



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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March 28, 2012

Ms. Olivia Skance  
Chevron Environmental Management Co.  
6111 Bollinger Canyon Road  
San Ramon, CA 94583  
(sent via electronic mail to [Olivia.Skance@chevron.com](mailto:Olivia.Skance@chevron.com))

Ms. Leslie Riasanovsky  
Unknown Address

Neil & Diane Goodhue  
300 Hillside Avenue  
Piedmont, CA 94611

Subject: Request for Work Plan Addendum; Fuel Leak Case No. RO0000138; Global ID # T0600102248; Chevron #9-0517 / Homestead Federal Savings, 3900 Piedmont Avenue, Oakland CA 94610

Dear Mesdames Skance and Riasanovsky, and Mr. & Mrs. Goodhue:

Alameda County Environmental Health Department (ACEH) staff has reviewed the case file, including the *Revised Work Plan for Additional Site Investigation*, dated June 13, 2011, prepared and submitted on your behalf by Conestoga-Rovers & Associates (CRA). Thank you for submitting the work plan.

As previously detailed, the site has been investigated through the installation of four groundwater monitoring wells and nine soil bores. In general the wells and bores have been installed around the perimeter of the existing (former Homestead Federal Savings Association) building. The building was constructed subsequent to the removal of four USTs in 1978. These are understood to have been second generation USTs and dispensers that replaced four first-generation USTs and dispensers, removed at an undefined time previously. Bores at the site were installed near several, but not into any of, the eight former UST locations due to the construction of the building directly over a number of the former USTs and dispensers. The investigations thus have had limited success in evaluating the extent and magnitude of residual soil impacts remaining in proximity to a number of the former USTs or if UST removal spoils were reused to backfill the removal excavations, as would be fairly typical for pre-environmental time periods. This is otherwise indicated by the existence of the most highly impacted groundwater known at the site at the most downgradient wells, MW-3 and MW-4 and in grab groundwater at FNBO-6; all located just offsite in the streets.

As also noted previously, in general this affects two issues of concern at the site, the previously mentioned extent and magnitude of residual contamination beneath the site, especially beneath the existing building, and the potential for vapor intrusion into the building at the site. While the collection of sub-slab vapor samples addresses the potential for vapor intrusion into the building, these activities do not address the magnitude or extent (including vertical extent) of residual contamination that is impacting groundwater beneath, and offsite. As a consequence the previous directive letter requested a subsurface soil and vapor intrusion investigation to determine the magnitude and extent of impacted soil beneath the building, as well as the vapor intrusion risk to the building. This same directive letter (April 14, 2011) also requested a downgradient subsurface investigation to delineate the extent of downgradient soil and vapor impacts.

Based on ACEH staff review of the case file, we request that you address the following technical comments and send us the reports described below.

## **TECHNICAL COMMENTS**

- 1. Onsite Subsurface Investigation and Vapor Intrusion** - The referenced work plan proposes the installation of two permanent sub-slab vapor probes within the existing building at the subject site at locations in proximity to several potential worst-case residual contaminant concentrations. The work plan disagreed with the need to investigate the extent and magnitude of soil impacts beneath the building, rationalizing that an evaluation of vapor intrusion would be adequate in determining risk to occupants of the building (as the only currently existing exposure route). The work plan also proposed collection of interior and exterior ambient vapor samples, as well as conducting a building product survey, to allow a comparison to existing background vapor concentrations. ACEH has several concerns with this proposed scope of work, including the following:

  - a. Onsite Subsurface Soil Contamination** – ACEH appreciates that the likely risk driver in the building at the subject site is likely to be vapor intrusion, and that defining the extent and magnitude of soil contamination beneath the existing building may not alter that risk; however, ACEH observes that investigating the extent and magnitude of residual soil beneath the site will define the on-going source of impacts to groundwater at and downgradient of the site, and will determine the residual contaminant reservoir at the site. The collection of data as requested is intended to collect and provide multiple lines of evidence to advance the site. These are gaps in site data. As a consequence, ACEH must disagree with the viewpoint contained in the referenced work plan, and requests a work plan addendum, by the date identified below, to incorporate an onsite subsurface investigation into the proposed scope of work.
  - b. Sub-Slab Vapor Sampling** – As noted, the referenced work plan proposes two permanent sub-slab vapor probes within the existing building at the subject site at locations in proximity to several potential worst-case residual contaminant concentrations. The two locations appear to be reasonable; however, to better determine the affect of interior spaces and utilities on the locations, ACEH requests a building office plan be forwarded with the work plan addendum requested above, with the location of utility laterals. ACEH additionally requests that a minimum of two sub-slab vapor sampling events be conducted at approximate 6-month intervals. ACEH also requests that the updated and revised DTSC guidelines be utilized; these are dated October 2011.
- 2. Preferential Pathway Update** – ACEH notes the presence of a storm drain inlet at the corner of Montell Street and Piedmont Avenue, but did not locate the underground portion of the storm drain. As a consequence ACEH requests that the storm drainage system in the site vicinity be incorporated into the subsurface utility network and requests that the depth of these lines be determined, and an evaluation of the storm drain line to transmit contaminated groundwater to the network of utilities (in particular to the sanitary utility which has been determined to be within the groundwater zone). ACEH additionally requests these utilities be incorporated into site cross sections to facilitate site discussions and interpretations. Please incorporate this data in the submittal requested below, as well as in future site plans.
- 3. Annual Groundwater Monitoring** – ACEH appreciates the incorporation of potential waste oil contaminants in the next groundwater sampling event, correctly noted to be on an annual basis.

## **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Mark Detterman), according to the following schedule:

- **May 18, 2012** – Work Plan Addendum (with preferential pathway update)
- **60 Days After Approval of Work Plan** – Subsurface Investigation and Vapor Survey Report

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.

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

cc: James Kiernan, 10969 Trade Center Drive, Suite 106, Rancho Cordova, CA 95670  
(sent via electronic mail to [jkiernan@croworld.com](mailto:jkiernan@croworld.com))

Donna Drogos, (sent via electronic mail to [donna.drogos@acgov.org](mailto:donna.drogos@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> July 20, 2010  |
|   | <b>ISSUE DATE:</b> July 5, 2005  |
|   | <b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 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.