



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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March 7, 2013

Ms. Vicki ZumBrunnen (*Sent via E-mail to: Vicki.ZumBrunnen@PACCAR.com*)
PACCAR, Inc.
Corporate Environmental Department
P.O. Box 1518
Bellevue, WA 98009

Mary & Michael Dudum
2601 37th Avenue
San Francisco, CA 94116

Subject: Case File Review for SLIC Case RO0002657 and GeoTracker Global ID T06019737919,
Grand Auto, 2512 107th Avenue, Oakland, CA 94603

Dear Mr. Elliot and Mary & Michael Dudum:

Following receipt of regulatory oversight funds on February 25, 2013, Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above referenced Spills, Leaks, Investigations, and Cleanups (SLIC) case. The most recent technical report in our case file is a report entitled, "*Work Plan for Groundwater Monitoring Well Installations and Sampling, Former Grand Auto Store, Oakland, CA,*" dated May 28, 1996 (Work Plan). The Work Plan proposed the installation of two groundwater monitoring wells and a quarterly groundwater sampling program. A time extension request to install the two groundwater monitoring wells was received by ACEH on March 7, 1997. No technical reports have been received by ACEH subsequent to the March 7, 1997 request or the May 28, 1996 Work Plan to indicate that the proposed installation and sampling of monitoring wells was completed.

Given the lengthy period of time that has passed since the last technical report was received and the interest in completing this case, ACEH has reviewed the case file for likely next steps to reach case closure. Five hydraulic hoists and reservoirs were removed between December 23 and December 24, 1992. Soil samples collected from the bottom and sidewalls of the excavations contained up to 10,000 milligrams per kilogram (mg/kg) of total petroleum hydrocarbons as motor oil (TPHmo). In March 1993, four of the reservoir pits and one hoist pit were over-excavated in an attempt to remove residual contamination. At the completion of the over-excavation for pits H-5, T-1/T2, and T-5, verification soil samples were collected from the bottom and sidewalls of the excavations. The 8 verification soil samples did not contain total petroleum hydrocarbons as diesel (TPHd) or TPHmo at concentrations above reporting limits. Due to presence of a column foundation, the excavation in the area of reservoir pit T3/T4 could not be extended below a depth of 8 feet below the building floor even though stained soil was visible at the bottom of the excavation. Two additional soil samples collected below the base of the excavation at depths of 12 and 13 feet below the building floor, contained 19,000 and 22,000 mg/kg of TPHmo, respectively.

On September 15, 1993, one soil boring was advanced at T3/T4 and one boring was advanced south of T3/T4 to assess the vertical extent of contamination. A soil sample collected from the boring within T3/T4 at a depth of 13 feet contained 0.6 mg/kg of TPHmo. A groundwater sample

collected from a depth of approximately 35 feet from the boring within T3/T4 contained 4,800 micrograms per liter of TPHmo. TPHmo was not detected at concentrations above the reporting limit in the soil sample collected at a depth of 13 feet from the downgradient location. TPHd was not detected at concentrations above the reporting limits in the two soil samples and one groundwater sample collected.

Based on our review of the case file, we are not requesting further remediation of the site at this time. However, additional sampling is required to confirm that groundwater beneath the site has not been significantly impacted by the release of hydraulic oil. Therefore, we request that you submit a Work Plan to complete the work described in the technical comments below.

TECHNICAL COMMENTS

1. **Request for Additional Information.** We request you submit copies of any technical reports you have documenting additional investigation activities or other work that are relevant to the environmental conditions at the site that are not currently in ACEH case files. This includes any Phase I or Phase 2 environmental assessments performed for real estate transactions. The additional information is to be submitted **no later than May 15, 2013**. ACEH case files may be reviewed online using the ACEH website: : <http://www.acgov.org/aceh/index.htm>.
2. **Groundwater Sampling.** As described in the sections above, results from proposed plans to install and sample groundwater monitoring wells do not appear to have been completed and reported to this agency. Groundwater sampling is required to confirm that groundwater has not been significantly impacted by the hydraulic oil release. Installation and sampling of monitoring wells is acceptable but not required. You may also propose the collection of grab groundwater samples during a single sampling event. At a minimum, the collection and analysis of one grab groundwater sample in the area of T3/T4 and two grab groundwater samples downgradient along the southwestern wall of the building would be required. Please include these plans in the Work Plan requested below.
3. **Site History.** Previous reports for the site have not described the site history including previous uses of the property. In the Work Plan requested below, please include a discussion of site history and site uses that potentially could affect environmental conditions.
4. **Boring Logs.** We were not able to find a description of site geology or hydrogeology in any of the existing technical reports for the site. No boring logs were presented for the two borings advanced at the site in 1993. Future borings at the site are to be sampled on a continuous basis for logging and screening purposes. Soil boring logs must be submitted for any borings advanced. Soil samples are to be collected for laboratory analysis from any zones where visible staining, odor, or elevated PID readings are observed. A suitable number of soil samples from the vertical interval of observed contamination are to be submitted to provide delineation of the extent of contamination. The soil samples are to be analyzed for TPH as hydraulic oil using EPA Method 8015M
5. **GeoTracker Submittals.** As described in the attached Responsible Party(ies) Legal Requirements/Obligations, all technical reports must be submitted to both the ACEH ftp site and the State Water Resource Control Board (SWRCB) GeoTracker website. Therefore,

please claim your site on GeoTracker and upload the requested Work Plan and all future reports to the GeoTracker website. Pursuant to CCR Sections 2729 and 2729.1, beginning July 1, 2005 for SLIC cases, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, 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 accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports (LUFT or SLIC) is required in GeoTracker (in PDF format).

TECHNICAL REPORT REQUEST

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

- **May 15, 2013** – Work Plan
File to be named: WP_R_yyyy-mm-dd

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

Sincerely,

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

Attachments: 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 2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)

Lynda Brothers, Lynda Brothers Law, (*Sent via E-mail to: LBrothers@LBrothersLaw.com*)

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, eFile

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 .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 <://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 .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.