



September 29, 2017

Mr. Mike Kochan
Equipment Fabricating Inc.
729 45th Avenue
Oakland, CA 94601
(Sent via E-mail to: mike@equipmentfabricating.com)

Stephanie Kochan Trust
129 Selborne Way
Moraga, CA 94556-1732

Subject: Technical Report Request for Fuel Leak Case No. RO0003133 and GeoTracker Global ID T10000005808, Equipment Fabricating Company, Inc., 729 45th Avenue, Oakland, CA 94603

Dear Mr. Kochan:

Thank you for attending the meeting held at Alameda County Department of Environmental Health's (ACDEH's) offices on September 22, 2017. As requested in ACDEH's June 30, 2017 Directive Letter, the purpose of the meeting was to discuss a review of the site's status in comparison with the State Water Resources Control board's (SWRCB's) Low Threat Closure Policy (LTCP) and develop a path to closure for your case.

According to the Assessor's Office, the site is comprised of one parcel with Assessor Parcel Number (APN) 34-2290-1. The Phase I Environmental Site Assessment Report dated August 27, 2013 describes historical site usage from approximately 1928 to 1964 by the Panama Refining Company, Mileage Gasoline Company, and Golden Gate Oil Company conducting oil refining, storage, and/or sales with three above ground storage tanks (ASTs) including a 20,000 gallon, and two 15,000 gallon ASTs. Equipment Fabricating Company installed and utilized three 500-gallons underground storage tanks (USTs) in the northwest corner of the property between 1974 and 1991.

As discussed during the meeting, the property is currently in commercial use and your intent is to sell the property in the near future.

As a result of discussions during the meeting, it was apparent to ACDEH that sufficient site data is available to eliminate the data gaps previously identified in ACDEH's June 30, 2017 Directive Letter. Based on ACDEH staff review, we have determined that the site does not meet the Media-Specific Criteria for Groundwater, Media-Specific Criteria for Vapor Intrusion, and the Media-Specific Criteria for Direct Contact. Therefore, ACDEH requests that you address the Technical Comments in a Table and a Figure by the date provided below.

TECHNICAL COMMENTS

- 1. Electronic Submittal of Information (ESI) Compliance** - A review of the case file and the State's GeoTracker database indicates that, with the upload of the *Limited Phase II Subsurface Investigation* (Report) dated September 30, 2016 prepared and submitted on your behalf by ERAS Environmental (ERAS), the figure, EDF data, and boring logs from the Report, the site is currently in GeoTracker compliance. Please continue to maintain GeoTracker compliance.
- 2. Soil and Groundwater Analytical Data by Media and Source Table:** Please prepare a table which groups historical and current boring locations by potential source areas (the three USTs and the above ground storage tanks (ASTs)). Please include all current and historical analytical results on one table for each media (soil or groundwater). On the tables, please include three columns

describing the purpose of the boring, the surface coverage (asphalt, soil, or other), and a yes/no indication if there is a potential for vapor intrusion risk to indoor air at this location.

- 3. Local Groundwater Gradient and Estimated Plume Lengths Figure:** Please generate and submit a figure with the following information:
- a. Please compile two Rose diagrams based on the groundwater gradient directions from two neighboring UST cases, RO0000491, 720 High Street, Oakland and RO0001135, 744 High Street, Oakland that indicate the prevalent local shallow groundwater flow directions.
 - b. By referencing the Table 1: *Plume Characteristics*, in the LTCP's *Technical Justification for Groundwater Media-Specific Criteria*, please plot the average, 90th percentile, and maximum plume lengths for benzene and TPHg using B-2 as the source and the prevalent groundwater gradient. Please identify and label the structures located above the plumes.
 - c. Please perform a Preferential Pathway and Sensitive Receptor Study to determine if sensitive receptors are present in the downgradient vicinity of the site. ACDEH requests review of both Alameda County Public Works Agency (ACPWA) and Department of Water Resources (DWR) well data sources for a complete inventory of vicinity water supply wells. ACDEH requests the identification and location on a site vicinity figure, of all irrigation, water supply, and industrial wells within a ¼-mile radius of the subject site. Additionally, please identify on the same figure beneficial resources and other sensitive receptors including, but not limited to, wetlands, surface water bodies, natural resources, schools, hospitals, day care centers, elder care facilities, etc. Please plot the numbered well locations on an aerial photography-based figure and provide a table with the same numbered well locations similar to the example provided in Attachment A, *Example LTCP Plume Length Sensitive Receptors*.
 - d. Please conduct a Utility Survey by evaluating all existing subsurface utility lines, laterals, and trenches including sewers, electrical, fiber optic cable, cable, water, storm drains, trench backfill, etc. within 45th Avenue and Coliseum Way and plume area(s). Please include depths to utilities, locations of manhole covers, and diameter of utilities.

