



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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Alameda, CA 94502-6577
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May 10, 2016

Michael Waltz (Sent via e-mail to: F40RACER@aol.com)
Michael J. Waltz Trust
9524 West Cottonwood Drive
Sun City, AZ 85373-2128

Ky Truong
1818 Everett Street
Alameda, CA 94501

Samuel Schnear
1814 Everett Street
Alameda, CA 94501

Subject: Technical Report Request for Fuel Leak Case No. RO0003193 and GeoTracker Global ID T10000007934, Waltz Living Trust, 1818 Everett Street, Alameda, CA 94501

Gentlemen:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Work Plan for Limited Phase II Subsurface Investigation* (Work Plan) dated March 4, 2016, prepared and submitted on your behalf by Eras Environmental, Inc. (Eras) in conjunction with the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Thank you for submitting the Work Plan.

Currently, due to the lack of site data, we have determined the site does not meet the LTCP General Criteria e (Site Conceptual Model), f (Secondary Source Removal) and the Media-Specific Criteria for Groundwater, the Media-Specific Criteria for Vapor Intrusion to Indoor Air, and the Media-Specific Criteria for Direct Contact and Outdoor Air Exposure. The goal of the work plan is to provide most if not all of the missing data to satisfy the LTCP to advance the case to closure with a minimum number of field events.

Based on ACEH staff review of the work plan, the proposed scope of work is conditionally approved for implementation provided that the technical comments below are incorporated during the proposed work. Submittal of a revised work plan or a work plan addendum are not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: karel.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

- 1. Waste Oil UST Soil Boring with Soil and Groundwater Sample Collection:** Please add a soil boring location adjacent to the former waste oil underground storage tank (UST) and collect soil and grab groundwater samples as described in the next technical comment. The purpose of this boring is to define the lateral and vertical extent of contamination in soil and groundwater adjacent to the former waste oil UST.

2. **Soil Sample Collection and Analyses:** To satisfy the LTCP Policy, soil samples must be collected from each of the four soil borings surrounding the former gasoline (UST), the waste oil UST, and the three former hydraulic lifts between the 0 to 5 and 5 to 10-foot interval. ACEH requests soil sample collection at the groundwater interface, lithologic changes, and at areas of obvious impact to define the vertical and lateral extent. Additionally, all grab groundwater and soil samples are requested to analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), and TPH motor oil (TPHmo) by modified EPA 8015, and full scan volatile organic compounds (VOCs) including naphthalene by EPA Method 8260B, and additionally, at the former waste oil UST and three hydraulic lifts, semi-volatile organic compounds (SVOCs) by EPA Method 8270 Selected Ion Monitoring (SIM) mode, to address the data gaps identified in our January 21, 2016 Directive Letter. Please include on all boring logs photoionization detector (PID) readings, initial and final depths to first encountered groundwater and submit the boring logs with the report requested below.
3. **Hydraulic Lift Removal Report:** Please submit a report documenting the removal and sampling of the hydraulic lifts on September 7, 2015 including soil sample laboratory analytical data sheets and chain of custody.
4. **Request for Well Survey and Sensitive Receptor Survey:** As initially requested in our January 21, 2016 Directive Letter, please perform a Preferential Pathway and Sensitive Receptor Study to determine if sensitive receptors are present in a radius of 1,500 feet of the site.
 - a. ACEH requests review of both Alameda County Public Works Agency (ACPWA) and Department of Water Resources (DWR) well data sources for a complete inventory of vicinity water supply wells. ACEH requests the identification and location on a site vicinity figure all active, inactive, standby, decommissioned (sealed with concrete), unrecorded, and abandoned (improperly decommissioned or lost) wells including irrigation, water supply, industrial, dewatering, and cathodic protection wells within a 1,500-foot radius of the site.
 - b. Please identify on the well radius figure beneficial resources and other sensitive receptors including, but not limited to, groundwater classification, wetlands, surface water bodies, natural resources, structures with basements, schools, hospitals, day care centers, elder care facilities, etc. Please plot the numbered well locations on an aerial photography-based figure and provide a table with the same numbered well locations as shown on Attachment 2, Sample Well Survey and Table. On a separate figure, please show the locations of houses and buildings that have basements in the immediate downgradient direction of the site in a manner similar to the example provided in Attachment 3, Sample Adjacent Buildings with Basements Figure.
5. **Soil Vapor Testing:** Collection of soil vapor samples is premature at this time until the lateral and vertical extent of contamination in soil and groundwater adjacent to the former gasoline UST is known. ACEH will request soil vapor sample collection in a future work plan if deemed appropriate.
6. **Request for Information** - The ACEH case file for the subject site contains only the electronic files listed on our web site at <http://www.acgov.org/aceh/lop/ust.htm>. You are requested to submit electronic copies of all other reports including Phase I Reports, laboratory data, correspondence, etc. related to environmental investigations for this property not currently contained in our case

