

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director



ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

April 29, 2011

Terri Costello
Betty J. Woolverton Trust
12 Meadowlark Court
Danville, CA 94526

Patrick Costello
(Sent via E-mail to: chevypat@aol.com)
Crown Chevrolet
P.O. Box 2010
Dublin, CA 94568

Subject: Site Investigation and Remedial Excavation for Fuel Leak Case No. RO0003014 and GeoTracker Global ID T10000001616, Crown Chevrolet Cadillac Isuzu, 7544 Dublin Boulevard, Dublin, CA 94568

Dear Ms. Costello and Mr. Costello:

Thank you for the recently submitted documents entitled, "Revised Soil and Groundwater Investigation Report," dated April 4, 2011, the "Soil, Groundwater, and Soil Vapor Investigation Work Plan," dated April 12, 2011, and the "Sump Remediation Work Plan," dated April 18, 2011, which were prepared by AMEC Geomatrix, Inc. (AMEC) for the subject site. Alameda County Environmental Health (ACEH) staff has reviewed the case file including the above-mentioned report for the above-referenced site. The revised report provides additional discussion on the use of silica gel cleanup, the investigation work plan details the installation of 22 borings to collect soil, groundwater, and soil vapor samples, and the remediation work plan contains a scope of work to excavate an 20 foot by 20 foot area surrounding the sump to a depth of 15 feet bgs to remove VOC impacted soil.

ACEH generally concurs with the proposed investigation of scope of work and requests that you address the following technical comments, perform the proposed work, and send us the technical reports described below. Also ACEH is not opposed to the remedial excavation proposed in above-mentioned remediation plan, provided that the technical comments presented below are incorporated into a Final remediation plan. Please note that public participation is a requirement for the corrective action process. Therefore, you are required to notify potentially affected stakeholders who live or own property in the area surrounding of the proposed remediation, described in the above-mentioned remediation plan, through the mailing of a fact sheet (enclosed). Please send us your personal certification that the fact sheet has been mailed to addresses listed in the enclosed List of Recipients.

Public comments on the proposed remediation will be accepted for a period of thirty days beginning Monday, May 2 through Wednesday, May 25, 2011. Following the public comment period, the comments received, including ACEH's technical comments described below, must be addressed and incorporated into a Final remediation plan.

TECHNICAL COMMENTS

1. **Proposed Site Characterization Borings and Analytical Suite** – As mentioned above, 22 borings are proposed to be installed. ACEH recommends that borings installed in the vicinity of the sump area be installed so that the vertical extent of VOC contamination can be assessed in the first, second, and possibly third water-bearing zones. CPT or other equivalent technologies may be necessary to avoid potential cross-contamination.

Concentrations of naphthalene were detected in many soil samples collected at the site. Please ensure that naphthalene analysis is included in the analytical suite for soil, groundwater and soil vapor samples collected at the site.

2. **Remedial Excavation and Backfill** – AMEC proposes to conduct a limited excavation in the area of the sump in order to remove accessible soil containing VOCs, and dewatering in conjunction with the excavation to reduce the mass of VOCs in groundwater. AMEC states “[f]ollowing completion of excavation and dewatering activities, the excavation area will be backfilled using imported soil, gravel, or self-compacting fill.” Backfilling the excavations with more permeable material in areas where native less-permeable soils exist may cause a preferential pathway for contaminant vapor migration from the subsurface to indoor (if a future structure is located above the former excavations) and outdoor air. ACEH requests backfilling the excavation with material similar to native soil.

Please address the above mentioned concerns, including any comments received from the public, and submit a final remediation work plan due by the date specified below.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **May 11, 2011** – Personal certification of Fact Sheet Mailing
- **May 25, 2011** – End of 30-day Public Participation Period
- **June 9, 2011** – Final Remediation Plan
- **July 27, 2011** – Remediation Report & Soil and Groundwater Investigation Report

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 777-2478 or send me an electronic mail message at paresh.khatri@acgov.org.

Sincerely,

Paresh C. Khatri
Sr. Hazardous Materials Specialist

Ms. Costello and Mr. Costello
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Enclosure: Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions
Fact Sheet & List of Recipients

cc: Edward P. Conti, AMEC Geomatrix, 2101 Webster Street, 12th Floor, Oakland, CA
94612
Avery Patton, AMEC Geomatrix, 2101 Webster Street, 12th Floor, Oakland, CA
94612 (*Sent via E-mail to: Avery.Patton@amec.com*)
Cheryl Dizon (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore,
CA 94551 (*Sent via e-mail to: cdizon@zone7water.com*)
Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)
Paresh Khatri, ACEH (*Sent via E-mail to: paresh.khatri@acgov.org*)
GeoTracker
File



**FACT SHEET ON ENVIRONMENTAL ASSESSMENT
CROWN CHEVROLET CADILLAC IZUSU**

7544 Dublin Blvd., Dublin, CA 94568
Fuel Leak Case No. RO0003014 and
GeoTracker Global ID T10000001616

ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and groundwater cleanup at Crown Chevrolet Cadillac Izusu located at 7544 Dublin Boulevard in Dublin, California. The Responsible Party for the case, Crown Chevrolet Cadillac Izusu, and their environmental consultant AMEC are proposing soil excavation and groundwater pumping as remediation technologies to cleanup the site.