TECHNICAL REPORT REQUEST

As discussed during the meeting, to expedite review, upon completion of the figures and tables, please submit the figures and tables described above to Karel Detterman, karel.detterman@acgov.org. We will schedule a meeting to discuss the findings, deliverable submittal dates, and next steps.

- **November 17, 2017** – E-mail tables and figures to: ACDEH (attention karel.detterman@acgov.org)

These reports or actions 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.

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Ladies and Gentleman
RO0003133
September 29, 2017
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Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please send me an e-mail message at karel.detterman@acgov.org or call me at (510) 567-6708.

Sincerely,

Karel Detterman, PG
Hazardous Materials Specialist

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

Attachment A - Example Figures LTCP Plume Length-Sensitive Receptors

cc: Dave Siegel, ERAS Environmental, Inc., 1533 B St., Hayward, CA 94541, (Sent via E-mail to: dave@eras.biz)

Andrew Savage, ERAS Environmental, Inc., 1533 B St., Hayward, CA 94541, (Sent via E-mail to: andrew@eras.biz)

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

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

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

GeoTracker, eFile

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

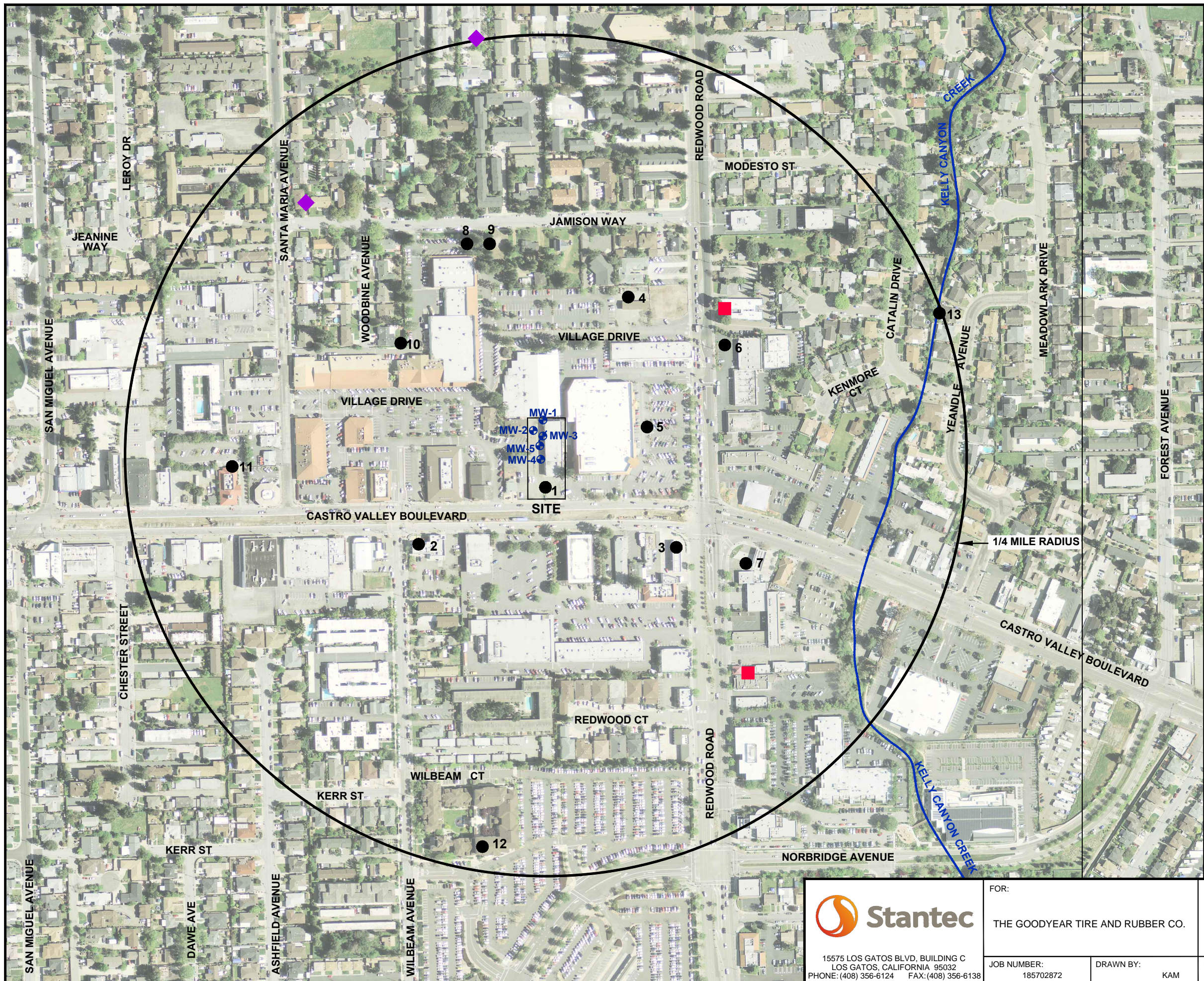
- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original 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)

