



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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May 23, 2014

Mr. Robert Stetson  
Kelly Moore Painting Co, Inc.  
987 Commercial Street  
San Carlos, CA 94070

Mr. Vern Willirich  
Firestone Tire & Rubber Co.  
Address unknown

Mr. Harry Eberlin  
9581 La Jolla Farms  
La Jolla, CA 92037

(sent via electronic mail to [rstetson@kellymoore.com](mailto:rstetson@kellymoore.com))

Subject: Request for Data Gap Work Plan and Focused Site Conceptual Model; Fuel Leak Case No. RO0000119 (Global ID # T0600101674), Firestone #3655, 969 San Pablo Avenue, Albany, CA 94706

Dear Messrs. Stetson, Willrich, & Eberlin:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Site Conceptual Model*, dated June 14, 2013 (submitted to Geotracker October 31, 2013, but which has not been submitted to ACEH to date), that was prepared by ProTech Consulting and Engineering, Inc. (ProTech) for the subject site. The Site Conceptual Model (SCM) states that no data gaps remain at the site, and has identified no remaining sources, no indoor air quality concerns, and no downgradient receptors.

ACEH has 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). Based on ACEH staff review, we have determined that the site fails to meet the LTCP General Criteria b (Unauthorized Release Consists Only of Petroleum), e (Site Conceptual Model), f (secondary source removed to the extent practicable), and the Media-Specific Criteria for Groundwater, the Media-Specific Criteria for Vapor Intrusion to Indoor Air, and the Media-Specific Criteria for Direct Contact (see Geotracker for a copy).

Additional data may be available that ACEH is not aware of, or may not have been submitted, and therefore has not been incorporated in to ACEH's review. If additional data is made available, the data can be incorporated in future LTCP reviews. The evaluation of the site under the LTCP that is presented below is intended to initiate further discussions, submittal of other available documents, or the collection of additional data in order to determine if or when the site can be closed under the LTCP and to document current LTCP data gaps.

Therefore, at this juncture ACEH requests that you prepare a Data Gap Investigation Work Plan that is supported by a focused SCM to address the Technical Comments provided below. Prior to submitting the work plan, ACEH would like to invite you to a meeting to discuss the site and strategize about the most efficient path towards closure. ACEH requests notification of suitable dates and times for the meeting by the date listed below.

## **TECHNICAL COMMENTS**

- 1. LTCP General Criteria b (Unauthorized Release Consists Only of Petroleum)** – For purposes of this policy, petroleum is defined as crude oil, or any fraction thereof, which is liquid at standard conditions and temperature and pressure, which means 60 degrees Fahrenheit and 14.7 pounds per square inch absolute including the following substances: motor fuels, jet fuels, distillate fuel oils,

residual fuel oils, lubricants, petroleum solvents and used oils, including any additives and blending agents such as oxygenates contained in the formulation of the substances.

ACEH has reviewed site files and data. The data indicates that a waste oil underground storage tank (UST) was removed from the site in May 1990 and five hydraulic lifts were removed in September 1998. Chemicals of concern that have been documented at the site include petroleum compounds (Total Petroleum Hydrocarbons [TPH] as diesel [TPHd], TPH as motor oil [TPHmo], and TPH as hydraulic oil [TPHho]), and chlorinated solvents (principally tetrachloroethene [PCE], trichloroethene [TCE], 1,1-Dichloroethane [1,1-DCA], cis-1,2-Dichloroethene [cis-1,2-DCE], and vinyl chloride [VC]). Very limited volatile fuel compounds (benzene, toluene, ethylbenzene, or total xylenes [BTEX]) have been detected at the site.

Please be aware, that because the principal contaminants of concern at the site appear to be non-petroleum hydrocarbons, the LTCP cannot be used exclusively to close the subject site; however, analysis of hydrocarbon portion of the contamination can be undertaken under the LTCP, and upon determination that these contaminants fit the LTCP, case closure for these contaminants can be provided. At that time, a separate environmental case would be required to handle the non-petroleum contamination.

