

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

March 17, 2017

Mr. Delong Liu
DeLong Oil, Inc.
2501 N. Main Street
Walnut Creek, CA 94597
(Sent via electronic mail to:
delongliu@yahoo.com)

DDJ Property Holding, Inc
2501 North Main Street
Walnut Creek, CA 94597

United Brothers Enterprise, Inc.
2501 North Main Street
Walnut Creek, CA 94597

Subject: Request for Work Plan Addendum; Fuel Leak Case No. RO0003140; (Global ID # T10000005974); DeLong Oil, 1716 Webster Street, Alameda, CA 94501

Dear Responsible Parties:

This letter is written to supersede the previous Alameda County Department of Environmental Health (ACDEH) directive letter of October 19, 2016 for environmental case RO0003140. The intent of this letter is to document further case evaluation discussions between ACDEH and the State Water Board (SWB). As previously communicated by email on October 21, 2016, the SWB has recommended that the diesel underground storage tank (UST) release and the waste oil UST release be handled as separate environmental cases. ACDEH concurs with the SWB so that this environmental case, RO0003140, will manage the waste oil UST release, and a new environmental case, RO0003235, will manage the diesel UST release. A separate directive letter will be issued shortly in order to provide separation of the scopes of work for the two cases.

Consequently, ACDEH requests that you address the following technical comments and send us the document requested below.

TECHNICAL COMMENTS

1. **Approved Work Plan Scope of Work; Additional Modifications** – The July 13, 2016 directive letter approved, with modifications, work proposed in the *Additional Soil and Groundwater Investigation Work Plan*, dated May 23, 2016, generated and submitted on your behalf by Compliance & Closure, Inc. (CCI). Discussions with the SWRCB have identified an alternative pathway for investigating the southwestern portion of the site, as follows:
 - a. **Soil Bore Investigation Hold** – It appears reasonable to place on hold the approved soil bore investigation to incorporate an additional investigation step, as follows:
2. **LTCP General Criteria b (Unauthorized Release Consists Only of Petroleum)** – Based on our review of the case file, it appears that soil and groundwater contamination for chlorinated volatile organic compounds (VOCs) to the northeast of the former waste oil UST (or petroleum hydrocarbons, see next Technical Comment) is undefined as follows:

A laboratory report for the waste oil UST pit grab groundwater sample included footnote (b) for the grab groundwater result for TPH as gasoline (TPHg). Footnote (b) states; *Sample vial contained more than 0.5 cm of sediment. Atypical pattern; value primarily due to chlorinated compound(s).* The TPHg analysis reported 26.6 micrograms per liter (µg/l) TPHg. Additionally, atypical photoionization detector (PID) responses in two to three soil bores (B-1, B-3, and potentially B-2) were reported. In each soil bore, PID units increased with depth, including substantial increases below groundwater. In bore B-1 PID units increased from 15 units at 5 feet bgs to 1,440 units at 15 feet bgs. Soil analytical results from these bores indicate very low petroleum hydrocarbon compounds. Based on the lab note, atypical PID responses, and the nearly nondetectable hydrocarbon compounds in the soil bores, ACDEH previously requested analysis for chlorinated compounds from all site wells. Slight concentrations of tetrachloroethene (PCE) and trichloroethene (TCE) were detected in well MW-2A only.

At present no vertical soil analysis from beneath the former source area is available for petroleum hydrocarbons or VOCs, and groundwater samples are not available from the former source area or to the northeast and the east of the site towards the offsite residential home, associated yard, and potential basement as perceived on Google Earth Street View. Historic groundwater flow at the site has included flow components to the north to northeast.

In order to determine the level of health risk concern for the residents at the adjacent home, ACDEH requests the Site Conceptual Model (SCM) be updated, and the collection of soil and groundwater samples for chlorinated volatile organic compounds (VOCs) to the northeast of the location of the former waste oil UST. Please be aware that not all costs of this task may be reimbursed by the UST Cleanup Fund as VOC contaminants are not strictly petroleum hydrocarbons. Additionally, should it be determined that chlorinated VOCs are chemicals of concern at the site, a separate Site Cleanup Program case may be opened to continue site characterization and/or site cleanup.

3. LTCP Media Specific Criteria for Groundwater – Our review of the case files indicates that insufficient data collection and analysis has been presented to support the requisite characteristics of plume stability or plume classification as follows:

- a. Downgradient and Lateral Extent of Groundwater Contamination** – As noted above, no petroleum hydrocarbon groundwater samples are available to the northeast and east of the UST source towards the offsite residential property. This is also a concern to ACDEH due to the potential for a basement at the adjacent residence and the potential for a sump to dewater the basement, as well as the potential chlorinated VOCs in the former waste oil UST as discussed above.
- b. Free Product or LNAPL** - The grab groundwater sample collected from the former waste oil UST excavation documented 18,200 µg/l TPHd, and 37,000 µg/l TPHmo; however, also reported 0.5 centimeters of sediment in the sampling vial. In general ACDEH recognizes that grab groundwater samples tend to bias high due to adhesion to suspended sediment; however, these concentrations are above concentrations reported in the *Technical Justification for Vapor Intrusion Media-Specific Criteria* (State Water Board, March 21, 2012), which may be indirect evidence of Light Non Aqueous Phased Liquids (LNAPL) at the site. ACDEH also recognizes that groundwater concentrations in well MW-3A to the north of the former UST excavation are low, and may indicate that the LNAPL is not mobile; however, eastern or northeastern flow paths have not been defined as discussed above.

