

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

May 30, 2017

Bancroft and 77th, LLC
Attention: Ms. Victoria Vela
6500 Flotilla Avenue
Los Angeles, CA 90040
(Sent via e-mail to: v.vela@pwslaundry.com)

Ms. Carryl MacLeod
Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, CA 94583-2324
(Sent via e-mail to: CMacleod@chevron.com)

Bancroft Associates, LLC
Attention: Mr. Justin Smith
Address Unknown

Justin E. Smith and William C. Randall
Address Unknown

Cathleen Maynard Trust
Address Unknown

Earl L. & Marjorie E. Lupton, Jr. Trust
Address Unknown

Kee S. & Ip C. Lee
4461 Cerritos Avenue
Cypress, CA 90630-4217

Bank of America NT&SA
c/o National Convenience Stores, Inc.
100 N. Tryon Street
Charlotte, North Carolina, 28202

National Convenience Stores Inc.
c/o CST Brands, Inc.
Attention: Mr. Gerard Sonnier
One Valero Way Building D, Suite 200
San Antonio, Texas 78249
(Sent via e-mail to: Gerard.Sonnier@cstbrands.com)

Valero Energy Corporation
One Valero Way
San Antonio, Texas 78249

Subject: Clarification to May 9, 2017 Correspondence for Fuel Leak Case No. RO0003115 and GeoTracker Global ID T10000004796, Stop N Go Gas Station, 7701 Bancroft Avenue, Oakland, CA 94605

Ladies and Gentlemen:

Alameda County Department of Environmental Health (ACDEH) is sending this letter to clarify the Site Conceptual Model and Data Gap Work Plan requested in our May 9, 2017 correspondence. In our June 24, 2016 electronic mail message, the April 27, 2016 "Site Conceptual Model (SCM) and Data Gap Work Plan" was conditionally approved. Should you (Responsible Parties) collectively agree to the scope of work that has been previously approved, you may implement the work plan. However, should you (Responsible Parties) collectively disagree with the scope of work, please submit the work plan as requested and the compliance due date remains effective.

Additionally, please note that ACDEH will evaluate this case based on the State Water Board's Low Threat Underground Storage Tank Case Closure Policy (LTCP). State Board guidance states that the site will be evaluated to its current existing land use. In this case, the site is a vacant lot. Although a redevelopment is planned and the site may have been rezoned, the site will be evaluated to its current existing land use as a vacant lot, until such time the entitlement process is initiated. Off-site risk will be evaluated to residential land use as residential structures exist off site.

Ladies and Gentlemen
RO00003115
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Thank you for your cooperation. Should you have any questions or concerns regarding your case, please send me an e-mail message at paresh.khatri@acgov.org or call me at (510) 777-2478. Online case files are available for review at the following website: <http://www.acgov.org/aceh/lop/ust.htm>

Sincerely,



Paresh C. Khatri
Supervising Hazardous Materials Specialist
Local Oversight & Site Cleanup Program Manager

cc: Kathleen Clack, Law Offices (sent via e-mail to: kpc@clacklaw.com)
Brad Steinberg, PWS Laundry, (sent via e-mail to: bsteinberg@pwslaundry.com)
Daniel A. Robinson, Esq., Sr. Managing Counsel, CST Brands, Inc. (Sent via e-mail to: daniel.robinson@cstbrands.com)
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Case Electronic File, GeoTracker