



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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FAX (510) 337-9335

April 1, 2010

Mr. Abolghassem Razi  
Tony's Express Auto Services  
3609 International Blvd.  
Oakland, CA 94601

Subject: Fuel Leak Case No. RO0000265 and Geotracker Global ID T0600101680, Tony's Express Auto Services, 3609 International Blvd., Oakland, CA 94601 – Conditional Work Plan Approval

Dear Mr. Razi:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the most recently submitted document entitled, "*Workplan for Shallow Soil Vapor Sampling*," dated March 2, 2010 (Work Plan). On November 14, 2008, four soil vapor samples (SV-2 through SV-5) were collected adjacent to the apartment building located southwest of the site. Total petroleum hydrocarbons as gasoline (TPHg) were detected in each of the four soil vapor samples at concentrations ranging from 8,400 to 75,000 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). The concentration of TPHg in soil vapor exceeded the Environmental Screening Level (ESL) for residential land use of 10,000  $\mu\text{g}/\text{m}^3$  (San Francisco Bay Regional Water Quality Control Board May 2008) in three of the four soil vapor samples collected. The March 2, 2010 Work Plan, which was prepared on your behalf by SOMA Environmental Engineering, Inc., proposes soil vapor sampling along the southwestern property boundary of the site adjacent to an apartment building to assess the potential for vapor intrusion.

The proposed scope of work is not acceptable to evaluate the potential for vapor intrusion for the adjacent apartment building. However, the scope of work will be acceptable if the additions and modifications described in the technical comments below are implemented. Therefore, provided that the additions and modifications requested below are addressed and incorporated, you may implement the soil vapor sampling. Submittal of a revised work plan or work plan addendum is not required unless an alternate scope of work is proposed or you do not agree to implement the modifications below.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

#### **TECHNICAL COMMENTS**

1. **Soil Vapor Sampling Locations.** The proposed two soil vapor sampling locations adjacent to existing location SV-5 are acceptable. However, we request that two additional soil vapor sampling locations (SV-10 and SV-11) be added as shown on the attached map (Figure 4).
2. **Depth of Soil Vapor Sampling Locations.** The Work Plan proposes that the soil vapor samples be collected from a depth of 1 to 2 feet bgs, which is presumed to be immediately below the depth of the subslab for the apartment building. However, the proposed sampling locations are outside the building and are not subslab vapor samples. As such, the samples will not represent conditions within the subslab of the building. Collection of soil vapor samples at depths less than 5 feet bgs outside the subslab is generally not advisable due to the potential effects of breakthrough from

ambient air and the effects of temperature and barometric pressure changes. Therefore, sampling outside the building at a depth of 1 to 2 feet bgs is not acceptable. We request that all soil vapor samples be collected from a depth of 5 feet bgs.

3. **Remediation Systems.** In our January 26, 2010 correspondence, ACEH requested that the groundwater extraction system be shut down to allow equilibrium conditions to be established prior to soil vapor sampling. Soil vapor sampling is to be conducted no sooner than 90 days following the termination of groundwater extraction. We understand that SVE and air sparging systems have not been operating since 2007. For further clarification, the SVE and air sparging systems are also not to be operated within 90 days of the proposed soil vapor sampling.

### **TECHNICAL REPORT REQUEST**

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

- **July 30, 2010** – Soil Vapor Sampling 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](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

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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) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