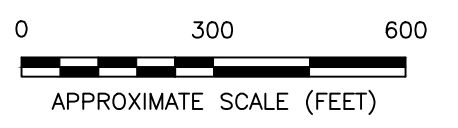
Submission Instructions

- 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.

ATTACHMENT A



- LEGEND:**
- PROPERTIES WITH WELLS WITHIN 1/4-MILE OF SITE
 - MEDICAL OFFICES WITHIN 1/4-MILE OF SITE
 - ◆ SCHOOLS WITHIN 1/4-MILE OF SITE
 - ⊕ ACTIVE GROUNDWATER MONITORING WELL LOCATION
 - ⊗ DESTROYED GROUNDWATER MONITORING WELL LOCATION

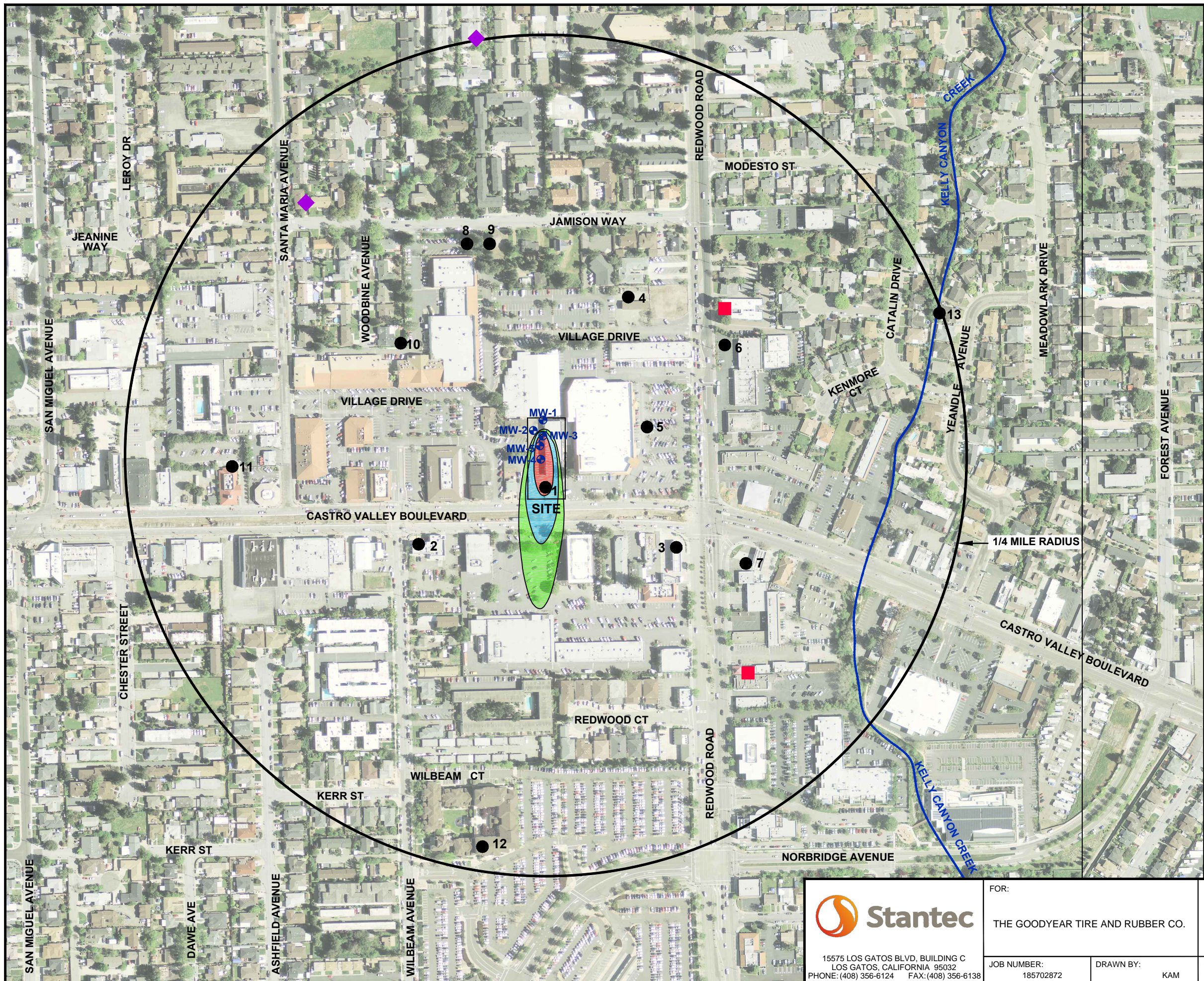


Stantec
 15575 LOS GATOS BLVD, BUILDING C
 LOS GATOS, CALIFORNIA 95032
 PHONE: (408) 356-6124 FAX: (408) 356-6138

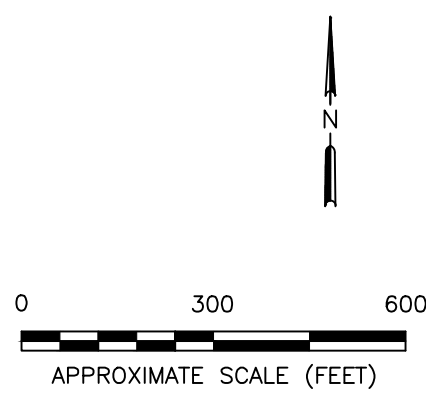
FOR: THE GOODYEAR TIRE AND RUBBER CO.	
JOB NUMBER: 185702872	DRAWN BY: KAM

WELL & SENSITIVE RECEPTOR SURVEY	
GOODYEAR DEX #9578	
3430 CASTRO VALLEY BOULEVARD	
CASTRO VALLEY, CALIFORNIA	
CHECKED BY: KM	APPROVED BY: GM

