James P. Kiernan, P.E.
Project Manager

Chevron Environmental Management Company
6001 Bollinger Canyon Road
Room C2102
San Ramon, CA 94583
Tel (925) 842-3220
jkiernan@chevron.com

May 11, 2017

Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Re: 76 Station No. 1156 (351645)
Additional Site Investigation Work Plan
4276 MacArthur Boulevard, Oakland, California
Fuel Leak Case No.: RO0000409

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.

The information in this report is accurate to the best of my knowledge. This report was prepared by Arcadis, upon whose assistance and advice I have relied.

Sincerely,

James P. Kiernan, P.E.
Project Manager

Attachment: *Additional Site Investigation Work Plan* by Arcadis

ARCADIS Design & Consultancy for natural and built assets

RECEIVED
By Alameda County Environmental Health 3:05 pm, May 12, 2017

Chevron Environmental Management Company

ADDITIONAL SITE INVESTIGATION WORK PLAN

76 Service Station No. 1156 (351645) 4276
MacArthur Boulevard, Oakland, California
ACDEH Case No. RO0000409

5/11/2017

ADDITIONAL SITE INVESTIGATION WORK PLAN

76 Service Station No. 1156 (351645)
4276 MacArthur Blvd., Oakland, CA,
ACDEH Case No. RO0000409

Samuel Miles
Project Manager

J.P. Brandenburg
Staff Geologist

Katherine Brandt, P.G.
Senior Geologist

Prepared for:

Ms. Kit Soo

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway, Suite 250

Alameda, California 94502-6577

Prepared by:

Arcadis U.S., Inc.

2999 Oak Road

Suite 300

Walnut Creek

California 94597

Tel 925 274 1100

Fax 925 274 1103

Our Ref.:

B0035135.1645

Date:

May 11, 2017

CONTENTS

FIGURES

APPENDICES

1 INTRODUCTION

On behalf of Chevron Environmental Management Company's (CEMC's) affiliate, Union Oil Company of California (Union Oil), Arcadis U.S., Inc. (Arcadis) has prepared this *Additional Site Investigation Workplan* ("Work Plan") to further evaluate the extent of petroleum hydrocarbon impacts at 76 Station #1156 at 4276 MacArthur Boulevard in Oakland, California (site). Figure 1 illustrates the general area of the site and Figure 2 presents a layout of the site. The scope of work proposed in this Work Plan was discussed and agreed upon during a conference call on April 14, 2017 between Alameda County Department of Environmental Health (ACDEH), CEMC, Arcadis, and the property owner, and formally requested in the ACDEH letter dated April 17, 2017 (Appendix A). To further delineate and characterize the extent of residual impacted soil at the site, the proposed scope of work includes the advancement of at least 24 shallow hand auger soil borings (Figure 3). To evaluate soil and groundwater quality on the adjacent property to the northwest (Oakland Veterinary Hospital at 4258 MacArthur Blvd), the advancement of one direct push boring is also proposed (Figure 3). To further evaluate soil vapor quality along the northwest property boundary, re-sampling of existing soil vapor wells SVW-1, SVW-2 and SVW-3 is proposed (Figure 4). Finally, to further evaluate soil vapor quality on the adjacent property, the re-sampling of existing soil vapor wells SV-1 and SV-2 (Figure 4) located on the property is proposed, pending the availability of access and suitable well condition.

2 SITE BACKGROUND

The site is currently an active 76 service station. Current station facilities include a single-story convenience store, two product dispenser islands with individual canopies, and an automotive service bay. Two 10,000-gallon gasoline underground storage tanks (USTs) are located in the southwest corner of the site. Based on historical documents the site has been occupied by a service station since the 1940s and was previously residential. The property owner plans to expand the station building to the northwest, remove the service bay, and replace it with a larger convenience area.

The surrounding area consists of mixed commercial and residential development. Adjacent to the site is the Oakland Veterinary Hospital (4258 MacArthur Boulevard) to the northwest, and a single-family residence (3627 High Street) to the north/northeast. The site is bordered by MacArthur Boulevard to the southwest, with a vacant lot on the opposite side of the street which is also an open leaking UST (LUST) case, a former Shell service station (255 MacArthur Boulevard, Case No. 01-1366). The site is bordered by High Street to the southeast, with a commercial business plaza on the opposite side of the street. A closed LUST case is associated with this property, a former Chevron service station (4300 MacArthur Boulevard, Case No. 01-0371). To the south beyond the intersection of MacArthur Boulevard and High Street is a vacant lot, an additional open LUST case, the former Robert's Tires Service Shop (4311-4333 MacArthur Boulevard, Case No. 01-3601).

