



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

August 7, 2015

Pete Beritzhoff
Dublin Apartment Properties LLC
2 Henry Adams Street, Suite 450
San Francisco, CA 94103
(Sent via electronic mail to pete@baywestdevelopment.com)

Terri Costello
Betty J. Woolverton Trust
12 Meadowlark Court
Danville, CA 94526
(Sent via electronic mail to Terri.costello@yahoo.com)

Patrick Costello
(Sent via electronic mail to chevypat@aol.com)
Crown Chevrolet Cadillac Isuzu
P.O. Box 2010
Dublin, CA 94568

Steven Woolverton
100 Sterling Oaks Drive, #167

Subject: Voluntary Remedial Action Case No. RO0003014 and GeoTracker Global ID T00000001616,
Crown Chevrolet North Parcel, 7544 Dublin Boulevard and 6707 Golden Gate Drive, Dublin, CA
94568

Dear Mr. Beritzhoff, Ms. Costello, Mr. Costello, and Mr. Woolverton:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file in conjunction with the proposed corrective actions and proposed site redevelopment plans for the subject site presented in the following documents prepared by AMEC Environment & Infrastructure, Inc. (AMEC) on behalf of the Betty J. Woolverton Trust and Crown Chevrolet Cadillac Isuzu, and Dublin Apartment Properties LLC:

- *Final Feasibility Study and Corrective Action Plan* (Final FS/CAP), dated May 1, 2014. The Final FS/CAP presents an evaluation and comparison of four remedial alternatives for addressing groundwater, soil, and soil vapor impacts at the site and a proposed corrective action plan for implementation of the selected alternative (Alternative 3) consisting of installation of a permeable reactive barrier (PRB), installation of vapor intrusion (VI) mitigation system, corrective action maintenance and performance monitoring, and long-term site management and institutional controls (IC's).

- *Additional Investigation and Soil Removal Work Plan*, dated June 12, 2014. This work plan describes environmental activities performed prior to, during, and following the demolition of the existing buildings and hardscape at the site including destruction of existing groundwater monitoring wells and vapor probes and installation of new monitoring wells; confirmation soil sampling beneath slabs and piping following demolition of site buildings; and additional excavation of impacted soil near a former Front End Alignment Pit and a former sump within Building B.
- *Geotechnical Investigation Work Plan*, dated July 10, 2014. This work plan presents the procedures and protocols for advancing geotechnical borings in areas where site groundwater contains volatile organic compounds.
- *Permeable Reactive Barrier Pre-Design Investigation Work Plan*, dated August 14, 2014. This work plan describes field investigation activities to collect site-specific information to support the final design of the proposed PRB to be installed along the western edge of the property including direct push boring and piezometer installation; soil and grab groundwater sampling; borehole dilution testing; and bench-scale test of PRB treatment media.
- *Revised Additional Investigation and Soil Removal Work Plan*, dated August 27, 2014.
- *Facility Closure and Demolition Plan*, dated November 6, 2014. This plan documents demolition activities including building lead/asbestos abatement; demolition of buildings, slabs, and foundations, and demolition of site asphalt concrete, site concrete, and remaining site improvements.
- *Planned Well Destruction Activities*, dated December 12, 2014. This letter documents details regarding well destruction activities.
- *Addendum to Investigation and Soil Removal Work Plan*, dated February 5, 2015. This letter is an addendum to the August 27, 2014 Revised Additional Investigation and Soil Removal Work Plan and presents additional planned soil removal activities for areas with elevated levels of contaminants that were identified during confirmation sampling after slab removal.
- *Review of Ground Improvement Submittal*, dated May 29, 2015. This submittal presents a review by Amec of the package of design-build documents submitted by Farrell Design-Build describing proposed methods for densifying the ground beneath the proposed garage to be installed at the Dublin Apartments.
- *Vapor Mitigation and Permeable Reactive Barrier Basis of Design Report (Design Report)* dated June 11, 2015. The Design Report describes and documents the final design of the corrective actions at the site including (1) a vapor mitigation system to be installed beneath future occupied buildings in the northern portion of the site; and (2) a permeable reactive barrier to be installed along the western edge of the property.
- *Post-Demolition Investigation and Soil Removal Completion Report*, dated June 26, 2015. This report documents components of the corrective action outlined in the Final FS/CAP including well, piezometer, and vapor probe destruction; the results of field observation/investigation activities; soil removal performed prior to, during, and following the demolition of four building (Buildings A through D) and hardscape at the site; and management of wastes associated with these activities.

The above referenced documents present recommendations and proposed corrective actions to remediate site impacts in order to progress to site closure and facilitate site redevelopment as a multi-use residential/commercial project.

Based on our review of these documents and the discussions during the meetings with representatives from ACDEH, Crown Chevrolet, Dublin Apartment Properties LLC, and Dublin's Economic Development Department and Public Works Department, ACDEH approves the corrective action plan as outlined in the FS/CAP and the Design Report. Therefore, at this juncture please submit a revised project schedule, implement the approved corrective action plan and submit the reports listed in the Technical Report/work Requests section below and as described in detail in ACDEH's August 16, 2013 directive letter.

