



November 15, 2017

Ms. Jennifer Sedlachek
ExxonMobil Environmental Services Company
4096 Piedmont Ave. #194
Piedmont, CA 94611
(Sent via E-mail to: jennifer.c.sedlachek@exxonmobil.com)

Ms. Susan Friedland, Executive Director
Madison Street Lofts, L.P.
c/o Affordable Housing Associates
c/o Satellite Affordable Housing Associates (SAHA)
1835 Alcatraz Avenue, Berkeley, California 94703
(Sent via E-mail to: sfriedland@sahahomes.org)

Subject: Fuel Leak Case No. RO0002922 and Geotracker Global ID T06019782296, Mobil #10-MHG, 160
14th St., Oakland, CA 94612

Dear Ms. Sedlachek and Ms. Friedland:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including *Soil and Groundwater Report Addendum (Addendum)*, submitted as a Request for Closure (RFC), dated August 25, 2017, prepared by Cardno on behalf of ExxonMobil Environmental Services Company.

ACDEH understands that the site is currently occupied by a mixed use residential-commercial building with affordable housing and is located adjacent to an operating dry cleaner facility. ACDEH further understands that the site was redeveloped prior to 2008 while still an open fuel leak case. According to the case file, approximately 75 percent of the soil adjacent to the petroleum underground storage tanks (USTs) was overexcavated to a depth of approximately 15 feet to accommodate the new building's subgrade features including two elevator shafts and a parking garage; however, documentation of the final excavated depth and confirmation soil sampling of the remaining soil has not been provided.

A rudimentary vapor intrusion evaluation was conducted to assess potential impacts from dissolved phase tetrachloroethene (PCE) in groundwater to occupants of the new building prior to redevelopment. The evaluation was based on a comparison of PCE groundwater concentrations collected in 2006 to San Francisco Regional Water Quality Control Board's (SFRWQCB's) Groundwater Vapor Intrusion Human Health Risk Levels. The evaluation did not assess vapor intrusion due to petroleum hydrocarbon contamination from the onsite former USTs. The evaluation concluded that the commercial ESLs were not exceeded; however, it stated that the proposed site development included the installation of a concrete foundation, ranging in thickness between 6 and 24 inches and a vapor barrier under the grade level foundation. The vapor intrusion evaluation concludes that based on the Tier 1 risk evaluation and proposed construction methods no further risk assessment, monitoring, or regulatory approval was warranted for the proposed development.

ACDEH is of the opinion that the petroleum hydrocarbon fuel leak case is eligible for closure, however, additional data is required to support that there is no risk of vapor intrusion to building occupants from petroleum hydrocarbon contamination remaining in soil and groundwater at the site. ACDEH notes that further evaluation of the vapor intrusion risk due to chlorinated hydrocarbons from an apparent release from

the adjacent dry cleaner facility is warranted and should be conducted under a separate Site Cleanup Program (SCP) case for non-petroleum contamination.

At this juncture, to advance the fuel leak case to closure ACDEH requests a meeting with representatives of ExxonMobil and the property owner, Satellite Affordable Housing Associates, Affordable Housing Associates, and Madison Street Lofts, L.P, to discuss the following Technical Comments.

TECHNICAL COMMENTS

1. **Updated Vapor Intrusion Risk Evaluation:** An updated vapor intrusion risk evaluation to assess the potential risk to building occupants from residual petroleum soil and groundwater contamination.
2. **Vapor Mitigation System (VMS) As-built Documentation:** Documents presented to ACDEH provide conflicting data on the design and construction of the VMS. ACDEH requests documentation from the City of Oakland Building Department and an affidavit by ACC, signed and stamped by a registered professional engineer, verifying the type of VMS that was installed and documentation of monitoring during installation of the VMS.
3. **Discrepancies Regarding the Addendum's Figures and Cross Sections:** ACDEH requests clarification of the location of the UST pit shown on the cross sections and the ground floor plan of the current site development.

MEETING REQUEST

Please send me an e-mail with four dates and times (Attention: karel.detterman@acgov.org) to arrange a meeting at ACDEH's office, preferably in early to mid-December.

This meeting is 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.

If you have any questions, please call me at (510) 567-6708 or send me an e-mail message karel.detterman@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

Karel Detterman, PG
Senior Hazardous Materials Specialist

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

cc: Ms. Sara Abramowitz-Hill, Asset Manager, Satellite Affordable Housing Associates (SAHA), 1835 Alcatraz Avenue, Berkeley, California 94703, (Sent via E-mail to: sara@sahahomes.org)

Mr. Ted Dang, Fourteenth and Madison Associates, 1305 Franklin Street, Oakland, CA 94612

Mr. Liang Lee, 388 Market Street, Floor 5, San Francisco, CA 94111-5311

Mr. Jim Chappell, Cardno, 601 N. McDowell, Petaluma, CA 94954, (Sent via E-mail to:
jim.chappell@cardno.com)

Ms. Janice Jacobson, Cardno, 601 N. McDowell, Petaluma, CA 94954, (Sent via E-mail to:
janice.jacobson@cardno.com)

Karel Detterman, ACDEH, (Sent via E-mail to: karel.detterman@acgov.org)

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

Paresh Khatri, ACDEH, (Sent via E-mail to: paresh.khatri@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

Alameda County Department of Environmental Health's (ACDEH) Environmental Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) 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 File Transfer Protocol (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 SCP 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 (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/) for more information on these requirements.

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 ACDEH's FTP server and the SWRCB's GeoTracker website." 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 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. 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 case meet this requirement. 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

Please note that delays in investigation, late 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 SCP)	REVISION DATE: December 1, 2016
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions


The Alameda County Environmental Cleanup Oversight Programs (LOP and SCP) 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) Open File Explorer using the Windows  key + E keyboard shortcut.
 - i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) On the address bar, type in ftp://alcoftp1.acgov.org.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive)
 - d) Click Log On.
 - e) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - f) 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.