file by the date specified in the Technical Report Request Section below. ACEH requests e-mail notification of, and a list of the documents uploaded to Geotracker by the date listed below.

TECHNICAL REPORT REQUEST

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

- **July 13, 2016** – Soil and Groundwater Investigation Report
File to be named: RO3193_SWI_R_yyyy-mm-dd
- **July 13, 2016** – Hydraulic Lift Removal Report
File to be named: RO3193_MISC_R_yyyy-mm-dd

This report is 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/lop/ust.htm>

Thank you for your cooperation. 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. Should you have any questions or concerns regarding this correspondence or your case, please send me an e-mail message at karel.detterman@acgov.org or call me at (510) 567-6708.

Sincerely,



Karel Detterman, PG
Hazardous Materials Specialist

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

Attachment 2, *Sample Well Survey Sample Table and Figure*

Attachment 3, *Sample Adjacent Buildings with Basements Figure*

cc: Dave Siegel, Eras Environmental, Inc (Sent via E-mail to: dave@eras.biz)
Andrew Savage, Eras Environmental, Inc (Sent via E-mail to: andrew@eras.biz)
Dilan Roe, ACEH (Sent via E-mail to: dilan.roe@acgov.org)
Karel Detterman, ACEH (Sent via E-mail to: karel.detterman@acgov.org)
GeoTracker, Electronic Case File

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)