TECHNICAL REPORT/WORK REQUESTS

1. **Construction Sequencing Plan** – Prior to the start of building construction, a Construction Sequencing Plan (CSP) shall be submitted to ACDEH and the City of Dublin for review and approval. The CSP will provide details on construction measures and sequencing events designed to protect the groundwater monitoring wells, PRB, and vapor barrier/SSD system during site redevelopment activities.
2. **Site Management Plan (SMP)** – Prior to the start of building construction, a SMP shall be submitted to ACDEH and the City of Dublin for review and approval. The purpose of the SMP is to provide for communication primarily with contractors who will be constructing and maintaining the site. The SMP shall provide details regarding the location and construction of the remedies (i.e., PRB, monitoring wells, vapor barrier, etc.), precautions should subsurface work be required in the area of installed remedies, precautions for handling potentially impacted groundwater, and notification procedures should the PRB, vapor barrier, or associated systems be damaged. The SMP that will be prepared as an element of the long-term site management and shall include a discussion of environmental conditions and the mitigation elements, including the vapor barrier/SSD system and monitoring wells that must be maintained and protected during site maintenance. Additionally, the SMP shall include general procedures for health and safety, soil and groundwater management, and notification and documentation requirements for subsurface work or activities that have the potential to breach the vapor barrier. The SMP shall be maintained at the site address by the property manager or designated representative and will be recorded at the Alameda County Clerk-Recorder's Office.
3. **Financial Assurance** – An appropriate financial instrument shall be required to be obtained to assure ACDEH and the City of Dublin of implementation and maintenance of the proposed corrective action. The financial assurance instrument must provide for sufficient funds to construct, monitor, and provide regulatory oversight costs until a No Further Action status has been issued for the corrective actions. Estimates of these costs shall be based, in part, on the cost estimates for project implementation that are established in the FS/CAP. Additionally, an allowance for regulatory oversight shall be included in the financial assurance mechanism.
4. **Institutional Controls (ICs)** – An IC Plan shall be submitted to ACDEH and the City of Dublin for review and approval. ICs provide legal and administrative controls and methods for dissemination of information to minimize risk during property development, future below-ground construction and maintenance, and long-term site use. The IC Plan shall set forth the general requirements and necessary controls dictated by property restrictions or contractual agreements (e.g., leases) and shall include activities to maintain the integrity of the remedy, ongoing O&M, and record compliance with the ICs. The IC Plan shall be developed in consultation with ACDEH and the City of Dublin. Institutional controls shall be implemented prior to building occupancy.
5. **PRB Operation and Maintenance (O&M) Plan** – An O&M Plan for the PRB shall be submitted to ACDEH and the City of Dublin Building Department for review and approval. The O&M Plan shall include as-built drawings, specifications, and photo documentation of the PRB, responsible party information, details of required O&M activities, emergency contacts and protocols in case of system failure, and an O&M and reporting schedule.
6. **PRB Record Report of Construction** – Following construction of the PRB, a completion report shall be submitted to ACDEH and the City of Dublin Building Department for review and approval. The report shall include as-built drawings, waste manifest for disposal of soil that is removed during construction of the PRB, copies of permits, and other information relevant to the installation of the PRB.
7. **VI Mitigation System O&M Plan** – An O&M Plan for the VI Mitigation System shall be submitted to ACDEH and the City of Dublin Building Department for review and approval. The O&M Plan shall include as-built drawings, specifications, and photo documentation of the vapor barrier and the sub-

slab depressurization system, responsible party information, details of required O&M activities, emergency contacts and protocols in case of system failure, and O&M and reporting schedule.

8. **VI Mitigation System Record Report of Construction** – Following construction of the VI Mitigation System, a completion report shall be submitted to ACDEH and the City of Dublin Building Department for review and approval. The report shall include as-built drawings, copies of permits, and other information relevant to the installation of the vapor barrier and SSD system.

TECHNICAL REPORT/WORK SCHEDULE

Please perform the requested work and submit technical reports to Alameda County Environmental Health Environmental Health (Attention: Dilan Roe) in accordance with Attachment 1 and the schedule below. The technical reports may be combined as appropriate. The submittal compliance date for reports with a "Date to be Determined" notation will be finalized in a subsequent Directive Letter and will be based on the date(s) proposed in the Revised Project Schedule.

- **August 28, 2015** – Revised Environmental Project Schedule
- **Date to be Determined** – Construction Sequencing Plan
- **Date to be Determined** – Site Management Plan
- **Date to be Determined** – Financial Assurance Mechanism Plan
- **Date to be Determined** – Institutional Controls Plan
- **Date to be Determined** – PRB Operations and Maintenance Plan
- **Date to be Determined** – PRB Record Report of Construction
- **Date to be Determined** – VI Mitigation System Operations and Maintenance Plan
- **Date to be Determined** – VI Mitigation System Record Report of Construction

If you have any questions, please call me at (510) 567-6767 or send me an electronic mail message at dilan.roe@acgov.org.

Sincerely,

Dilan Roe, PE
LOP Program Manager

Mr. Beritzhoff, Ms. Terri Costello, Mr. Patrick Costello, and Mr. Steven Woolverton
RO0003014
August 7, 2015, Page 5

cc:

Andrew Russell, City of Dublin Public Works Department
(Sent via electronic mail to andrew.russet@dublin.ca.gov)

Jayson Imai, City of Dublin Public Works Department
(Sent via electronic mail to Jayson.Imai@dublin.ca.gov)

Gregory Shreeve, City of Dublin Community Development Department
(Sent via electronic mail to gregory.shreeve@dublin.ca.gov)

Kristi Bascom, City of Dublin Community Development Department
(Sent via electronic mail to kristi.bascom@dublin.ca.gov)

Colleen Winey, Zone 7 Water Agency (Sent via electronic mail to cwiney@zone7water.com)

Avery Whitmarsh, AMEC (Sent via electronic mail to avery.whitmarsh@amecfw.com)

Doug Bablitch, AMEC (Sent via electronic mail to doug.bablitch@amecfw.com)

Ron Browder, ACDEH (Sent via electronic mail to ron.browder@acgov.org)

Electronic File, GeoTracker

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.