



February 21, 2018

Danny Liles Trust  
230 W Laurel Street, Apt 801  
San Diego, CA 92101

Anthony DiGenova Trust  
815 Eucalyptus Avenue  
Hillsborough, CA 94010

Subject: Conditional Approval of *Work Plan for Subsurface Investigation* for Leaking Underground Fuel Tank Case No. RO0003293 and GeoTracker Global ID T10000011255, 2510 Central Avenue located at 2510 Central Avenue (APN: 70-171-3), Alameda, CA 94501

Dear Mr. Liles

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file for the subject site in conjunction with the proposed subsurface investigations. Based on the County of Alameda Assessor's Office records, Danny Liles Trust, is the current property owner of this parcel (APN: 12-987-23) and has owned the property since January 2007. On January 9, 2018, ACDEH met with environmental consultants Green Environment Inc. (Green) whom are conducting additional subsurface investigations at the subject site on behalf of the Anthony DiGenova Trust. Green provided an affidavit indicating Danny Liles as the successor of the Anthony DiGenova Trust, dated 16 March 2017. As a result, both parties will be included in all correspondence from ACDEH.

ACDEH has reviewed the case file for the subject site in conjunction with the following documents:

- *Underground Storage Tank Closure Report*, dated June 26, 2017, prepared for Anthony DiGenova Trust by Golden Gate Tank Removal Inc.
- *Official Inspection Report and Photographs*, dated July 6, 2017, prepared by Alameda County Department of Environmental Health.

ACDEH understands that the subject site is located in a residential area of Alameda and is currently developed as a multi-unit residential apartment building consisting of one parcel (see APN above). ACDEH also understands the parcel is currently pending a property transaction.

In June 2017, one approximately 750-gallon single-walled steel heating oil underground storage tank (UST) was removed from the subject site. The UST was observed to be in poor condition with multiple visible holes; no soil discoloration or hydrocarbon odors were observed in the tank excavation, overburden soil, or soil underlying the tank. Groundwater and floating product (sheen) was observed in the excavation area immediately following tank removal activities at approximately 8 feet below ground surface. Soil and groundwater samples were collected and analyzed for Total Petroleum Hydrocarbon as diesel (TPH-d) by EPA Method 8015B, and Naphthalene, Benzene Toluene, Ethylbenzene, and Total Xylenes (BTEX) by EPA Method 8015B. Concentrations of TPH-d in soil were reported at 29 milligrams per kilogram (mg/kg) from the only confirmation sample collected from below the northwest end of the tank at 8 feet below ground surface (bgs). Additionally one four point composite stockpile sample was collected. Results of the stockpile sample indicated TPH-d, Naphthalene, and BTEX were below

laboratory reporting limits that were less than the environmental screening levels. On June 16, 2017 approximately 1,300-gallons of groundwater and floating product were removed from the tank cavity. One grab groundwater sample was collected from the bottom of the tank cavity after removal of the recharged water at a depth of approximately 8 feet bgs. Results indicated TPH-d was reported at 480 micrograms per liter (ug/l). Based on the poor condition of the UST and visible holes observed a UST an Unauthorized Release Form (URF) and Site Inspection Report was submitted for the site. Green and Anthony DiGenova Trust have expressed their desire to expedite the investigations at the site due to the pending property transaction. As a result, the subject site is concurrently being transferred from Alameda County Certified Unified Program Agency to the Local Oversight Program to manage the unauthorized fuel release investigations.

A site kickoff meeting was held at ACDEH's office on January 9, 2017 with your environmental consultant. As discussed during the meeting, further work is required to access the extent of contamination from the unauthorized release from the former UST and associated piping (if present) and to characterize subsurface conditions including elevated TPH-d concentrations observed in the shallow groundwater. Low threat case closure requirements are outlined in the State Water Resources Control Board Low Threat UST Case Closure Policy (LTCP). At present the subject site fails to meet General Criteria c (Primary Source Removal - unknown if piping has been removed), d (Free Product), e (Conceptual Site Model development), f (Secondary Source Removal), Media-Specific Criteria for Groundwater, Media-Specific Criteria for Vapor Intrusion to Indoor Air, and Media-Specific Criteria Direct Contact and Outdoor Air Exposure.