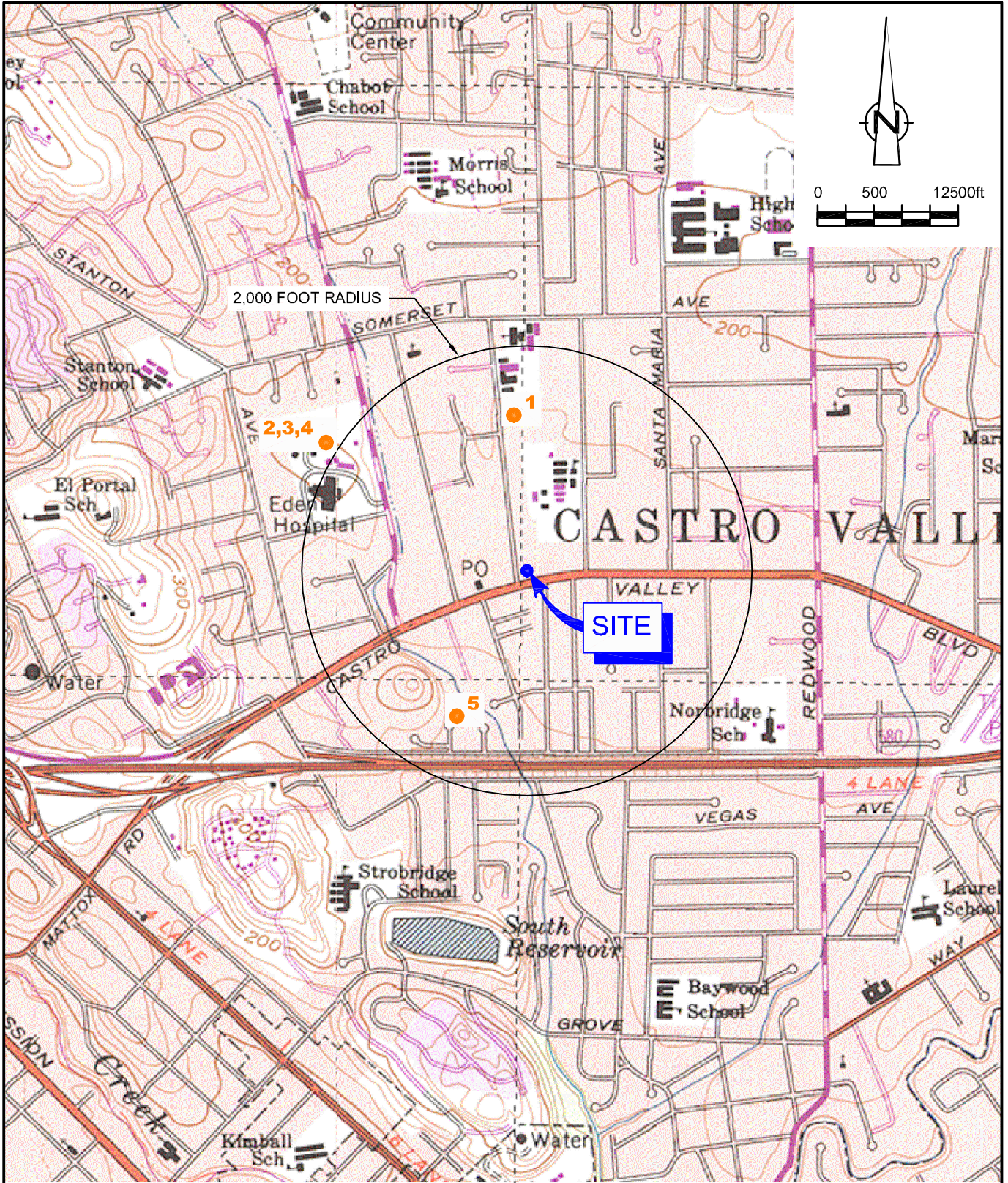
Submission Instructions

- 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.

ATTACHMENT 2

**WELL SURVEY RESULTS
 CHEVRON STATION 9-6991
 2920 CASTRO VALLEY BOULEVARD
 CASTRO VALLEY, CALIFORNIA**

<i>Well No./ Figure ID</i>	<i>Well Owner</i>	<i>Well Address Street</i>	<i>City</i>	<i>Total Well Depth (ft)</i>	<i>Date Installed</i>	<i>Distance/Direction from Site (ft) (approx)</i>	<i>Well Use</i>
1	Private	20036 Anita Avenue Lake Chabot Road	Castro Valley	51	2/19/1953	1,400 N	Domestic
2	Eden Township Hospital	1,000' south of Williams	Castro Valley	150	9/30/1953	2,000 NW	Test well
3	Eden Township Hospital	Eden Township Hospital	Castro Valley	250	9/9/1952	2,000 NW	Domestic
4	Eden Township Hospital	Eden Township Hospital	Castro Valley	60	7/11/1952	2,000 NW	Cooling system return
5	Sam Wallace	Tyee Court	Castro Valley	52	7/3/1953	1,400 S-SW	Domestic



SOURCE: TOPO! MAPS.

