



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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May 13, 2015

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Subject: Modified Approval of Work Plan; Fuel Leak Case No. RO0000066 (Global ID #T0600100208), BP #11126; 1700 Powell Street, Emeryville, CA 94608

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) has reviewed the case file, including the *Site Investigation Summary Report*, dated January 23, 2015, and the *Third Quarter and Fourth Quarter 2014 Semi-Annual Groundwater Monitoring Report*, dated February 9, 2015. The reports were prepared and submitted on your behalf by ARCADIS U.S, Inc, (Arcadis). Thank you for submitting the reports. The Site Investigation report documented the installation of soil bores GP-1 to GP-6 and the results of a preferential pathway conduit survey in the site vicinity. The report recommended the installation of one groundwater monitoring well MW-12 in the northeastern portion of the property, to define the upgradient extent of the dissolved-phase groundwater plume and included a work plan for associated actions.

ACEH has previously evaluated the data and recommendations presented in the above-mentioned reports, in conjunction with the case files, to determine if the site is eligible for closure as a low risk site under the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). With the additional data collected during the recent site investigation, it appears that the site meets all General Criteria, the active service station exclusion to the Vapor Intrusion to Indoor Air Criteria, and the Direct Contact and Outdoor Air Criteria. At this time, it appears that the site fails to meet the LTCP Media-Specific Criteria for Groundwater Criteria (see Geotracker for an updated copy).

Based on ACEH staff review of the work plan, the proposed 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](mailto:mark.detterman@acgov.org)) prior to the start of field activities.

#### **TECHNICAL COMMENTS**

- 1. Work Plan Clarifications** – The referenced report and work plan proposed a series of actions with which ACEH is in general agreement of undertaking; however, ACEH requests several modifications to the approach. Please submit a report by the date specified below.

- a. **Installation of Groundwater Monitoring Well** – ARCADIS proposed the installation of one groundwater monitoring well (MW-12) near the northeastern corner of the site in order to provide delineation of the upgradient extent of the groundwater dissolved-phase plume. ACEH is in agreement that, due to a persistent radial component to groundwater flow directions documented over time at the site, defining the presumed upgradient extent of the groundwater plume is appropriate. Additionally, due to the elevated hydrocarbon concentrations in recently installed soil bore GP-6 (grab groundwater concentrations of 10,000 micrograms per liter [ug/l] Total Petroleum Hydrocarbons as diesel [TPHd] and 600 ug/l TPH as gasoline [TPHg]), and the persistent radial component to groundwater flow in the northeast to north central portion of the site, it is also necessary to define the downgradient direction of groundwater contaminate flow from GP-6.

In order to communicate the location of additional well MW-12, ACEH requested by voice mail on April 21, 2015 a revised site plan with the proposed location of the well. Based on the revised site plan, forwarded on April 29, 2015, the location of proposed well MW-12 appears to be appropriate. ACEH notes that multiple groundwater sampling events may be required to determine the gradient relative to proposed well MW-12.

- b. **Soil Bore Clearing** – To minimize the potential to encounter subsurface utilities, the work plan proposed to clear bore locations by hand auger or a vacuum extraction truck equipped with an air knife to a depth of 6.5 feet below grade surface (bgs). Due to the high probability that the air knife and vacuum clearing will volatilize target compounds resulting in low-biased analytical results, ACEH requests that all bore holes be cleared with hand auguring techniques.
- c. **Soil Sample Selection Protocols** – The work plan did not detail soil sample collection protocols. In order to eliminate miscommunications, ACEH requests the collection and analysis of soil samples in the two LTCP defined depth intervals of 0 to 5 feet and 5 to 10 feet based on signs of contamination (Photoionization Detector [PID] responses, staining, odor, etc.), and at first encountered groundwater. Rather than collect soil samples at a predetermined sampling depth, ACEH requests that soil be collected in each depth interval based on higher PID or other indications of contamination, if present. Otherwise, if signs are not present, intervals proposed in previous work plans appear reasonable.

As before, ACEH additionally requests the collection and analysis of soil samples to determine the vertical extent of contaminated soil at these locations beneath the site.

- d. **Site Analytical Suite** – The work plan also did not detail the analytical suite for the site; however, analysis for chemicals of potential concern (COPC) at the site, as previously proposed in the August 12, 2014 work plan (TPHg, TPHd, benzene, toluene, ethylbenzene, total xylenes [BTEX], Methyl tert Butyl Ether [MTBE], and naphthalene), are appropriate and requested.
2. **Storm Drain Preferential Pathway** – The site investigation report detailed the location and depth of utilities on- and off-site. It appears that the majority of potential utility conduits may not represent significant preferential pathways; however, several storm drain lines beneath Powell Street appear capable of conveying the dissolved-phase plume, such as documented to be present in well MW-5 or GP-5, to a discharge point at an unknown location and distance from the site. Because discharge to the Bay / estuary is potentially involved, and involve meeting Estuary Environmental Screening Levels (ESLs), ACEH requests an evaluation of dilution - attenuation factors for the groundwater contamination at that unreported distance.
  3. **Groundwater Monitoring** – Please continue assess the extent of groundwater contamination at the site associated with extractable-ranged hydrocarbons by the inclusion of analysis for TPHd and naphthalene at all wells for a limited period of time. The data is likely to assist in mapping potential residual extractable-ranged hydrocarbon source areas at the site. ACEH requests the appropriateness of continuing these analyses to be evaluated thereafter. Due to the additional well that is proposed, please submit quarterly groundwater monitoring reports by the dates requested below.

**TECHNICAL REPORT REQUEST**

Please upload technical reports to the ACEH 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:

- **July 24, 2015** – Soil and Groundwater Investigation Report  
File to be named: RO66\_SWI\_IR\_R\_yyyy-mm-dd
- **August 7, 2015** – Semi-Annual Groundwater Monitoring Report  
File to be named: RO66\_GWM\_R\_yyyy-mm-dd
- **November 6, 2015** – Quarterly Groundwater Monitoring Report  
File to be named: RO66\_GWM\_R\_yyyy-mm-dd
- **February 5, 2016** – Quarterly Groundwater Monitoring Report  
File to be named: RO66\_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>.

Thank you for your cooperation. If you have any questions, please call me at (510) 567-6876 or send me an electronic mail message at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

Sincerely,

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

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

cc: Dilan Roe, ACEH, (sent via electronic mail to [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Mark Detterman, ACEH, (sent via electronic mail to [mark.detterman@acgov.org](mailto: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

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/](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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> May 15, 2014
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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](mailto: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](mailto: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.