Please identify any remaining data gaps, such as the need for analysis of wear metals, semi-volatile organic compounds (SVOCs), including naphthalene and poly-aromatic hydrocarbons (PAHs) that are typically associated with waste oil contamination. Existing documents do not indicate that these potential contaminants have been collected at the site in the vicinity of the former waste oil UST. Please present a strategy in the Data Gap Work Plan (described in Technical Comment 7 below) to address the data gaps. Alternatively, please provide justification of why the site satisfies this general criterion in the focused SCM described in Technical Comment 7 below.

- 2. LTCP General Criteria e (Site Conceptual Model)** – According to the LTCP, the SCM is a fundamental element of a comprehensive site investigation. The SCM establishes the source and attributes of the unauthorized release, describes all affected media (including soil, groundwater, and soil vapor as appropriate), describes local geology, hydrogeology and other physical site characteristics that affect contaminant environmental transport and fate, and identifies all confirmed and potential contaminant receptors (including water supply wells, surface water bodies, structures and their inhabitants). The SCM is relied upon by practitioners as a guide for investigative design and data collection. All relevant site characteristics identified by the SCM shall be assessed and supported by data so that the nature, extent and mobility of the release have been established to determine conformance with applicable criteria in this policy.

Our review of the case files indicates that insufficient data collection and analysis has not been presented to assess the nature, extent, and mobility of the release and to support compliance with General Criteria d as discussed in Technical Comment 1 above and Media Specific Criteria for Groundwater, Vapor Intrusion to Indoor Air, and Direct Contact and Outdoor Air Exposure as described in Technical Comments 3, 4, 5, and 6 below, respectively.

- 3. General Criteria f – Secondary Source Has Been Removed to the Extent Practicable** – “Secondary source” is defined as petroleum-impacted soil or groundwater located at or immediately beneath the point of release from the primary source. Unless site attributes prevent secondary source removal (e.g. physical or infrastructural constraints exist whose removal or relocation would be technically or economically infeasible), petroleum-release sites are required to undergo secondary source removal to the extent practicable as described in the policy. “To the extent practicable” means implementing a cost-effective corrective action which removes or destroys-in-place the most readily recoverable fraction of source-area mass. It is expected that most secondary mass removal efforts will be completed in one year or less. Following removal or destruction of the secondary source, additional removal or active remedial actions shall not be required by regulatory agencies unless (1) necessary to abate a demonstrated threat to human health or (2) the groundwater plume does not meet the definition of low threat as described in this policy.

ACEH notes that concentrations up to 7.23 mg/kg PCE and 4.3 mg/kg 1,1,1-Trichloroethane (1,1,1-TCA) were detected in UST removal confirmation soil samples collected in May 1990. These concentrations were above present day San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs), last updated in December 2013. The respective ESLs are 0.70 and 0.0091 mg/kg for soil at a commercial facility. An overexcavation was conducted in two phases in 1990 to remove hydrocarbon and chlorinated solvent contamination. Four soil confirmation samples were collected after the overexcavation of the former UST. An overexcavation confirmation soil sample was not collected in proximity to former well MW-1, which was destroyed in the overexcavation process. This is important as soil sample B-1-4 (otherwise known as MW-1), collected at 10.5 feet, contained chlorinated solvents. The concentration of PCE in B-1-4 was 0.97 mg/kg, and 1,1,1-TCA was 0.47 mg/kg; both are over RWQCB soil ESLs for a commercial facility. Thus it is not certain the lateral limit of chlorinated solvent contamination associated with the former waste oil UST was removed to the extent practicable towards the east.

Please present a strategy in the Data Gap Work Plan (described in Technical Comment 7 below) to address the items discussed above. Alternatively, please provide justification of why the site satisfies this general criterion in the focused SCM described in Technical Comment 7 below.

4. **LTCP Media Specific Criteria for Groundwater** – To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites listed in the policy.

