

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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March 14, 2008

Mr. Denis Brown
Shell Oil Products US
20945 S. Wilmington Ave.
Carson, CA 90810-1039

Wells Fargo Bank, N.A., Trustee
c/o Pacific Property
364 Bush Street
San Francisco, CA 94104-2805

Mr. Anye Spivey
AFE Broadway 8LLC
EF Evans
1000 Broadway, Ste. 300
Oakland, CA 94507

Subject: Fuel Leak Case No. RO0000343 and Geotracker Global ID T0600101263, Shell, 461 8th Street, Oakland, CA 94607

Dear Mr. Brown, Mr. Spivey, and Wells Fargo Bank:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above referenced site, including the recently submitted document entitled, "*Site Investigation and Pilot Test Report, and Corrective Action Plan*," dated February 25, 2008. The "*Site Investigation and Pilot Test Report, and Corrective Action Plan*," presents results from direct push soil borings, on-site soil vapor sampling, monitoring well installation, a dual-phase extraction (DPE) pilot test, and an air sparging pilot test. This scope of work was proposed in two work plans entitled, "*Remedial Alternatives Evaluation, Site Investigation, and DPE Pilot Test Work Plan*," dated May 25, 2007 and "*Work Plan Addendum*," dated October 30, 2007. Off-site soil vapor sampling, which was proposed in the "*Remedial Alternatives Evaluation, Site Investigation, and DPE Pilot Test Work Plan*," has apparently not been completed to date.

We request that you address the technical comments below and prepare a Revised Site Investigation/Pilot Test Report and Draft Corrective Action Plan **no later than April 30, 2008**.

TECHNICAL COMMENTS

1. **Off-Site Soil Vapor Sampling.** Off-site soil vapor sampling was proposed at four locations in the "*Remedial Alternatives Evaluation, Site Investigation, and DPE Pilot Test Work Plan*," dated May 25, 2007. Three of the proposed locations are subslab vapor samples within the basement of the adjacent building to the southwest. Since these results are not presented in the "*Site Investigation and Pilot Test Report, and Corrective Action Plan*," we assume that the off-site soil vapor sampling has not been completed. We request that you complete the off-site soil vapor sampling and present the results in the Revised Site Investigation/Pilot Test Report, and Draft Corrective Action Plan requested below. Please review technical comment 3 in our October 19, 2007 correspondence regarding the proposed installation of sub-slab vapor probes in the basement of the adjacent building to the southwest. An understanding of

potential risks to off-site receptors is necessary in order to evaluate the effectiveness of the remedial alternatives proposed in the CAP.

2. **Vertical Delineation.** Soil borings SB-24 through SB-27 met refusal prior to the planned total depth of 50 feet bgs. Therefore, depth-discrete grab groundwater sampling could not be completed for delineating the vertical extent of contamination. However, several monitoring wells were extended to 35 feet bgs with soil sampling at five-foot intervals to the bottom of the borings. In the Revised Site Investigation/Pilot Test Report and Draft Corrective Action Plan requested below, please evaluate the adequacy of vertical delineation particularly in the southern corner of the site.
3. **Recommendation for SVE versus DPE.** The CAP recommends a remedial alternative consisting of soil vapor extraction (SVE) and air sparging. Dual phase extraction (DPE) was not selected due to higher costs, which are attributed to groundwater extraction and disposal required for sufficient dewatering. Historical soil data have indicated that contamination extends below the water table typically to depths of 25 to 30 feet bgs. DPE is more effective than SVE for treating contamination in the capillary fringe and below the water table. After making the revisions and clarifications to the Pilot Test Report discussed in technical comments 4 and 5 below, we request that you review the depth of contamination in greater detail and expand the evaluation of SVE versus DPE in the revised report requested below. An alternative consisting of DPE and air sparging should also be considered.
4. **Table 5 Dual Phase Extraction Tables.** Please review the data entries for depth to water and drawdown on Table 5. Several of the depth to water entries appear to be anomalous. As an example, the depth to water at the start of the DPE test (cumulative time =0) using well S-16 is 33.00 feet bgs. At a cumulative time of 30 minutes into the test, the water level in well S-16 was still 33.00 feet bgs. Was any water being extracted from well S-16 during the test? For the DPE test in well S-13, the depth to water at the start of the test is 31.60 feet bgs. At a cumulative time of 30 minutes into the test, the depth to water had decrease to 31.55 feet bgs and the depth to water remained constant or decreased in the observation wells. Was water being extracted from well S-13 during the test? Drawdown listed on the table appears to be the difference between water levels measured during testing and the static water level measured on January 7, 2008 prior to the DPE testing. As an example, drawdown at the start of the DPE test in well S-16 was 8.96 feet at the start of the test. It would be more useful to show drawdown during the test based on the static water level at the start of each DPE test.
5. **Table 6 DPE Pilot Test – Radius of Influence.** Please review your calculations for radius of influence and entries for distances from extraction well to observation well. The radius of influence estimates do not appear to be consistent with the data. As an example, the absolute pressure at monitoring well S-13 during the test on extraction well S-8 was 0.00; however, a radius of influence of 92 feet was calculated. The radius of influence estimates are nearly equivalent to the distance of the observation well from the extraction well in all cases. In addition, the distances from the monitoring wells to the extraction well are not consistent. As an example, the distance from well S-13 to S-16 is listed as both 92 feet and 46 feet on Table 6. The first entry on Table 6 for distance from well S-8 to S-9 is listed as 58

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feet but appears to be approximately 82 feet on the site map. Please review these entries and calculations and present any corrections in the revised report requested below.

6. **Graphs.** Four graphs are listed in the report contents and referenced in the text. However, no graphs were included with the report copies received by ACEH. Please include the graphs in the revised report requested below.
7. **Public Participation.** Public participation is a requirement for the Corrective Action Plan (CAP) process. Following approval of a Draft CAP, ACEH will notify potentially affected members of the public who live or own property in the surrounding area of the proposed remediation described in the Draft CAP through mailing of a fact sheet. Public comments on the proposed remediation will be accepted for a 30-day period. After the public comment period has closed, ACEH may request responses to public comments received with revisions to the CAP or may provide approval for implementation of the recommended remedial alternative.

TECHNICAL REPORT REQUEST

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

- **April 30, 2008** – Revised Site Investigation/DPE Pilot Test Report and Draft Corrective Action Plan
- **45 days following end of each quarter** – Quarterly 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

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. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater

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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 monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was 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.

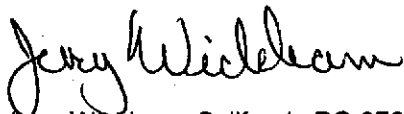
AGENCY OVERSIGHT

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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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

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032

Leah Goldberg, Meyers Nave, 555 12th Street, Suite 1500, Oakland, CA 94607

Jacquelyn England, Conestoga-Rovers & Associates, 19449 Riverside Drive, Suite 230, Sonoma, CA 95476

Grover Buhr, Treadwell & Rollo, 501 14th Street, 3rd Floor, Oakland, CA 94612

Donna Drogos, ACEH
Jerry Wickham, ACEH
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