Site Background

The Site is a former automobile dealership located at 7544 Dublin Boulevard in Dublin. The property is located in a commercial land-use area and is situated east of Golden Gate Drive, south of Dublin Boulevard, and north of Saint Patrick Way. The site consists of four buildings and associated parking lots. Additionally, underground storage tanks, hazardous materials storage, hydraulic hoists, and a sump, were utilized at site. Soil and groundwater sampling has confirmed the presence of chemicals (petroleum hydrocarbons, solvents and other volatile organic compounds) in soil and groundwater beneath the Site.

The property is currently occupied by an auto body repair shop and limited auto services.

Soil Excavation & Groundwater Extraction

Soil excavation is proposed to remediate the soil contamination over an area 20 feet long by 20 feet wide by 15 feet deep at the site, using conventional earth moving equipment. Contaminated soils will be quickly removed using a large excavator. Contaminated groundwater encountered in the excavation will be pumped and disposed of off-site.

This method is effective because it would remove contaminated soil, which would be confirmed by soil and groundwater sampling.

For Additional information, please contact:

Paresh Khatri
Alameda County Environmental Health
1131 Harbor Bay Parkway, Ste 250
Alameda, CA 94502
Phone: 510-777-2478
E-mail: Paresh.Khatri@acgov.org

Next Step

The Responsible Party is working with Alameda County Environmental Health (ACEH) to implement a soil and groundwater cleanup at the site. The proposed alternative is described in a report prepared by AMEC on the Responsible Parties behalf: "Sump Remediation Work Plan," dated April 18, 2011. The public is invited to review and comment on the cleanup action proposed in the document. The document is available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The above-mentioned document and electronic case file are also available for review at the ACEH and located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the corrective action to Paresh Khatri or Avery Patton at their respective address below. All written comments received by **May 25, 2011** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.



Avery Patton
AMEC
2101 Webster Street, 12th Floor
Oakland, CA 94612
Phone: 510-663-4154
E-mail: Avery.Patton@amec.com

Ms. Costello and Mr. Costello
RO0003014
April 29, 2011

7600 DUBLIN HOLDINGS LLC
Parcel #: 941-1500-15-24
500 LA GONDA WAY #210
DANVILLE CA 94526

AMB DUBLIN LLC
Parcel #: 941-1500-47-5
60 STATE ST #1200
BOSTON MA 02109

BURLINGTON COAT FACTORY
Parcel #: 941-305-43
1830 ROUTE 130
BURLINGTON NJ 08016

BURLINGTON COAT FACTORY
Parcel #: 941-305-44
1830 ROUTE 130
BURLINGTON NJ 08016

CITY OF DUBLIN
Parcel #: 941-1500-47-4
100 CIVIC PLZ
DUBLIN CA 94568

ENEA PROPERTIES COMPANY
Parcel #: 941-1500-49-7
190 HARTZ AVE #260
DANVILLE CA 94526

ESSEX PORTFOLIO LP
Parcel #: 941-1500-46-1
925 EAST MEADOW DR
PALO ALTO CA 94303

NUNBERG BARBARA &
Parcel #: 941-305-39
370 FAIR OAKS ST
SAN FRANCISCO CA 94110

PFRS DUBLIN CORP
Parcel #: 941-305-38
100 RIVER PL #300
DETROIT MI 48207

PK II DUBLIN RETAIL CENTER
Parcel #: 941-1500-45
3333 NEW HYDE PARK RD #100
NEW HYDE PARK NY 11042

RANDALLS FOOD & DRUGS LP
Parcel #: 941-1500-33
1371 OAKLAND BLVD #200
WALNUT CREEK CA 94596

ST MICHAEL INVESTMENTS
Parcel #: 941-1500-38-3
190 HARTZ AVE #260
DANVILLE CA 94526

ST MICHAEL INVESTMENTS
Parcel #: 941-1500-48-2
190 HARTZ AVE #260
DANVILLE CA 94526

ST MICHAEL INVESTMENTS
Parcel #: 941-1500-49-5
190 HARTZ AVE #260
DANVILLE CA 94526

STATE OF CALIFORNIA
Parcel #: 941-1500-49-1
PO BOX 23440
OAKLAND CA 94623

WOOLVERTON BETTY J TR
Parcel #: 941-1500-15-9
9199 FIRCREST LN #150
SAN RAMON CA 94583

WOOLVERTON BETTY J TR
Parcel #: 941-1500-32-2
9199 FIRCREST LN #150
SAN RAMON CA 94583

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.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

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: July 20, 2010
	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 (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 dehloptoxic@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.
 - 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 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.