



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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November 3, 2011

Debbie Potter
Housing Authority of City of Alameda
701 Atlantic Avenue
Alameda, CA 94501-2161
(Sent via E-mail to dpotter@ci.alameda.ca.us)

Brian Saliman
Resources for Community Development
2220 Oxford Street
Berkeley, CA 94704
(Sent via E-mail to bsaliman@rcdev.org)

Mr. Robert Stahl
Stahl Woodridge Construction
105 2nd Street, Oakland, CA 94607

Subject: Review of Risk Management Plan for SLIC Case No. RO0003075 and GeoTracker Global ID T10000003048, Alameda Islander Motel, 2428 Central Avenue, Alameda, CA 94601

Dear Ms. Potter, Mr. Saliman, and Mr. Stahl:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanup (SLIC) case file for the subject site including the recently submitted document entitled, "*Risk Management Plan*," dated October 19, 2011 (RMP). The RMP, which was prepared on behalf of the City of Alameda Housing Development by Strategic Engineering & Science, describes site conditions and the methods necessary to prevent future exposure to residual contamination.

The technical comments below describe several requested modifications to the RMP. We request that you make the changes requested in the technical comments below and submit a Revised Risk Management Plan **no later than December 16, 2011**.

As discussed in previous correspondence, the proposed future use of the existing three-story motel building for residential housing units is acceptable provided that the first floor of the existing motel building remains a parking garage. Redevelopment of the existing building may proceed using a Revised Risk Management that incorporates the technical comments below. The proposed construction of two slab-on grade buildings southwest of the parking garage above the locations where soil vapor samples SG-1 through SG-4 were collected is also acceptable and may also proceed using a Revised Risk Management that incorporates the technical comments below.

TECHNICAL COMMENTS

1. **Section 1.0 Introduction.** Please revise section 1.0 as follows: "The purpose of this document is to provide a summary of Site conditions and potential human health risks and to outline protocols to be used to provide protection for workers, occupants, and nearby residents in the event of during future construction or excavation activities. Future construction and excavation activities include the planned redevelopment of the existing three-story motel building and construction of two slab-on grade buildings in the southwestern portion of the site as well as any construction or excavation activities that may take place over the long term. This RMP must be provided to the appropriate personnel who will be planning, overseeing, or implementing construction or excavation activities at

the Site. A copy of this RMP is to be maintained at the Site.” Additionally, this document will provide a sampling and analysis plan for the elevator area.”

2. **Section 5.1.2 General Site Restrictions.** Please add the following to the bulleted list of General Site Restrictions:
 - No Owner or User of the Burdened Property shall grow fruits or vegetables for consumption using site soils. Gardening on the Burdened Property shall only be permitted using imported soil within raised beds that do not allow direct contact between plant roots and the underlying site soil.
 - The foundation of the existing three-story motel building is not to be removed, penetrated, or modified unless the proposed modifications or construction activities are reviewed and approved by ACEH.
 - The first floor of the existing three-story motel building is to remain a parking garage unless a change in usage is reviewed and approved by ACEH.

3. **Section 5.2.1 Notification.** Please replace the text in section 5.2.1 (Notification) with the following text: “ACEH must be notified if any excavation activities take place or the building structures are otherwise modified or if any modifications are proposed that are not consistent with the General Site Restrictions or the Covenant and Environmental Restriction on Property. ACEH will evaluate the proposed changes upon receipt of approved development/construction plans.”

4. **Section 5.4.2 Soil Handling Guidelines.** Please add the following to the bulleted list of Soil Handling Guidelines:
 - Any soil showing evidence of potential contamination will be sampled to assess soil handling disposal options. Please see section 5.4.x regarding stockpile soil sampling protocols.
 - Contaminated soil shall not be reused in landscaped areas of the site. Any soil showing evidence of potential contamination shall not be reused at the Site unless approved by ACEH.

5. **Section 5.4 Stockpile Soil Sampling.** Please add a subsection to section 5.4 to discuss criteria for sampling of soil showing evidence of contamination. The section should briefly describe the sampling methods and analyses and indicate that waste profiling for off-site disposal will include profiling criteria set forth by the disposal facility.

6. **Section 5.4 Contaminated Soil Disposal, Loading, and Transport.** Please add a subsection to section 5.4 on disposal, loading, and transport of contaminated soil.

7. **Section 5.4 Storm Water Control.** Please add a subsection to section 5.4 on Best Management Practices for storm water control.

8. **Section 5.4 Minimizing Soil and Groundwater Contact by Construction Workers.** Please add the following subsection to section 5.4 on minimizing soil and groundwater contact by construction workers: “Existing data indicate that petroleum hydrocarbons are present in soil and groundwater beneath the site as described in sections 2.0 and 3.0. Shallow groundwater has typically been encountered at depths of 6 to 10 feet below ground surface.

Contaminated soil and groundwater may be encountered during future construction or excavation work. The construction and/or excavation contractor shall develop and implement a site-specific health and safety plan to mitigate risks associated with exposure to contaminated soil and groundwater. Examples of health and safety measures are monitoring and the use of protective clothing. Engineering controls should be used wherever feasible to minimize direct contact by workers with contaminated soil and groundwater."

9. **Section 6.3 Soil Analysis.** For the proposed soil sampling in the area of the elevator, we request that you also include analysis for total petroleum hydrocarbons as motor oil using EPA Method 8015.
10. **Covenant and Environmental Restriction on Property.** Following completion of the RMP, a Covenant and Environmental Restriction on Property will be necessary to prevent potential future exposure to residual contamination remaining in portions of the site. On October 31, 2011, we received a draft version of the Covenant and Environmental Restriction on Property from Mr. Brian Saliman. Comments and requested revisions to the draft Covenant and Environmental Restriction on Property will be provided separately by electronic mail.
11. **GeoTracker Submittals.** As described in the attached Responsible Party(ies) Legal Requirements/Obligations, all technical reports must be submitted to both the ACEH ftp site and the State Water Resource Control Board (SWRCB) GeoTracker website. Therefore, please claim your site on GeoTracker and upload the Work Plan and all future reports to the GeoTracker website. Pursuant to CCR Sections 2729 and 2729.1, beginning July 1, 2005 for SLIC cases, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports (LUFT or SLIC) is required in GeoTracker (in PDF format). Please upload all reports prepared after July 1, 2005 to the SWRCB's Geotracker database website in accordance with the above-cited regulation.

TECHNICAL REPORT REQUEST

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

- **December 16, 2011** – Revised Site Management Plan

Responsible Parties
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If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachments: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Mark Trevor, Strategic Engineering & Science, 110 11th Street, 2nd Floor, Oakland, CA 94607
(Sent via E-mail to mtrevor@sesinonline.net)

Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)

GeoTracker, eFile

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: 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 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.