Subsequent to our meeting, Green submitted the following document to ACDEH for review:

- *Work Plan for Subsurface Investigation, 2510 Central Avenue, Oakland, California, ACDEH Case #RO0003293*, (the Work Plan), dated January 19, 2018 prepared by Green Environment Inc. and electronically received by ACDEH on the same day

The scope of work for the Work Plan above includes the advancement of five borings (EB-1 through EB-5) in the vicinity of the former UST location: one at the approximate center of the former UST excavation, plus a ring of four borings surrounding the former UST location. All borings will be advanced to a maximum depth of 15 feet bgs due to shallow groundwater observed during previous subsurface investigations (approximately 8 feet bgs) conducted at the site. Soils retrieved from the borings will be logged by the Professional Geologist utilizing the Unified Soil Classification System, and field screened for petroleum volatiles at a minimum of 2-foot vertical intervals with a pre-calibrated photo-ionization detector (PID). Four discrete soil samples will be packaged from each boring and submitted for laboratory analysis. Assuming advancement to 15 feet bgs and no field evidence of impact (i.e. staining or PID reading above background), the planned soil testing interval depths will be 0-5 feet, 5-8 feet, 9-11 feet, and 13-15 feet bgs. In addition, any observations of petroleum staining and/or odor (or elevated PID reading) would result in a specific selection of that zone for testing. Grab groundwater samples will be collected from each boring location following collection of soils. Collected soils and groundwater will be analyzed for TPH-d and TPH in the motor oil range (TPH-mo) by EPA Method 8015 (with silica gel preparation), plus BTEX, naphthalene and TPH in the gasoline range (TPH-g) by EPA Method 8260B.

One temporary soil vapor probe (VP-1) will be installed in the front yard area between the former UST and the Site building to assess potential preferential pathway vapor intrusion from subsurface utilities entering the building. Soil gas will be analyzed for benzene, ethylbenzene and naphthalene by EPA Method TO-15, and for helium, methane and oxygen by ASTM Method D-1946. In addition, the shroud atmosphere sample will be analyzed for helium by ASTM Method D-1946.

If subsurface fuel oil piping remains and is accessible for sampling, native soil samples will be collected at approximate 20-foot lineal feet spacing along the piping, at a minimum depth of two (2) feet below the piping. Product pipeline route samples will be analyzed the same as the soil analysis indicated above.

If sump(s) are present in the building's underground garage space and contain water at the time of Green's field investigation, sump water samples will be collected using new bailer(s) and filled in appropriate laboratory-supplied containers.

Based on ACDEH's file review and conversations held during our meeting on January 9, 2018, ACDEH conditionally approves the implementation of the work plan provided that the Technical Comments and Report Request below are incorporated. We request that you address the following technical comments, perform the proposed work, and upload all soil and groundwater analytical data, documents and reports, maps, and boring logs to the State Water Board's GeoTracker website. See Attachment 1 regarding electronic submittal requests to GeoTracker. Notification of, and a list of, the documents uploaded to GeoTracker can be emailed to my attention (Attention Drew York). File naming conventions for GeoTracker uploads is included in Attachment 2.