Site Geology and Hydrogeology

Soils at the site are mainly clay and silty clay, with occasional stringers of sand and gravel. In some areas, 5-10 feet of fill appears present. The fill is composed mostly of clay-rich material, and contains debris such as broken concrete, wood, tangled wire, and metal containers. Impacted groundwater at the site is within a shallow, unconfined aquifer with characteristically low permeability. Typical groundwater depths at the site range from 5-7 feet below ground surface (bgs), with groundwater flow generally topographically down-gradient to the west/southwest. An irregular potentiometric surface indicates either semi-confined pockets of groundwater, or dynamic flow conditions.

3 SITE HISTORY AND PREVIOUS SITE INVESTIGATIONS

As mentioned above, the site appears to have been occupied by a service station since at least the 1940s with at least two prior configurations. In 1966, the existing service station was replaced with a new Union Oil gas station. This established the present configuration of the site. In 1980, repairs were made to the two 10,000-gallon USTs and associated piping (ERI 1989). In 1997, Pacific Environmental Group Inc. (PEG) identified at least one likely underground fuel release based on soil vapor samples. In 1998, Tosco Marketing Company (Tosco, now ConocoPhillips) removed one underground 280-gallon waste oil tank (WOT) and replaced two 10,000-gallon gasoline USTs, fuel dispensers, and associated piping at the site (Delta 2007).

Environmental investigation at the site has been ongoing since 1995 and has included the installation of 21 groundwater monitoring wells, 8 semi-permanent soil vapor wells, and the drilling of at least 30 soil borings. A detailed summary of these previous environmental investigations may be found in the 2015 *Feasibility Study* prepared by AECOM. Most recently, in March 2017 Arcadis performed a Multi-Phase Extraction (MPE) pilot test as proposed in the *Feasibility Study* (AECOM 2015, 2016).

4 PROPOSED SCOPE OF WORK

As mentioned above, the following scope of work was discussed during the April 14, 2017 conference call.

Arcadis found that the use of MPE was generally ineffective for the site. A summary of pilot test activities and subsequent conclusions will be included in a Remedial Action Plan (RAP), which is currently in preparation. As an alternative for site remediation in the area of the planned building expansion, a focused excavation will be proposed in the RAP. Due to the utility clearance activities (“daylighting”) practiced during previous soil borings and well installations, the distribution of constituents of concern (COCs) in the upper 5 feet of soil below ground surface is not well characterized. Therefore, at least 24 soil borings will be advanced (by hand auger) near the current service station building to further evaluate the presence of petroleum hydrocarbon COCs in shallow soil.

To further evaluate soil and groundwater quality on the adjacent property (4258 MacArthur Blvd.), one direct push boring will be drilled on this property. In this temporary boring, soil samples will be collected at a minimum of depths of 5, 15 and 25 feet bgs; if flow is sufficient, grab-groundwater samples will be collected at 10, 20 and 30 feet bgs. The approximate proposed boring locations are shown on Figure 3, but may change based on subsurface utilities or other obstructions.

Concurrently, soil vapor samples will be collected from existing soil vapor wells SVW-1, SVW-2 and SVW-3. Pending access and appropriate well condition, soil vapor samples will be collected from soil vapor wells SV-1 and SV-2 on the adjacent property. If SV-1 and SV-2 are found to be unable to be sampled, possible alternatives will be further evaluated.

The following sections identify all activities required for this characterization, including pre-implementation, soil boring procedure, soil, groundwater, and soil vapor sampling and analysis, and procedures for waste characterization, handling, and disposal.

5 HEALTH AND SAFETY, PERMITTING, AND UTILITY CLEARANCE

Prior to initiating field work, the Site-specific Health and Safety Plan (HASP) will be updated in compliance with applicable Occupational Safety and Health Administration (OSHA) regulations, particularly those in Title 8 of the California Code of Regulations (CCR) 5192, and other applicable federal, state, and local laws, regulations, and statutes. The HASP will be available for use by Arcadis employees and contractors during field activities.

All necessary permits and access agreements will be obtained prior to the initiation of soil boring installation. The proposed drilling locations will be cleared of potential conflict with existing underground utilities by calling Underground Service Alert (USA) a minimum of one week prior to advancing the soil borings. Additionally, a private utility location service will be contracted to further identify any potential underground utilities.

6 SOIL BORINGS

To further evaluate the extent of impacted soil, and evaluate soil and groundwater quality on the adjacent property, Arcadis proposes to advance at least 25 soil borings as shown on Figure 3. Borings SB-20 through SB-43 will be drilled to a depth of 8 feet below ground surface (bgs) by hand auger. Boring SB-44 will be drilled to a depth of 30 feet bgs using direct-push methods. The soil boring locations and depths may be modified in the field based on encountered obstructions.