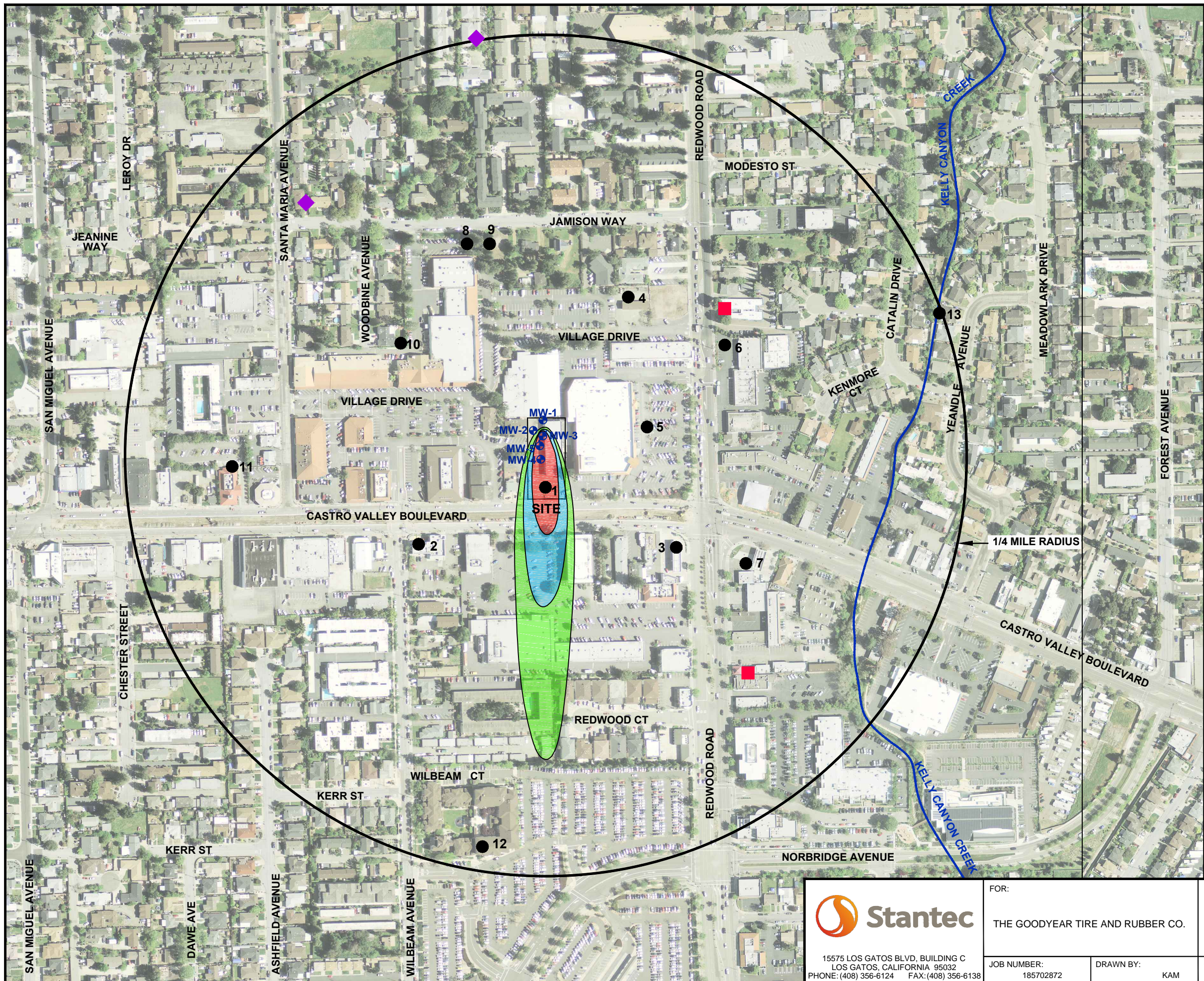
FIGURE: 6
DATE: 01/08/15



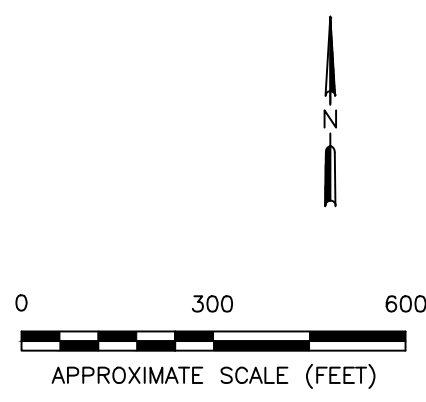
- LEGEND:**
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 - MEDICAL OFFICES WITHIN 1/4-MILE OF SITE
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 - ⊕ ACTIVE GROUNDWATER MONITORING WELL LOCATION
 - ⊖ DESTROYED GROUNDWATER MONITORING WELL LOCATION
 - ▭ AVERAGE PLUME LENGTH (5 ug/L)
 - ▭ 90TH PERCENTILE PLUME LENGTH (5 ug/L)
 - ▭ MAXIMUM PLUME LENGTH (5 ug/L)