### **TECHNICAL COMMENTS**

1. **Groundwater Sample Collection** – The Work Plan states all borings will be advanced to a maximum depth of 15 feet bgs due to shallow groundwater observed. ACDEH requests that if groundwater is not encountered during the first 15 feet bgs that Green advance these borings farther below 15 feet bgs until the first groundwater, or advancement of refusal, or maximum depth of the GeoProbe equipment is encountered.
2. **Soil Sample Collection** - The Work Plan states assuming advancement to 15 feet bgs and no field evidence of impact (i.e. staining or PID reading above background), the planned soil testing interval depths will be 0-5 feet, 5-8 feet, 9-11 feet, and 13-15 feet bgs. In addition, any observations of petroleum staining and/or odor (or elevated PID reading) would result in a specific selection of that zone for testing. Please ensure that at least one soil sample is collection from both the 0-5 feet and 5-10 feet bgs interval and analyzed by the laboratory as outlined in the LTCP and a requirement to meet the Media-Specific Criteria Direct Contact and Outdoor Air Exposure.
3. **Soil Gas Laboratory Analysis** – The Work Plan states soil gas will be analyzed for benzene, ethylbenzene and naphthalene by EPA Method TO-15, and for helium, methane and oxygen by ASTM Method D-1946. In addition, the shroud atmosphere sample will be analyzed for helium by ASTM Method D-1946. ACDEH request soil gas be analyzed for the full suite of EPA Method TO-15 and included all the fixed gas for ASTM Method D-1946 including helium, methane and oxygen, nitrogen, and carbon dioxide.
4. **GeoTracker Database Compliance** – Site data and documents are maintained in the State Water Board's GeoTracker website. The database acts as repositories for Portable Document Format (PDF) files of regulatory directives and reports and has the functionality to store electronic compliance data in Electronic Deliverable Format (EDF) including analytical laboratory data for soil, vapor, and groundwater samples, monitoring well depth-to-water measurements, and surveyed location and elevation data for sampling locations.

A review of the State Water Board's GeoTracker database indicates that this site is not in compliance with the State's electronic submittal requirements. As a result, ACDEH requests Green upload all historical environmental documents related to the subject site including but not

limited the missing soil and groundwater analytical data, documents and tank removal reports, maps, and boring logs to GeoTracker. See Attachment 1 regarding electronic submittal requests to GeoTracker. Notification of, and a list of, the documents uploaded to GeoTracker can be emailed to my attention (Attention Drew York). File naming conventions for GeoTracker uploads is included in Attachment 2. Please upload all submittals to GeoTracker by **March 30, 2018** and furthermore as environmental site data and reports are submitted.

#### **TECHNICAL REPORT REQUEST**

Please perform the requested work and submit technical reports to the GeoTracker website and ACDEH via email (Attention: Drew York) according to the following schedule:

- **May 21, 2018** – Soil and Groundwater Investigation Report  
File to be named: SWI\_R\_yyyy-mm-dd

#### **UNDERGROUND STORAGE TANK CLEANUP FUND**

Please be aware that site investigation/site cleanup costs may be reimbursable from the California Underground Storage Tank Cleanup Fund. The application and additional information is available at the State Water Resources Control Board's website at [http://www.waterboards.ca.gov/water\\_issues/programs/ustcf](http://www.waterboards.ca.gov/water_issues/programs/ustcf). Please be aware that reimbursement monies are contingent upon maintaining compliance with directives from ACDEH.

Thank you for your cooperation. ACDEH looks forward to working with you and your environmental consultants to advance the case toward closure. If you have any questions, please call me at (510) 639-1276 or send me an email message at [andrew.york@acgov.org](mailto:andrew.york@acgov.org).

Sincerely,



Drew J. York  
Senior Hazardous Materials Specialist



Dilan Roe, PE, C73703  
Chief - Land Water Division

Encl.: Attachment 1 – Responsible Party (ies) Legal Requirement/Obligations  
Attachment 2 – Electronic File Naming Conventions

cc: Mark Green, Green Environment Inc. (Sent via E-mail to: [mark@greenenvironment.com](mailto:mark@greenenvironment.com))  
Eric Lautenbach, Green Environment Inc. (Sent via E-mail to: [eric@greenenvironment.com](mailto:eric@greenenvironment.com))  
Dilan Roe, ACDEH, Chief, Land and Water Division (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Paresh Khatri, ACDEH (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Drew York, ACDEH (Sent via E-mail to: [andrew.york@acgov.org](mailto:andrew.york@acgov.org))  
Electronic File, GeoTracker

ATTACHMENT 1

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> December 14, 2017
	<b>ISSUE DATE:</b> July 25, 2012
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> Responsible Party(ies) Legal Requirements / Obligations