Hand Auger Soil Borings

At each boring location, a 5-inch hole will first be bored through the parking lot pavement by an Arcadis sub-contractor. The boring will then be advanced by Arcadis field personnel using a hand auger with a 2- or 4-inch bucket. If necessary, a driller licensed by the State of California will assist. Soil will be collected continuously for lithological classification using the United Soil Classification System (USCS). All soil boring activities will be conducted under the supervision of a State of California licensed professional geologist. The borings will be advanced to 8 feet bgs. However, depending on recent rainfall, the depth to water may be shallower than 8 feet. All borings will be advanced to 8 feet bgs unless:

1. Significant borehole collapse due to groundwater infiltration occurs.

2. Refusal due to buried debris occurs.

All reasonable effort will be made to work around debris, but the decision to abandon a borehole and move to the next will be left to the discretion of the supervising field personnel. All hand augered boreholes will be grouted and the pavement patched in accordance with all rules and regulations specified by Alameda County and the State of California. If necessary, a driller licensed by the State of California will perform any portion of borehole abandonment that requires licensure.

The borehole locations and spacing were selected to ensure sufficient lateral sampling density based on the expectation that a significant number will encounter refusal due to buried debris. The same applies to borings that may terminate early due to borehole collapse. Due to relatively stiff and cohesive soils this is not anticipated. However, if an unusually high water table causes this to be a persistent problem, the following contingency will be implemented:

Borehole Collapse Contingency

Any of the hand-augered boreholes which must be terminated early due to borehole collapses below 5 feet bgs will be backfilled with cuttings and temporarily capped. If more than four borings are terminated early for this reason, additional drilling will be required to ensure adequate sampling density. In that event, a licensed driller will be retained to complete the sampling in all collapsed boreholes to the full 8 feet depth using a direct push method. These locations will then be added to the scope of work for the SB-44 location, as described below.

If fewer than four borings are terminated early due to collapse, this second phase of drilling will not be necessary. In that case, field personnel will remove the backfill using a hand auger, then grout and patch the borehole as otherwise specified.

Note that Arcadis policy requires manual borehole clearance to 5 feet bgs before mechanical drilling can take place. Any hand-augered borehole that must be abandoned shallower than 5 feet bgs for any reason is not considered to be fully cleared, and will under no circumstances be re-entered with direct push equipment.

Refusal Contingency

Based on observations from installing the pilot test wells, refusal shallower than 8 feet bgs is anticipated in some locations. This is a part of the investigation, as it potentially indicates the location of buried debris. During hand augering, reasonable effort will be made to remove or bypass any such debris. Stained soil adjacent to any removed debris will be sampled and analyzed.

Direct-Push Soil Boring(s)

Soil boring SB-44 will be advanced to an approximate depth of 30 feet bgs using the direct-push method operated by a licensed drilling contractor. This method uses hydraulically actuated equipment to drive a cylindrical drive casing into the subsurface. The boring will be initialized using a hand auger as described above: this will function as both shallow soil sampling and utility clearance.

The boring will be advanced to collect continuous soil samples/data for lithologic characterization and groundwater samples. Photoionization detector (PID) headspace readings from soil will be collected every 5 feet. Soil samples will be collected at 5, 15 and 25 feet bgs and analyzed as follows.

Field Screening Activities and Laboratory Analysis

In the hand-augered boreholes, soil samples will be collected at 2-foot intervals and screened in the field for volatile organic compounds (VOCs) using a PID. The soil screening procedure will involve measuring approximately 30 grams from a relatively undisturbed soil sample, and placing the sample in a sealed container (e.g., zip-lock-type-bag). The sample will be allowed to equilibrate for approximately 20 minutes, then the head space from the bag will be tested for total organic vapor measured in parts per million (ppm). The PID results will be noted on the field boring logs. A minimum of three soil samples from 2.5, 5 and 8 feet bgs will be collected from each boring, with additional samples of any soil exhibiting unusual staining or unusually high PID readings. These soil samples will be analyzed for the following:

- Total petroleum hydrocarbons in the gasoline range (TPH-g) by the Unites States Environmental Protection Agency (USEPA) Method 8015B;
- Benzene, toluene, ethylbenzene, and total xylenes (BTEX, collectively) by USEPA Method 8260B; and
- Methyl tertiary butyl ether (MTBE), tertiary-butyl alcohol (TBA), di-isopropyl ether (DIPE), tertiary-amyl methyl ether (TAME), ethyl tert-butyl ether (ETBE), ethanol, naphthalene, 1,2-dibromoethane (EDB), and 1,2-dichloroethane (1,2-DCA) by USEPA Method 8260B

Two additional characteristic soil samples will be collected for detailed hydrocarbon analysis (PIANO).

7 GRAB GROUNDWATER SAMPLING

In boring SB-44, grab-groundwater samples will be collected using discrete groundwater sampling equipment that will be removed immediately after groundwater sample collection. Three grab-groundwater samples are proposed to be collected at approximately 10, 20 and 30 feet bgs.

