

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 16, 2008

Ms. Ann Marie Holland Tiers
Estate of Jack Holland
1498 Hamrick Lane
Hayward, CA 94544

Ms. Barbara Holland
P.O. Box 5
Kentfield, CA 94914

Mr. Lawrence Lepore
Hayward Area Recreation and Park District
1099 E Street
Hayward, CA 94541

Subject: Fuel Leak Case No. RO0000212 and Geotracker Global ID T0600100709, Holland Oil, 16301 East 14th Street, San Leandro, CA 94580

Dear Ms. Tiers, Ms. Holland, and Mr. Lepore:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site including the recently submitted document entitled, "*Site Assessment Workplan, Holland Oil Property, 16301 East 14th Street, San Leandro, California 945780,*" dated August 20, 2008. The Work Plan proposes soil, groundwater, and soil vapor sampling to evaluate the extent of contamination related to unauthorized releases from a former bulk fuel storage and distribution facility.

The scope of work is conditionally approved and may be implemented provided that the technical comments below are addressed and incorporated during the proposed activities. Submittal of a revised Work Plan or Work Plan Addendum is not required unless an alternate scope of work outside that described in the Work Plan and technical comment below is proposed. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Sampling from Direct Push Soil Borings.** We request that soils from the proposed direct push soil borings and be logged and screened continuously in the field as the boring is advanced. Field screening is to be conducted by a qualified field geologist using visual observations, odor, and measurements using a field photoionization detector (PID) fitted with an appropriate lamp that is calibrated for the chemicals of concern. Soil samples are to be collected for laboratory analysis from any zones where visible staining, odor, or elevated PID readings are observed. If no visible staining, odor, or elevated PID readings are observed in the borings, the collection of soil samples for laboratory analysis at the proposed intervals of 2, 5, and 10 feet bgs are acceptable. Please present the results in the Site Assessment Report requested below.

2. **Soil Contamination in Area of B-2 and B-7.** Elevated concentrations of total petroleum hydrocarbons (TPH) as diesel and kerosene were detected in soil samples collected from soil borings B-2 and B-7, which are located in the eastern portion of the site. The horizontal extent of contamination in this area has not been determined. We request that you advance a minimum of two shallow soil borings in this area using the methods proposed for borings B-9 and B-10 to define the extent of contamination. Approximate locations are shown on Attachment A: Additional Soil Borings. Please present the results in the Site Assessment Report requested below.
3. **Laboratory Analyses.** We request that all soil samples for laboratory analysis be analyzed for total petroleum hydrocarbons as motor oil using EPA Method 8015 in addition to the proposed laboratory analyses. Please present the results in the Site Assessment Report requested below.
4. **Monitoring Well Depths.** We request that the depth of the filter pack and screen intervals for the proposed monitoring wells be limited to 15 feet bgs in order to avoid possible cross contamination of lower water-bearing zones.
5. **Groundwater Monitoring.** Quarterly groundwater monitoring is to be implemented for the existing monitoring wells at the site. The groundwater samples are to be analyzed for TPH as gasoline and TPH as diesel using EPA Method 8015 and VOCs using EPA method 8260. Please include results from the quarterly groundwater sampling in the reports requested below.

TECHNICAL REPORT REQUEST

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

- **November 17, 2008** – Third Quarter 2008 Groundwater Monitoring Report
- **January 23, 2009** – Site Assessment Report
- **February 17, 2009** – Fourth Quarter 2008 Groundwater Monitoring Report
- **May 18, 2009** – First Quarter 2009 Groundwater Monitoring 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.

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/cleanup/electronic_reporting).

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.

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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) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,



Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachment A: Additional Soil Borings

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Hazardous Materials Unit, 250 Frank Ogawa Plaza, Suite 3341,
Oakland, CA 94612

