



November 10, 2016

Ms. Carryl MacLeod
Chevron Environmental Management Co.
6101 Bollinger Canyon Road
San Ramon, CA 94583
(Sent via electronic mail to:
CMacleod@chevron.com)

Neil & Diane Goodhue
300 Hillside Avenue
Piedmont, CA 94611
(Sent via electronic mail to:
goodhueproperty@aol.com)

Neil & Diane Goodhue
and Edward Plant 3rd,
300 Hillside Avenue
Piedmont, CA 94611

Mr. Ted Plant
c/o Edward Plant Company, Inc.
601 California Street, Suite 1120
San Francisco, CA 94108
(Sent via electronic mail to:
tplant@edwardplantcompany.com)

Ms. Leslie Riasanovsky
Homestead Savings
c/o FDIC
Unknown Address

San Francisco Foundation
Unknown Address

State Savings & Loan Association
Unknown Address

Subject: Onsite Vapor Intrusion Investigation; Fuel Leak Case No. RO0000138; Global ID # T0600102248; Chevron #9-0517 / Homestead Federal Savings, 3900 Piedmont Avenue, Oakland CA 94610

Dear Ladies and Gentlemen:

Alameda County Department of Environmental Health Department (ACDEH) staff has reviewed the case file, including the document entitled *Fuel Leak Case No, RO0000138*, dated June 10, 2016, and the *Off-Site Vapor Intrusion Assessment Report*, dated September 27, 2016. The letter was prepared by Chevron Environmental Management Company, and the report was prepared and submitted on your behalf by Stantec Consulting Services Inc. (Stantec). Thank you for submitting the report.

The report documents the sampling of offsite crawl space and outdoor air in an effort to determine the risk of vapor intrusion at a downgradient offsite commercial property. This was a change in the original scope of work proposed for offsite areas in the *Site Conceptual Model and Data Gap Work Plan*, dated March 21, 2014, due to a number of impediments in implementing the plan. Impediments included public and private property soil bore location restrictions, permitting delays, offsite private property access issues, and soil recovery problems, among other impediments. Based on a one time sampling event, the referenced report documents a somewhat elevated crawl space vapor concentration of naphthalene in the crawl space vapor sample above vapor concentrations in the outdoor air background vapor sample. The crawl space concentration is above the Regional Water Quality Control Boards (RWQCBs) Environmental Screening Level (ESL) for indoor air. The outdoor air sample is not.

Implementation other aspects of the originally proposed scope of work to assess the onsite risk of vapor intrusion from the former service station was also delayed due to other site access problems which appear to have resolved themselves in the intervening period of time with a change in tenants at the subject site. This aspect of the site was detailed in the referenced document entitled *Fuel Leak Case No, RO0000138*.

Therefore, ACDEH requests that you address the following technical comments, perform the proposed work, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: mark.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

- 1. Onsite Investigation Impediments** – In the normal course of a contaminant investigation, ACDEH does not get involved in the decision of which named Responsible Party conducts an investigation; each is jointly and severally liable for the costs of investigations, and if necessary, the cleanup of that contamination. This is a matter properly left for discussion among named Responsible Parties. Please be aware that each of the parties listed at the top of this letter are identified and named as Responsible Parties using State of California required protocols. **Please be aware that continued onsite investigation impediments may require ACDEH to assign the responsibility and associated costs for the onsite investigation to the current property owners due to their unique relationship with their tenants.**
- 2. Previously Addressed Soil Vapor Data Collection Clarifications** – Please be aware that all unaddressed areas of the previous directive letter remain of concern to ACDEH, and it is important to resume previously proposed work as conditionally modified in the previous directive letter. Please see a copy of that letter, dated May 6, 2014, for details, which include modifications to the onsite vapor investigation, a well survey, and a sensitive receptor survey.
- 3. Offsite Vapor Investigation** – Based on ACDEH's review of the referenced report, it appears appropriate to incorporate an additional offsite crawl space sampling event in order to capture temporal differences in vapor concentrations beneath the offsite commercial building. This is requested to be conducted concurrent with onsite work referenced in Technical Comment 1 above, and is requested to utilize previously accepted standard protocols in use at the site.
- 4. Annual Groundwater Monitoring and Sampling** – Please continue to conduct annual groundwater monitoring at the site and submit a report by the date identified below.

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 following specified file naming convention and schedule:

- **January 27, 2017** – Vapor Intrusion Investigation
File to be named: RO138_SWI_R_YYYY-MM-DD
- **March 24, 2017** – Annual Groundwater Monitoring
File to be named: RO138_GWM_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.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Ladies and Gentlemen
RO0000138
November 10, 2016, Page 3

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: Travis Flora, Stantec Consulting Services, Inc, 15575 Los Gatos Blvd, Bldg C, Los Gatos, CA
95032 (sent via electronic mail to: Travis.Flora@Stantec.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.