Groundwater samples will be collected using a clean ¾-inch bailer inserted into the 2¼-inch-diameter outer rod. Samples will be poured into clean, laboratory-supplied 40-milliliter vials and inspected for air bubbles. If an air bubble is observed, the vial will be disposed of and a sample will be poured into a new vial. After collection, the sample containers will be labeled and placed in an ice-chilled cooler for transportation to a state-certified laboratory for VOC analysis using USEPA Method 8260 (same analytes as the soil samples). The samples will be tracked using standard chain-of-custody protocols.

8 BOREHOLE DESTRUCTION AND EQUIPMENT DECONTAMINATION PROCEDURES

Upon completion, each borehole resulting from the soil and direct push borings will be backfilled with bentonite grout to the surface in accordance with the current California Department of Water Resources

(CDWR), Southern District, Well Standards (CDWR 1998). The grout will be emplaced from the terminal end of the boring upward via a tremie pipe for SB-44. This process seals the hole from the bottom up, to approximately 1 to 2 feet bgs. The remainder of the boring will be filled with topsoil or asphalt cold patch to be consistent with surrounding surface conditions.

To avoid cross-contamination during drilling and sampling, the sample barrels and other reusable equipment will be broken down after each sample, cleaned using a non-phosphate soap, double-rinsed in deionized water, and allowed to air dry prior to reuse. Drive casings and other drilling equipment used will be steam cleaned or replaced with new equipment between boreholes.

9 SOIL VAPOR SAMPLING

The approximate locations of the existing soil vapor wells are shown in Figure 4. Prior to commencing work, each well will be checked for condition. If the well contains purgeable water, it will not be sampled. All sampling will be conducted in accordance with Department of Toxic Substances Control (DTSC) protocols (DTSC 2011, DTSC 2015).

One sample will be collected at each soil vapor well that is found to be in good condition. Prior to sampling, the soil vapor well will be adequately purged. Purging will consist of removing approximately three volumes of stagnant soil vapor at a flow rate of less than or equal to 200 milliliters per minute (mL/min). The purge volume will be calculated based on the dimensions of the above-ground gauges, tubing, sampling equipment, below-ground tubing and soil vapor probe. Purge volume calculation, field conditions, flow rate, pump specifics and other applicable information will be recorded by field personnel on soil vapor sample collection logs.

A leak test will be conducted to ensure the integrity of the sampling system. The wellhead and entire sampling train (valves, tubing, fittings, gauges, SUMMA® canister) will be placed in a sampling shroud. High purity helium, or equivalent, will be used as the tracer compound for the leak test. The tracer compound will be released into the shroud in a controlled quantity and be monitored for concentration stability using a helium detector. Helium concentrations will be maintained at approximately 10 to 20% for the duration of purging and sampling at each location. Analysis for the tracer compound in the soil vapor sample will be used to assess if leakage occurred. The soil vapor samples will then be collected using 1-Liter batch certified SUMMA™ canisters at a flow rate of less than or equal to 200 mL/min. A vacuum of less than 10 inches of mercury (inches Hg) will be maintained throughout sampling. Soil vapor sampling will be stopped when the canister vacuum has dropped to no less than -5 inches Hg.

A duplicate sample collected in-line with its respective parent sample and an equipment blank sample collected using a laboratory supplied air source will also be submitted to the laboratory for quality assurance purposes.

The soil vapor samples will be shipped under appropriate chain of custody protocols to a California-certified laboratory for analysis of the following:

- TPH-g, BTEX, MTBE and naphthalene by Modified USEPA Method TO-15.
- Fixed gases, including oxygen, carbon dioxide, methane and helium by Modified American Society for Testing and Materials (ASTM) International Method D-1946.

10 MANAGEMENT OF INVESTIGATION DERIVED WASTE

Soil cuttings and decontamination water generated during site investigation activities will be temporarily stored on-site in properly labeled Department of Transportation approved 55-gallon steel drums pending waste profiling results. The investigation derived waste will then be transported to an approved disposal or treatment facility following waste characterization.

11 REPORTING

Following completion of investigation activities and laboratory analysis, results will be incorporated into the RAP and the design of the proposed focused excavation. Specific elements of the RAP pertaining to the completion of this investigation will include the following:

- Soil and PID logs for all borings
- Documentation of the collection of soil samples (Chain of Custody)
- Results of the laboratory analyses performed
- Data Evaluation and Quality Control Report

12 SCHEDULE

Arcadis is prepared to initiate field work after receipt of written approval from ACDEH and all necessary permits. Note that as discussed during the April 14, 2017 conference call, the access agreement for the adjacent property needs to be amended to allow for this scope of work and may delay this portion of the investigation. We will keep ACDEH apprised of the status of the agreement. A summary report will be submitted to ACDEH within 45 days of receiving the final sampling results.

If you have any questions or comments regarding the contents of this Work Plan, please contact Sam Miles (by phone: 206-726-4720 or by email: Samuel.Miles@arcadis.com).

