

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM FOR
HAZARDOUS MATERIALS RELEASES
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
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October 26, 2016

2200 Wood Street LLC
2200 Wood Street
Oakland, CA 94607
Attn.: Alan Lucchesi

Subject: Work Plan Review; Site Cleanup Program (SCP) Case No. RO0002934 and GeoTracker Global ID SLT19795063, Lucchesi Property, 2200-2222 Wood Street, Oakland, CA 94607

Dear Mr. Lucchesi:

Thank you for claiming your site on the California State Water Resources Control Board (SWRCB) GeoTracker website and for submittal of the document entitled *Work Plan for Limited Phase II Subsurface Investigation* (Work Plan) dated August 30, 2016 and prepared by ERAS Environmental, Inc. (ERAS) for the subject site. The Work Plan was prepared at the request of Alameda County Department of Environmental Health (ACDEH) in its letter dated July 29, 2016.

In our letter dated July 29, 2016, ACDEH indicated it had reviewed the case file in conjunction the SWRCBs Low Threat Underground Storage Tank Case Closure Policy (LTCP). ACDEH uses the LTCP as guidance for closure criteria for cases consisting of release(s) which include petroleum hydrocarbons. Based on our review, ACDEH determined that the site fails to meet the LTCP General Criteria e (Site Conceptual Model), and the Media-Specific Criteria for Groundwater, the Media-Specific Criteria for Vapor Intrusion to Indoor Air, and the Media-Specific Criteria for Direct Contact and Outdoor Air. As a result of this determination, ACDEH requested preparation of a Data Gap Investigation Work Plan supported by a focused Site Conceptual Model (SCM) that addresses the General and Media Specific criteria of the LTCP.

As presented in the Work Plan, ERAS proposes to advance six (6) soil bores for the recovery of grab-groundwater (GGW) samples. Additionally, soil samples will be recovered from the one (1) soil bore shown near an area drain. Locations of the proposed bores are depicted on Figure 2 of the Work Plan and are based on a previous site studies, including a *Phase I Environmental Site Assessment* (ESA) dated May 25, 2006 and a soil and groundwater investigation report entitled *Phase II Subsurface Investigation* (SWI) and dated June 30, 2006. Both studies were conducted by AEI Consultants (AEI).

As presented in the Work Plan, ERAS proposes to analyze soil and GGW samples collected from the boring located near the drain for total petroleum hydrocarbons (TPH) quantified as gasoline range organics (TPH-gro), diesel range organics (TPH-dro), and oil range organics (TPH-oro), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). GGW samples are proposed to be collected from the other 5 borings and analyzed for TPH-dro and TPH-oro. The analysis scope is based on findings presented in the SWI.

The scope of work presented in the Work Plan has not been adequately justified and cannot be approved at this time. ACDEH requests that you address the following technical comments and send us a revised work plan by the date specified below.

Additional data may be available that ACDEH is not aware of, or may not have been submitted, and therefore has not been incorporated in to ACDEH's review. If additional data is made available, the data can be incorporated in future case reviews.

TECHNICAL COMMENTS

1. Electronic Submittal of Information (ESI) – ACDEH's ftp site contains the ESA and SWI reports referenced above. A review of the GeoTracker website has revealed that neither of these documents are present in GeoTracker. Please submit these documents to GeoTracker. Note that each of these documents have associated GEO_MAP(s) submittals. Additionally, the SWI has (an) associated EDF file(s) for submittal. ACDEH requests submittal of these documents to GeoTracker by the date specified below.

Please provide ACDEH, Attention: Keith Nowell, a list of the GeoTracker submittals by electronic mail correspondence by the date specified below.

