

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

COLLEEN CHAWLA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

April 11, 2018

Lily A. Chun 1991 Trust
Carolyn C. Fong, Trustee
711 East Hermosa Drive
San Gabriel, CA 91775
(Sent via E-mail to:
carolynfong1@sbcglobal.net)

Subject: Fuel Leak Case No. RO0000342 and GeoTracker Global ID T0600100980, Bill Chun Service Station, 2301 Santa Clara Avenue, Alameda, CA 94501; **Meeting Minutes and Response to Workplan**

Dear Responsible Party:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file for the above-referenced site, including the following reports prepared on your behalf by Ninyo & Moore Geotechnical and Environmental Sciences Consultants (N&M):

- *Vapor Intrusion Assessment Plan*, dated 31 January 2018
- *Soil Gas Investigation Workplan*, dated 14 February 2018
- *Remediation System Effectiveness and Petroleum Migration Evaluation Report*, dated 13 March 2018

In addition, ACDEH met with you and your consultant on 3 April 2018 to discuss the report findings and pathway to closure for this site. This letter provides a summary of the meeting action items, technical comments, and technical report requests.

SUMMARY OF ACTION ITEMS FROM 3 APRIL 2018 MEETING

A meeting was conducted between ACDEH and Ms. Carolyn Fong at the ACDEH office at 1131 Harbor Bay Parkway in Alameda, California on 3 April 2018. The Lily A. Chun 1991 Trust was represented by Ms. Carolyn Fong, her attorney James Arnold, Kris Larson of N&M, and Peter Sims of N&M. Robert Schultz and Dilan Roe attended for ACDEH. Discussion and action items are listed below.

- N&M's 13 March 2018 report states they found no evidence of free product migration during operation of the remediation system. N&M's workplan for additional soil gas investigation proposes concurrent soil gas, subslab and indoor air sampling. ACDEH and N&M agreed that identification and implementation of the remaining remediation-related project tasks needs to be performed prior to additional soil gas investigation.
- The benzene plume in groundwater appears undefined to the northeast; however, rebound effects following shutdown of the remediation system may be continuing. Accordingly, a groundwater

monitoring event should be performed prior to preparation of a workplan for additional offsite investigation.

- N&M explained that the Alameda High School water supply well is inactive and that the water well owner is in the process of contracting for destruction of the well. In preparation for the 3 April 2018 meeting, N&M submitted well construction and lithologic information from the 1977 installation of a water supply well at Alameda High School. The Well Completion Report obtained from the State of California Department of Water Resources (DWR) for this supply well documents the total depth of the water supply well as 325 feet and total perforated section of 42 feet. Although the depths of the screened intervals are not specified in the completion report, it is likely that the well is screened across the deeper sand or gravel units described in the driller's log. Clays reported between shallow aquifers and the deeper gravels and sands would likely inhibit vertical groundwater migration between the site and the water supply well. The water supply well is located upgradient of the site. Accordingly, although the Alameda High School well is located within the 1000-foot radius considered as a criterium in the Low Threat Closure Policy (LTCP), the presence of this water supply well may not necessarily impede case closure under the LTCP.
- To reduce the ongoing offsite migration of petroleum hydrocarbons onto the adjacent mixed-use commercial-residential property at 2305 Santa Clara Avenue and other surrounding properties, the residual mass of petroleum beneath the site needs to be reduced. N&M explained that the steel service station canopy and former station building limit access for site cleanup. Ms. Fong explained that the City of Alameda historical preservation program prevents removal or relocation of the service station building or canopy. ACDEH will initiate further discussion with the City of Alameda regarding this impediment to site cleanup.

TECHNICAL COMMENTS

1. The groundwater recirculation system needs to be removed from the site. Any associated remedial infrastructure not needed for site assessment or ongoing groundwater monitoring should be properly removed. Prior to removal or destruction, all required permits must be obtained. A summary of removal activities enclosing copies of all waste disposal manifests and permits is required.
2. The groundwater monitoring wells should be re-sampled prior to assessing the need for additional offsite investigation.
3. ACDEH believes that further mass reduction at the site is needed. Please identify appropriate alternatives.
4. A follow-up meeting is needed to confirm and update the pathway to case closure.

Provide 72-hour written notification to robert.schultz@acgov.org prior to the start of field activities. Send us the reports described below according to the specified schedule.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

ACDEH requires a Submittal Acknowledgement Statement, signed by the Responsible Party (RP), as a cover letter to technical reports and submittals. The requirement is described in Attachment 1. The language for the Submittal Acknowledgement Statement is as follows:

"I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Resources Control Board's GeoTracker website."

TECHNICAL REPORT REQUEST

Please upload technical reports to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

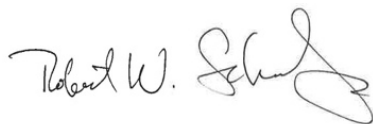
- 30 April 2018 – Submit via e-mail three proposed dates for a follow-up meeting
The next meeting is needed no later than early July, prior to the 3Q 2018 groundwater monitoring event.
- 30 June 2018 – Remediation System Removal Report
File to be named: RO-382_ADD_R_yyyy-mm-dd

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.

Online case files are available for review at the following website:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100980. If you have any questions, please contact me at (510) 567-6721 or robert.schultz@acgov.org.

Sincerely,



Robert W. Schultz, CHG
Senior Hazardous Materials Specialist

Attachment: Attachment 1 - Responsible Party(ies) Legal Requirements/Obligations

Ms. Fong
RO0000382
April 11, 2018
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cc: Peter Sims, Ninyo & Moore, 1956 Webster Street, Suite 400, Oakland, CA 94612 (*Sent via E-mail to: psims@ninyoandmoore.com*)
Kris Larson, Ninyo & Moore, 1956 Webster Street, Suite 400, Oakland, CA 94612 (*Sent via E-mail to: klarson@ninyoandmoore.com*)
Amanda Chui, 911 Fitchburg Avenue, Alameda, CA 94502 (*E-mail to: amandachui1997@gmail.com*)
Andy Chui, 19 Muth Dr., Orinda, CA 94563 (*Sent via E-mail to: adi.design@yahoo.com*)
Vincent T. San Nicholas, Agent for 2305 Santa Clara Ave., Green Bridge Properties, 2910 Ford St. Unit C., Oakland, CA 94601
(*Sent via E-mail to: vincenttore@gmail.com*)
John Towata, Jr., 639 Larchmont Isle, Alameda, CA 94501
Dilan Roe, ACDEH (*Sent via E-mail to: dilan.roe@acgov.org*)
GeoTracker, eFile

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

¹ GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

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 the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

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 and include the professional registration stamp, signature, and statement of professional certification. 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

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.