13 REFERENCES

AECOM. 2015. Feasibility Study, 76 Service Station No. 1156 (351645), 4276 MacArthur Boulevard, Oakland, California. November.

AECOM. 2016. Pilot Testing Workplan, 76 Service Station No. 1156 (351645), 4276 MacArthur Boulevard, Oakland, California. March.

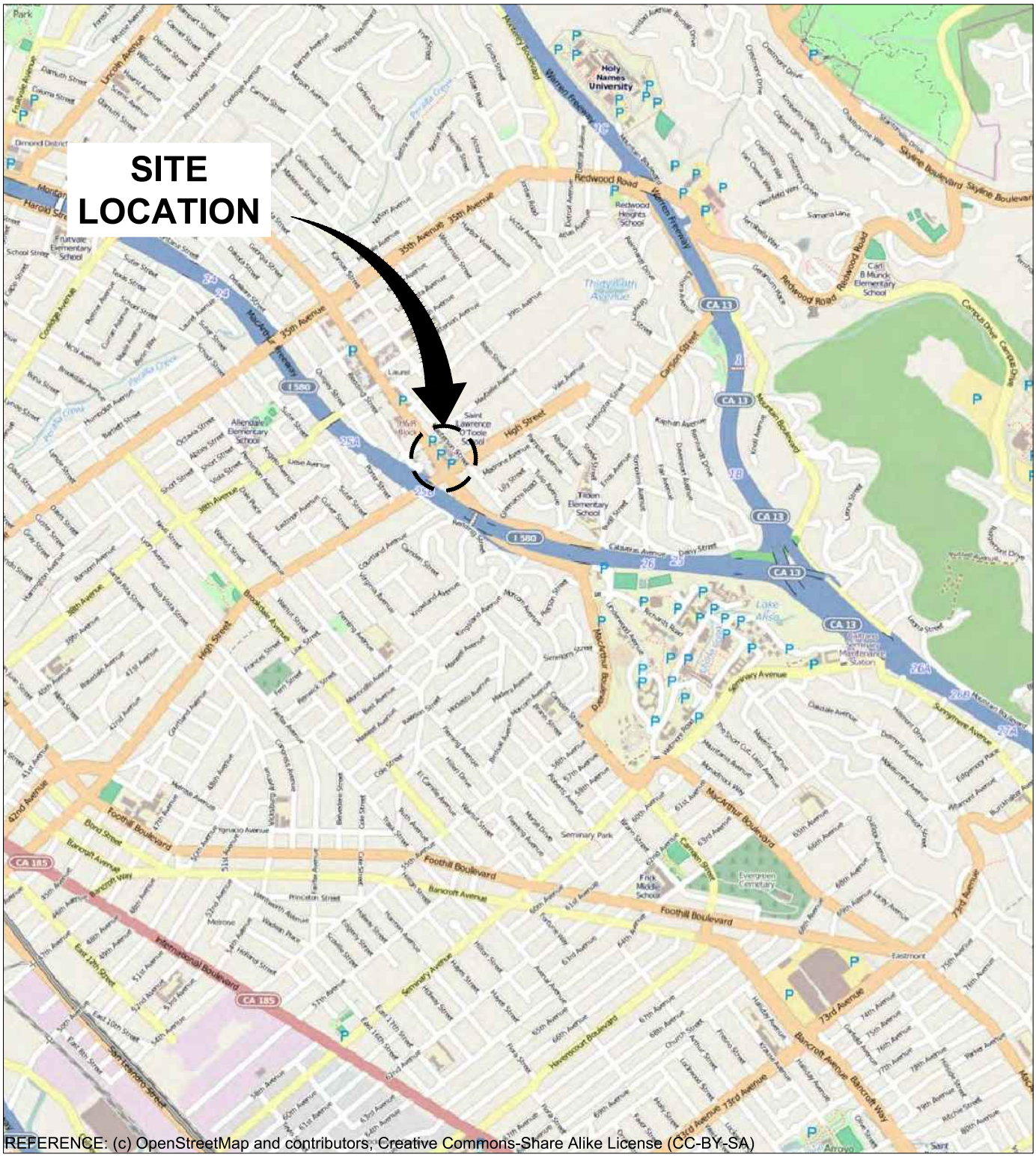
Delta. 2007. Site Investigation Report, 76 Station No. 1156, 4276 MacArthur Boulevard, Oakland, California. December.

DTSC. 2011. Guidance for the Evaluation and Mitigation of Subsurface Gas Intrusion to Indoor Air. October.

DTSC. 2015. Advisory – Active Soil Gas Investigations, Department of Toxic Substances Control and California Regional Water Quality Control Board, Los Angeles Region, July.

Environmental Resolutions Inc. 1998. Underground Storage Tank and Associated Piping Replacement Report. 76 Service Station No. 1156 (351645); 4276 MacArthur Boulevard, Oakland, California. August 28.

