ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
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January 11, 2017

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 Department of Environmental Health (ACDEH) staff has reviewed the case file including the *Results of Additional Offsite Water Well Sampling,* dated September 16, 2016, the *Results of Additional Offsite Water Well Sampling,* dated October 12, 2016, two different *Results of Offsite Water Well Sampling,* for two different offsite addresses, both dated October 13, 2016, the *Third Quarter 2016 Groundwater Monitoring and Sampling Event Results Report,* dated October 12, 2016, and the *Additional Site Investigation Report,* dated November 28, 2016. The reports were prepared and submitted on your behalf by Stratus Environmental, Inc. (Stratus). Thank you for submitting the reports.

The offsite water well sampling events collected groundwater samples at 5 of at least 13 private groundwater supply wells that were located and are not previously known to the state of California within the immediate downgradient vicinity of the site. At last 8 of the13 wells were found to be in use. Additional unfound wells are suspected to be in the vicinity based on multiple neighborhood visits. The closest well downgradient of the site, at an approximate distance of 715 feet reported a concentration of 57 micrograms per liter (ug/l) methyl tert butyl either (MTBE) in groundwater. All other constituents were non-detect at standard reporting limits. The other wells sampled reported concentrations of MTBE of 1.0 to <0.05 ug/l; however, definition of the MTBE plume to Water Quality Goals (WQGs) in the groundwater flow direction has not been achieved yet.

Five onsite soil bores were installed in an effort to determine contaminant concentrations in soil and the effect of corrective actions at the site on existing soil concentrations, and four of the shallower groundwater monitoring wells were monitored and sampled during the recent groundwater monitoring and sampling; however, other onsite wells closer to the remediation system were not monitored for post-remediation contaminant rebound.

Utilizing the recently generated data, ACDEH has re-evaluated the data and recommendations presented in the above-mentioned reports, in conjunction with the case files, to determine if the site is eligible for closure as a low risk site under the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Based on ACDEH staff review, we have determined that the site has not yet meet the LTCP Media-Specific Criteria for Groundwater and the Media-Specific Criteria for Direct Contact. Please see Geotracker for a copy, and below for further details.

Based on ACDEH staff review of the case and files, we request that you address the following technical comments and send us the reports described below.

TECHNICAL COMMENTS

1. **LTCP Media Specific Criteria for Groundwater –** To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites listed in the policy.

Our review of the case files indicates that insufficient data collection and analysis has been presented to support the requisite characteristics of plume stability or plume classification as follows:

a. **Undefined Downgradient Extent –** As noted above, the groundwater contaminant plume has not been defined to WQGs defined by the LTCP. It appears reasonable to take a two-pronged approach to the undefined plume and the presence of multiple private water supply wells in the down gradient direction as follows:

   i. **Undefined Downgradient Extent and Sensitive Receptors –** It appears appropriate to utilize tools contained in the LTCP to define worst-case plume lengths downgradient of the site. Based on a literature review conducted by the State Water Board (SWB), Table 1 of the *Technical Justification for Groundwater Media-Specific Criteria* (SWB, April 24, 2012) provides the Average, 90th Percentile, and Maximum Plume lengths for TPHg, benzene, and methyl tert butyl either (MTBE) contaminant plumes. Due to the detection of MTBE at a distance of approximately 715 feet from the site above WQGs, ACDEH requests the generation of a figure depicting the maximum plume length for MTBE in the downgradient groundwater flow direction. Please utilize a rose diagram utilizing all groundwater flow directions since initiation of groundwater monitoring began at the site to determine the predominant flow direction(s). There may be strong sub-dominant flow directions which must be incorporated into the assumed maximum plume length.

   Subsequently, consistent with the LTCP, the utilization of the assumed maximum plume length to conduct a search for sensitive receptors within 1,000 feet of the areas defined by the maximum plume length. ACDEH additionally requests inclusion of other potential receptors, including basements with sump pumps which have the capacity to extract groundwater and discharge it as storm drainage at street level, within the assumed plume length, and within 1,000 feet of the potential length.

   ii. **Public Notification –** To facilitate the requested search, it appears appropriate to mail a public survey flyer to addresses within the area defined by the potential LTCP plume area, plus the addresses of potential receptors within 1,000 feet of the predicted plume length seeking information on potential wells and basements. At an appropriate time please request examples of public survey flyers from ACDEH and submit a draft copy of the flyer to ACDEH for comment and distribution on ACDEH letterhead.

Please present a strategy in the Data Gap Work Plan (described in Technical Comment 4 below) to address the items discussed above. Alternatively, please provide justification of why the site satisfies the Media-Specific Criteria for Groundwater in the focused SCM described in Technical Comment 4 below.

2. **Direct Contact and Outdoor Air Criteria** – The LTCP describes conditions where direct contact with contaminated soil or inhalation of contaminants volatized to outdoor air poses a low threat to human health. According to the policy, sites shall be considered low-threat if the maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 for the specified depth bgs. Alternatively, the policy allows for a site specific risk assessment that demonstrates that maximum concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health, or controlling exposure through the use of mitigation measures, or institutional or engineering controls.