**REPORT & DELIVERABLE REQUESTS**

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO\_MAP, GEO\_XY, GEO\_Z, GEO\_BORE, GEO\_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website ([http://www.waterboards.ca.gov/water\\_issues/programs/ust/electronic\\_submittal/](http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/))

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values<sup>1</sup> as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

**GeoTracker Upload Table Example**

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
<b>2016 Subsurface Investigation Report</b>	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<b>2012 Site Assessment Work Plan</b>	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2010 GW Investigation Report</b>	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

<sup>1</sup> GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> NA
	<b>ISSUE DATE:</b> December 14, 2017
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> Responsible Party(ies) Legal Requirements / Obligations

**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 the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

**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 and include the professional registration stamp, signature, and statement of professional certification. 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**

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: [https://www.waterboards.ca.gov/water\\_issues/programs/ustcf/](https://www.waterboards.ca.gov/water_issues/programs/ustcf/)

**AGENCY OVERSIGHT**

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.

ATTACHMENT 2



<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> August 1, 2017
	<b>PREVIOUS REVISIONS:</b>  July 17, 2017, November 8, 2016, December 15, 2015, December 16, 2014, June 19, 2013, June 15, 2011, March 26, 2009, April 29, 2008
	<b>ISSUE DATE:</b> June 16, 2006
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> File Names for Electronic Reports

Format: REPORT\_NAME\_R\_YYYY-MM-DD  
Ex: SWI\_R\_VOL1\_2006-05-25

<b>LOP and SCP (VRAP) INCOMING REPORTS AND LETTERS</b>	
<b>Document Name</b>	<b>Abbreviation File Name= Abbreviation + Date (yyyy- mm-dd)</b>
Abandoned Well Information/Water Supply Well Information	ABWELLINF_R
Addendum	ADEND_R (added after report name)
Additional Information Report	ADD_R
Analytical Reports (Loose data sheets not in report)	ANALYT_R
As Built Drawings (or Plans)	AS_BUILT
Case File Scanned By OFD	CASE_FILE
Cleanup and Abatement Report	CAO_R
Case Transfer Form (from CUPA)	CASE_TRNSFR_F
Conduit Study/Well Search/Sensitive Receptor/Well Survey/Preferential Pathway Study	COND_WELL_R
Corrective Action Plan (CAP)	CAP_R
Correspondence	CORRES_L
Court Injunctions	INJ_L
Development Plans (Includes Plan Set, Cross-sections, and Related Drawings)	DEV_PLAN_date
Development Schedule (Project Schedule, Gant Chart, etc.)	DEV_SCHD_date
DWR Confidential Well Logs (Report containing)	report name_R_CONFIDENTIAL_YYYY-MM-DD (Ex: SWI_R_CONFIDENTIAL_YYYY-MM-DD)
DWR Well Completion Report-Confidential (Loose well logs)	DWR_WELL_CONFIDENTIAL_YYYY-MM-DD (Date of Well Log)
ESI/DAR (Environmental Site Investigation, Data Assessment Report)	ESI_R
Excavation Report	EX_R
Extension Request Letter	EXT_RQ_L
Fact Sheet	FACT_SHT

Feasibility Study	FEASSTUD_R
Groundwater Monitoring/Quarterly Summary Report	GWM_R
Financial Assurance/Letter of Credit	FNCL_ASSRNC_LOC
Interim Remedial Action Plan	IRAP_R
Interim Remediation Results (Includes Pilot Test Reports, Vapor Mitigation Reports, Soil Reports, Free Product Removal Reports, & Dual-Phase Extraction Reports)	IR_R
Lawsuit	LAWSUIT_R
Migration Control Report	MIG_R
Miscellaneous Report/Soil Sample	MISC_R
Miscellaneous Sample Report (analytical results)	MISC_SAMP_R
Notification Letter	NOT_L
NPDES Miscellaneous Reports	NPDES_R
Operations & Maintenance Plan	OM_P
Operations & Maintenance Report	OM_R
Pay for Performance	PFP_R
Petition	PETITION_R
Phase 1 Environmental Assessment Report	PHASE1_R
Photos	PHOTO_date
Preliminary Site Assessment Report/Phase 2 (historic reports only)	PSA_R
Remedial Action Plan	RAP_R
Remedial Design & Implementation Plan	RDIP_R
Remediation Progress Report	REM_R
Request for Closure	RFC(_L or _R)
Risk Assessment Report	RISK_R
Risk Based Corrective Action	RBCA_R
List of Landowners Forms	LNDOWNR_F_DATE
SB2004 Letter of Commitment	LOC_L
Site Conceptual Model/Conceptual Site Model	SCM_R
Site Health & Safety Plan	SFTY_PLAN_R
Site Management	SITE_MANAGE_R_
Site Management Plan	SMP_R
Site Summary Report	SITE_SUM_R