FIGURES



0 2000' 4000'

Approximate Scale: 1 in. = 2000 ft.

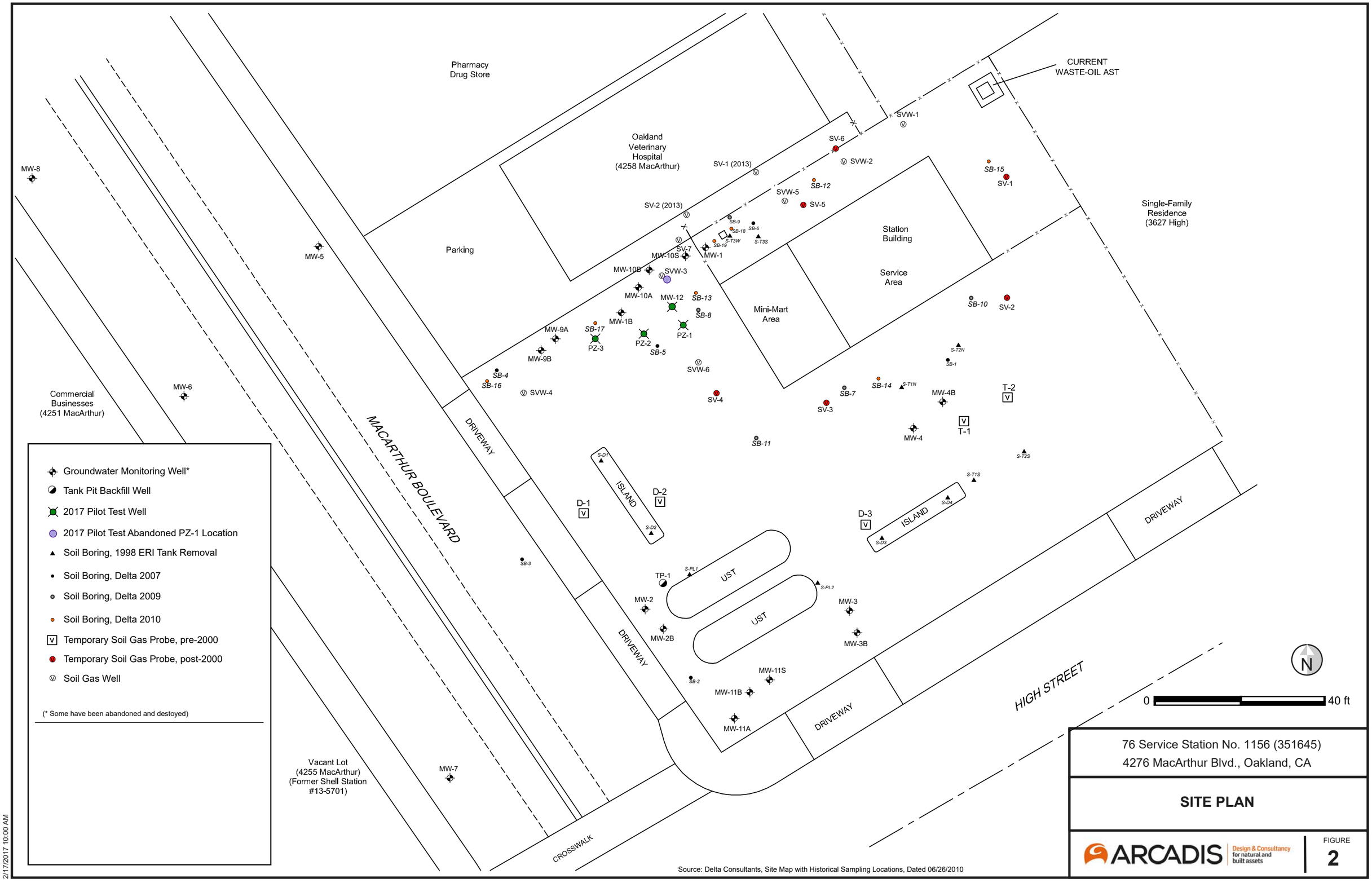
76 SERVICE STATION NO. 1156 (351645)
4276 MACARTHUR BOULEVARD
OAKLAND, CALIFORNIA

SITE LOCATION MAP

ARCADIS Design & Consultancy for natural and built assets

FIGURE
1

CITY:EMERYVILLE, CA DIV/GROUP:ENVCAD DB:A.REYES
G:\ENVCAD\Emeryville\ACT\B0035135\1645\Semi-Annual\SSR 2016\DWG\B0035135-1645 N01.dwg LAYOUT: 1 SAVED: 10/24/2016 10:30 AM ACADVER: 19.1S (LMS TECH) PAGESETUP: --- PLOTSTYLETABLE: ARCADIS.CTB PLOTTED: 10/24/2016 4:53 PM BY: REYES, ALEC
XREFS: IMAGES: PROJECTNAME: --
X-B0035135-1645_Location.jpg



