

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, SUITE 250
ALAMEDA, CA 94502
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February 27, 2018

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1045 Airport Blvd.
South San Francisco, CA 94080
(Sent via E-mail to: tsaberi@aol.com)

Andrea Wing
Equilon Enterprises dba Shell Oil Products US
20945 S. Wilmington Ave.
Carson, CA 90810-1039
(Sent via E-mail to: andrea.wing@shell.com)

Som Gupta
c/o Carmerlengo & Johnson
500 Airport Blvd.
Burlingame, CA 94010

Subject: Fuel Leak Case No. RO0000433 and GeoTracker Global ID T0600101691, Shell / Sabek Inc, 1230 14th Street, Oakland, CA 94607 – Conditional Approval of Additional Investigation Workplan,

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file for the above-referenced site, including the *Additional Investigation Workplan* (“the Workplan”), dated 19 January 2018, and prepared by Pangea Environmental Services, Inc. (Pangea), on behalf of Andrew Saberi. In addition, ACDEH met with neighbors and community members on 5 February 2018 and received comments regarding investigation of the site. ACDEH acknowledges the 9 February 2018 letter from the Oak Center Neighborhood Association (OCNA) regarding comments to the Workplan.

The Workplan responds to the ACDEH directive letter dated 7 December 2017, and considers the comments from the State Water Resources Control Board (SWRCB) UST Clean Up Fund Review, dated 5 December 2017. The objective of the additional investigation is to collect data needed validate the conceptual site model, and to evaluate the case pursuant to the SWRCB’s Low Threat UST Closure Policy (LTCP).

The Workplan proposes:

- Soil gas sampling in 3 locations near the site perimeter to evaluate potential migration or residual impacts to the site or offsite receptors. One 5-foot deep and one 9-foot deep sample will be collected from each location. A total of 6 perimeter soil gas samples will be collected and analyzed for VOCs.
- Soil gas sampling in 1 location beneath the abandoned station building. One 5-foot deep and one 10-foot deep sample will be collected from this location. A total of 2 soil gas samples will be collected and analyzed for volatile organic compounds (VOCs) from beneath the station building.
- Soil sampling in 1 location beneath the abandoned station building. One sample will be collected between 0 and 5 feet below ground surface (bgs) and one sample will be collected between 5 and 10 feet bgs from this location. A total of 2 soil samples will be collected and analyzed for petroleum compounds and metals.

- Soil sampling in 1 location near the former waste oil underground storage tank (UST). One sample will be collected between 0 and 5 feet below ground surface (bgs) and one sample will be collected between 5 and 10 feet bgs from this location. A total of 2 soil samples will be collected and analyzed for petroleum compounds and metals.
- Groundwater sampling (1) beneath the abandoned station building, and (2) adjacent to the former waste oil UST. Shallow groundwater will be collected and analyzed for petroleum compounds and VOCs.
- Comparison of petroleum concentrations in site soil, groundwater and soil gas to the concentration thresholds specified in the LTCP.

Based on our review of the case file, ACDEH conditionally approves the workplan provided that you address the technical comments listed below as part of the implementation. Submittal of a revised workplan or a workplan addendum is not required. We request that you address the following technical comments as part of your implementation of the workplan, and perform the proposed work in conformance with the conditions listed below. Provide 72-hour written notification to robert.schultz@acgov.org prior to the start of field activities. Send us the reports described below according to the specified schedule.

TECHNICAL COMMENTS

1. **Investigation Beneath the Abandoned Station Building.** Proposed soil gas well SG-7A/B should be relocated away from the foundation perimeter, and be installed near to the sump and eastern hydraulic hoist.
2. **Groundwater Sample Analysis.** Groundwater samples must be analyzed for petroleum compounds and the USEPA list of 42 common VOCs, as proposed in the Workplan. Because PCBs and PAHs are only slightly soluble, ACDEH does not typically require groundwater sample analysis for PCBs or PAHs, other than naphthalene.
3. **Soil and Groundwater Sampling Near Former Waste Oil UST.** One soil boring (DG-1) is proposed near the former waste oil UST; however, the former UST location is noted in the Workplan as approximate. The former waste oil UST location needs to be confirmed. If the location cannot be confirmed; additional drilling near the estimated location of the former waste oil UST may be warranted.
4. **Performance Measures.** In addition to comparison to LTCP criteria, chemical concentrations at the site must to be compared to the environmental screening levels (ESLs), compiled by the Regional Water Quality Control Board – San Francisco Bay Region (Water Board). If perimeter soil gas results exceed screening levels for residential exposure, the report must evaluate potential health risks to offsite residents, and – if necessary – propose appropriate additional investigation needed to further assess such risks. The ESLs do not consider biodegradation of petroleum compounds. Accordingly, any additional evaluation relative to the ESLs must include an assessment of the effects of biodegradation on migration to a potential receptor.
5. **Results Reporting.** The Additional Investigation Report should include an analysis supported by figures, of soil, soil gas, and groundwater concentrations that would need to be further addressed

prior to future residential use of the site. The site is zoned as residential and has not been used for commercial purposes for over 25 years.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

ACDEH requires a Submittal Acknowledgement Statement, signed by the Responsible Party (RP), as a cover letter to technical reports and submittals. The requirement is described in Attachment 1. The language for the Submittal Acknowledgement Statement is as follows:

"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 Resources Control Board's GeoTracker website."

TECHNICAL REPORT REQUEST

Please upload technical reports to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- 15 May 2018 – Additional Investigation Report
File to be named: RO0000433_SWI_yyyy-mm-dd

If you have any questions, please call me at (510) 567-6721 or send me an electronic mail message at robert.schultz@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,



Robert W. Schultz, CHG
Senior Hazardous Materials Specialist

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

Mr. Saberi, Mr. Gupta, and Ms. Wing
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cc: Bob Clark-Riddell, Pangea Environmental, 1710 Franklin Street, Suite 200, Oakland, CA 94612
(Sent via E-mail to: briddell@pangeaenv.com)
Michael Leslie, Caldwell, Leslie & Proctor, 725 South Figueroa Street, 31st Floor, Los Angeles, CA 90017-5524
(Sent via E-mail to: mack@caldwell-leslie.com)
William Paynter, Law Offices of William H. Paynter, 809 Broadway, Suite 6, Sonoma, CA 94576
Michael Taffet, Oak Center Neighborhood Association
(Sent via E-mail to: mjtaffet@gmail.com)
Ellen Wyrick-Parkinson, 1420 Magnolia Street, Oakland, CA 94607
M. Willingham, 1418-1420 Union Street, Oakland, CA 94607
Dorine Kohn, Poeschl & Kohn LLP, 825 Washington Street, Suite 301, Oakland, CA 94607
Dilan Roe, ACEH (Sent via E-mail to: dilan.roe@acgov.org)
GeoTracker, eFile

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.