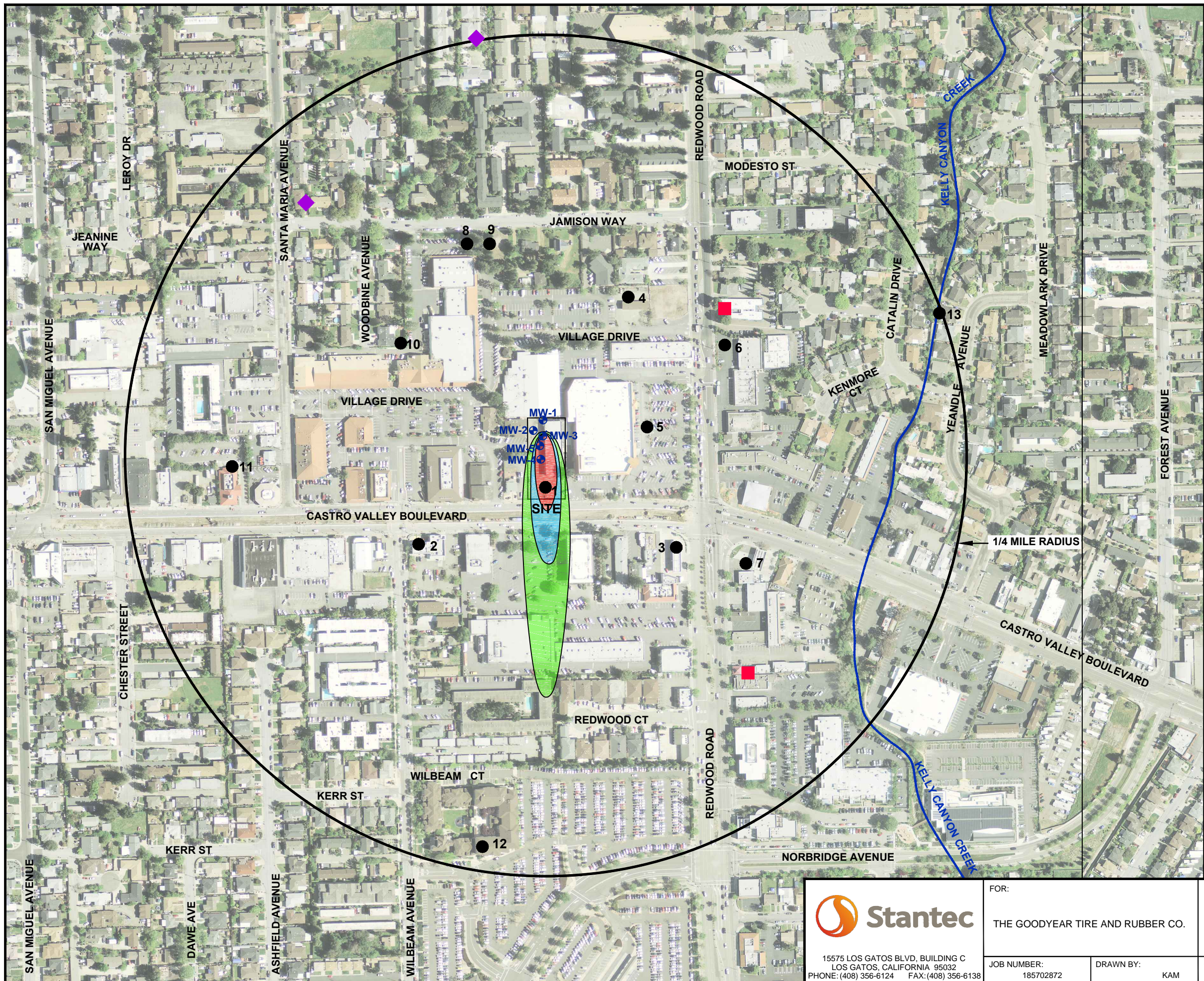
<p>15575 LOS GATOS BLVD, BUILDING C LOS GATOS, CALIFORNIA 95032 PHONE: (408) 356-6124 FAX: (408) 356-6138</p>	FOR: THE GOODYEAR TIRE AND RUBBER CO.		POTENTIAL BENZENE PLUME LENGTHS BASED ON LTCP TECHNICAL JUSTIFICATION GOODYEAR DEX #9578 3430 CASTRO VALLEY BOULEVARD CASTRO VALLEY, CALIFORNIA		FIGURE: 10
	JOB NUMBER: 185702872	DRAWN BY: KAM	CHECKED BY: KM	APPROVED BY: GM	DATE: 01/08/15



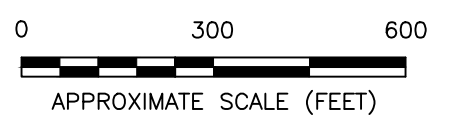
- LEGEND:**
- PROPERTIES WITH WELLS WITHIN 1/4-MILE OF SITE
 - MEDICAL OFFICES WITHIN 1/4-MILE OF SITE
 - ◆ SCHOOLS WITHIN 1/4-MILE OF SITE
 - ⊕ ACTIVE GROUNDWATER MONITORING WELL LOCATION
 - ⊖ DESTROYED GROUNDWATER MONITORING WELL LOCATION
 - AVERAGE PLUME LENGTH (5 ug/L)
 - 90TH PERCENTILE PLUME LENGTH (5 ug/L)
 - MAXIMUM PLUME LENGTH (5 ug/L)




