

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION  
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August 28, 2008

Mr. James and Arleen Russi  
428 Yorkshire Road  
Alameda, CA 94501

Mr. Steven and Cecilia Simi  
2735 Broadway  
Oakland, CA 94502-6577

Subject: Fuel Leak Case No. RO00000460 Global ID # T0600102196, Russi Commercial Property, 1347 Park Street, Alameda, CA

Dear Mr. Russi and Mr Simi:

Alameda County Environmental Health Department (ACEH) staff has reviewed the case file and the recently submitted report entitled, "Risk Management Plan" dated September 5, 2003 received by our office on August 11, 2008 submitted by Gribi Associates. During our review of the reports for this site, ACEH has determined that several outstanding issues must be resolved prior to progressing this case toward regulatory closure. The following are areas of concern that must be considered; evaluation of preferential pathways and sensitive receptors, monitoring well MW-1 sampling and analysis, free product assessment and potential impacts to adjacent properties and evaluation of the potential volatilization of naphthalene contamination in the vadoze zone.

Based on ACEH staff review of the documents referenced above, we request that you address the following technical comments, perform the proposed work, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to [steven.plunkett@acgov.org](mailto:steven.plunkett@acgov.org)) prior to the start of field activities.

**TECHNICAL COMMENTS**

1. **Monitoring Well Evaluation and Free Product Assessment.** Limited soil and groundwater data has been collected at your site. In September 1998 three soil borings were advanced to a maximum depth of 10 feet bgs, which is above the depth of the original excavation confirmation sampling of 12 feet bgs. Contaminated soil was detected near the former UST at concentrations of up to 4,900 ppm TPHd and 7.4 ppm naphthalene. Grab groundwater samples collected from soil boring IB-1 detected 730,000 ppb TPHd, which indicates the presence of free phase petroleum hydrocarbon contamination in groundwater. In addition, the most recent groundwater analytical data available for the site, collected in August 2000, detected 1.85 feet of floating free product (TPHd) in well MW-1. To evaluate current groundwater quality conditions beneath your site, ACEH request that every attempt must be made to locate monitoring well MW-1, and if operable the well must be redeveloped and sampled. Please present your plan to locate, redevelop and sample well MW-1 in the preferential pathway study report requested below.

2. **Preferential Pathway Study.** During the UST removal, a sanitary sewer line was encountered in the excavation, and free product was observed entering the utility trench backfill. It is quite possible that underground utilities and backfill material are acting as a conduit for offsite contamination migration. However, no discussion concerning whether a preferential pathway(s) exist at the site was presented. Furthermore, ACEH recommends collecting a soil sample from the utility back fill material, which is adjacent to the former tank pit, to evaluate whether the utility corridor may be acting as a pathway for offsite contamination migration.

The purpose of the preferential pathway study is to locate potential migration pathways and conduits and determine the probability of the NAPL and/or plume encountering preferential pathways and conduits that could spread contamination. The preferential pathway study should detail the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for vertical and lateral migration that may be present in the vicinity of the site. We request that you submit a preferential pathway study. Please include maps, cross-sections and data tables to support your analysis. The results of your study shall contain all information required by California Code of Regulations, Title 23, Division 3, Chapter 16, §2654(b).

a. Utility Survey

An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of your study. Please include maps and cross-sections illustrating the location and depth of all utility lines and trenches within and near the site and plume areas(s) as part of your study. Please present the results of the preferential pathway study in the report requested below.

b. Well Survey

The preferential pathway study shall include a well survey of all wells (monitoring and production wells: active, inactive, standby, decommissioned (sealed with concrete), abandoned (improperly decommissioned or lost); and dewatering, drainage, and cathodic protection wells) within a ¼ mile radius of the subject site. Please present the results for the preferential pathway study in the report requested below.

3. **Lateral and Vertical Extent of Contamination.** Please prepare extended site maps showing offsite properties, structures and other pertinent facilities. We recommend that you use aerial photos as your base maps. We also request the present figures and compile any available data from nearby UST sites to evaluate if the unauthorized release from your site may be impacting adjacent properties and the public right of way. Furthermore, we request that you identify any data gaps and include your proposal to evaluate them. Please present the maps, figures, data tables and your evaluation of any data gaps in the preferential pathway study report requested below.
4. **Risk Evaluation.** Gribi Associates submitted a risk management plan in August 2008; however, the RMP does not address the potential air exposure pathway for naphthalene. Additionally, the RMP discusses a groundwater exposure pathway; however ACEH has been unable to locate any information to confirm that a sensitive receptor evaluation has

been completed for your site. If a sensitive receptor evaluation has been completed please submit the results as an attachment in the preferential pathway study to ACEH. If no report exists, please complete the analysis and submit it in the report requested below.

5. **GeoTracker Reporting.** During our customary review of the State Water Resources Control Board's (SWRCB) GeoTracker website indicate that electronic copies reports have not been submitted. Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Also, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy using NAD 83. A California licensed surveyor may be required to perform this work. Additionally, pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3893, 3894, and 3895, beginning July 1, 2005, the successful submittal of electronic information (i.e. report in PDF format) shall replace the requirement for the submittal of a paper copy. Please claim your site in GeoTracker.

#### **TECHNICAL REPORT REQUEST**

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

- **October 21, 2008** – Preferential Pathway Study

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 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](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 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.

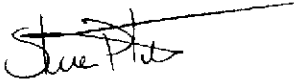
#### **AGENCY OVERSIGHT**

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) 383-1767

Sincerely,



Steven Plunkett  
Hazardous Materials Specialist



Donna Drogos, PE  
Supervising Hazardous Material Specialist

cc: Jim Gribi  
Gribi Associates  
1350 Hayes Street, Suite C-14  
Benicia, CA 94510

Donna Drogos, ACEH, Steven Plunkett, ACEH, File