Soil and Water Investigation Report (Includes soil gas/vapor reports, indoor, additional site investigation, well installation, site characterization, cross section, indoor air, additional onsite investigation, Phase II/preliminary site assessment)	SWI_R
Soil Disposal Report	SOIL_DSPL_R
Source Area Characterization	SOURCAREA_R
State Information	STATE_INFO (no date)
Status Report(monthly remediation status reports addressed to sanitary district requires no stamp/perjury)	STAT_R
Tank/Tank System Removal Report	TNK_R
Tentative Order Report	TENT_R
Unauthorized Release Form	URF_R
UST Sampling Report	UST_SAMP_R
USTCF 5 Year Review	USTCF_5YR
USTCF issued Public Notice	USTCF_PP_L
Well Construction Report (limited to water supply wells)	WELL_CST_R
Well Decommissioning Report/Letter (well destruction/abandonment)	WELL_DCM_R
Work Plan	WP_R

**LOP and SLIC  
ACEH OUTGOING LETTERS AND CASE FILE DOCUMENTATION**

<b>Document Name</b>	<b>Abbreviation File Name= Abbreviation + Date (yyyy-mm-dd)</b>
90 Day Letter	90D_L
CAP Approval	CAP_AP_L
RP Certification of Public Notice	CAP_CERT_L
CAP Public Participation Letter	CAP_PP_L
CAP Public Participation Letter to RP	CAP_PPRP_L
Certified Mail Receipt	CERT_MAIL_RECEIPT
Cleanup and Abatement Order	CAO_L
Closure Public Participation Letter	CL_PP_L
Closure Package (Letter, RACC, Summary, Deed Restriction)	CLOS_L
Correspondence	CORRES_L
Deed Restriction	DEED_L_ (Copied from CLOS_L_)
Directive Letter containing Public Notice and/or Landowner request form	DIR_PP_L
Directive Letter (Landowner form, site management requirements, well decommission scheduling prior to closure of PP, copy of PP to all RPs)	DIR_L
Enforcement	ENF_L
Enforcement Referral Letter	ENF_REF_L
Extension Approval Letter	EXT_AP_L
Extension Denial Letter	EXT_DNY_L
Fund Requests	FUND_REQ_L
Final Voluntary Remedial Action Agreement	FVRAA_date
GeoTracker info	GEOTRACK_R
Late Letter	LATE_L
List of Landowners Forms	LNDOWNR_F_DATE
Mailing List for Public Notice in Excel Format	MAIL_PP_DATE
Maps & Assessor's Parcel Information	MAPS_ASSESSOR (no date)
Meeting Agenda, Minutes, Sign in Sheet	MEETING
Miscellaneous Letter	MISC_L
New Landowner Letters	LNDOWNR_REQ_L
Notice of Responsibility	NOR_L
Notice of Violation	NOV_L
Phone Log	PHONE_LOG
Photos	PHOTO_date
Post Closure Monitoring	PCMP_L
QA/QC Checklist (confidential)	QAC_report name_date
Responsible Parties Information	RPINFO_L_DATE OF THE LETTERHEAD
Returned Mail	RTN_MAIL_date

Site Visit/Inspection Report	SITEVISIT_R
Transfer Letter	TRANS_L
UST Permit	UST_PRMT
Voluntary Remedial Action Notice to State Agencies	VRA_NOTICE
Voluntary Remedial Action Request Form from RP	VREQ_F