

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



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

July 6, 2018

Mr. Justin Hu
HFI Park LLC
125 Channing Road
Burlingame, CA 94010
(Sent via E-mail to justinhu123@gmail.com)

Subject: Request for Work Plan
Case No. RO0003311
GeoTracker Global ID T10000011649
Former Refrigerant and Industrial Property
1500 Park Avenue, Emeryville, CA 94608

Dear Mr. Hu:

It is the understanding of Alameda County Department of Environmental Health (ACDEH) that HFI Park LLC has entered into a Real Estate Purchase and Sale Agreement with Metric Development, and that Metric Development's Contingency Period ends on July 13, 2018. Due to a proposed land use change, as discussed with Metric Development on July 6, 2018, a subslab vapor investigation of the property was undertaken within the contingency period to investigate the potential presence of vapor concentrations at levels of concern at the property which has been used as an industrial or commercial facility, including a refrigerant repair and service facility, over an extended period of years. The subsurface investigation was additionally undertaken due to the presence of an offsite source of Tetrachloroethene (PCE) at the immediately adjacent property to the north. An environmental investigation at that property (Technichem, Inc, Envirostor Case No. 80001769) is being overseen by the Department of Toxic Substances Control (DTSC). It is our understanding that access to the property was accepted by signing ACDEHs *Preliminary Site Review for Oversight Determination and Authorized RP Agent Authorization* to upload documents to the State Water Board's Geotracker website.

ACDEH undertook a review of the results of the subslab vapor investigation and has determined that the data collected at the property at 1500 Park Avenue has a minimum of two sources located on the property that do not appear to be related to the Technichem case.

Vapor point VP1, located in what has been identified as a former service repair shop at the property documented the presence of 14,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) of Total Petroleum Hydrocarbons as gasoline (TPHg), 170 $\mu\text{g}/\text{m}^3$ Trichloroethene (TCE), and 410 $\mu\text{g}/\text{m}^3$ Carbon Tetrachloride (CT). The concentrations of TCE and CT were documented at concentrations above the Environmental Screening Levels (ESLs) for unrestricted use of the property. Vapor point VP7 documented the presence of 920 $\mu\text{g}/\text{m}^3$ PCE and 29 $\mu\text{g}/\text{m}^3$ CT. The concentration of PCE at VP7 does not appear to be related to the adjacent Technichem case due to data generated at three soil vapor probes installed along the northern property line that documented lower concentrations of PCE immediately south of the Technichem property.

This information indicates that evaluation of the subsurface environment at the site is warranted to determine if there is a source of PCE, TCE, and CT at the site and whether these contaminants pose an unacceptable human health risk to occupants of the building and adjacent properties to the south. Therefore, ACDEH requests that you enter into a *Voluntary Remedial Action Program (VRAP) Agreement* and submit a work plan to undertake additional subsurface investigations to define the lateral extent of contamination at the property by the dates identified below.

I. DELIVERABLE AND TECHNICAL REPORT REQUEST(S)

Please submit via email the following technical reports and deliverables to the Chief of the Land Water Division, Dilan Roe (dilan.roe@acgov.org), the Site Cleanup Program Supervisor, Paresh Khatri (paresh.khatri@acgov.org), and the Primary Caseworker for this case, Mark Detterman (mark.detterman@acgov.org) for review and approval

in accordance with the compliance schedule provided below. All technical reports and analytical data must also be uploaded to GeoTracker in accordance with the requirements described in **Attachment A**.