Therefore similar to above, ACDEH requests the collection of soil and groundwater samples for petroleum hydrocarbons to the northeast and east of the location of the former waste oil UST. Please additionally investigate the construction of the residential home to determine if the house has a basement and sump.

4. LTCP Media Specific Criteria for Vapor Intrusion to Indoor Air – Our review of the case files indicates that the site data collection and analysis fail to support the requisite characteristics of one of the four vapor intrusion scenarios. Specifically, it appears that the potential for chlorinated VOC contamination to be present is insufficiently defined at the source and offsite on residential property to the northeast and east of the source area. Additionally, the potential for offsite vapor intrusion from an undefined petroleum hydrocarbon plume, including naphthalene, has not been conducted. ACDEH recognizes that the subject site is an active service station; however, the presence of the adjacent residential structure with a potential basement indicates the collection of soil vapor is appropriate at an offsite location.

Therefore, in the event offsite soil and groundwater contamination are discovered as requested above, ACDEH requests the inclusion of a contingency offsite vapor intrusion investigation in the work plan scope of work. Please include your standard operating procedures and analysis for VOCs, including petroleum hydrocarbon related VOCs, and atmospheric gases.

5. LTCP Media Specific Criteria for Direct Contact and Outdoor Air Criteria – Our review of the case files indicates that insufficient data collection and analysis has been presented to satisfy the media-specific criteria for direct contact and outdoor air exposure. Specifically, it appears that the vertical and lateral extent of residual source contamination has not been defined at the site. This conclusion is based on the following:

- a. Over-Excavation Results and Vertical Extent of Contamination** – Soil samples S1 and S2 are reported to have been collected at the base of the initial UST excavation at a depth of approximately 6 feet bgs at the time of removal. Soil samples S5 and S7 were collected beneath the overexcavation effort in proximity to former soil samples S1 and S2, respectively, at a depth of 6 to 7 feet bgs at the time of the overexcavation of the UST pit. Concentrations in both data sets increased with additional depth. While these data indicate secondary source remains at the site and that the vertical extent of has not been defined at the site, ACDEH recognizes that with a recently constructed building over the majority of the former waste oil excavation, it is not practicable to remove or define residual secondary sources onsite; however, notes that chlorinated compounds may also be present, as discussed above in Technical Comment 2.
- b. Over-Excavation Results and Lateral Extent of Contamination** – All sidewall soil samples collected to document that the lateral extent of soil contamination was removed during the overexcavation action were collected at a depth of 3.0 to 3.5 feet bgs, and were in general lower in concentration than soil samples collected at depths up to 7 feet bgs as noted above. These results do not define the lateral extent of TPHmo contamination at the site between 5 and 10 feet bgs, an important consideration as groundwater at the site is reported to have been at a depth of approximately 6 feet bgs in the excavation, and is generally at that depth in site wells (Groundwater can be as shallow as 3.46 feet bgs at the site). ACDEH notes that the lateral extent of the overexcavation was limited by the previous site building to the west and by the site property line to the east.

Therefore, please define the lateral extent of residual soil contamination offsite to ensure the adjacent residential property is not subjected to contamination exceeding LTCP residential direct contact goals in the requested Data Gap Work Plan. To meet this LTCP criteria ACDEH requests the sampling and analysis of soil in the 0 to 5 and the 5 to 10 foot intervals be based on signs of contamination, at the groundwater interface, significant lithologic changes, and at areas of obvious impact. ACDEH additionally requests the collection of a groundwater sample from the bores with appropriate analysis including for naphthalene and polycyclic aromatic hydrocarbons (PAHs).

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACDEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **May 19, 2017** – Work Plan Addendum
File to be named: RO3140_WP_R_yyyy-mm-dd

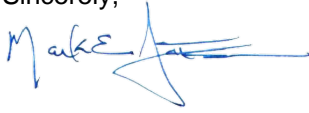
These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

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, ACDEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Mr. DeLong Liu
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If you have any questions, please call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark E. Detterman", with a stylized flourish at the end.

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

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

cc: Gary Mulkey, 4115 Blackhawk Plaza Circle, Suite 100, Danville, CA 94506; (Sent via electronic mail to: gary@cci-envr.com)

Benjamin Heningburg, State Water Resources Control Board, (Sent via electronic mail to: Heningburg@waterboards.ca.gov)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@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

Alameda County Department of Environmental Health's (ACDEH) Environmental Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) 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 File Transfer Protocol (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 SCP 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 (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/) for more information on these requirements.

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website." 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 6731, 6735, and 7835) 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 licensed 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 case meet this requirement. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late 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 SCP)	REVISION DATE: December 1, 2016
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SCP) 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) Open File Explorer using the Windows  key + E keyboard shortcut.
 - i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) On the address bar, type in ftp://alcoftp1.acgov.org.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive)
 - d) Click Log On.
 - e) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - f) 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.