Sincerely,

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

Attachment: Figure 4 with Additional Soil Vapor Sampling Locations

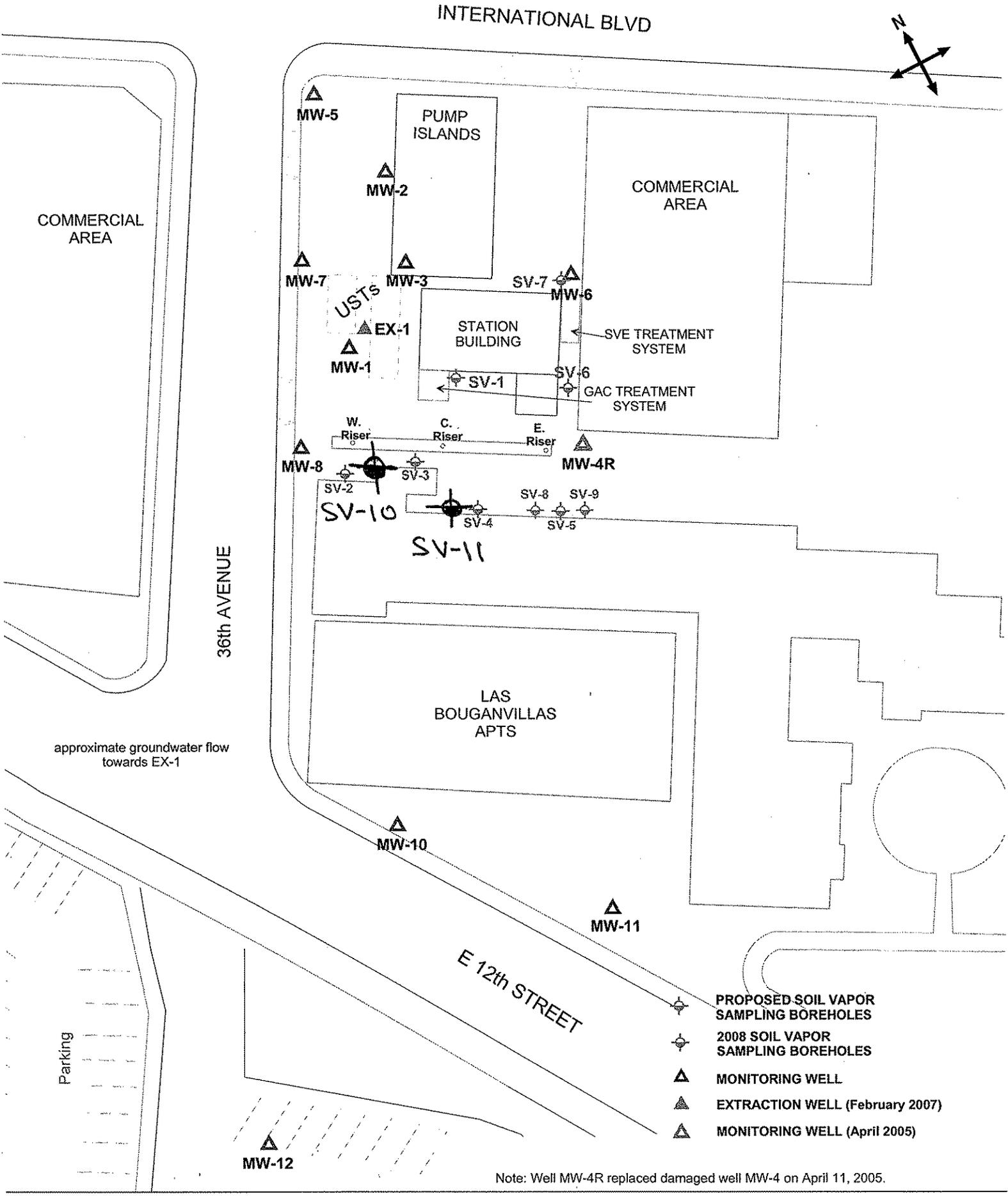
Enclosure: ACEH Electronic Report Upload (ftp) Instructions

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cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 2032 (*Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com)*)

Mansour Sepehr, SOMA Environmental Engineering, 6620 Owens Drive, Suite A, Pleasanton, CA 94588 (*Sent via E-mail to: [msepehr@somaenv.com](mailto:msepehr@somaenv.com)*)

Donna Drogos, ACEH (*Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org)*)  
Jerry Wickham, ACEH  
Geotracker, File



approximate groundwater flow towards EX-1

- ◆ PROPOSED SOIL VAPOR SAMPLING BOREHOLES
- ◆ 2008 SOIL VAPOR SAMPLING BOREHOLES
- ▲ MONITORING WELL
- ▲ EXTRACTION WELL (February 2007)
- ▲ MONITORING WELL (April 2005)

Note: Well MW-4R replaced damaged well MW-4 on April 11, 2005.

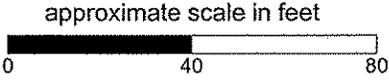


Figure 4: Site Map Showing the Locations of Proposed Soil Vapor Sampling Boreholes



<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>ISSUE DATE:</b> July 5, 2005
	<b>REVISION DATE:</b> March 27, 2009
	<b>PREVIOUS REVISIONS:</b> December 16, 2005, October 31, 2005
<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

- 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](mailto:dehloptoxic@acgov.org)
    - Or
    - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of My Le Huynh.
  - 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](mailto: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 @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.