



October 28, 2016

Mr. Ronnie Turner
Turner Development Resource Group
4100 Redwood Road, #170
Oakland, CA 94619
(Sent via electronic mail to:
RTdevelops@comcast.net)

Mr. Bradford Flewellen
CEF Realty Advisors, Inc.
882 Wood Street, Unit 1
Oakland, CA 94607
(Sent via electronic mail to:
brad@cefrealty.com)

Subject: Request for Work Plan Addendum; Site Cleanup Program Case No. RO0003226 and Geotracker Global ID T10000009223, 914 W. Grand; 914 W. Grand, Oakland, CA 94607

Dear Messrs. Turner and Flewellen:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the *Phase I Environmental Site Assessment*, dated August 19, 2016, and the *Conceptual Site Model and Data Gap Investigation Work Plan*, dated October 4, 2016. Each document was generated and submitted on your behalf, by the Cornerstone Earth Group (Cornerstone). Thank you for submitting the documents.

The referenced work plan proposed the installation of 16 soil bores to gather additional data at the six contiguous parcels (the site) that have been proposed for residential redevelopment. Soil, grab groundwater, and soil vapor have been proposed to be collected. The subject site has historically been used for a variety of purposes through time, including residential housing, various companies including auto and truck repair, a fuel service station. Additionally, based on a review of the general vicinity there are a minimum of three upgradient sites with the potential to contribute contamination to the subject site.

Based on the review of the case file ACDEH requests that you address the following technical comments and send us the documents requested below.

TECHNICAL COMMENTS

1. Work Plan Modifications – The referenced work plan proposes a series of actions with which ACDEH is in general agreement of undertaking; however, ACDEH requests several modifications to the approach. To facilitate communications prior to mobilization to the site, ACDEH requests the submittal of a Work Plan Addendum, by the date identified below, consisting of a revised Figure 2 and sufficient text to communicate the intended changes. Please submit a report by the date specified below.

a. Additional Data Collection– ACDEH is in general agreement with the proposed investigation; however, due to historic site uses and due to multiple offsite upgradient sites that have the potential to contribute contamination to, and affect future occupant receptors, at the subject site, ACDEH is requesting the collection of additional data. Due to the intended fast pace of the redevelopment schedule, the intent of the additional data request is to allow, in as few site mobilizations as possible, a determination of the potential for these on- and off-site sources to affect the proposed mix-use redevelopment and to fully define the extent of any resulting contamination. This includes the following items:

- **2271 (2277?) Market Street** – The referenced Phase I report identified a data gap associated with this address due to the lack of tenant availability at the time of the Phase I report. ACDEH is not aware if the recommended subsequent followup has occurred, or if there were findings of significance for the proposed redevelopment. Consequently, ACDEH requests, at a minimum, a discussion of subsequent findings in the requested work plan addendum, and if appropriate the collection of additional data (site visit, bore logs, or etc.) be included in the final requested report.

- **City Ventures Data** – The Conceptual Site Model (CSM) and work plan referenced the adjacent City Ventures redevelopment to the north and west of the subject site. Review of reports in the associated case file for City Ventures finds that their site figures consistently depict the location of a former underground storage tank (UST) system at 2226 Myrtle Street, which is not depicted on figures associated with this proposed redevelopment, nor are bores proposed through the former UST location to investigate the potential for a system to have been present.

The City Ventures figures additionally consistently depict a former service station at 902 West Grand Avenue. This location is immediately adjacent to, and immediately upgradient of, the proposed redevelopment, and has a potential to impact the subject redevelopment. At present only one soil and grab groundwater bore is proposed in the vicinity of this concern.

Therefore, ACDEH requests the installation of a minimum of one additional onsite soil bore for the purpose of collecting soil and grab groundwater samples at the potential former UST location at 2226 Myrtle Street UST excavation, and two onsite soil and grab groundwater bores immediately west of the property boundary with 902 West Grand Avenue.

