

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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June 10, 2008

Mojdeh Mehdizadeh
c/o Mohammed H. Mehdizadeh
678 La Corso Drive
Walnut Creek, CA 94598

Rockridge Heights, LLC
c/o Gary Feiner
34 Schooner Hill
Oakland, CA 94618

Subject: Fuel Leak Case No. RO0000139 and Geotracker Global ID T0600100882, Mehdizadeh Property, 5175 Broadway, Oakland, CA 94611

Dear Mr. Mehdizadeh and Mr. Feiner:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the recently submitted documents entitled, "Feasibility Test Report and Interim Remedial Action plan," dated July 20, 2007 and the "Soil Gas Sampling and Well Installation Report," dated October 23, 2007, which were prepared by Pangea Environmental Services, Inc. (Pangea) for the subject site. Pangea proposes to implement interim remedial action consisting of an excavation to 15 feet bgs to remove hydrocarbon impacted soil and subsequently install a bio-spargue system. Pangea also proposes to conduct additional soil gas sampling along the eastern edge of the residential building at 5230 Coronado Avenue, including collecting additional sub-slab vapor sampling from step-out locations.

ACEH generally concurs with the proposed soil vapor sampling scope of work and requests that you address the following technical comments, perform the proposed work subsurface investigation work, and send us the technical reports described below. However, further clarification regarding the interim remedial action (IRA) is necessary so that an adequate evaluation can be performed. Therefore, the IRA is not approved at this time. Please address the comments below and submit the technical report requested by the date specified below.

TECHNICAL COMMENTS

1. **Additional Soil Gas and Off-site Sub-slab Soil Vapor Sampling** – Pangea proposes to conduct additional soil gas sampling along the eastern edge of the residential building at 5230 Coronado Avenue. Pangea also recommends re-sampling subslab locations SS-1 and SS-2 using existing sampling probes. If contaminant concentrations are detected above the ESLs, Pangea will conduct additional subslab sampling at step-out locations to delineate the extent of hydrocarbon contamination in soil vapor.

During the previous soil vapor sampling event, significant isopropyl alcohol breakthrough was detected in soil vapor samples. In order to collect the most representative samples as possible and to minimize leaks in the sampling train, it is recommended that soil vapor wells or probes are constructed with the sampling device and all fittings placed under a shroud with pliable weather-stripping along its base to maintain a tracer gas atmosphere. The shroud should ensure that there is tracer gas around all sampling connections. The shroud should

have a port for inserting a monitoring and sampling device (e.g. Photo Ionization Detector) to ensure that tracer gas atmosphere is maintained. Please conduct the vapor sampling and submit a report by the date specified below.

2. **Interim Remedial Action Plan (IRAP)** – Pangea proposes to excavate hydrocarbon impacted soils at the site to a depth of approximately 15 feet below the ground surface (bgs). Following the over-excavation, Pangea proposes to install a bio-venting system to remediate the remaining in-place impacted soil and groundwater at the site. Based on a review of the existing data, it appears that a majority of soil impact approximately lies between 8 and 15 feet bgs, with a maximum of 34 mg/kg TPH-g detected between 2 to 3 feet bgs and 970 mg/kg TPH-g detected at 10 feet bgs. However, no soil samples below the depth of 15 feet bgs appear to have been collected. The groundwater contamination appears to extend to a depth of nearly 25 feet bgs based on “grab” groundwater samples collected at the site, which detected concentrations up to 32,000 µg/L TPH-g and 1,200 µg/L benzene at approximately 25 feet bgs. First of all, the proposed excavation does not appear adequately justified based on the soil sample analytical data. In addition, ACEH is concerned that the proposed sub-grade parking constructed at a depth of 10 feet bgs will change the risk scenario evaluated at the site since the sub-grade parking floor will be constructed within impacted soil and groundwater. Also, the fill material between the bottom of the excavation at 15 feet bgs and the bottom of the sub-grade parking floor at 10 feet bgs was not specified and the disposition of the slightly impacted overburden soil does was also not specified. Lastly, depth to groundwater at the site has been measured to range between approximately 7½ feet to 12 feet bgs. ACEH is concerned that impacted groundwater may be inadvertently be discharged to the storm drain should a construction dewatering system or a permanent dewatering system be installed at the site. Please address the above mentioned concerns and submit a Corrective Action Plan (CAP) by the date specified below.

3. **Site Conceptual Model** – A redevelopment project has been proposed at the site, which includes sub-grade parking, ground-level commercial and residential with additional residential on subsequent floors. Since the risk evaluation conducted at the site does not appear to account for change in site conditions (i.e. removal of vadose zone soils, etc.), it may be advantageous to develop a site conceptual model (SCM), which synthesizes all the analytical data and evaluates all potential exposure pathways and potential receptors that may exist at the site, including identifying or developing site cleanup objectives and goals. At a minimum, the SCM should include:
 - (1) Local and regional plan view maps that illustrate the location of sources (former facilities, piping, tanks, etc.) extent of contamination, direction and rate of groundwater flow, potential preferential pathways, and locations of receptors;
 - (2) Geologic cross section maps that illustrate subsurface features, man-made conduits, and lateral and vertical extent of contamination;
 - (3) Plots of chemical concentrations versus time;
 - (4) Plots of chemical concentrations versus distance from the source;

- (5) Summary tables of chemical concentrations in different media (i.e. soil, groundwater, and soil vapor); and
- (6) Well logs, boring logs, and well survey maps;
- (7) Discussion of likely contaminant fate and transport.

If data gaps (i.e. potential contaminant volatilization to indoor air or contaminant migration along preferential pathways due to air sparging, etc.) are identified in the SCM, please include a proposed scope of work to address those data gaps in the CAP due by the date specified below.

4. **Corrective Action Plan** – Once the soil vapor plume is adequately delineated, a Feasibility Study/Corrective Action Plan (FS/CAP) prepared in accordance with Title 23, California Code of Regulations, Section 2725 appears appropriate. 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) in addition to 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.

5. **Redevelopment / Construction Schedule** – ACEH understands that the proposed site redevelopment has been approved by the City of Oakland's Planning Department. In an interest to continue site remediation in conjunction with the proposed redevelopment, please submit a proposed construction schedule by the date specified below. Please note that ACEH does not wish to hinder site redevelopment, however, it is imperative that site remediation is initiated in a timely fashion so that unanticipated delays with site redevelopment are not incurred.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Paresh Khatri), according to the following schedule:

- **July 24, 2008** – Soil Vapor Sampling Report & Construction Schedule
- **July 30, 2008** - Quarterly Monitoring Report (2nd Quarter 2008)
- **September 8, 2008** – SCM and CAP
- **October 30, 2008** - Quarterly Monitoring Report (3rd Quarter 2008)
- **January 30, 2009** - Quarterly Monitoring Report (4th Quarter 2008)
- **April 30, 2009** - Quarterly Monitoring Report (1st 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

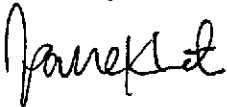
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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 Material Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Bob Clark-Riddell, Pangea Environmental Services, Inc., 1710 Franklin Street, Suite 200,
Oakland, CA 94612
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA
94612-2032
Donna Drogos, ACEH
Paresh Khatri, ACEH
File

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: December 16, 2005
	PREVIOUS REVISIONS: October 31, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

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.

REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- 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)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

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 dehloptoxic@acgov.org
or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
 - 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 and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - 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 dehloptoxic@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 at 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)