



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
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July 24, 2014

Stephen Boyd  
Pacific Electric Motor Company  
137 Fiesta Circle  
Orinda, CA 94563-4350

Mala Batra  
Aspire Public Schools  
1001 22<sup>nd</sup> Avenue, Suite 100  
Oakland, CA 94606  
(Sent via E-mail to: [Mala.Batra@aspirepublicschools.org](mailto:Mala.Batra@aspirepublicschools.org))

Richard R. Anderson  
Modad Properties, LLC  
561 4<sup>th</sup> Street  
Oakland, CA 94607-3558

Subject: Conditional Work Plan Approval for Fuel Leak Case No. RO0000411 and GeoTracker Global ID T0600101950, Pacific Electric Motors, 1009 66<sup>th</sup> Avenue, Oakland, CA 94621

Dear Responsible Parties:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted document entitled, "*Vapor Intrusion Evaluation Work Plan, Former Pacific Electric Motors Site, 1009 66<sup>th</sup> Avenue, Oakland, California*" dated July 11, 2014 (Work Plan). The Work Plan, which was prepared on your behalf by ARCADIS, presents plans to conduct soil vapor sampling for a proposed gymnasium building and indoor air sampling for existing Building 200.

### **Site Background**

A soil vapor extraction/air sparging system operated at the site until September 2010. Following shutdown of the system, groundwater samples were collected for four quarters from September 2010 until September 2011. In correspondence dated December 9, 2013, ACEH requested additional groundwater monitoring. A groundwater sampling event was conducted on January 7, 2014 in response to the ACEH request.

During the January 7, 2014 groundwater sampling event, groundwater samples were collected from one shallow zone monitoring well (NW-2S), four intermediate zone monitoring wells (NW-2I, ASMW-5I, AS-4I, and AS-6I), and three deep zone monitoring wells (ASMW-5D, MW-4, and NW-2D). Groundwater sampling results generally indicated that the concentrations of petroleum hydrocarbons in groundwater have decreased since operation of the soil vapor extraction/air sparging system was stopped in September 2011.

A total of 15 monitoring wells and 16 soil vapor extraction and air sparging wells were destroyed between September 13 and November 15, 2010. Wells AS-1I and AS-3I were destroyed during development of the site in 2010. All groundwater monitoring wells within the footprint of the proposed gymnasium were destroyed. Therefore, no groundwater samples were collected from the area of the proposed gymnasium during the January 7, 2014 sampling event. In order to assess the potential for vapor intrusion to the proposed gymnasium building, soil vapor sampling is necessary. The need to complete a vapor intrusion assessment was discussed during a telephone conference on June 25, 2014 between Jerry Wickham of

ACEH, Tim Simon and Charles Robitaille representing Aspire Public Schools, Ron Goloubow of ARCADIS, and Carmen Santos of the U.S. Environmental Protection Agency.

Following shutdown of the soil vapor extraction/air sparging system in September 2010, no soil vapor samples were collected to confirm the effectiveness of the remediation. The need to complete confirmation sampling for existing Building 200 was also discussed during the June 25, 2014 telephone conference.

### **Conditional Work Plan Approval for Proposed Gymnasium Sampling**

The proposed scope of work in the Work Plan is not adequate to complete the vapor intrusion assessments. However, we understand that Aspire Public Schools wants to conduct the assessment for the proposed gymnasium as soon as possible to prevent potential delays in completion of the gymnasium. In order to move the assessment for the proposed gymnasium site forward, ACEH will conditionally approve the scope of work for soil vapor sampling at the site of the proposed gymnasium provided that the technical comments below are incorporated during the assessment. Please present the results of the soil vapor sampling for the proposed gymnasium site including all items identified in the technical comments below in a "*Soil Vapor Intrusion Assessment Report for Proposed Gymnasium*," no later than October 24, 2014.