Our review of the case files indicates that insufficient data collection and analysis has been presented to support the requisite characteristics of plume stability or plume classification as follows:

- a. **Plume Length** - The length of the groundwater chlorinated solvent plume has not been defined. During the most groundwater sampling event, onsite downgradient well MW-4 contained 21 micrograms per liter ( $\mu\text{g/l}$ ) PCE, 6.9  $\mu\text{g/l}$  TCE, 27  $\mu\text{g/l}$  1,1-DCA, and 8.8  $\mu\text{g/l}$  cis-1,2-DCE. The concentration of PCE is the highest recorded at the site in groundwater. These concentrations are over their respective RWQCB ESLs.
- b. **Potentially Submerged Wells** - ACEH's review of well screens indicates the potential for submerged conditions in wells MW-2, MW-3, and MW-4. Please evaluate the effectiveness of the monitoring well network to provide representative dissolved-phase concentrations or representative Light Non-Aqueous Phase Liquids (LNAPL; i.e. hydrocarbons) thicknesses. Please present your analysis in the focused SCM described in Technical Comment 7 below.
- c. **Acceptability of a Land Use Restriction** – The acceptability of a land use restriction to the property owner has not been discussed or reported. It may be useful to determine if a use restriction would be acceptable, should it be useful in meeting the Groundwater Media Specific Criteria.
- d. **Insufficient Analysis to Demonstrate A Lack of Risk to Human Health and Safety** – The San Francisco Regional Water Quality Control Board (SF RWQCB) issued the *Assessment Tool for Closure of Low-Threat Chlorinated Solvent Sites*, on July 31, 2009. The subject site has not been evaluated with this tool, nor has an analysis of data collected at the site been undertaken to determine if sufficient data is present to demonstrate data robustness as specifically required by the SF RWQCB Tool.

Please present a strategy in the Data Gap Work Plan (described in Technical Comment 7 below) to address the items discussed above. Alternatively, please provide justification of why the site satisfies the Media-Specific Criteria for Groundwater in the focused SCM described in Technical Comment 7 below.

5. **Media Specific Criteria for Vapor Intrusion to Indoor Air** – The LTCP describes conditions, including bioattenuation zones, which if met will assure that exposure to petroleum vapors in indoor air will not pose unacceptable health risks to human occupants of existing or future site buildings, and

adjacent parcels. Appendices 1 through 4 of the LTCP criteria illustrate four potential exposure scenarios and describe characteristics and criteria associated with each scenario.

The subject site does not fit the four LTCP soil vapor criteria as the criteria are oriented towards petroleum hydrocarbons, specifically benzene, ethylbenzene, and naphthalene vapor concentrations, and soil concentrations less than 100 milligrams per kilogram (mg/kg) in the 0 to 5 or the 5 to 10 foot intervals. However, the LTCP provides a framework in which to evaluate a site.

As previously discussed in the directive letter dated September 20, 2012, the first soil vapor sampling results detected BTEX and chlorinated VOC vapor concentrations substantially below residential ESLs. ACEH notes that three of the vapor locations contained detectable concentrations of the leak check compound. Two of these detections were sufficiently low in concentration and may not substantially affect data analysis; however, a shroud was not used during vapor sampling, and thus shroud tracer concentrations were not collected. Department of Toxic Substances Control (DTSC) provides guidance on an acceptable ratio between shroud and sample tracer concentrations should the tracer be detected in vapor samples (*Active Soil gas Investigations Advisory*, DTSC, April 2012). Without shroud concentrations it is not possible to determine the magnitude of the infiltration of outside air into the vapor samples, and the presumed dilution of vapor concentrations. Additionally, standard DTSC guidelines indicate that multiple vapor sampling events are appropriate. Consequently, it appears appropriate to collect a minimum of one additional round of soil vapor data at the site. ACEH requests that a vapor shroud be used at each sampling location.

Alternatively, please provide justification of why the site satisfies the Media-Specific Criteria for Vapor Intrusion to Indoor Air in a SCM that assures that exposure to petroleum and chlorinated solvent vapors in indoor air will not pose unacceptable health risks to occupants of onsite and adjacent buildings.

Please note, that if direct measurement of soil gas is proposed, ensure that your strategy is consistent with the field sampling protocols described in the DTSC Department of Toxic Substances Control's Final *Vapor Intrusion Guidance* (October 2011). Consistent with the guidance, ACEH requires installation of permanent vapor wells to assess temporal and seasonal variations in soil gas concentrations.

