



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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December 18, 2013

Mr. Carryl MacLeod
Chevron Environmental Management Co.
6101 Bollinger Canyon Road
San Ramon, CA 94583
(sent via electronic mail to:
CMacleod@chevron.com)

WestMac LLC
1842 21st Avenue
San Francisco, CA 94122
(sent via electronic mail to:
gathconstruc@aol.com)
and sokaneconst@hotmail.com)

Mr. Buyandalai Itgel
787 Marlesta Road
Pinole, CA 94564
(sent via electronic mail to:
teamspirit74@yahoo.com)

Subject: Work Plan Addendum Request; Fuel Leak Case No. RO00002438; Chevron #9-2029 (Global ID #T0600173887), 890 MacArthur Blvd, Oakland, CA 94608

Dear Ms. MacLeod, WestMac LLC, and Mr. Itgel:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Second Quarter 2013 Semi-Annual Groundwater Monitoring Report*, dated July 12, 2013, and the *Site Conceptual Model and Data Gap Work Plan*, dated August 16, 2013. Both reports were generated by Stantec Consulting Services, Inc (Stantec). In these reports, your consultant identifies several data gaps at the site, including offsite lateral delineation of the groundwater dissolved-phase plume and an offsite vapor intrusion evaluation. In an analysis of site development plans, which have not been provided to ACEH, Stantec concludes that sufficient protection would be present to eliminate an onsite vapor intrusion concern with the incorporation of minor modifications to the proposed subsurface ventilation system. Stantec also indicates that ACEH may not consider the lateral extent of the soil plume to be defined.

ACEH has evaluated the data and recommendations presented in the above-mentioned reports, in conjunction with the case files, and the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). The *Site Conceptual Model and Data Gap Work Plan* was submitted in an effort to narrow the focus of future work at the site, fill remaining LTCP data gaps, and determine if the site could obtain closure under the LTCP. Conversely, if the data indicate that further data, investigation, or remedial actions are appropriate, the site could proceed expeditiously to that objective.

Based on ACEH staff review of the case file, we request that you address the following technical comments in a work plan addendum and send us the documents requested below.

Prior to the implementation of the final scope of work, ACEH would like to invite you to meeting to discuss an efficient strategy for collecting data at the site in an effort to progress the site towards closure and redevelopment as residential property. ACEH requests notification of suitable dates and times for the meeting. Items to be discussed at the meeting are addressed in the Technical Comments below. Subsequent to the meeting, please submit a work plan addendum as requested below (submittal dates can be modified based on the needs of the site).

TECHNICAL COMMENTS

- 1. Site Redevelopment** – The previous letter from ACEH (dated May 21, 2013) requested that copies of plans for the redevelopment of the site be forwarded to ACEH. ACEH has not received any redevelopment plans to date, and the submittal is overdue. As noted in Technical Comment 1 of the previous ACEH letter, there appears to be sufficient residual sources beneath the site to be of potential concern to a residential redevelopment (this includes but is not limited to offsite areas beneath the public right-of-way).

The referenced data gap work plan indicates that the foundation for the planned residential redevelopment ranges between 4 and 10 feet below grade surface (bgs), and will eliminate the potential for a minimum 5-foot bioattenuation zone beneath the site or building. The type of future construction, including use areas, subgrade structures, foundation type, and/or other potential exposure points are of critical importance with respect to managing residual contamination at the site and vapor intrusion to indoor air. Therefore, ACEH again requests the proposed final site redevelopment plans be submitted. Please be aware that draft plans are not sufficient in which to determine the risk of vapor intrusion at a site.

- 2. Vapor Intrusion to Indoor Air** – ACEH requests the installation of semi-permanent vapor points at the depth of the proposed building(s) foundations (which are requested to be documented), including portions reported to be up to 10 feet in depth, and at the foundation perimeter, to evaluate the onsite risk for vapor intrusion to the future residential building(s). ACEH recommends collection of groundwater samples within the footprint of the proposed building(s) for use in a risk assessment, if necessary.

