

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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January 29, 2008

Ms. Mary Kranz
10106 Coronado Ave., NE
Albuquerque, NM 87122

Ms. Luella Penserga
387 Orange Street #2
Oakland, CA 94610

Mr. Michael Raganal
387 Orange Street #2
Oakland, CA 94610

Mr. Setareh Serrafan
387 Orange Street #2
Oakland, CA 94610

Subject: Fuel Leak Case No. RO0002921 (Geotracker ID# T06019730058), Ulibarri Property, 387 Orange Street, Oakland, CA

Dear: Mmes. Kranz and Penserga; Messrs. Raganal and Serrafan

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Underground Storage Tank (UST) Removal Documentation Report," dated September 27, 2007 and submitted on your behalf by Stellar Environmental Solutions. Results of confirmation soil sampling conducted following the UST removal indicate that residual contamination remains in soil beneath the former UST.

During a previous investigation conducted in May 2007, Total Petroleum Hydrocarbon as diesel (TPHd) was detected in groundwater at concentrations of 2,400,000 µg/ and visible free product was also detected. Therefore, to assess the impacts of separate phase petroleum hydrocarbon contamination to soil and groundwater downgradient of your site, ACEH requests that you submit a work plan detailing your proposal to evaluate the three dimensional extent of dissolved phase petroleum hydrocarbon contamination downgradient of your site.

ACEH 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) prior to the start of field activities.

TECHNICAL COMMENT

1. **UST Excavation Sampling.** Previous soil sampling adjacent to the UST detected up to 15,000 mg/kg TPHd. However, after removal of the UST, at approximately 15 feet bgs, visual discoloration and a distinct hydrocarbon odor were identified and confirmation soil sampling was conducted. Chemical analytical results from soil detected TPHg and TPHd in at concentrations of up to 8.8 mg/kg and 85 mg/kg, respectively. Benzene was not detected in soil above laboratory reporting limits.

2. **Off-Site Characterization.** High levels of TPHd have been detected in groundwater beneath your site at concentrations of up to 2,400,000 $\mu\text{g/L}$. Currently, the extent of petroleum hydrocarbon contamination downgradient of your site is undefined. To evaluate the vertical and lateral extent of hydrocarbon contamination downgradient of your site ACEH request that addition soil and groundwater investigation must be performed.

A substantial part of the plume should be defined with one mobilization by using expedited site assessment techniques at your site. The appropriately-qualified professionals performing field work at your site will be using the data obtained from the field work to refine the initial three-dimensional conceptual model of site conditions developed during the conduit study and review of background information. Using expedited site assessment techniques, the appropriately-qualified professionals will analyze the field data as it is collected, refine the conceptual model as new data is produced and evaluated, and modify the sampling and analysis program as needed, filling data gaps and resolving anomalies prior to demobilization.

Expedited site assessment tools and methods are a scientifically valid and cost-effective approach to fully define the three-dimensional extent of the plume. Technical protocol for expedited site assessments are provided in the U.S. Environmental Protection Agency's (EPA) "Expedited Site Assessment Tools for Underground Storage Tank Sites: A Guide for Regulators" (EPA 510-B-97-001), dated March 1997. Please prepare a work plan that details your proposal to assess the extent of soil and groundwater contamination downgradient of your site. Please submit the work plan according to the schedule below.

TECHNICAL REPORT REQUEST

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

- **February 30, 2008** – Work Plan

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) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy 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 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, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (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 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

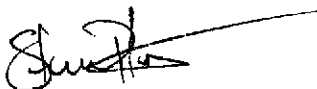
Please be aware that you may be eligible for reimbursement of the costs of investigation from the California Underground Storage Tank Cleanup Fund (Fund). In some cases, a deductible amount may apply. If you believe you meet the eligibility requirements, I strongly encourage you to call the Fund for an application.

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.

If you have any questions, please call me at (510) 383-1767.

Sincerely,



Steven Plunkett

Mary Kranz
January 27, 2008
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Hazardous Materials Specialist

cc: Richard Makdisi
Stellar Environmental Solutions, Inc.
2198 Sixth Street, Suite 201
Berkeley, CA 94502-6577

Donna Drogos, ACEH, Steven Plunkett, ACEH, File