

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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September 13, 2007

Mr. and Mrs. Edward Kozel
20 Oak Knoll Drive
Healdsburg, CA 95448-3108

Mr. Robert Kovalak
ICI Paints
16651 W. Sprague Rd.
Strongsville, OH 44136

Ms. Deborah Castles
McGrath Properties
130 Webster St., Suite 200
Oakland, CA, 94607

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Dear Ms. Castles, Messr. Kovalak and Mr. and Mrs. Kozel :

Subject: Fuel Leak Case No. RO0000079, Oakland National Engravers (ONE),
1001 42nd St., Oakland 94608

Alameda County Environmental Health (ACEH) staff has received and reviewed the case file for the subject and adjacent sites including the June 2007 Corrective Action Plan 1001 42nd Street Property Emeryville/Oakland, California prepared by ERM. We request that you address the following technical comments and submit a Corrective Action Plan (CAP) addendum as requested below.

TECHNICAL COMMENTS

1. Site Conceptual Model- Although much is known about the soil and groundwater contamination beneath and down-gradient of this site, the contaminant sources and their migration pathways are complicated and may not be able to determined to a high degree of certainty. We believe that regional permeable sand and gravel channels exist that may be a significant pathway for preferential contaminant migration. Mineral spirits contamination has been found beneath down-gradient properties including the Ennis, Oak Walk and Andante properties. To determine which parties are responsible for this contamination, though academically challenging, does not appear to be the best use of resources. We encourage all responsible parties to co-operate in terms of generating compatible and comprehensive CAPs. We acknowledge that the overall understanding of releases and their migration has been greatly enhanced by the investigation performed on the Oak Walk and Andante sites. Please refer to the 2/12/07 Regional Release Sites and Proposed Off-Site Well, Oak Walk Redevelopment Site, Emeryville, CA report prepared by San Joaquin Co., which attempts to estimate the extent of permeable streambeds in this area using available boring logs. We request that you provide a Site Conceptual Model (SCM) with your interpretation of the release scenario for the subject site. Should your SCM include the potential of up-gradient sources impacting your site, additional up-gradient sampling in addition to the proposed well should be considered.

2. **Public Notification for CAP-** We request that you provide our office with the names, addresses and parcel numbers for those neighboring sites which might have direct or indirect impacts from the proposed corrective actions. These individuals must be notified that the CAP may be reviewed for comment, either remotely or at the County offices. You are encouraged to view and amend the list of addresses provided for the public notification for the neighboring Oak Walk project, which included properties within a 500' radius of this property. Once the CAP is concurred with by our office, the public participation process allows 30 days for public comment and the County must address any that are substantive.
3. **Proposed Corrective Action-** The proposed CAP evaluated these options; monitored natural attenuation, skimming and enhanced skimming, ozone sparging and open pit dewatering and soil excavation. Enhanced skimming from recovery wells was selected as the most appropriate remedial action. Please address the following comments to the proposed CAP:

Radius of Influence of the Recovery Wells- The extent of the free product plume has been estimated to be approximately 12,000 square feet. Please describe how you will determine the radius of influence from the five proposed recovery wells. To what extent will the free product area be treated? How will you decide whether additional recovery wells or monitoring wells are needed to improve the removal of free product and monitor remediation progress? Please consider the feasibility of installing an extraction trench as opposed to recovery wells to increase removal rates.

Determining Completion of Remediation- An estimated 450 gallons of free product remains at the site. A recovery rate of <2 gallons/month has been proposed as the endpoint ie the amount of free product which can be removal practically. How will completion of remediation of free product be verified? Please provide a post-remediation sampling plan to confirm completion.

Construction of Proposed Recovery and Monitoring Wells- Please provide figures illustrating the construction of the proposed recovery and monitoring wells.

Proposed Cleanup Levels- The CAP does not adequately provide soil or groundwater cleanup target levels. A soil cleanup goal of 5000 mg/kg was suggested, referring to a value used at the former Dunne Paints facility aka Green City development. Please be aware, this was a site specific value used with Water Board concurrence, to determine if additional excavation would be required after the initial excavation of their site to approximately 12' bgs. Conservative industrial or residential ESLs should be considered as target cleanup goals as listed in your summary tables.

Submittal of Reports- It appears that reports for this site have not been submitted to the Geotracker database and to the County website. No reports appear on Geotracker and the report for soil vapor samples taken on 3/28/07 does not appear on the County website. Please submit these reports as requested below.

4. **Status of Monitoring Well MW-B1-** This well was reportedly covered with new concrete and thus inaccessible for monitoring since 6/05. This well should either be

uncovered and returned to sampling or properly decommissioned. This well, down-gradient of a former UST had previously detected free product, therefore, its sampling appears necessary to monitor the effectiveness of the CAP.

TECHNICAL REPORT REQUEST

Please provide the following technical reports according to the following schedule:

- October 12, 2007- Site Conceptual Model, Public Notification List, CAP Technical Response, Proposal for MW-B1
- October 12, 2007- Geotracker and ACEH Electronic Submittal Compliance

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, 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. Please do not submit reports as attachments to electronic mail.

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. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for 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 monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

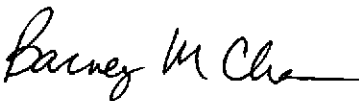
All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or 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.

If you have any questions, please call me at (510) 567-6765 or Donna Drogos at (510) 567-6721.

Sincerely,



Barney M. Chan
Sr. Hazardous Materials Specialist

cc: files, D. Drogos, A. Levi
Mr. John Cavanaugh, ERM, 1777 Botelho Drive, Suite 260, Walnut Creek,
CA, 94596
Mary Rose Cassa, SFRWQCB
List of Interested Parties via e mail