- 6. LTCP Media Specific Criteria for Direct Contact and Outdoor Air Criteria** – The LTCP describes conditions where direct contact with contaminated soil or inhalation of contaminants volatilized to outdoor air poses a low threat to human health. According to the policy, release sites where human exposure may occur satisfy the media-specific criteria for direct contact and outdoor air exposure and shall be considered low-threat if the maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 for the specified depth bgs. Alternatively, the policy allows for a site specific risk assessment that demonstrates that maximum concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health, or controlling exposure through the use of mitigation measures, or institutional or engineering controls.

Our review of the case files indicates that insufficient data collection and analysis has been presented to satisfy the media-specific criteria for direct contact and outdoor air exposure. Specifically, the waste oil UST excavation and overexcavation did not characterize soil adjacent, or beneath, the existing building. Because the former UST appears to have been within five feet of the building, it may not be possible to remove contamination along the eastern excavation boundaries; however, residual soil contamination at this location may remain at concentrations that can affect this criterion. Additionally, because the predominant contamination appears to be chlorinated solvents (PCE and breakdown daughter products), these solvents may be absorbed in the heavy hydrocarbon contamination, if any, that remains at this location.

Additionally, ACEH's review of the files indicates that naphthalene and poly-aromatic hydrocarbons (PAHs) have not been analyzed for in soil or groundwater at this former waste oil site. Therefore, please evaluate naphthalene and PAH concentrations in groundwater monitoring wells and any proposed soil borings at the site.

Please present a strategy in the requested Data Gap Work Plan described in Technical Comment 7 below to collect sufficient data to satisfy the direct contact and outdoor air exposure criteria in the vicinity of residual contamination. The collection and analysis of soil in the 5 and 10 foot intervals, at the groundwater interface, lithologic changes, and at areas of obvious impact appears to be appropriate. Also, the collection of groundwater sample from each boring for chemicals of concern at the site appears appropriate under the LTCP, including naphthalene and PAH.

Alternatively, please provide justification of why the site satisfies the Media-Specific Criteria for Direct Contact and Outdoor Air Exposure in the focused SCM described in Technical Comment 7 below that assures that exposure to petroleum constituents in soil will have no significant risk of adversely affecting human health.

- 7. Data Gap Investigation Work Plan and Focused Site Conceptual Model** – Please prepare a Data Gap Investigation Work Plan to address the technical comments listed above. Please support the scope of work in the Data Gap Investigation Work Plan with a focused SCM and Data Quality Objectives (DQOs) that relate the data collection to each LTCP criteria. For example please clarify which scenario within each Media-Specific Criteria a sampling strategy is intended to apply to.

In order to expedite review, ACEH requests the focused SCM be presented in a tabular format that highlights the major SCM elements and associated data gaps, which need to be addressed to progress the site to case closure under the LTCP. Please see Attachment A “Site Conceptual Model Requisite Elements”. Please sequence activities in the proposed revised data gap investigation scope of work to enable efficient data collection in the fewest mobilizations possible.

- 8. Electronic Report and Data Upload Compliance** – A review of the case file and the State’s Geotracker database indicates that the site is not in compliance with previous directive letters. **Compliance is a State requirement.** Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs, including SLIC programs. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites was required in GeoTracker. At present missing data and documents include, but may not be limited to, older reports, all EDF submittals, all GEO\_WELL data, and all bore logs. Compliance is required by the State. Please see Attachment 1 for limited additional details, and the state GeoTracker website for full details. ACEH requests notification of, and a list of, the documents uploaded to Geotracker. Please upload all submittals to GeoTracker as well as to ACEH’s ftp website by the date specified below.
- 9. Groundwater Monitoring** – Groundwater at the subject site has not been monitored and sampled since October 2012. Please place the site on a semi-annual groundwater monitoring basis in order to assess contaminant trends in groundwater beneath the site. Should no significant changes be observed, a reduced monitoring and sampling interval may be appropriate.