- **Subsurface Hydraulic Lifts** – Subsurface hydraulic lifts are stated to be present at the subject site and it is understood that a bore will be installed downgradient of the lifts; however, the lifts have not been depicted on site figures, and ACDEH cannot determine which soil bore will be installed to investigate the lifts, or the appropriateness of a single bore to investigate the extant lifts. The hydraulic lifts are not depicted on cross-sections included in the referenced CSM and work plan, and ACDEH has presumed the lift(s) are proximal to the cross-section lines.
- **Chemicals of Potential Concern** – Please include lead and arsenic as Chemicals of Potential Concern (COPCs) at the site. This is likely an oversight, as proposed analytical testing indicates; however, in order to focus the investigation appropriately, ACDEH thought it warranted to comment.
- **Onsite Former UST Locations** – To investigate the status of potential secondary contaminant sources to remain at the three former onsite UST locations, three soil bores have been proposed to be installed to a depth of approximately 10 feet below surface grade (bgs) to collect soil samples. Please ensure that soil samples are collected between 0 and 5 and 5 and 10 feet below the FUTURE foundation depth, and are based on signs of contamination such as staining, odors, PID responses, etc. The installation of soil vapor points at one of more of these locations, as potential worst-case locations, may be appropriate and should be based on field or laboratory results from these bore locations. This can be discussed with your case worker after the collection of the proposed data, and prior to the generation of a report.
- **Former Service Station Across Market Street** – A former service station is understood to having been located directly to the east of the site across Market Street. At present there are no known subsurface investigation records for the site. At present only one soil and grab groundwater bore is proposed to be placed to investigate potential contaminant contributions from offsite sources to the east of the site. Consequently, ACDEH requests the installation of a minimum of one additional soil and grab groundwater bore along the eastern site property line; preferably near the southern boundary of the site at a minimum. This location would also serve to investigate the report of a former service station at 902 West Grand as discussed above.
- **South of West Grand Avenue** – Two petroleum contaminant environmental investigation sites (one active, one closed) are located to the south of the subject site immediately across West Grand Avenue. A former dry cleaner is also located at the open site

investigation to the south, and as you are aware, chlorinated volatile organic compounds (VOCs) have been detected in groundwater at that site and at the subject site. The open case to the south also contains free-phase hydrocarbons which have not been defined laterally. To date, VOC contaminant concentrations detected in groundwater beneath the subject site have been attributed to the site to the south across West Grand Avenue. In order to verify that groundwater contaminant concentrations beneath the subject site are protective of the future development, ACDEH requests the collection of an additional grab groundwater sample approximately mid-way between MW-3 and proposed grab groundwater samples at the west end of the subject site. Each are requested to include analysis for chlorinated VOCs, in addition to other proposed hydrocarbon analytes.

- b. Contaminant Delineation** – The referenced work plan proposes to install soil bores to a depth of 10 feet bgs, and grab groundwater bores to approximately 15 feet bgs. Please be aware that the full lateral and vertical extent of contaminants must be defined at the site. This will require additional drilling depth if contamination is encountered.
- c. Silica Gel Cleanup** – Grab groundwater samples for extractable hydrocarbons (Total Petroleum Hydrocarbons as diesel [TPHd] and TPH as motor oil [TPHmo]) were proposed to be analyzed with, and without Silica Gel Cleanup (SGC), consistent with guidance from the San Francisco Bay Regional Water Quality Control Board (RWQCB). Where currently proposed, extractable hydrocarbons in soil should be similarly treated in each area of concern.
- d. Soil Vapor Collection** – In order to conform to Department of Toxic Substances Control (DTSC) guidance for soil vapor, please additionally analyze for the selected tracer in each vapor sample, in addition to analyzing the shroud tracer concentration. This will allow a determination of the rate of leakage, if any, in each the vapor sampling locations. Naphthalene should additionally be analyzed by analytical Method TO-17, unless sampling tubing conforms to DTSC guidance as discussed in Appendix E of that guidance (*Active Soil Gas Investigations Advisory*, DTSC, July 2015). Finally, please additionally include oxygen and carbon dioxide in the vapor analytical suite in order to understand the presence of biodegradation of the hydrocarbons.
- e. Depth of Soil Vapor Collection** – Please ensure that soil vapor samples are collected five feet below the depth of the FUTURE foundation to ensure that any vapor concentrations are protective of the proposed redevelopment. Vapor samples proposed to be collected below the planned elevator pit are similarly requested to be collected a minimum of five feet below the FUTURE pit foundation depth (and not the future pit bottom elevation).
- f. Site Management Plan** – Please be aware that ACDEH views it appropriate to manage incidental and unexpected contamination under a Site Management Plan (SMP); however, ACDEH views the planned removal of contamination as a Corrective Action to be described in a Corrective Action Plan (CAP). Proposed Corrective Actions require a public notification period of 30 days. Please utilize this distinction in your project planning.

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:

- **November 4, 2016** – Work Plan Addendum (Revised Figure 2 with sufficient descriptions)
Email notification to Case Worker
- **January 16, 2016** – Site Investigation Report
File to be named: RO3226_SWI_R_yyyy-mm-dd

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

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If you have any questions, please do not hesitate to call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

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

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

cc: Peter Langtry, Cornerstone Earth Group, 1270 Springbrook Road, Suite 101, Walnut Creek, CA 94597, (Sent via electronic mail to: plangtry@cornerstoneearth.com)

Randall Bleichner, Cornerstone Earth Group, 1270 Springbrook Road, Suite 101, Walnut Creek, CA 94597, (Sent via electronic mail to: rbleichner@cornerstoneearth.com)

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

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.