A review of the data for well MW-6, immediately offsite and downgradient of the southern property line, indicates persistent fluctuating concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, and ethylbenzene. In May 2010 and in November 2012 similar concentrations of TPHg were detected in the well (5,200 micrograms per liter ($\mu\text{g/l}$) and 6,400 $\mu\text{g/l}$, respectively); however, during that time interval concentrations of TPHg have fluctuated between <50 $\mu\text{g/l}$ to 13,000 $\mu\text{g/l}$. Similar benzene concentrations were also detected in May 2010 and November 2012 (110 and 290 $\mu\text{g/l}$, respectively); however, in that time interval benzene concentrations ranged between 0.6 and 1,100 $\mu\text{g/l}$. Ethylbenzene is also similar. These data indicate a residual source either onsite or immediately offsite beneath the public right-of-way with the potential for vapor intrusion to the planned residential redevelopment.

In order to determine the most expeditious and most appropriate method to obtain these data, ACEH has requested a meeting in order to refine the approach, collect appropriate data, and progress the site towards closure.

- 3. Vicinity Water Supply Wells**– An Environmental Data Resources, Inc (EDR) report is cited to have found only one water supply well between $\frac{1}{4}$ - and $\frac{1}{2}$ -mile from the site. Additionally, the Geotracker GAMA Database of wells was cited as not identifying any wells of concern for the site. The EDR report was not included in the data gap work plan, nor is ACEH is aware of the data sources utilized by EDR in their well survey. Consequently, ACEH requests a water well survey that utilizes both Department of Water Resources (DWR) and Alameda County Public Works Agency (ACPWA) water well records. These two well data sources are sufficiently different to warrant review of both datasets. If it can be demonstrated that the EDR well survey utilized both datasets, then the additional effort is not warranted. Please locate any wells found with $\frac{1}{2}$ -mile of the site on a figure in a final report.
- 4. Other Sensitive Receptors** – To evaluate the potential for vapor intrusion to offsite downgradient properties, ACEH requests a neighborhood survey to locate any potential sensitive receptors downgradient of the site. This should include basements or other underground structures, and sensitive populations. Please present a strategy in the addendum to address these items.
- 5. Proposed Soil Bores** – Three soil bores were proposed in the data gap work plan in order to delineate offsite dissolved-phase groundwater and soil to the southeast and to the west. ACEH is in agreement that the data is warranted in light of the presence of potential utility conduits identified to be in the groundwater-bearing zone and the potential for vapor intrusion into indoor air at offsite commercial and residential buildings. The proposed bore locations currently are insufficient to adequately define these plumes and assess risk to building occupants. Consequently, ACEH has requested a meeting in order to refine bore locations, collect appropriate data, and progress the site towards closure.
- 6. Groundwater Analytical Suite** – Tetrachlorethene (PCE) was detected in the groundwater sample collected immediately adjacent to the former waste oil UST (B-4; 4.3 micrograms per liter). In order to eliminate the waste oil UST as a potential source for a larger groundwater plume, and for that potential plume to have migrated offsite, ACEH requests, at a minimum, a one-time sampling of site wells for chlorinated volatile organic compounds.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with Attachment 1 and the following specified file naming convention and schedule:

- **January 10, 2014** – Site Redevelopment Plans
File to be named: RO2438_CORRES_L_YYYY-MM-DD
- **February 28, 2014** – Work Plan Addendum
File to be named: RO2438_WP_ADEND_R_YYYY-MM-DD
- **January 31, 2013** – Semi-Annual Groundwater Monitoring Report
File to be named: RO2438_GWM_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://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

If you have any questions, please call 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: Travis Flora, Stantec Consulting Services, Inc, 15575 Los Gatos Blvd, Bldg C, Los Gatos, CA 95032
(sent via electronic mail to: Travis.Flora@Stantec.com)

Dan McGue, Paragon Real Estate Group, 1400 Van Ness Avenue, San Francisco, CA 94109
(sent via electronic mail to: DanMcGue@paragon.re.com)

Dilan Roe (sent via electronic mail to dilan.roe@acgov.org)
Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)
Electronic File, GeoTracker

Attachment 1

Responsible Party(ies) Legal Requirements/Obligations

REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. Please visit the SWRCB website for more information on these requirements: (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, 7835, 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, 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: July 25, 2012
	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 (petroleum UST 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) 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 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.