#### **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 following specified file naming convention and schedule:

- **June 20, 2014** – Notification of Available Meeting Dates
- **June 20, 2014** – Geotracker Submittals and Notification to ACEH  
File to be named: RO119\_CORRES\_L\_yyyy-mm-dd
- **August 22, 2014** – First 2014 Semi-Annual Groundwater Monitoring Report  
File to be named: RO119\_GWM\_R\_yyyy-mm-dd

- **60 Days After Meeting** – Focused SCM and Data Gap Work Plan  
File to be named: RO119\_SCM\_WP\_R\_YYYY-MM-DD
- **January 30, 2015** – Second 2014 Semi-Annual Groundwater Monitoring Report  
File to be named: RO119\_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>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Should you have any questions, please contact 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

Attachment A – Site Conceptual Model Requisite Elements

cc: Sherwood Lovejoy, Jr., TCG / ProTech - North Bay, 394 Cecilia Way, Tiburon, CA 94920  
(sent via electronic mail to [protech@tcg-international.com](mailto:protech@tcg-international.com))

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

Mark Detterman (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.

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|---|---|
| <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.



**ATTACHMENT A**

**Site Conceptual Model Requisite Elements**

# ATTACHMENT A

## Site Conceptual Model

The site conceptual model (SCM) is an essential decision-making and communication tool for all interested parties during the site characterization, remediation planning and implementation, and closure process. A SCM is a set of working hypotheses pertaining to all aspects of the contaminant release, including site geology, hydrogeology, release history, residual and dissolved contamination, attenuation mechanisms, pathways to nearby receptors, and likely magnitude of potential impacts to receptors.

The SCM is initially used to characterize the site and identify data gaps. As the investigation proceeds and the data gaps are filled, the working hypotheses are modified, and the overall SCM is refined and strengthened until it is said to be “validated”. At this point, the focus of the SCM shifts from site characterization towards remedial technology evaluation and selection, and later remedy optimization, and forms the foundation for developing the most cost-effective corrective action plan to protect existing and potential receptors.

For ease of review, Alameda County Environmental Health (ACEH) requests utilization of tabular formats to (1) highlight the major SCM elements and their associated data gaps which need to be addressed to progress the site to case closure (see Table 1 of attached example), and (2) highlight the identified data gaps and proposed investigation activities (see Table 2 of the attached example). ACEH requests that the tables presenting the SCM elements, data gaps, and proposed investigation activities be updated as appropriate at each stage of the project and submitted with work plans, feasibility studies, corrective action plans, and requests for closures to support proposed work, conclusions, and/or recommendations.

The SCM should incorporate, but is not limited to, the topics listed below. Please support the SCM with the use of large-scaled maps and graphics, tables, and conceptual diagrams to illustrate key points. Please include an extended site map(s) utilizing an aerial photographic base map with sufficient resolution to show the facility, delineation of streets and property boundaries within the adjacent neighborhood, downgradient irrigation wells, and proposed locations of transects, monitoring wells, and soil vapor probes.

- a. Regional and local (on-site and off-site) geology and hydrogeology. Include a discussion of the surface geology (e.g., soil types, soil parameters, outcrops, faulting), subsurface geology (e.g., stratigraphy, continuity, and connectivity), and hydrogeology (e.g., water-bearing zones, hydrologic parameters, impermeable strata). Please include a structural contour map (top of unit) and isopach map for the aquitard that is presumed to separate your release from the deeper aquifer(s), cross sections, soil boring and monitoring well logs and locations, and copies of regional geologic maps.
- b. Analysis of the hydraulic flow system in the vicinity of the site. Include rose diagrams for depicting groundwater gradients. The rose diagram shall be plotted on groundwater elevation contour maps and updated in all future reports submitted for your site. Please address changes due to seasonal precipitation and groundwater pumping, and evaluate the potential interconnection between shallow and deep aquifers. Please include an analysis of vertical hydraulic gradients, and effects of pumping rates on hydraulic head from nearby water supply wells, if appropriate. Include hydraulic head in the different water bearing zones and hydrographs of all monitoring wells.
- c. Release history, including potential source(s) of releases, potential contaminants of concern (COC) associated with each potential release, confirmed source locations, confirmed release locations, and existing delineation of release areas. Address primary leak source(s) (e.g., a tank, sump, pipeline, etc.) and secondary sources (e.g., high-

## ATTACHMENT A

### Site Conceptual Model (continued)

concentration contaminants in low-permeability lithologic soil units that sustain groundwater or vapor plumes). Include local and regional plan view maps that illustrate the location of sources (former facilities, piping, tanks, etc.).

