ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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May 15, 2009

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(A BP Affiliated Company)
P.O. Box 1257
San Ramon, CA 94583

Raj Mulkh & Bhatia Kulwinder, ETAL
4445 Pinewood Drive
Union City, CA 94587-4824

Vintners Distributors, Inc.
28456 Century Street
Hayward, CA 94545-4800

Subject: Fuel Leak Case No. RO0000076 and GeoTracker Global ID T0600100110, ARCO #04931, 731 W Macarthur Blvd., Oakland, CA 94609

Dear Responsible Parties:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the recently submitted document entitled, "First Quarter 2009 Ground-Water Monitoring Report," dated April 30, 2009, which was prepared by Broadbent & Associates, Inc. for the subject site. Groundwater sample analytical results collected on February 10, 2009 detected maximum TPH-g and benzene concentrations of 3,600 µg/L and 1,300 µg/L, respectively in monitoring well A-8, and maximum MTBE and TBA concentrations of 400 µg/L and 2,300 µg/L, respectively in groundwater monitoring well A-4. Groundwater sampling has been conducted at this site since March 1986.

Brief Site History

In December 1987, Pacific Environmental Group (PEG) installed four monitoring wells (A-9 through A-12) at the site. Monitoring wells A-1 through A-8 appear to have been installed previously by another consultant. Monitoring well construction details and reports for those wells were not found in our case file.

Between November 1991 and April 1992, four single-walled underground storage tanks consisting of one 12,000-gallon fiberglass UST, two 8,000-gallon steel USTs and one 6,000-gallon steel UST) and associated product piping were removed from the site. TPH-g and benzene were detected at concentrations up to 430 mg/kg and 24 mg/kg, respectively, in soil sample SW12 collected at 12 feet bgs. Following UST pit over-excavation, ROUX stated that maximum residual TPH-g and benzene concentrations remaining in the UST cavity were detected at 250 mg/kg and 2.7 mg/kg, respectively. However, based on the locations of the samples illustrated on Figure 3 in the July 20, 1992 "Underground Storage Tank Removal and Soil Sampling" report, it does not appear that confirmation soil samples were collected in locations where elevated hydrocarbon contamination were detected. Following over-excavation of the product piping, maximum residual TPH-g and benzene concentrations remaining in the piping trenches were detected 400 mg/kg and 2.6 mg/kg, respectively, detected in sample L12 collected at 7.5 ft bgs.

In January 1992, GeoStrategies, Inc. (GSI) installed one vapor extraction well to conduct a vapor extraction test. GSI concluded that vapor extraction did not create significant pressure influence at the closest vapor monitoring point location four feet from the vapor extraction point and subsequently vapor extraction was not considered a viable or feasible remediation option for the site.

In November 1992, three recovery wells (AR-1 through AR-3) were installed at the site to facilitate groundwater extraction and abate free product detected in monitoring wells A-4 and A-8. The groundwater extraction system operated from 1992 to 1996.

ACEH requests that you address the following technical comments and send us the technical work plan and reports requested below.

TECHNICAL COMMENTS

1. **Contaminant Source Area Characterization & Verification Sampling** – As mentioned above, TPH-g and benzene were detected at concentrations up to 430 mg/kg and 24 mg/kg, respectively during the UST removals. Although over-excavation was conducted, it does not appear that confirmation soil samples were collected in locations where elevated hydrocarbons were initially detected. Rather it appears that the over-excavation was conducted laterally, but the vertical extent of the excavation remained unaffected. Although recovery well AR-2 and monitoring well A-2 appear to have been installed in the former UST cavity, soil samples for chemical analyses do not appear to have been collected during the installation of recovery well AR-2 and no information regarding well A-2 was found in our case file. Additionally, TPH-g and benzene were detected at concentrations of 400 mg/kg and 2.6 mg/kg, respectively, in soil sample L12 collected at 7.5 ft bgs located in the piping trenches. Although a groundwater extraction system operated at the site from 1992 to 1996, it is not clear whether residual source areas still exists at the site since the contaminant source areas appear undefined and no confirmation or verification sampling has been conducted. Please propose a scope of work to address the above-mentioned concerns and submit a work plan due by the date specified below. Please prepare and include detailed cross-sections to aid in identifying site lithology as well as optimum sampling depths for site characterization.