### **Indoor Air Sampling for Existing Building Is Not Approved**

The Work Plan proposes indoor air sampling as the only investigation activity for Building 200. This approach does not follow the step by step guidance in the California Department of Toxic Substances, "*Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to indoor air (Vapor Intrusion Guidance)*," dated October 2011 and is not approved for implementation. We request that you submit a revised Work Plan that incorporates the step by step approach and also uses multiple lines of evidence in making the vapor intrusion assessment. Such an approach would likely utilize soil vapor sampling outside the existing building, sub-slab sampling beneath the building, and crawl space sampling prior to the collection of indoor air samples. Please submit a revised Work Plan to complete the vapor intrusion assessment for existing Building 200 no later than September 10, 2014.

### **TECHNICAL COMMENTS**

1. **Soil Vapor Sample Locations.** The Work Plan currently proposes two soil vapor sampling locations within the footprint of the proposed gymnasium. In addition to two proposed soil probe locations within the footprint of the proposed gymnasium, we request that soil vapor probes also be installed at three additional locations (SVP-3 through SVP-5) that are shown on the attached site plan showing Proposed Soil Vapor Point Locations.
2. **Equilibration Time.** The purge volume test, leak test, and soil vapor sample collection should be conducted at least 48 hours after vapor probe installation.

3. **Confirmation of Naphthalene Analyses.** Due to the difficulties noted in the California Department of Toxic Substances and Regional Water Quality Control Board, "*Advisory Active Soil Gas Investigations*," dated April 2012 to collect and analyze soil vapor samples for naphthalene, we request that one of the proposed soil vapor samples (SVP-1) be collected and analyzed using EPA Method TO-17 in order to confirm the analysis using EPA Method TO-15. The method for sample collection and analysis using EPA Method TO-17 must be consistent with those described in the "*Advisory Active Soil Gas Investigations*," dated April 2012.
4. **Soil Vapor Analytes.** We request that all soil vapor samples also be analyzed for methane, carbon dioxide, and oxygen using ASTM D1946.
5. **Number of Sampling Events and Decommissioning of Soil Vapor Probes.** Section 5.4 of the Work Plan indicates that the soil vapor probes will be decommissioned following completion of data analysis and any additional sampling that may be needed. The soil vapor probes are not to be decommissioned unless ACEH concurs that no further sampling is necessary.
6. **Passive Sampling Devices.** Section 5.5 of the Work Plan indicates that passive sampling devices will be installed in the case of low or no flow at the soil vapor sampling points. If soil vapor samples cannot be collected due to no or low flow, we request that you submit an alternate proposal for soil vapor sampling to ACEH. Passive soil vapor sampling is not approved for the site.

#### **TECHNICAL REPORT REQUEST**

Please upload technical reports to the ACEH ftp site (Attention: Jerry Wickham), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **September 12, 2014** – Work Plan for Vapor Intrusion Assessment of Existing Building  
File to be named: WP\_R\_yyyy-mm-dd RO0411
- **October 24, 2014** – Soil Vapor Intrusion Assessment Report for Proposed Gymnasium  
File to be named: WP\_R\_yyyy-mm-dd RO0411

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.

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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](mailto:jerry.wickham@acgov.org). Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

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

Attachments: Proposed Soil Vapor Point Locations (Figure 3)  
Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

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

Carmen Santos, USEPA Region 9 (LND-4-1), 75 Hawthorne Street, San Francisco, CA 94105,  
(*Sent via E-mail to: [santos.carmen@epa.gov](mailto:santos.carmen@epa.gov)*)

Tim Simon, Aspire Public Schools (*Sent via E-mail to: [Tim.Simon@aspirepublicschools.org](mailto:Tim.Simon@aspirepublicschools.org)*)

Erica Kalve, ARCADIS, 1900 Powell Street, 12<sup>th</sup> Floor, Emeryville, CA 94608-1827 (*Sent via E-mail to: [Erica.Kalve@arcadis-us.com](mailto:Erica.Kalve@arcadis-us.com)*)

Jerry Wickham, ACEH (*Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)*)  
GeoTracker, eFile



## 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.waterboards.ca.gov/water\\_issues/programs/ust/electronic\\_submittal/](http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)).

#### 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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> May 15, 2014
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
<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

- **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](mailto: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) 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 [deh.loptoxic@acgov.org](mailto: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.