- d. Plume (soil gas and groundwater) development and dynamics including aging of source(s), phase distribution (NAPL, dissolved, vapor, residual), diving plumes, attenuation mechanisms, migration routes, preferential pathways (geologic and anthropogenic), magnitude of chemicals of concern and spatial and temporal changes in concentrations, and contaminant fate and transport. Please include three-dimensional plume maps for groundwater and two-dimensional soil vapor plume plan view maps to provide an accurate depiction of the contaminant distribution of each COC.
- e. Summary tables of chemical concentrations in different media (i.e., soil, groundwater, and soil vapor). Please include applicable environmental screening levels on all tables. Include graphs of contaminant concentrations versus time.
- f. Current and historic facility structures (e.g., buildings, drain systems, sewer systems, underground utilities, etc.) and physical features including topographical features (e.g., hills, gradients, surface vegetation, or pavement) and surface water features (e.g. routes of drainage ditches, links to water bodies). Please include current and historic site maps.
- g. Current and historic site operations/processes (e.g., parts cleaning, chemical storage areas, manufacturing, etc.).
- h. Other contaminant release sites in the vicinity of the site. Hydrogeologic and contaminant data from those sites may prove helpful in testing certain hypotheses for the SCM. Include a summary of work and technical findings from nearby release sites, including the two adjacent closed LUFT sites, (i.e., Montgomery Ward site and the Quest Laboratory site).
- i. Land uses and exposure scenarios on the facility and adjacent properties. Include beneficial resources (e.g., groundwater classification, wetlands, natural resources, etc.), resource use locations (e.g., water supply wells, surface water intakes), subpopulation types and locations (e.g., schools, hospitals, day care centers, etc.), exposure scenarios (e.g. residential, industrial, recreational, farming), and exposure pathways, and potential threat to sensitive receptors. Include an analysis of the contaminant volatilization from the subsurface to indoor/outdoor air exposure route (i.e., vapor pathway). Please include copies of Sanborn maps and aerial photographs, as appropriate.
- j. Identification and listing of specific data gaps that require further investigation during subsequent phases of work. Proposed activities to investigate and fill data gaps identified.