2. **Feasibility Study/Corrective Action Plan** – Groundwater sampling has been conducted at this site since March 21, 1986. Groundwater monitoring well A-4 contained 3.5 feet of free product during the March 1986 sampling event and down-gradient monitoring well A-8 contained free product from 1989 through 1994. A groundwater extraction system operated at the site from 1992 through 1996. However, elevated concentrations of contaminants continue to persist in groundwater at the site. Beginning in December 1996, significantly elevated concentrations of MTBE (15,000 µg/L) were detected in groundwater monitoring well A-4 located down-gradient of the product dispenser islands. Currently, elevated concentrations of TBA (2,300 µg/L) have been detected in well A-4. Also, the most recent groundwater monitoring event detected TPH-g and benzene at concentrations of 3,600 µg/L and 1,300 µg/L, respectively in a groundwater sample collected from well A-8. Additionally,

the most recent four quarters of groundwater sampling data suggest an increasing concentration trend in down-gradient monitoring well A-8.

Based on the concentrations of contaminants in groundwater that have continued to persist over the last 23 years, a Feasibility Study/Corrective Action Plan (FS/CAP) prepared in accordance with Title 23, California Code of Regulations, Section 2725 appears appropriate once the contaminant source areas are adequately assessed. The FS/CAP must include a concise background of soil and groundwater investigations performed in connection with this case and an assessment of the residual impacts of the chemicals of concern (COCs) for the site and the surrounding area where the unauthorized release has migrated or may migrate. The FS/CAP should also include, but not limited to, a detailed description of site lithology, including soil permeability, and most importantly, contamination cleanup levels and cleanup goals, in accordance with the San Francisco Regional Water Quality Control Board Basin Plan and appropriate ESL guidance for all COCs and for the appropriate groundwater designation. Please note that soil cleanup levels should ultimately (within a reasonable timeframe) achieve water quality objectives (cleanup goals) for groundwater in accordance with San Francisco Regional Water Quality Control Board Basin Plan. Please propose appropriate cleanup levels and cleanup goals in accordance with 23 CCR Section 2725, 2726, and 2727 in the FS/CAP.

The FS/CAP must evaluate at least three viable alternatives for remedying or mitigating the actual or potential adverse effects of the unauthorized release(s) besides the "no action" and "monitored natural attenuation" remedial alternatives. Each alternative shall be evaluated for cost-effectiveness and the Responsible Party must propose the most cost-effective corrective action. The FS/CAP will be due following characterization of the source area(s).

3. **Groundwater Contaminant Plume Monitoring** – As mentioned above, several years of groundwater data exist for this site. At this time, groundwater monitoring frequency reduction appears appropriate for this site. Please submit a groundwater monitoring plan for review. This may include a combination of quarterly, semi-annually, or annually sampled groundwater monitoring wells. Please include the proposal in the soil and groundwater investigation work plan due by the date specified below. Also in future groundwater monitoring reports, please include all cumulative groundwater data in one table (i.e. from 1986 to current).

REQUEST FOR INFORMATION

ACEH's case file for the subject site contains the following 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 II reports and reports that document monitoring well installations, soil borings, etc.) by **June 15, 2009**.

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule and complete the fieldwork activities by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork including routine groundwater sampling.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **July 14, 2009** – Soil and Water Investigation Work Plan
- **Due within 30 Days of Sampling** – Quarterly Monitoring Report (2nd Quarter 2009)

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.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

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 me at (510) 777-2478 or send me an electronic mail message at paresh.khatri@acgov.org.

Sincerely,

Paresh C. Khatri
Hazardous Materials Specialist

Donna L. Drogos, PE
Supervising Hazardous Materials Specialist

ALAMEDA COUNTY
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UNITED STATES POSTAGE PITNEY BOWES $ 00.44⁰ 02 1M 0004256164 MAY 19 2009 MAILED FROM ZIPCODE 94502

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