

April 29, 2008

Aaron Kleinbaum
Ingersoll-Rand Company
1495 Valley Center Parkway
Bethlehem PA 18017-2293

OTHER RP

STEVE well ✓

Subject: Fuel Leak Case No. #RO0000017 and Geotracker Global ID TO6019758726. Ingersoll-Rand Facility at 1944 Marina Boulevard, San Leandro, California

Dear Mr. Kleinbaum:

By letter dated June 19, 2000, your consultant (ENSR) submitted a workplan to perform a risk assessment of site conditions. The work plan is approved pending the acquisition and analysis of a complete round of groundwater samples from all site monitor wells, vapor extraction wells that intercept the water table, and any other wells (e.g., RW wells) that have been installed in conjunction with corrective actions at the site. This stipulation is being made due to the fact that this office has not received a groundwater monitoring report for the site in nearly ten years; an evaluation of risk should rely on current data.

ACEH generally concurs with the proposed scope of work and requests that you address the following technical comments, perform the proposed work, and send us the technical report described below.

TECHNICAL COMMENTS

1. The groundwater samples should be analyzed for gasoline constituents, oxygenates, and lead scavengers via EPA Method 8260.
2. Prior to groundwater sampling, the integrity of each well should be assessed to insure that each well can produce a representative sample of groundwater.
3. In as much as you are pursuing a risk-based closure for this site, it is recommend that groundwater samples also be collected and evaluated for general minerals, including nitrate, sulfate, iron ions, methane, dissolved oxygen, oxidation reduction potential, and total dissolved solids.
4. The site conceptual model is a narrative and graphical description of site characteristics and provides the basis for understanding the site. The conceptual model should include all essential features of the hydrogeologic system at and in the vicinity of the site and identify the physical conditions at the site that influence contaminant transport and receptor exposure.

Development of the site conceptual model is an iterative process. As new data become available, the conceptual model is refined. The final conceptual model should be detailed enough to provide sufficient information to make appropriate regulatory decisions. If data are insufficient to present a final conceptual model at the conclusion of the proposed scope of work, please include with the report of work preformed, a proposal to address any deficiencies (data gaps) of the model.

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REQUEST FOR INFORMATION

ACEH's case file for the subject site contains only the electronic reports as listed on our website (<http://www.acgov.org/aceh/lop/ust.htm>). You are requested to submit copies of all other reports related to environmental investigations for this property (including Phase 1 reports) by **July 15, 2008**.

LANDOWNER NOTIFICATION REQUIREMENTS

Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee title holders to the site.

At this time we require that you submit a complete mailing list of all record fee title owners of the site by May 15, 2008, which states, at a minimum, the following:

A. *In accordance with section 25297.15(a) of Chapter 6.7 of the 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:*

- OR -

B. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.*

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

In the future, for you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee title holders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

A. *In accordance with Section 25297.15(a) of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. (Check space for applicable proposed action(s)):*

cleanup proposal (Corrective Action Plan)

request for case closure

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

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- OR -

B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Steve Plunkett)

- **July 30, 2008** – Risk Assessment, Site Conceptual Model, Groundwater Monitoring.

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.

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 State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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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.

If you have any questions, please call Steve Plunkett at (510) 567-~~xxxx~~ ^{383 1767}

Sincerely,

~~Dennis Parfitt, PG~~
Senior Engineering Geologist
State Water Resources Control Board

~~Donna L. Drogos, PE~~
Supervising Hazardous Materials Specialist
Atameda County Environmental Health

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Cc: file RO 0000017

Mark Capps, ENSR
10461 Old Placerville Road, Suite 170
Sacramento, CA 95827