**TABLE 1  
INITIAL SITE CONCEPTUAL MODEL**

| <b>CSM Element</b>       | <b>CSM Sub-Element</b> | <b>Description</b>   | <b>Data Gap</b>  | <b>How to Address</b>  |
|--------------------------|------------------------|--|--|--|
| Geology and Hydrogeology | Regional               | <p>The site is in the northwest portion of the Livermore Valley, which consists of a structural trough within the Diablo Range and contains the Livermore Valley Groundwater Basin (referred to as "the Basin") (DWR, 2006). Several faults traverse the Basin, which act as barriers to groundwater flow, as evidenced by large differences in water levels between the upgradient and downgradient sides of these faults (DWR, 2006). The Basin is divided into 12 groundwater basins, which are defined by faults and non-water-bearing geologic units (DWR, 1974).</p> <p>The hydrogeology of the Basin consists of a thick sequence of fresh-water-bearing continental deposits from alluvial fans, outwash plains, and lacustrine environments to up to approximately 5,000 feet bgs (DWR, 2006). Three defined fresh-water bearing geologic units exist within the Basin: Holocene Valley Fill (up to approximately 400 feet bgs in the central portion of the Basin), the Plio-Pleistocene Livermore Formation (generally between approximately 400 and 4,000 feet bgs in the central portion of the Basin), and the Pliocene Tassajara Formation (generally between approximately 250 and 5,000 or more feet bgs) (DWR, 1974). The Valley Fill units in the western portion of the Basin are capped by up to 40 feet of clay (DWR, 2006).</p> | None   | NA   |
|                          | Site                   | <p><b>Geology:</b> Borings advanced at the site indicate that subsurface materials consist primarily of finer-grained deposits (clay, sandy clay, silt and sandy silt) with interbedded sand lenses to 20 feet below ground surface (bgs), the approximate depth to which these borings were advanced. The documented lithology for one on-site boring that was logged to approximately 45 feet bgs indicates that beyond approximately 20 feet bgs, fine-grained soils are present to approximately 45 feet bgs. A cone penetrometer technology test indicated the presence of sandier lenses from approximately 45 to 58 feet bgs and even coarser materials (interbedded with finer-grained materials) from approximately 58 feet to 75 feet bgs, the total depth drilled. The lithology documented at the site is similar to that reported at other nearby sites, specifically the Montgomery Ward site (7575 Dublin Boulevard), the Quest laboratory site (6511 Golden Gate Drive), the Shell-branded Service Station site (11989 Dublin Boulevard), and the Chevron site (7007 San Ramon Road).</p> <p><b>Hydrogeology:</b> Shallow groundwater has been encountered at depths of approximately 9 to 15 feet bgs. The hydraulic gradient and groundwater flow direction have not been specifically evaluated at the site.</p>                    | <p>As noted, most borings at the site have been advanced to approximately 20 feet bgs, and one boring has been advanced and logged to 45 feet bgs; CPT data was collected to 75 feet bgs at one location. Lithologic data will be obtained from additional borings that will be advanced on site to further the understanding of the subsurface, especially with respect to deeper lithology.</p> <p>The on-site shallow groundwater horizontal gradient has not been confirmed. Additionally, it is not known if there may be a vertical component to the hydraulic gradient.</p> | <p>Two direct push borings and four multi-port wells will be advanced to depth (up to approximately 75 feet bgs) and soil lithology will be logged. See items 4 and 5 on Table 2.</p> <p>Shallow and deeper groundwater monitoring wells will be installed to provide information on lateral and vertical gradients. See Items 2 and 5 on Table 2.</p> |
| Surface Water Bodies     |                        | The closest surface water bodies are culverted creeks. Martin Canyon Creek flows from a gully west of the site, enters a culvert north of the site, and then bends to the south, passing approximately 1,000 feet east of the site before flowing into the Alamo Canal. Dublin Creek flows from a gully west of the site, enters a culvert approximately 750 feet south of the site, and then joins Martin Canyon Creek approximately 750 feet southeast of the site.  | None   | NA   |
| Nearby Wells             |                        | The State Water Resources Control Board's GeoTracker GAMA website includes information regarding the approximate locations of water supply wells in California. In the vicinity of the site, the closest water supply wells presented on this website are depicted approximately 2 miles southeast of the site; the locations shown are approximate (within 1 mile of actual location for California Department of Public Health supply wells and 0.5 mile for other supply wells). No water-producing wells were identified within 1/4 mile of the site in the well survey conducted for the Quest Laboratory site (6511 Golden Gate Drive; documented in 2009); information documented in a 2005 report for the Chevron site at 7007 San Ramon Road indicates that a water-producing well may exist within 1/2 mile of the site.   | A formal well survey is needed to identify water-producing, monitoring, cathodic protection, and dewatering wells.   | Obtain data regarding nearby, permitted wells from the California Department of Water Resources and Zone 7 Water Agency (Item 11 on Table 2).  |

