

**From:** [Soo, Kit, Env. Health](#)  
**To:** [Joseph Balestreri](#); [Montrose](#); ["Rick Bruzzone"](#); [Linda Steidle](#)  
**Cc:** ["Mansour Sepehr"](#); ["tsullivan@apexenvirotech.com"](#); ["Tom Landwehr"](#); ["jerome@buttrickprojects.com"](#); [Roe, Dilan, Env. Health](#); [Khatri, Paresh, Env. Health](#)  
**Subject:** RO3123 - College Avenue Shell, 6039 College Ave - September 13, 2016 Meeting Summary and Action Items  
**Date:** Wednesday, October 19, 2016 2:18:00 PM

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Dear Responsible Parties,

Thank you for meeting with Alameda County Department of Environmental Health (ACDEH) staff on September 13, 2016. The purpose of the meeting was to discuss the status of the project, the proposed redevelopment at the site, and to introduce Kit Soo as the new case worker for this site. A summary of our discussions of the site history, proposed redevelopment, and steps to facilitate closure and redevelopment of the site are provided below.

### **SITE HISTORY AND PROPOSED REDEVELOPMENT**

The site is a former Shell Service Station located on the corner of College and Claremont Avenues, Oakland. Two fuel leak cases are associated with the site (former fuel leak case RO0000469 closed on May 4, 2011, and the current open fuel leak case RO0003123 opened in 2013 ). According to the Alameda County Assessor Parcel Database, the site consist of two parcels owned by Montrose Investment Co Inc c/o Shell Oil Co Prop Tx (14-1268-1: 6039 College Avenue) and Bruzzone Russell J Inc c/o Shell Oil Co (14-1268-2: 6029 College Avenue). Based on records in the case file, it is ACDEH's understanding that in October 2010, Shell sold the property to Southern County Oil Company and transferred the ownership and operation of the underground storage tanks (USTs) from Shell to Petromart. In October 2015, Southern County Oil Company dba SC Fuels assumed responsibility of the environmental work associated with the release discovered in January 2013 during the removal of three underground storage tanks from the site (fuel leak case RO0003123).

In 2015, a site investigation was performed to investigate observations of soil contamination and holes in the tanks observed during the removal of the USTs in 2013. Based on the results of this investigation, Shell requested closure of the case under the State Water Resources Control Board's Low Threat Closure Policy (LTCP) for petroleum underground storage tanks. Subsequent to the submittal of the site investigation report requesting closure in May 2015, ACDEH received correspondence dated June 1, 2015 from Mansour Sepehr of SOMA Environmental who was working on behalf of the current property owners, Russell J Bruzzone, Inc. and Montrose Investment Co. The correspondence indicated that SOMA and the property owners disagree that the site should be closed under the LTCP due to intended redevelopment of the site with a mixed commercial and residential building with an underground parking garage, and that would lead to changed conditions which may affect human health risk exposure at the site.

In a directive letter dated July 14, 2015, ACDEH requested submittal of construction plans and a construction schedule for the proposed site redevelopment to facilitate evaluation of human health risk for the site and to determine whether site redevelopment would occur within a timeframe that should be considered prior to case closure evaluation. Based on conceptual plans for redevelopment provided by SOMA in September 24, 2015, ACDEH requested submittal of a corrective action plan (CAP) to evaluate human health risk for the proposed development and identification on how residual contamination will be addressed prior to or during site

redevelopment. In response to ACDEH's directive for a CAP, a work plan for removal of petroleum impacted soil was submitted on April 6, 2016 by Apex Envirotech, Inc, on behalf of SC Fuels. The work plan proposes to have Apex on site during the proposed underground parking excavation activities to identify and segregate petroleum impacted and non-petroleum impacted soil.

### **SEPTEMBER 13, 2016 MEETING SUMMARY**

A stakeholder meeting was held on September 13, 2016 to discuss the proposed redevelopment and the work plan for removal of petroleum impacted soil. The meeting attendees included the following: Rick Bruzzone (representing Russell J. Bruzzone, Property Owner), Linda Steidle (Montrose Investments, Property Owner) and Jerome Buttrick (Property Owner's Architect); Tom Sullivan (Apex Environmental); Mansour Sepehr (SOMA Environmental); Joe Balestreri (SC Fuels); and Dilan Roe and Kit Soo (ACDEH).

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Based on our discussions during the meeting, ACDEH request submittal of the following documents for review to understand the extent of contamination from historic land use, site redevelopment plans and schedule, impediments to closure of the current fuel leak case and the appropriate regulatory program for oversight of the redevelopment project (i.e. Leaking Underground Fuel Tank Program (LUFT) vs Site Cleanup Program (SCP)):

- Site Map(s) using proposed site redevelopment plans as a base map showing the limits of the proposed building and facilities, landscaping and other site redevelopment specifics (storm water, utilities, etc.). The site maps should include only the limits and identification of the ground floor, tenant spaces and underground structures (subsurface garage and elevator shafts, etc.). Please prepare a sufficient number of scaled maps to clearly present all borings (i.e. geotech, environmental, etc.), monitoring wells, soil vapor probes, previous excavations (if any), former tanks/facilities, plume contours (soil, groundwater, soil gas, and free product etc.).
- Cross-sections showing: all soil borings, monitoring wells, soil vapor probes, sample IDs and locations (soil, groundwater and soil gas), proposed site development features including foundation details (building footings, slabs, maximum depth of elevator shaft), previous excavations and fill areas, other pertinent historic, and proposed site development features including cut fill depths, utilities, etc. Please prepare a sufficient number of scaled cross-sections to clearly present all borings (i.e. geotech, environmental, etc.), monitoring wells, soil vapor probes, previous excavations (if any), former tanks/facilities, plume contours (soil, groundwater, soil gas, and free product etc.).
- Tables showing historical soil, groundwater and soil vapor data and the appropriate screening levels, with strikeouts or other indication that the sample has been removed. Please include a column indicating depth of sample relative to the depth of the proposed foundation.
- Phase I Environmental Site Assessment to identify other recognized environmental conditions (RECs) due to historic land uses in addition to the former gas station.

- A table identifying any data gaps based on the figures, tables and the Phase I.
- Status of the site redevelopment entitlement process and site redevelopment construction schedule.

After submittal of the above listed documents, ACDEH will make it a determination as to which regulatory oversight program (i.e. LUFT or SCP) is appropriate for the site redevelopment project. If the entitlement process has not commenced, the State Water Resources Control Board will require ACDEH to evaluate the site for closure relative to its existing vacant land use status.

### **TECHNICAL REPORT REQUEST**

Please compile the items listed above into a Site Redevelopment Report and upload the technical report to the ACDEH ftp site (Attention: Kit Soo), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- December 19, 2016 – Site Redevelopment Report  
File to be named: SITE\_ REDEV\_R\_YYYY-mm-dd RO3123

We anticipate on setting up a meeting in late January 2017 to discuss the results of the submitted documents. The actual date will be determined once the documents are submitted.

If you have any questions, please let us know.

Thanks, Kit

**Kit Soo, PG**

***Senior Hazardous Materials Specialist***

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