



June 21, 2018

CRP / THC Oakland Broadway Uptown Venture LLC
c/o Kathy Binford, Vice President
5847 San Felipe, Suite 3600
Houston, TX 77057
(Sent via electronic mail to: kbinford@hanoverco.com)

Subject: Modified Conditional Work Plan Approval; Site Cleanup Program Case No. RO0003191 and Geotracker Global ID T10000007936, Sisters of Providence Hospital, 2630 Broadway, Oakland, CA 94612

Dear Ms. Binford:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the communication entitled *Former Sisters of Providence Hospital*, from Mr. Gerald Pouncey, Jr. at Morris, Manning & Martin, LLP and was dated May 24, 2018. The letter was sent in response to the May 8, 2018 directive letter from ACDEH which conditionally approved the *Offsite Soil Characterization Work Plan*, by ENGeo, Inc, which was dated March 14, 2018.

The letter objected to two conditions of the May 8, 2018 directive letter, which requested additional analytical sampling and potentially additional soil bores to define the lateral extent of contamination from the three bores that were proposed and approved.

ACDEH has considered these requests and is in agreement with some of the comments as discussed below.

TECHNICAL COMMENTS

- 1. LNAPL Delineation** – ACDEH is in agreement that the lateral extent of delineation of contaminants beneath 27th Street is not the responsibility of the site redeveloper, with the exception of the LNAPL discovered onsite. ACDEH does not object to the location of the three bore present in the work plan; however, please note additional delineation of the LNAPL may be required.
- 2. Modification of Additional Soil Analytical Suite** – ACDEH notes that the aliquot of LNAPL that was analyzed in sample WS-1 was the water portion, and not the LNAPL portion of the sample. The sample results included detections of carcinogenic Poly-Aromatic Hydrocarbons (PAHs) in sample WS-1 at elevated non-detectable concentrations. These concentrations were above Environmental Screening Levels (ESLs) used as goals at the site. Diffusion of contaminants into the water aliquot implies higher concentrations of contaminants in the LNAPL.

Existing analytical (WS-1) indicates that BTEX concentrations were non-detect at good limits of detection in the water aliquot, and additional analysis for these compounds do not appear necessary. Therefore ACDEH requests the additional analytical suite to include naphthalene and other semi-volatile organic compounds (SVOCs) by EPA Method 8270 due to the identification of the product as Bunker C Oil and the detection of PAHs in WS-1. This request is based on the analytical suite associated with Bunker C Oil (LUFT Manual, September 2012, State Water Resource Control Board).

Conversely, the volatile organic compounds (VOCs) 1,1,2-Trichloroethane and 1,1,2,2-Trichloroethane were detected in WS-1 at concentrations above their ESLs in WS-1. Thus it appears appropriate to include a full suite VOC analysis by EPA 8260.

TECHNICAL REPORT REQUEST

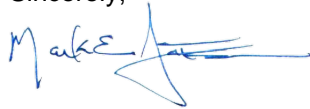
Please submit the following technical reports and deliverables to the State Water Board's Geotracker website and notify your case worker by electronic mail (mark.detterman@acgov.org), in accordance with the following specified file naming convention and schedule, as provided below, and in the Responsible Party(ies) Legal Requirements/Obligations which is included as Attachment 1. Please note ACDEH no longer accepts reports on the ftp site.

- **August 20, 2018** – Site Investigation Report
File to be named RO3191_SWI_R_YYYY-MM-DD

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

If you have any questions, please do not hesitate to call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

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

cc: Kristen Gates, The Hanover Company, 5847 San Felipe, Suite 3600, Houston, TX 77057;
(Sent via electronic mail to: kgates@hanoverco.com)

Scott Youdall, The Hanover Company, 279 Front Street, #102, Danville, CA 94526
(Sent via electronic mail to: syoudall@hanoverco.com)

Gerald L. Pouncy, Jr, Morris, Manning, & Martin, LLP, 1600 Atlanta Financial Center, 3343
Peachtree Road, NE, Atlanta, GE, 30326; (Sent via electronic mail to:
gpouncey@mmmlaw.com)

Divya Bhargava, ENGE0, Inc, 2010 Crow Canyon Place, Suite 250, San Ramon, CA;
(Sent via electronic mail to: dbhargava@engeo.com)

Shawn Munger, ENGE0, Inc, 2010 Crow Canyon Place, Suite 250, San Ramon, CA;
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Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

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.