUEST

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

- **August 11, 2017** – First Semi-Annual 2017 Groundwater Monitoring Report
File to be named: RO3235_GWM_R_YYYY-mm-dd
- **September 1, 2017** – Site Investigation Report
File to be named: RO3235_SWI_R_YYYY-mm-dd
- **February 9, 2018** – Second Semi-Annual 2017 Groundwater Monitoring Report
File to be named: RO3235_GWM_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, ACDEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

If you have any questions, please call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Mr. DeLong Liu
RO0003235
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Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations
Electronic Report Upload (ftp) Instructions

cc: Gary Mulkey, 4115 Blackhawk Plaza Circle, Suite 100, Danville, CA 94506; (Sent via electronic mail to: gary@cci-envr.com)

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

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

Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@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.