



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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November 26, 2014

BJP ROF Jordan Ranch LLC
c/o Ravi Nandwana
5000 Hopyard Road #170
Pleasanton, CA 94588-3349
(Sent via E-mail to: Ravi@missionvalleyhomes.com)

First American Title Guaranty Company ETAL
c/o Dolores Jordan and Curtis Williams
537 Grove Way
Castro Valley, CA 94541-2503

Subject: Case File Review for SCP Case No. RO0002918 and GeoTracker Global ID T06019797353, Jordan Ranch, 4233 Fallon Road, Dublin, CA 94568

Dear Mr. Nandwana, Ms. Jordan, and Mr. Williams:

Alameda County Environmental Health (ACEH) staff has reviewed the Site Cleanup Plan (SCP) case file for the above-referenced site including the recently submitted documents entitled, "*Soil Gas Sampling Report – Fifth Round*," dated August 18, 2014 (Soil Gas Sampling Report) and "*Toxaphene Soil Removal*," dated October 30, 2014 (Toxaphene Removal Report). The Soil Gas Sampling Report presents results from soil gas sampling conducted on June 26, 2014. Based on these results, no further soil vapor sampling is requested at this time.

The Toxaphene Removal Report presents results from the removal of approximately 29 tons of soil containing the pesticide toxaphene. Based on the results of the soil removal, no further action is requested at this time regarding toxaphene in soil. Please see technical comment 5 below regarding the remedial action objectives in the report.

Based on our review of the case file, the following actions are required in order to close this case:

- Provide further information regarding sampling of the soil stockpile discussed in technical comment 1 below.
- Submit plans for reuse or disposal of soil stockpile (see technical comment 2 below).
- ACEH review and approval of plans for reuse or disposal of soil stockpile
- Implementation and reporting of reuse or disposal of soil stockpile.
- Public notification of case closure (30 day public comment period)
- Well destruction and reporting.

We request that you provide further information regarding sampling of the soil stockpile (technical comment 1) and submit plans for reuse or disposal of the soil stockpile (technical comment 2) no later than December 15, 2014. In the Technical Report Request section of this correspondence, we have also provided a tentative schedule for completion of the above items leading to case closure. Please note that these dates are tentative and conditional upon satisfactory completion of the above tasks within the estimated time frames, ACEH concurrence with the proposed reuse or disposal of the soil, and the technical adequacy of the task implementation and reporting.

TECHNICAL COMMENTS

1. **Sampling of Soil Stockpile.** Approximately 420 cubic yards of soil that was excavated in September 2011 from a remedial excavation in the tank pit and dispenser area remains at the surface of the site. The soil was subsequently treated using an ex-situ bioaugmentation soil treatment between September 2011 and October 2011. Sampling of the soil stockpile was conducted prior to and following the bioaugmentation soil treatment. We have reviewed the soil sampling results presented in the "*Soil and Groundwater Remediation Status Report*," dated January 27, 2012 and "*Addendum to Soil and Groundwater Remediation Status Report*," dated May 22, 2012. We did not find a description of the sampling procedures for collecting the post remediation soil samples from the soil stockpile. Table 1 of the "*Addendum to Soil and Groundwater Remediation Status Report*," dated May 22, 2012 (please see technical comment 4 below regarding corrections to Table 1) indicates that the post remediation soil samples were collected at various depths with seven of the eighteen soil samples collected from a depth of 0 to 0.5 feet. Please provide the following information regarding the soil stockpile and the soil sampling procedures:
 - The heterogeneity of the soil stockpile
 - Whether any staining or odor was observed
 - Whether the stockpile contains any debris or construction materials
 - Rationale for soil sampling locations (Grid, random, or biased) and depths
 - Soil sampling procedures
 - How it was determined that soil samples collected from 0 to 0.5 feet were representative of deeper soils in the stockpile.

