



ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
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January 28, 2011

Mr. Phillip Jaber
George H. Jaber Trust
2801 Encinal Avenue
Alameda, CA 94501-4726

Subject: Request for Work Plan; Fuel Leak Case No. RO00000373 Olympic Station (Global ID #T0600102256), 1436 Grant Avenue, San Lorenzo, CA 94580

Dear Mr. Jaber:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Additional Site Investigation Report*, dated June 14, 2010, and the *Groundwater Monitoring Report – Third Quarter 2010*, dated October 5, 2010. Both reports were prepared on your behalf by Conestoga-Rovers & Associates (CRA). Thank you for submitting the reports. The recent work has helped the understanding of the extent of impacted soil and groundwater at the site vicinity and has identified a number of data gaps that require investigation. Most critically from a potential human health perspective this includes soil vapor; however, remaining data gaps are not limited to soil vapor. 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. **Sub-Slab Vapor Survey Work Plan Request** - The referenced June 2010 investigation report documents elevated concentrations of TPHg and benzene in all four soil vapor sample locations, three of which are proximal to on- and off-site buildings. As a consequence ACEH requests a sub-slab vapor survey to assess the potential human health risk at these structures. Please submit a work plan to conduct the work with the installation of permanent vapor points by the date identified below. Please also account for any vapor intrusion pathways potentially allowed by laterals to utility conduits to interior air spaces by vapor point placement.
2. **Utility Lateral Preferential Pathway Survey** – Please account for all utility laterals to existing (or any previous, should they have existed) buildings. It was noted that the sanitary sewer laterals were not located on figures included in the referenced reports and these, as well as other laterals, have the potential to affect the sub-slab vapor survey. The lineament created by bore locations with elevated concentrations of soil, groundwater, or soil vapor (B-8, BH-C, SV-1, and BH-B) can suggest a conduit, or may be a function of bore placement.
3. **Interim Remedial Action Plan** - A review of site data indicates that identification and implementation of appropriate interim remedial actions will likely result in a reduction in the soil vapor concerns, and likely an ability to achieve groundwater objectives sooner. In addition to the apparently ubiquitous elevated soil vapor data this comment is based on the following observations:
 - a. Review of the UST removal report (*Tank Closure Report*, Reese Construction, September 14, 1998) indicates that high residual soil contamination remains in-place along the perimeter of the fuel UST excavation (especially perimeter soil sample T-3E). Additionally the overexcavation report (*Report Detailing Former Waste-Oil UST Overexcavation Activities*, Aqua Science Engineers, January 7, 1999) and soil analytical for MW-2 suggest that additional residual soil contamination may be present proximal to

the former waste oil UST excavation (but could not be removed due to the presence of the building).

- b. ACEH agreement that the sanitary sewer trunk lines may be acting as a preferential pathway for dissolved phase hydrocarbons in groundwater. The utility may limit the extent of dissolved phase north of the trunk lines; however, may also transport the contamination to more sensitive receptors.
4. **Geotracker Well Survey** – At this time, only one well has been surveyed to Geotracker well survey standards at the site. Please extend this state requirement to all site wells with the requested work plan.
 5. **Semi-Annual Groundwater Sampling** – With the exception of recently installed well MW-4, groundwater wells at the site should be on a semi-annual sample interval in conformance with state directives. Well MW-4 should continue on a quarterly basis until four quarters of data have been collected. Depth to water measurements and collection of other pertinent data from wells MW-1 to MW-3 (in addition to well MW-4) can and should continued to be collected in this interim period.

TECHNICAL REPORT REQUEST

Please submit the following deliverable to ACEH (Attention: Mark Detterman), according to the following schedule:

- **February 18, 2011** – Third Quarter Groundwater Monitoring Report (MW-4 only)
- **April 1, 2011** – Sub-Slab Vapor Survey Work Plan
- **April 8, 2011** – First Semi-Annual Groundwater Monitoring Report (all wells)
- **60 Days After Work Plan Approval** – Soil & Groundwater (Sub-Slab Vapor Investigation) Report and Interim Remedial Action Plan
- **90 Days After Approval of Interim Remedial Action Plan** – Interim Remedial Action 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.

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: Robert Foss, Conestoga-Rovers & Associates, Inc, 5900 Hollis Street, Suite A, Emeryville, CA 94608
(sent via electronic mail to: bfoss@croworld.com)
Donna Drogos, ACEH, (sent via electronic mail to donna.drogos@acgov.org)
Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)
Geotracker, e-File

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.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.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: 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 dehloptoxic@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 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.