



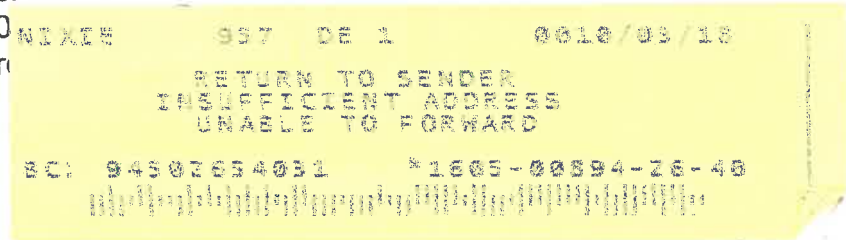
ALAMEDA COUNTY  
**HEALTH CARE SERVICES AGENCY**  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 LOCAL OVERSIGHT PROGRAM (LOP)  
 For Hazardous Materials Releases  
 1131 Harbor Bay Parkway  
 Alameda, CA 94502-6577

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 CA 945  
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Mr. Donald Rosenberg  
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ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

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ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY

COLLEEN CHAWLA, Agency 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

September 25, 2018

Mr. Ed Hemmat and Mr. Mehrdad Dokhanchy  
PO Box 11390  
Oakland, CA 94611-0390  
(Sent via electronic mail to:  
[edhemmat@gmail.com](mailto:edhemmat@gmail.com) and  
[mehrdad.dokhanchy@comcast.net](mailto:mehrdad.dokhanchy@comcast.net)

Award Motors Inc.  
210 Scenic Dr.  
Piedmont, CA 94611  
Attention: Jacki Li

Ms. Rita Robinson  
13199 Skyline Blvd.  
Oakland, CA 94619

Mr. Donald Rosenberg  
2740 Ptarmigan Dr.  
Walnut Creek, CA 94595-3121

Exchange Support Services, Inc.  
Attention: Lloyd Kendall Jr  
Address Unknown

Subject: Work Plan Review, Fuel Leak Case No. RO0000182 and GeoTracker Global ID T06019784055, Robinson Property / Mohawk Oil Co., 5630 San Pablo Ave., Oakland, CA 94608

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file and the recently submitted document entitled *Cleanup Program Data Gap Investigation Workplan* (Work Plan), dated July 18, 2018 and prepared by Pangea Environmental Services, Inc. (Pangea) for the subject site. ACDEH understands the site is the location of proposed redevelopment consisting of a five-story mixed-use structure with the upper four floors designated for residential occupancy.

The Work Plan presents a site conceptual model (SCM), identifies data gaps to be addressed for case closure, and proposes steps to address the data gaps. In the Work Plan, Pangea proposes to advance a total of three soil bores and two soil gas probes. As presented in the SCM, two of the soil bores are proposed between the potential preferential pathway conduits (sanitary sewer and storm drain utilities) and the area exhibiting the highest hydrocarbon impacts to groundwater, and one soil bore to be located in the hoist area. Pangea indicates the soil gas probes will be installed within the footprint of the proposed building.

ACDEH has evaluated the data and recommendations presented in the above-mentioned report. Based on ACDEH staff review, we have noted inconsistencies between the text of the Work Plan and the SCM presented in table format in Appendix D. Therefore, ACDEH requests that you prepare a Revised Data Gap Investigation Work Plan to address the Technical Comments provided below.

**TECHNICAL COMMENTS**

- 1. Local sub element- Site Conceptual Model** – Pangea states groundwater monitoring well STWM-1 (stet) was found to have a broken casing and is not used in the groundwater gradient calculation. According the SCM, the broken casing is not identified as a data gap. If the casing break short circuits the well screen and/or sanitary seal, ACDEH considers this a data gap. The well should be repaired or, if warranted, the well destroyed and replaced. Please address the nature of the broken casing and the suitability of the well to remain in the monitoring well network in the Revised Data Gap Investigation Work Plan requested below.
- 2. Nearby Wells sub element- Site Conceptual Model** – The State Water Resources Control Board's (SWRCBs) Groundwater Ambient Monitoring & Assessment (GAMA) program database was reviewed for supply wells in the vicinity of the site. Pangea proposes no further action as the closest supply well identified in GAMA is 2.2 miles from the site.