<p>15575 LOS GATOS BLVD, BUILDING C LOS GATOS, CALIFORNIA 95032 PHONE: (408) 356-6124 FAX: (408) 356-6138</p>	FOR: THE GOODYEAR TIRE AND RUBBER CO.		<p>POTENTIAL MTBE PLUME LENGTHS BASED ON LTCP TECHNICAL JUSTIFICATION GOODYEAR DEX #9578 3430 CASTRO VALLEY BOULEVARD CASTRO VALLEY, CALIFORNIA</p>		FIGURE: 11
	JOB NUMBER: 185702872	DRAWN BY: KAM	CHECKED BY: KM	APPROVED BY: GM	DATE: 01/08/15



- LEGEND:**
- PROPERTIES WITH WELLS WITHIN 1/4-MILE OF SITE
 - MEDICAL OFFICES WITHIN 1/4-MILE OF SITE
 - ◆ SCHOOLS WITHIN 1/4-MILE OF SITE
 - ⊕ ACTIVE GROUNDWATER MONITORING WELL LOCATION
 - ⊗ DESTROYED GROUNDWATER MONITORING WELL LOCATION
 - ▭ AVERAGE PLUME LENGTH (100 ug/L)
 - ▭ 90TH PERCENTILE PLUME LENGTH (100 ug/L)
 - ▭ MAXIMUM PLUME LENGTH (100 ug/L)



 15575 LOS GATOS BLVD, BUILDING C LOS GATOS, CALIFORNIA 95032 PHONE: (408) 356-6124 FAX: (408) 356-6138	FOR: THE GOODYEAR TIRE AND RUBBER CO.		POTENTIAL TPHg PLUME LENGTHS BASED ON LTCP TECHNICAL JUSTIFICATION GOODYEAR DEX #9578 3430 CASTRO VALLEY BOULEVARD CASTRO VALLEY, CALIFORNIA		FIGURE: 12
	JOB NUMBER: 185702872	DRAWN BY: KAM	CHECKED BY: KM	APPROVED BY: GM	DATE: 01/08/15

APPENDIX C
Wells Survey Results
Former Goodyear Tire Store
3430 Castro Valley Boulevard
Castro Valley, CA

	Owner/Site Name	Well Type	Drill Date	Total Depth	Address	Approximate Distance/Direction From Site
1	Merritt Tire Sale	Monitoring Wells	Sept 94, Dec 96, Aug 12	16-20	3430 Castro Valley Blvd.	0
2	CHEVRON #9-4930 / VALLEY CAR WASH	Monitoring Well	Oct-93	20	3369 Castro Valley Blvd.	460 SW
3	Ted Simas (XTRA OIL DBA SHELL STATION)	Monitoring Wells	Feb 90 & Aug 97	18-20	3495 Castro Valley Blvd.	510 SE
4	R. T. Nahas Company (UNOCAL)	Monitoring Wells	Dec 89	25-30	20405 Redwood Rd.	520 NE
5	R. T. Nahas Company	Monitoring Wells	Apr 92	29-37	20629 Redwood Rd	310 E
6	Exxon Oil	Unknown	?	?	20450 Redwood Rd.	650 NE
7	BP #11105 / SHELL 17-1445	Monitoring Well	Sept 92, July 95, Aug 09,	15-30	3519 Castro Valley Blvd.	700 SE
8	R. T. Nahas Company	Domestic/Destroyed	Dec 75	56	3559 JAMISON WAY	700 NNW
9	R. T. Nahas Company	Destroyed	?	20 & 25	3533 JAMISON WAY	725 NNW
10	Horseshoe Drilling	Destroyed	Apr 96	20	20342 Woodbine Ave	600 NW
11	Mitzi Stockel	BOR/MON	Apr-90	8-23	3234 Castro Valley Blvd	1000 W
12	BART	Monitoring Well	Feb 93	16	21000 Wilbeam Ave.	1225 SSW
13	Robert D Rousey	Irrigation	May-77	28	20283 Yeandle Ave.	1325 ENE