Source: Delta Consultants, Site Map with Historical Sampling Locations, Dated 06/26/2010

76 Service Station No. 1156 (351645)
4276 MacArthur Blvd., Oakland, CA

SITE PLAN

ARCADIS Design & Consultancy for natural and built assets

FIGURE
2

Proposed Soil Borings

Pharmacy
Drug Store

Oakland
Veterinary
Hospital
(4258 MacArthur)

CURRENT
WASTE-OIL AST

Single-Family
Residence
(3627 High)

Parking

Station
Building

Service
Area

Mini-Mart
Area

SB-20
SB-21
SB-22
SB-23
SB-24
SB-25
SB-26
SB-27
SB-28
SB-29
SB-30
SB-31
SB-32
SB-33
SB-34
SB-35
SB-36
SB-37
SB-38
SB-39
SB-40
SB-41
SB-42
SB-43
SB-44

Commercial
Businesses
(4251 MacArthur)

MACARTHUR BOULEVARD

DRIVEWAY

ISLAND

ISLAND

UST

UST

DRIVEWAY

DRIVEWAY

DRIVEWAY

HIGH STREET

CROSSWALK

Vacant Lot
(4255 MacArthur)
(Former Shell Station
#13-5701)

- Proposed soil boring location, hand-auger
- Proposed soil boring location, direct-push

N

0 40 ft

Source: Delta Consultants, Site Map with Historical Sampling Locations, Dated 06/26/2010

76 Service Station No. 1156 (351645)
4276 MacArthur Blvd., Oakland, CA

PROPOSED SOIL BORINGS

ARCADIS Design & Consultancy for natural and built assets

FIGURE
3

Pharmacy
Drug Store

Oakland
Veterinary
Hospital
(4258 MacArthur)

CURRENT
WASTE-OIL AST

SVW-1

SV-1 (2013)

SVW-2

SVW-5

SV-2 (2013)

Single-Family
Residence
(3627 High)

Parking

Station
Building

SVW-3

Service
Area

Mini-Mart
Area

SVW-6

SVW-4

Commercial
Businesses
(4251 MacArthur)

MACARTHUR BOULEVARD

DRIVEWAY

ISLAND

ISLAND

UST

UST

DRIVEWAY

DRIVEWAY

DRIVEWAY

HIGH STREET

Existing Soil Vapor Monitoring Well

Vacant Lot
(4255 MacArthur)
(Former Shell Station
#13-5701)

CROSSWALK

N

0 40 ft

Source: Delta Consultants, Site Map with Historical Sampling Locations, Dated 06/26/2010

76 Service Station No. 1156 (351645)
4276 MacArthur Blvd., Oakland, CA

SOIL VAPOR MONITORING WELLS

ARCADIS Design & Consultancy for natural and built assets

FIGURE
4

APPENDIX A

Alameda County Department of Environmental Health, April 17, 2017 Conference Call Summary and Requested Deliverables for Fuel Leak Case No. RO0000409

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

April 17, 2017

James Kiernan
Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, CA 94583
(Sent via E-mail to: J.Kiernan@Chevron.com)

Ed Ralston
Phillips 66 Company
76 Broadway
Sacramento, CA 95818
(Sent via E-mail to: Ed.C.Ralston@p66.com)

Rajan Goswamy
4276 MacArthur Boulevard
Oakland, CA 94619
(Sent via E-mail to: rajgoswamy@sbcglobal.net)

Carole Quick and Lorraine Mudget
10214 SW Stuart Court
Portland, OR 97224-4304

Subject: April 14, 2017 Conference Call Summary and Requested Deliverables for Fuel Leak Case No. RO0000409 and GeoTracker Global ID T0600102279, Unocal #1156, 4276 MacArthur Boulevard, Oakland, CA 94619

Dear Mr. Kiernan, Mr. Ralston, Ms. Quick, Ms. Mudget, and Mr. Goswamy:

On April 14, 2017, Alameda County Department of Environmental Health (ACDEH – Kit Soo and Dilan Roe) had a conference call with James Kiernan and Hong Luo (Chevron); Katherine Brandt, J.P. Brandenburg, Jesse Brockman and Miles Samuel (ARCADIS, consultant for Chevron), Raj Goswamy (Current Property Owner).

