



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

May 26, 2011

Mr. Mike Bauer
Chevron Environmental Management Company
145 S. State College Blvd.
Brea, CA 92821

Ms. Julie Beck Ball
Mr. Peter Reinhold Beck
2720 Broderick Street
San Francisco, CA 94123

Subject: Case File Review for SLIC Case No. RO0002466 and GeoTracker Global ID T06019744728, Park Street Landing 2301-2337 Blanding Avenue, Alameda, CA 94501

Dear Mr. Bauer and Ms. Ball:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above referenced site including the recently submitted documents entitled, "*Second Soil Vapor, Sub-Slab, and Indoor Air Sampling Report*," dated March 30, 2011 and "*First Quarter 2011 Groundwater Monitoring and Sampling Report*," dated March 18, 2011. Both documents were prepared on Chevron's behalf by Conestoga-Rovers & Associates. The "*Second Soil Vapor, Sub-Slab, and Indoor Air Sampling Report*," dated March 30, 2011, presents soil vapor, sub-slab, and indoor air sampling results from November 16, 2010. Total petroleum hydrocarbons as gasoline (TPHg) and benzene were detected in soil vapor samples at concentrations up to 130,000,000 and 830,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), respectively. TPHg was detected in sub-slab vapor samples at estimated concentrations up to $450 \mu\text{g}/\text{m}^3$. TPHg and benzene were detected in indoor air at concentrations up to 530 and $4.2 \mu\text{g}/\text{m}^3$, respectively.

The "*Groundwater Monitoring and Sampling Report*," dated March 18, 2011, presents results from groundwater sampling conducted on January 14, 2011. TPHg and benzene were detected in groundwater from downgradient well MW-1RA at concentrations of 790 and 160 micrograms per liter. The concentrations of TPHg and benzene in groundwater exceed the surface water screening levels for estuary habitats (San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels May 2008).

Based on the results of investigations conducted to date, a significant mass of petroleum hydrocarbons remains in the subsurface at this site. Based on sub-slab and soil vapor sampling results to date, the residual petroleum hydrocarbons may not pose a significant risk for vapor intrusion to indoor air for current use of the site; however, there is some uncertainty in the soil vapor, indoor air, and sub-slab results due to significant temporal and spatial variability in the results. Based on the highly elevated concentrations of volatile petroleum hydrocarbons in soil vapor beneath portions of the site, the residual contamination poses a potential risk for future development of the site.

Elevated concentrations of petroleum hydrocarbons are present in groundwater beneath the site including the downgradient wells located nearest to the Alameda Canal. The site represents a chronic source for petroleum hydrocarbons discharging to the adjacent surface water. Based on these considerations, remediation is required for this site. Therefore, we request that you address the following technical comments and submit a Draft Corrective Action Plan.

TECHNICAL COMMENTS

1. **Corrective Action Plan.** Based on the highly elevated concentrations of volatile petroleum hydrocarbons in soil vapor beneath portions of the site, the significant mass of petroleum hydrocarbons remaining in the subsurface, and the discharge of groundwater containing elevated concentrations of petroleum hydrocarbons to the Alameda Canal, site cleanup is required. We request that you prepare a Draft Corrective Action Plan (Draft CAP) that meets the provisions of section 2725 of the UST regulations (CCR, Title 23, Chapter 16, section 2600, et seq.) and includes the following minimum information:
 - Proposed cleanup goals and the basis for cleanup goals.
 - Summary of site characterization data.
 - Receptor information including likely future land use scenarios, adjacent land use and sensitive receptors, and potential groundwater receptors.
 - Evaluation of a minimum of three active remedial alternatives including discussion of feasibility, cost effectiveness, estimated time to reach cleanup goals, and limitations for each remedial alternative.
 - Detailed description of proposed remediation including confirmation sampling and monitoring during implementation.
 - Post-remediation monitoring.
 - Schedule for implementation of cleanup.

Public participation is a requirement for the Corrective Action Plan process. Therefore, we request that you submit a Draft CAP for ACEH review. Upon ACEH approval of a Draft CAP, ACEH will notify potentially affected members of the public who live or own property in the surrounding area of the proposed remediation described in the Draft CAP. Public comments on the proposed remediation will be accepted for a 30-day period.

2. **Vapor Sample Quality.** Helium was detected in several of the sub-slab vapor samples at concentrations up to 10 percent, indicating that there was a leak of ambient air into the samples. The "*Second Soil Vapor, Sub-Slab, and Indoor Air Sampling Report*," concludes that the vapor sampling results are valid based on low concentrations of hydrocarbon vapor detected and "minor detection of helium." However, the concentration of helium in the sampling shroud during sampling was not reported. Unless the concentration of helium in the shroud is known, it is not possible to know the degree of leakage of ambient air and the validity of the results. Therefore, we do not concur that the samples can be assumed to be valid based on the factors cited. Vapor samples may generally be considered valid if the concentration of helium in the sample is less than 10 percent of the helium concentration in the shroud. A soil vapor sample with 10 percent helium would generally not be considered a valid result. The results for VP-10 and VP-13 are questionable based on the information presented. Please use a more rigorous approach in assessing the validity of future vapor sampling results.

3. **Sub-slab Attenuation Factor.** The “*Second Soil Vapor, Sub-Slab, and Indoor Air Sampling Report*,” (Report) includes several statements indicating that the application of a factor of 0.01 for attenuation between the sub-slab and indoor air is overly conservative. We believe this statement cannot be supported by the data presented. The repeated statements that a sub-slab attenuation factor of 0.01 is overly conservative for the site appears to be based on a comparison of indoor air sampling results to sub-slab sampling results. Table 3 of the Report uses indoor air results to predict sub-slab soil vapor results and then compares the predicted value to actual sub-slab results. Since the actual sub-slab results are less than the predicted values in Table 3, the Report concludes that a sub-slab attenuation factor of 0.01 is overly conservative. However, most of the indoor air concentrations exceed both the outdoor air concentrations and sub-slab concentrations. We concur with the conclusion stated elsewhere in the Report that the indoor air concentrations may be affected by sources within the building. Given that the indoor air concentrations are likely affected primarily by an indoor source, they cannot then be compared to sub-slab concentrations to estimate a sub-slab to indoor air attenuation factor.
4. **Groundwater Monitoring.** We concur with the proposal in the “First Quarter 2011 Groundwater Monitoring Report,” to continue quarterly groundwater monitoring. Please present the results from quarterly groundwater monitoring in the reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **June 30, 2011** – Second Quarter 2011 Groundwater Monitoring Report
- **July 21, 2011** – Draft Corrective Action Plan
- **September 30, 2011** – Third Quarter 2011 Groundwater Monitoring Report

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

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

Attachment: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Responsible Parties
RO0002466
May 26, 2011
Page 4

cc: Mr. Brian Silva, Conestoga-Rovers & Associates, 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670 (*Sent via E-mail to: bsilva@croworld.com*)

Mr. Monroe Wingate, C/o Alan Wingate, 18360 Carriger Road, Sonoma, CA 95476

Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)

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

GeoTracker, e-File

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/).

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.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
	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 (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
 - 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.