2. Soil Bore Locations – The Work Plan indicates the proposed soil bore locations are based on the previous work. However, the ESA does not contain the Sanborn Fire Insurance Maps (Sanborn Maps) referenced in the report and the SWI does not present a rationale for the sample locations, deferring to the ESA. Therefore, ACDEH is unable to verify the appropriateness of these locations based on the data contained in the case file. Specifically, the ESA does not contain the Sanborn Maps referred to in the document, and neither the ESA nor the SWI contain site maps associated with the Hazardous Materials Business Plans (HMBPs) which may have been reviewed for the site.

Both Sanborn and HMBP maps may contain information useful in determining the placement of soil bores for the proposed investigation. ACDEH requests these maps be included as attachments to the revised work plan requested below.

3. Work Plan Section 1.1 - Background –

A. Previous Site Usage: The Work Plan identifies previous site usage to include a repair shop and van pool repair. What was repaired at the repair shop is not identified and there is no mention of hydraulic hoists at the site. ACDEH requests Work Plan Section 1.1- Background- be expanded to discuss these activities.

B. Material Storage: A furniture manufacturing facility was reported to handle approximately 200 gallons of hazardous materials. It is unclear if the reporting of these materials is elaborated on in the files. ACDEH requests Work Plan Section 1.1- Background- be expanded to discuss the types of hazardous materials stored at the site, if available.

C. Scope of Analysis: According to documents submitted to ACDEH, the Oakland Fire Department (OFD) file contains references to a 1989 complaint filed for the disposal of anti-freeze into the sewer. Antifreeze was not an analyte in the SWI. Additionally, it is not clear to ACDEH if the anti-freeze disposal occurred off-site or at an on-site location. If the disposal location cannot be determined, upon approval of the work scope for the site investigation, ACDEH will request anti-freeze be added to the scope of analysis at the site.

4. Work Plan Section 2.0 - Regional Geology/Hydrology – The Work Plan states the site is located near the northern edge of an area known as the San Leandro Cone, in the Fremont Subarea of the Santa Clara Valley Groundwater Basin. ACDEH concurs the site location is within the Santa Clara Valley Groundwater Basin. However, it is unclear to ACDEH that it is located near the northern edge of the San Leandro Cone. Please review the location of the site and provide references and a figure documenting its location near the cone in the revised work plan.

5. Low Threat Underground Storage Tank Case Closure Policy – As previously stated, ACDEH uses the LTCP as guidance for closure criteria for cases consisting of release(s) which include petroleum hydrocarbons. For releases of chemicals not addressed in the LTCP, the appropriate San Francisco Bay

Regional Water Quality Control Board (SFBR-RWQCB) Environmental Screening Levels (ESLs) are used as a preliminary screening tool when evaluating threats to human health and the environment.

As presented, the Work Plan does not appear to address all the criteria for meeting the LTCP media specific criteria. Therefore, ACDEH requests the revised work plan identify how the investigation will meet the LTCP criteria, including plume definition, sensitive receptors, and direct contact.

Alternatively, please provide justification of why the site satisfies the LTCP criteria.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACDEH ftp site (Attention: Keith Nowell), 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:

- **November 30, 2016** – Electronic Submittal of Information (GeoTracker)
- **November 30, 2016** – List of Documents submitted to GeoTracker (sent via electronic mail, Attention: Keith Nowell)
- **December 15, 2016** – Revised Work Plan (File to be named: RO2934_WP_ADEND_R_yyyy-mm-dd)

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. Thank you for your cooperation. ACDEH looks forward to working with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org.

As your email address does not appear on the cover page of this notification ACDEH is requesting you provide your email address so that we can quickly and efficiently correspond with you regarding your case.

Sincerely,

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Enclosures: Attachment 1 - Responsible Party(ies) Legal Requirements/Obligations & ACDEH Electronic Report Upload (ftp) Instructions

cc: David Siegel, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94546
(Sent via electronic mail to: dave@eras.biz)

Dilan Roe, ACDEH (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH (Sent via electronic mail to: paresh.khatri@acgov.org)
Keith Nowell, ACDEH (Sent via electronic mail to keith.nowell@acgov.org)
GeoTracker / 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: 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.