



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-93

June 23, 2009

Mr. Denis Brown
Shell Oil Products US
20945 S. Wilmington Ave.
Carson, CA 90810-1039

Allan A. and Beverly M. Sebanc Trs
2805 Raiston Avenue
Hillsborough, CA 94010-6547

C&H Development Company
3744 Mt. Diablo Blvd.
Lafayette, CA 94549-3694

Subject: Fuel Leak Case No. RO0002971 and Geotracker Global ID T0619714590, Shell, 2301-2307 Lincoln Avenue, Alameda, CA 94502

Dear Mr. Brown, C&H Development Company, and Allan A. and Beverly M. Sebanc:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted document entitled, "*Subsurface Investigation Report*," dated April 9, 2009 (Report). The Report, which was prepared on Shell's behalf by Conestoga-Rovers & Associates, presents results from soil, soil vapor, and grab groundwater sampling conducted in March 2009. Eight monitoring wells were installed, developed, and sampled in March 2009. However, the sampling results were not presented in the Report and are to be presented under separate cover in the future. Sampling results from the monitoring wells are needed to fully evaluate the subsurface investigation.

Based on the soil, soil vapor, and grab groundwater sampling results, further investigation of the site is required. We request that you prepare a Work Plan that addresses the technical comments below. Groundwater sampling results from the eight monitoring wells are to be reviewed and incorporated into the Work Plan requested below.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling Results.** Elevated concentrations of TPHg, benzene, and ethylbenzene were detected in soil vapor from SVP-5. The Report concludes that the elevated concentrations in soil vapor detected in SVP-5 are not affecting indoor air in the existing on-site building based on data from SVP-2 and SVP-3, which are located closer to the existing building than SVP-5. The elevated concentrations of fuel hydrocarbons in soil vapor from SVP-5 potentially could pose a risk for future buildings at the site constructed in the area of SVP-5 or elsewhere. Please present plans to complete the delineation of elevated concentrations of fuel hydrocarbons in soil vapor. The Site Investigation Report recommends re-sampling SVP-5. Although we have no objection to re-sampling SVP-5, the

Mr. Denis Brown
C&H Development Company
Allan A. and Beverly M. Sebanc Trs
RO0002971
June 23, 2009
Page 2

initial sampling results for SVP-5 and the duplicate sample appear to be valid. Therefore, re-sampling of SVP-5 would have limited value for completing an assessment of potential vapor intrusion for the site. Please present plans to complete assessment of potential vapor intrusion for the site. We request that future assessment of potential vapor intrusion include soil vapor sampling in the area of B-8. Although benzene was not detected in the soil sample from B-8, the reporting limit for benzene was 20 milligrams per kilogram.

2. **SVP-4.** SVP-4, which is adjacent to an off-site building to the east, was not sampled due to a blockage in the probe. Please include plans in the Work Plan requested below to sample SVP-4 or install a replacement probe.
3. **Upgradient Assessment.** Proposed upgradient borings B-6, MW-9 and MW-10 were not completed due to interference with underground utilities. Since no upgradient borings were completed, please evaluate whether upgradient water quality remains as a data gap for the site. Please include plans to address this data gap accordingly, in the Work Plan requested below.
4. **Groundwater Impacts.** The Site Investigation Report concludes that soil and groundwater impacts are not well correlated and that impacted soil does not pose a risk to groundwater. This conclusion may be premature and must be reviewed based upon groundwater monitoring data from the existing wells.
5. **Groundwater Monitoring.** The proposal to implement groundwater monitoring for the eight existing wells for one hydrologic cycle is acceptable. Please present plans for groundwater monitoring in the Work Plan requested below.

TECHNICAL REPORT REQUEST

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

- **August 28, 2009** – Work Plan
- **August 28, 2009** – Groundwater Monitoring Report – Second Quarter 2009

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

Mr. Denis Brown
C&H Development Company
Allan A. and Beverly M. Sebanc Trs
RO0002971
June 23, 2009
Page 3

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.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 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.

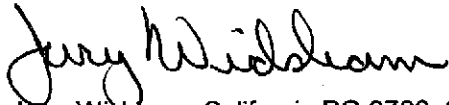
AGENCY OVERSIGHT

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.

Mr. Denis Brown
C&H Development Company
Allan A. and Beverly M. Sebanc Trs
RO0002971
June 23, 2009
Page 4

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

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA
94612-2032

Peter Schaefer, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A, Emeryville, CA
94608

Jake Torrens, Geomatrix, 2101 Webster Street, 12th Floor, Oakland, CA 94612-3066

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: March 27, 2009
	PREVIOUS REVISIONS: December 16, 2005, October 31, 2005
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

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- 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)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

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 dehloptoxic@acgov.org
 - Or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of My Le Huynh.
 - 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 and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - 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 dehloptoxic@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.