1. Sampling and Analysis Plan for Soil, Groundwater, Indoor Air, Ambient Air, and Soil Vapor
Compliance Date: September 10, 2018

Please prepare and submit a Sampling and Analysis Plan (SAP) that describes concurrent indoor air, ambient air, sub-slab vapor sampling efforts sufficient to evaluate if PCE, TCE, and CT vapor intrusion issues are present at the Site. Please collect soil and groundwater samples in order to identify potential sources beneath the site. The SAP must be prepared by a Registered Civil Engineer or Geologist and in accordance with the DTSC's *Vapor Intrusion Guidance*¹ and the DTSC's *Vapor Intrusion Public Participation Advisory*² and must contain, at a minimum, the following:

- a. One or more site maps which shall include the following elements:
 - (i) Analytical data and identification of occupiable structures where vapor intrusion to indoor air is a potential human health risk (the Area(s) of Concern);
 - (ii) Building footprint, location of ground floor exterior and interior walls, location of entry points natural ventilation, location of known utilities, and location of stairwells and elevators for all accessible structures within the Area(s) of Concern;
 - (iii) Location and identification of potential exposure pathways such as crack or penetrations in the foundation, mechanical systems (e.g., elevators, heating and ventilations units), natural ventilation systems (e.g., windows, doors, loading docks), and location of plumbing fixtures (e.g., toilets, sinks, drains, and sumps);
 - (iv) Proposed sampling locations; and
 - (v) Identification of tenant(s), hours of operation, and type of operation for tenant spaces within the Area(s) of Concern.
- b. Notification and building survey document requirements prior to sampling. Stand-alone copies of these documents must be included in the appendices of the SAP. Guidance and minimum requirements for the preparation of these documents is provided in Appendix C of DTSC's Vapor Intrusion Public Participation Advisory dated March 2012;
- c. A description of indoor air, ambient air, and sub-slab vapor sampling methodology, including site specific discussions of:
 - (i) Data quality objectives;
 - (ii) Laboratory analytical method selection, including a statement that laboratory analysis will be conducted on a 24-hour turn-around time;
 - (iii) The number and type of samples that will be collected, including the number and location of ambient air samples and duplicate samples;
 - (iv) The status of heating and ventilation systems and natural ventilation systems during sampling efforts;
 - (v) The duration and time of sample collection;
 - (vi) Technical justification and supporting lines of evidence for sample locations; and

¹ DTSC. 2011. *Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)*. October 2011;

² DTSC. 2012. *Vapor Intrusion Public Participation Advisory, Final*. March 2012;

- (vii) Quality control and quality assurance measures, including leak check testing for sub-slab vapor sampling.
- d. A schedule for sampling and reporting; and
- e. Stand-alone copies of standard operating procedures for indoor air, ambient air, and sub-slab vapor probe installation and sampling which must be included as appendices in the SAP.

II. CLOSING

An environmental Case Identification Number has been established for this Site on the State Water Resources Control Board's GeoTracker database. Please upload the requested document and technical report to the GeoTracker database (RO0003311 & GeoTracker Global ID T10000011649) in accordance with the instructions provided in **Attachment A**. This request for documents and technical reports is made pursuant to the California Health and Safety Code Section 101840, which allows the local health officer to oversee remedial action. Any extension in the above deadlines must be confirmed in writing by ACDEH staff. Failure to provide the requested documents and information by the compliance dates will result in case referral to the Regional Water Quality Control Board for possible enforcement orders.

Should you have any questions regarding this correspondence, please contact the primary caseworker, Mark Detterman who can be reached by phone at (510)567-6876 or by email at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG 4799, CEG 1788
Senior Geologist
Senior Hazardous Materials Specialist

ENCLOSURES:

Attachment A Responsible Party(ies) Legal Requirements / Obligations

DISTRIBUTION LIST:

Stephen Verner, Metric Development; (Sent via E-mail to: stephen@vernerarch.com)

Marc Heng, Metric Development; (Sent via E-mail to: marc@jadeandivory.us)

Electronic File, GeoTracker

Dilan Roe, ACDEH, Chief, Land, Water Division (Sent via E-mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH, Supervising Hazardous Materials Specialist (Sent via E-mail to: paresh.khatri@acgov.org)

Mark Detterman, ACDEH, Senior Hazardous Materials Specialist (Sent via E-mail to: mark.detterman@acgov.org)

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

¹ GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

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 the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

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 and include the professional registration stamp, signature, and statement of professional certification. 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

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.