2. **Soil Stockpile.** Approximately 420 cubic yards of soil that was excavated in September 2011 from a remedial excavation in the tank pit and dispenser area remains at the surface of the site. The soil was subsequently treated using an ex-situ bioaugmentation soil treatment between September 2011 and October 2011. We request that you provide detailed plans for the reuse or disposal of this soil. If the soil is to be reused on site, the plans must include the following:
 - The soil shall be placed at least five feet above the highest anticipated level of groundwater.
 - The soil shall be placed at least 100 feet from the nearest surface water body.
 - The soil shall be protected from erosion and flooding.
 - The soil shall be buried at least three feet beneath the surface grade.

The plans must have sufficient detail to show how the soil reuse will meet the above conditions. This includes a map of the site showing proposed reuse locations and depth of placement. ACEH will review the plans and provide comment or approval prior to implementation of the reuse or disposal of the soil.

3. **Public Notification.** Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential case closure, ACEH will distribute a brief description of the case and an *Invitation to Comment - Potential Case Closure* to nearby residents, landowners, or other interested persons. The public notification process will be initiated following ACEH review and approval of the plan for soil reuse or disposal. The public will have 30 days to comment on the potential case closure. If you are aware of persons, corporations, or government agencies that have an interest in this case, please provide their names and addresses as soon as possible. ACEH will consider all comments from the public prior to potential case closure.

4. **Table 1 – Soil Remediation Analytical Data.** Our review of Table 1 of the “*Addendum to Soil and Groundwater Remediation Status Report*,” dated May 22, 2012 suggests that the following corrections to the table may be needed:
- Sample BL-1 TPHd concentration is 0.011 mg/kg on Table 1 but 110 mg/kg on laboratory analytical report.
 - Sample BL-1 TPHmo concentration is 0.066 mg/kg on Table 1 but 66 mg/kg on laboratory analytical report.
 - Sample BL-2 TPHd concentration is 0.034 mg/kg on Table 1 but 34 mg/kg on laboratory analytical report.
 - Sample BL-3 TPHd concentration is 0.066 mg/kg on Table 1 but 66 mg/kg on laboratory analytical report.
 - Sample DS-5 TPHd concentration is 92 mg/kg on Table 1 but 3.9 mg/kg on laboratory analytical report.
5. **Removal Action Objectives in Toxaphene Removal Report.** We do not concur with the remedial action objectives (RAOs) for TPH Diesel and TPH Motor Oil presented on page 2 of the Toxaphene Removal Report. The RAOs for TPH Diesel and TPH Motor Oil shown in the Toxaphene Removal Report significantly exceed ceiling values for these constituents from the Environmental Screening Levels (San Francisco Bay Regional Water Quality Control Board December 2013).

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:

- **December 15, 2014** – Plans for Reuse or Disposal of Soil Stockpile
File to be named: WP_R_yyyy-mm-dd RO2918
- **December 15, 2014 to December 29, 2014** – ACEH Review of Plans for Reuse or Disposal of Soil Stockpile
- **December 29, 2014 to February 19, 2015** – Implementation and Reporting for Reuse or Disposal of Soil Stockpile
File to be named: REM_R_yyyy-mm-dd RO2918
- **February 19, 2015 to March 5, 2015** – ACEH Review of Reporting for Reuse or Disposal of Soil Stockpile
- **December 30 to January 30, 2015** – Public Comment Period on Case Closure
- **February 3, 2015 to March 16, 2015** – Well Destruction and Reporting
File to be named: WELL_DCM_R_yyyy-mm-dd RO2918

Responsible Parties
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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. 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: Colleen Winey (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore, CA 94551
(Sent via E-mail to: cwiney@zone7water.com)

Morgan Johnson, Engeo, Incorporated, 2213 Plaza Drive, Rocklin, CA 95765 (Sent via E-mail to: mjohnson@engeo.com)

Shawn Munger, Engeo, Incorporated, 2010 Crow Canyon Place, Suite 250, San Ramon, CA 94583
(Sent via E-mail to: smunger@engeo.com)

Dilan Roe, ACEH (Sent via E-mail to: dilan.roe@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 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: May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 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.