   Our review of the case files indicates that insufficient data and analysis has been presented to satisfy the media-specific criteria for direct contact and outdoor air exposure. Specifically, underground storage tank (UST) removal confirmation soil sample T-3E-7.0, collected in July 1998, documented the presence of 30 milligram per kilogram (mg/kg) benzene, and 93 mg/kg ethylbenzene in soil. While ACDEH recognizes that biodegradation will have occurred in the intervening years, and as a result of the corrective actions, these concentrations are significantly above commercial direct contact values listed in Table 1 of the LTCP. Soil bore GP-5 was recently placed in the vicinity but was installed

approximately 15 to 20 feet from the location, and based on other UST removal confirmation soil samples, it is probable that the location of bore GP-5 may not be representative of sample location T-3E-7.0. Thus it appears reasonable to collect an additional post-remediation confirmation soil sample to determine the current status of soil contamination concentrations at the location of T-3E-7.0.

Therefore, please present a strategy in a Data Gap Investigation Work Plan (described in Technical Comment 4 below) to collect sufficient data to satisfy the direct contact and outdoor air exposure criteria in the areas of likely dispenser locations. Sample and analyze soil at the five and ten foot intervals, at the groundwater interface, lithologic changes, at areas of obvious contamination, and propose the requisite analysis including naphthalene.

Alternatively, please provide justification of why the site satisfies the Direct Contact and Outdoor Air Exposure Media-Specific Criteria in a focused SCM (described in Technical Comment 4 below) that assures that exposure to petroleum constituents in soil will have no significant risk of adversely affecting human health.

3. **Quarterly System Rebound Groundwater Monitoring –** ACDEH requests the return to quarterly groundwater monitoring of **all** site groundwater monitoring wells in order to reasonably quickly assess post-shutdown groundwater concentration trends.

4. **Data Gap Investigation Work Plan and Focused Site Conceptual Model –** Please prepare a Data Gap Investigation Work Plan to address the technical comments listed above. Please support the scope of work in the Data Gap Investigation Work Plan with a focused SCM and Data Quality Objectives (DQOs) that relate the data collection to each LTCP criteria. For example please clarify which scenario within each Media-Specific Criteria a sampling strategy is intended to apply to.

   In order to expedite review, ACDEH requests the focused SCM be presented in a tabular format that highlights the major SCM elements and associated data gaps, which need to be addressed to progress the site to case closure under the LTCP. Please see Attachment A *Site Conceptual Model Requisite Element*s, previously forwarded. Please sequence activities in the proposed revised data gap investigation scope of work to enable efficient data collection in the fewest mobilizations possible.

   Please utilize existing protocols to the extent practicable in an effort to simplify the preparation and review of the work plan.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACDEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **January 13, 2017** – Fourth Quarter 2016 Groundwater Monitoring Report; File to be named RO373_QMR_R_yyyy-mm-dd

- **March 24, 2017** – Data Gap Work Plan and Focused Site Conceptual Model
  File to be named: RO373_WP_R_yyyy-mm-dd

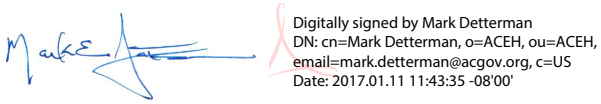
- **60 Days After Work Plan Approval** – Site Investigation Report
  File to be named: RO373_SWI_R_yyyy-mm-dd

- **July 7, 2017** – Second Quarter 2016 Groundwater Monitoring Report; File to be named RO373_QMR_R_yyyy-mm-dd

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 and Electronic Report Upload (ftp) Instructions

cc: Scott Bittinger, Stratus Environmental, Inc, 3330 Cameron Park Drive, Suite 550, Cameron Park, CA 95682, (Sent via electronic mail to: sbittinger@stratusinc.net)

Gowri Kowtha, Stratus Environmental, Inc, 3330 Cameron Park Drive, Suite 550, Cameron Park, CA 95682, (Sent via electronic mail to: gkowtha@stratusinc.net)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

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

Alameda County Department of Environmental Health's (ACDEH) Environmental Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) 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 File Transfer Protocol (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 SCP 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 (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/) for more information on these requirements.

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website." 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 6731, 6735, and 7835) 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 licensed 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 case meet this requirement. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: http://www.bpelsg.ca.gov/laws/index.shtml.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late 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 SCP)	**REVISION DATE:** December 1, 2016
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
SECTION: Miscellaneous Administrative Topics & Procedures	**SUBJECT:** Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SCP) 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 deh.loptoxic@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) Open File Explorer using the Windows  key + E keyboard shortcut.
      i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
   b) On the address bar, type in ftp://alcoftp1.acgov.org.
   c) Enter your User Name and Password. (Note: Both are Case Sensitive)
   d) Click Log On.
   e) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
   f) 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 deh.loptoxic@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.