During the conference call, the following items were discussed and associated deliverables are referenced in the technical report request section of this directive:

- **Phase I – Work to be performed in 2017**
  - Data Gap Investigation Work Plan submittal and implementation which includes the following components:
    - Advancement of hand auger borings (to depths of approximately 8 feet below ground surface [bgs] in the convenience store expansion area. The following contingencies must be included in the Data Gap Investigation Work Plan: contingency to advance the borings to depths deeper than 5 feet using a direct push rig if the hand auger method is not feasible at that depth, and a contingency to include step-out borings if any of the proposed borings hit refusal.
    - Soil vapor evaluation at the existing soil vapor points (SV-1 and SV-2) located on the veterinary hospital property to assess current conditions.
    - Soil and groundwater characterization at the veterinary hospital property to assess extent of impacts from the site.
  - Remedial Action Plan (RAP) submittal for the convenience store expansion area and vicinity (includes the adjacent veterinary hospital property). The RAP will also include results and findings from the soil vapor evaluation, and soil and groundwater characterization at the adjacent veterinary hospital property.
  - The Draft RAP for the convenience store expansion area and vicinity (which includes the adjacent veterinary hospital property) will undergo a public participation period of 30 days.

- **Phase II – Work to be performed in 2018**
  - Implementation of the RAP for the convenience store expansion area and vicinity (includes the adjacent veterinary hospital property).
  - Data Gap Investigation Work Plan and submittal and implementation for the remaining portions of the site (will be performed if determined to be needed at that time)
  - RAP submittal and implementation for the remaining portions of the site.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated its Attachment 1 with regards to report submittals to ACDEH. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover letter signed by the Responsible Party (RP). The language for the Submittal Acknowledgement Statement is as follows:

"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 State Water Resources Control Board's (SWRCB) GeoTracker website."

Note this change to your submittals to ACDEH.

TECHNICAL REPORT REQUEST

Please submit technical reports to the ACDEH ftp and Geotracker sites using the designations indicated below according to the following schedule:

- **May 14, 2017** – Data Gap Investigation Work Plan for the Proposed Convenience Store Expansion Area and Vicinity
  File to be named: RO0409 WP_R_yyyy-mm-dd

- **September 29, 2017** – RAP for the Proposed Convenience Store Expansion Area and Vicinity (which includes the adjacent veterinary hospital property)
  File to be named: RO0409 RAP_R_yyyy-mm-dd-1

- **November 1, 2017** – Public Participation Period for Draft RAP for the Proposed Convenience Store Expansion Area and Vicinity (which includes the adjacent veterinary hospital property)
  File to be named: RO0409 PP_yyyy-mm-dd

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at kit.soo@acgov.org. Online case files are available for review at the following website: http://www.acgov.org/aceh/index.htm.

Thank you for your cooperation. If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at kit.soo@acgov.org.

Sincerely,

Kit Soo

Digitally signed by Kit Soo
DN: cn=Kit Soo, o=ACDEH, ou, email=Kit.Soo@acgov.org, c=US
Date: 2017.04.17 09:58:33 -07'00'

Kit Soo, PG 8957
Senior Hazardous Materials Specialist

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

cc: Maureen Dorsey, Oakland Veterinary Clinic, 4258 MacArthur Boulevard, Oakland, CA 94619 *(Sent via E-mail to: mddvm@oaklandvet.com)*

Katherine Brandt, ARCADIS, 2999 Oak Road, Suite 300, Walnut Creek, CA 94597
(*Sent via E-mail to: Katherine.Brandt@arcadis.com*)

Samuel Miles, ARCADIS, 1100 Olive Way, Suite 800, Seattle, Washington, CA 98101
(*Sent via E-mail to: Samuel.Miles@arcadis.com*)

John Kevlin, Reuben, Junius & Rose LLP, 827 Broadway, Suite 205, Oakland, CA 94607 *(Sent via E-mail to: jkevlin@reubenlaw.com)*

Nicholas Niiro, Rogers Joseph O'Donnell, 311 California Street, 10th Fl., San Francisco, CA 94104 *(Sent via E-mail to: NNiiro@rjo.com)*

Dilan Roe, ACEH (*Sent via E-mail to: dilan.roe@acgov.org*)
Paresh Khatri, ACEH (*Sent via E-mail to: paresh.khatri@acgov.org*)
Kit Soo, ACEH (*Sent via E-mail to: kit.soo@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.

Arcadis U.S., Inc.

2999 Oak Road

Suite 300

Walnut Creek, California 94597

Tel 925 274 1100

Fax 925 274 1103

www.arcadis.com

STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER ESI

UPLOADING A GEO_REPORT FILE

SUCCESS

Your GEO_REPORT file has been successfully submitted!

Submittal Type:	**GEO_REPORT**
Report Title:	**ADDITIONAL SITE INVESTIGATION WP**
Report Type:	**Site Investigation Workplan**
Report Date:	**5/11/2017**
Facility Global ID:	**T0600102279**
Facility Name:	**UNOCAL #1156**
File Name:	**351645 Additional SI WP_05112017.pdf**
Organization Name:	**ARCADIS**
Username:	**ARCADIS76**
IP Address:	**8.39.233.103**
Submittal Date/Time:	**5/12/2017 12:31:36 PM**
Confirmation Number:	**6428888678**