**TABLE 2  
DATA GAPS AND PROPOSED INVESTIGATION**

| <b>Item</b> | <b>Data Gap</b>   | <b>Proposed Investigation</b>  | <b>Rationale</b>   | <b>Analysis</b>  |
|-------------|---|--|--|--|
| 5           | Evaluate the possible presence of impacts to deeper groundwater.<br><br>Evaluate deeper groundwater concentration trends over time.<br><br>Obtain data regarding the vertical groundwater gradient.<br><br>Obtain more lithological data below 20 feet bgs. | Install four continuous multichannel tubing (CMT) groundwater monitoring wells (aka multi-port wells) to approximately 65 feet bgs in the northern parking lot with ports at three depths (monitoring well locations may be adjusted pending results of shallow grab groundwater samples; we will discuss any potential changes with ACEH before proceeding). Groundwater monitoring frequency to be determined. Soil samples will be collected only if there are field indications of impacts. Soil lithology will be logged. However, information regarding the moisture content of soil may not be reliable using sonic drilling technology (two borings will be logged using direct push technology; see Item 4, above). | One well is proposed at the western (upgradient) property boundary to confirm that there are no deeper groundwater impacts from upgradient. Two wells are proposed near the center of the northern parking lot to evaluate potential impacts in an area where deeper impacts, if any, would most likely to be found. One well is proposed at the eastern (downgradient) property boundary to confirm that there are no impacts extending off-site. Port depths will be chosen based on the locations of saturated soils (as logged in direct push borings; see Item 4, above), but are expected at approximately 15, 45, and 60 feet bgs.  | <i>Groundwater:</i> VOCs by EPA Method 8260, dissolved oxygen, oxidation/reduction potential, temperature, pH, and specific conductance.   |
| 6           | Evaluate possible off-site migration of impacted soil vapor in the downgradient direction (east).<br><br>Evaluate concentration trends over time.   | Install 4 temporary nested soil vapor probes at approximately 4 and 8 feet bgs along the eastern property boundary. Based on the results of the sampling, two sets of nested probes will be converted to vapor monitoring wells to allow for evaluation of VOC concentration trends over time.   | Available data indicate that PCE and TCE are present in soil vapor in the eastern portion of the northern parking lot. Samples are proposed on approximately 50-foot intervals along the eastern property boundary to provide a transect of concentrations through the vapor plume. The depths of 4 and 8 feet bgs are chosen to provide data closest to the source (i.e., groundwater) while avoiding saturated soil, and also provide shallower data to help evaluate potential attenuation within the soil column. Two sets of nested vapor probes will be converted into vapor monitoring wells (by installing well boxes at ground surface); the locations of the permanent wells will be chosen based on the results of samples from the temporary probes. | <i>Soil vapor:</i> VOCs by EPA Method TO-15.   |
| 7           | Evaluate potential for off-site migration of impacted groundwater in the downgradient direction (east).   | Advance two borings to approximately 20 feet bgs in the parking lot of the property east of the Crown site for collection of grab groundwater samples.   | Two borings are proposed off-site, on the property east of the Crown site, just east of the building in the expected area of highest potential VOC concentrations.   | <i>Groundwater:</i> VOCs by EPA Method 8260, dissolved oxygen, oxidation/reduction potential, temperature, pH, and specific conductance.   |
| 8           | Evaluate VOC concentrations just north of the highest concentration area.   | Advance two borings to approximately 20 feet bgs north of Building A for collection of soil and grab groundwater samples. Soil samples will be collected at two depths in the vadose zone. Soil samples will be collected based on field indications of impacts (PID readings, odor, staining) or, in the absence of field indications of impacts, at 5 and 10 feet bgs.   | The highest concentrations of PCE in groundwater were detected at boring NM-B-32, just north of Building A. The nearest available data to the north are approximately 75 feet away. One of the borings will be advanced approximately 20 feet north of NM-B-32 to provide data close to the highest concentration area. A second boring will be advanced approximately halfway between the first boring and former boring NM-B-33 to provide additional spatial data for contouring purposes. These borings will be part of a transect in the highest concentration area.  | <i>Groundwater:</i> VOCs by EPA Method 8260, dissolved oxygen, oxidation/reduction potential, temperature, pH, and specific conductance.<br><br><i>Soil:</i> VOCs by EPA Method 8260 (soil samples to be collected using field preservation in accordance with EPA Method 5035). |
| 9           | Evaluate VOC concentrations in soil vapor in the south parcel of the site.  | Install four temporary soil vapor probes at approximately 5 feet bgs around boring SV-25, where PCE was detected in soil vapor at a low concentration.   | PCE was detected in soil vapor sample SV-25 in the southern parcel, although was not detected in groundwater in that area. Three probes will be installed approximately 30 feet from of boring SV-25 to attempt to delineate the extent of impacts. A fourth probe is proposed west of the original sample, close to the property boundary and the location of mapped utility lines, which may be a potential conduit, to evaluate potential impacts from the west.  | <i>Soil vapor:</i> VOCs by EPA Method TO-15.   |
| 10          | Obtain additional information regarding subsurface structures and utilities to further evaluate migration pathways and sources.   | Ground penetrating radar (GPR) and other utility locating methodologies will be used, as appropriate, to further evaluate the presence of unknown utilities and structures at the site.  | Utilities have been identified at the site that include an on-site sewer lateral and drain line, and shallow water, electric, and gas lines. Given the current understanding of the distribution of PCE in groundwater at the site, it is possible that other subsurface utilities, and specifically sewer laterals, exist that may act as a source or migration pathway for distribution of VOCs in the subsurface.   | NA   |