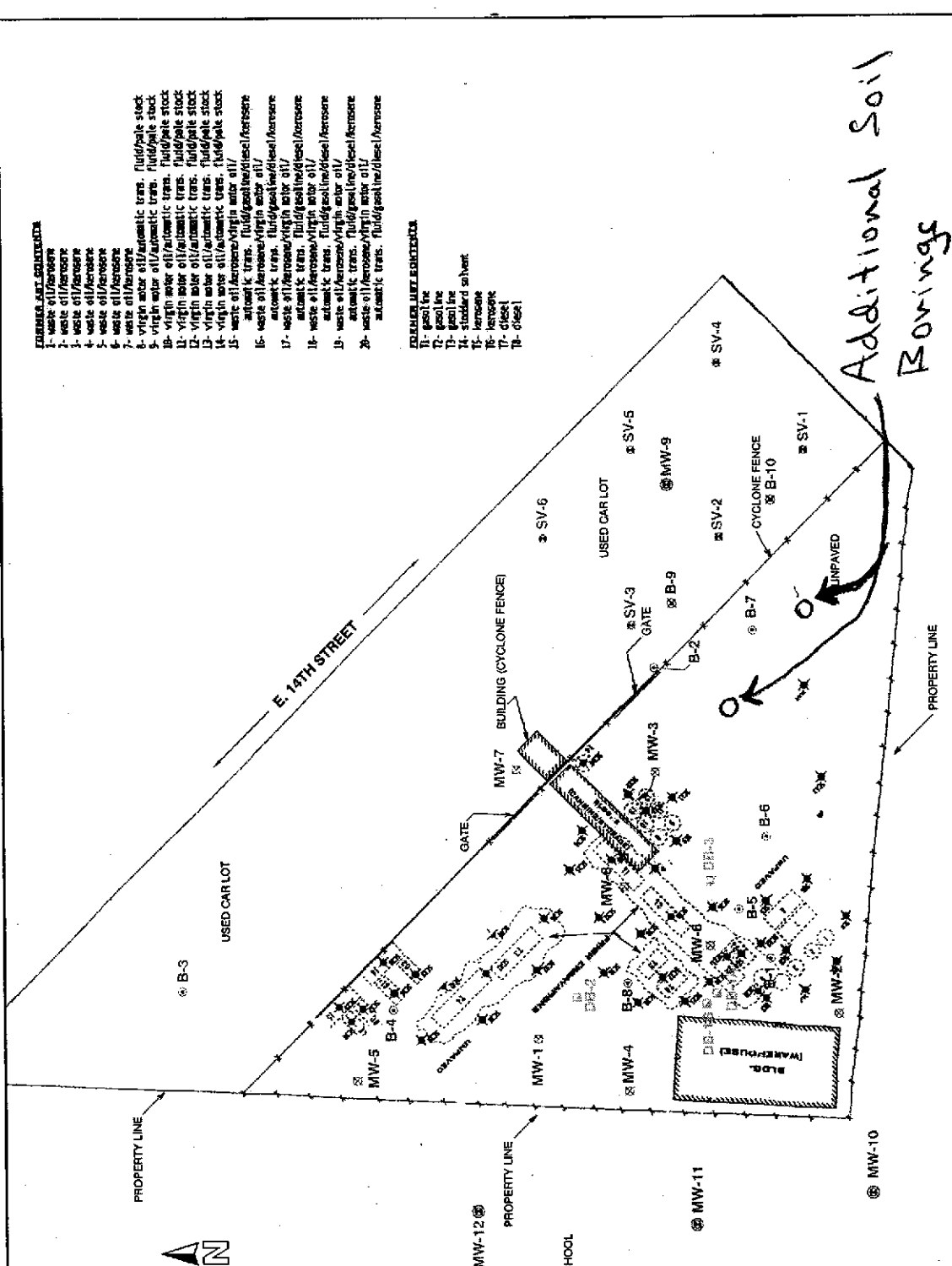
Markus Niebanck, 580 Second Street, Suite 260, Oakland, CA 94607

Cem Atabek, Ninyo & Moore, 1956 Webster Street, Suite 400, Oakland, CA 94612

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

- FORMER LIST CONTAMINANTS**
- 1- waste oil/hydrocarbons
 - 2- waste oil/hydrocarbons
 - 3- waste oil/hydrocarbons
 - 4- waste oil/hydrocarbons
 - 5- waste oil/hydrocarbons
 - 6- waste oil/hydrocarbons
 - 7- waste oil/hydrocarbons
 - 8- virgin water oil/automatic trans. fluid/pale stock
 - 9- virgin water oil/automatic trans. fluid/pale stock
 - 10- virgin water oil/automatic trans. fluid/pale stock
 - 11- virgin water oil/automatic trans. fluid/pale stock
 - 12- virgin water oil/automatic trans. fluid/pale stock
 - 13- virgin water oil/automatic trans. fluid/pale stock
 - 14- virgin water oil/automatic trans. fluid/pale stock
 - 15- waste oil/hydrocarbons/virgin water oil/automatic trans. fluid/pale stock
 - 16- waste oil/hydrocarbons/virgin water oil/automatic trans. fluid/pale stock
 - 17- waste oil/hydrocarbons/virgin water oil/automatic trans. fluid/pale stock
 - 18- waste oil/hydrocarbons/virgin water oil/automatic trans. fluid/pale stock
 - 19- waste oil/hydrocarbons/virgin water oil/automatic trans. fluid/pale stock
 - 20- waste oil/hydrocarbons/virgin water oil/automatic trans. fluid/pale stock

- FORMER LIST CONTAMINANTS**
- 21- gas/line
 - 22- gas/line
 - 23- gas/line
 - 24- standard solvent
 - 25- hexane
 - 26- hexane
 - 27- diesel
 - 28- diesel



Additional Soil Borings

LEGEND	
⊕	APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL
⊗	APPROXIMATE LOCATION OF PROPOSED GROUNDWATER MONITORING WELL
⊙	APPROXIMATE LOCATION OF EXPLORATORY BORING ADVANCED IN 2008
⊕	APPROXIMATE LOCATION OF PROPOSED SHALLOW SOIL BORING
⊕	APPROXIMATE LOCATION OF PROPOSED DEEP SOIL BORING
⊕	APPROXIMATE LOCATION OF PROPOSED SOIL VAPOR SAMPLE BORING
TI	APPROXIMATE LOCATION OF FORMER LIST'S CONFIRMATION SAMPLE
SC-1	APPROXIMATE LOCATION OF SOIL CONFIRMATION SAMPLE

Ninyo & Moore		FIGURE	
PROJECT NO. 401314002		BORING LOCATION MAP	
DATE 8/08		HOLLAND OIL FACILITY 16301 EAST 14th STREET SAN LEANDRO, CALIFORNIA	
APPROXIMATE SCALE IN FEET 0 50 100		FIGURE 2	

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

Attachment A: Additional Soil Borings

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://alcoft1.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)