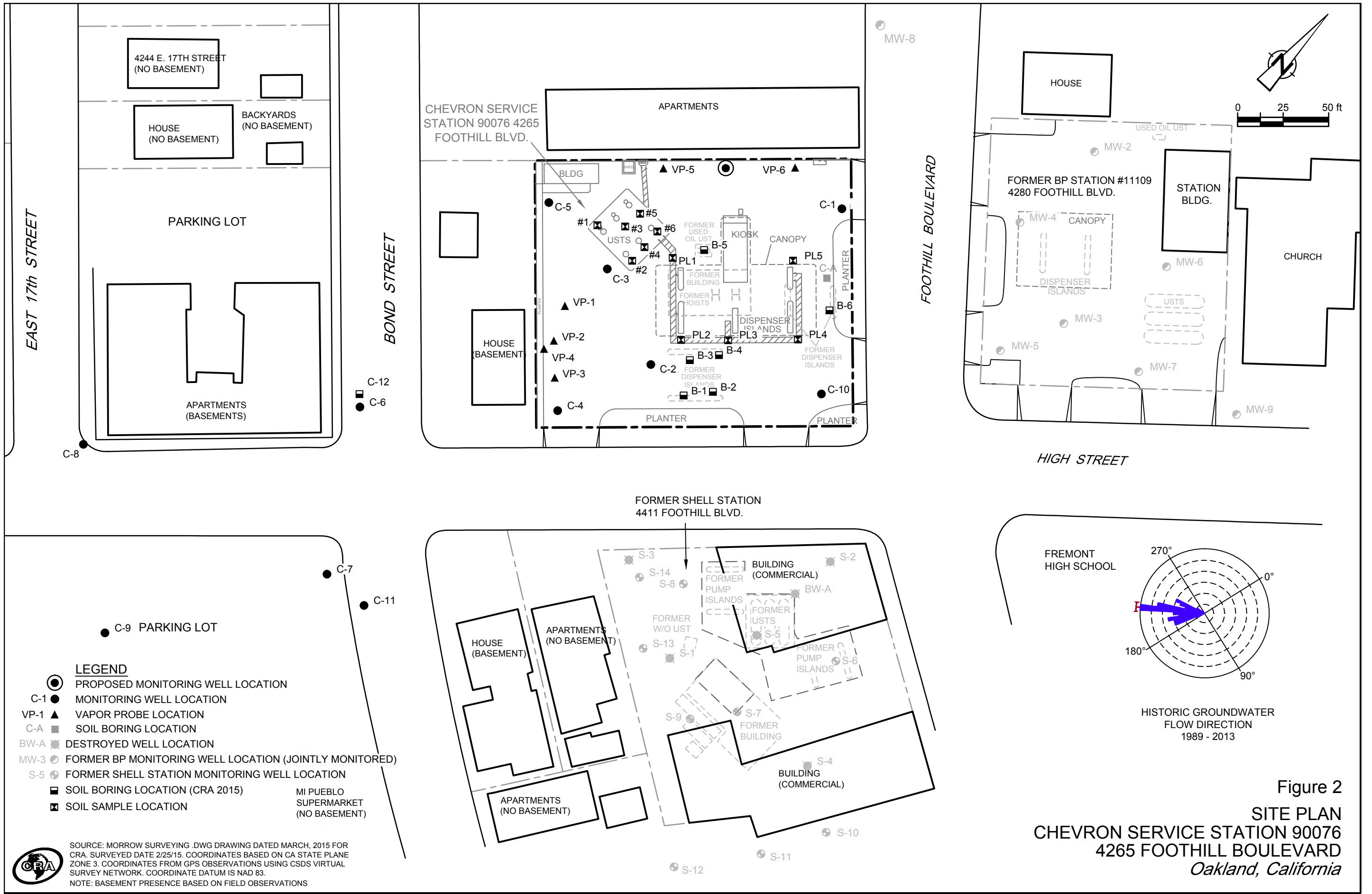
LEGEND

- APPROXIMATE WELL LOCATION



WELL SURVEY MAP
CHEVRON SERVICE STATION 9-6991
2920 CASTRO VALLEY BOULEVARD
Castro Valley, California

ATTACHMENT 3



SOURCE: MORROW SURVEYING .DWG DRAWING DATED MARCH, 2015 FOR CRA. SURVEYED DATE 2/25/15. COORDINATES BASED ON CA STATE PLANE ZONE 3. COORDINATES FROM GPS OBSERVATIONS USING CSDS VIRTUAL SURVEY NETWORK. COORDINATE DATUM IS NAD 83.
 NOTE: BASEMENT PRESENCE BASED ON FIELD OBSERVATIONS