

## Detterman, Karel, Env. Health

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**From:** Detterman, Karel, Env. Health  
**Sent:** Wednesday, March 15, 2017 11:17 AM  
**To:** 'Cinnamon Crane'  
**Cc:** 'Vern Miller'; Sara Abramowitz-Hill; jennifer.c.sedlachek@exxonmobil.com; 'Igonzalez@sahahomes.org'; James Chappell; 'Janice Jacobson'; Roe, Dilan, Env. Health  
**Subject:** RE: 160 14th Street, Oakland, CA  
**Attachments:** DIR-L 2017-01-26.pdf

Hello Cinnamon:

Thank you for your e-mail.

At this time, Alameda County Department of Environmental Health (ACDEH) cannot provide Satellite Affordable Housing Associates (SAHA) with a letter stating that the fuel leak case does not pose a risk to residents because we do not know. ACDEH does not have the documentation indicating the environmental condition (contaminant concentrations) of the site soil upon completion of the excavation just prior to the start of construction, documentation of the installation of a vapor barrier, or the as-builts showing the location of subsurface structures, such as elevators, subsurface garage, and stair wells. I've attached ACDEH's January 26, 2017 Directive Letter to ExxonMobil and request that SAHA work with ExxonMobil to implement the requested work in the Directive Letter. With SAHA's cooperation and permission for site access, the work requested in the Directive Letter can be completed, which, depending on the results, will further this case along the path to case closure and inform whether or not the former gasoline service station site poses a risk to current residents.

Sincerely,

Karel Detterman, PG  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
Direct: 510.567.6708  
Fax: 510.337.9335  
Email: karel.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

Hard copy and attachment mailed to cc: Mr. Ted Dang, Fourteenth and Madison Associates, 1305 Franklin Street, Oakland, CA 94612

Madison Street Lofts, 1835 Alcatraz Avenue, Berkeley, CA 94703-2714

Mr. Liang Lee, 388 Market Street, Floor 5, San Francisco, CA 94111-5311

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**From:** Cinnamon Crane [mailto:ccrake@aemconsulting.net]  
**Sent:** Tuesday, March 14, 2017 10:46 AM  
**To:** Detterman, Karel, Env. Health <Karel.Detterman@acgov.org>  
**Cc:** 'Vern Miller' <vern@aemconsulting.net>; Sara Abramowitz-Hill <sara@sahahomes.org>  
**Subject:** 160 14th Street, Oakland, CA

Good morning, Karel,

I'm contacting you on behalf of Satellite Affordable Housing Associates who owns a multi-family affordable housing project at the above address. The project has been awarded HUD funds and must comply with NEPA. As there is an open toxics case, this is problematic for NEPA review. The building was constructed in 2009 after substantial cleanup efforts including removal of 8,000 tons of contaminated soil and 90,000 gallons of contaminated groundwater. A vapor barrier has been installed prior to construction of existing improvements. I am in possession of a letter you sent to ExxonMobil, the responsible entity and prior owner dated January 26, 2017. I assume that this case is on-going. Is it possible for you to provide a letter to me stating if this case poses a threat to residents? The building is occupied. Are there concerns about residents' exposure? For NEPA purposes, the project site should be safe for residents. Can you tell if me it is? I appreciate your assistance in this matter. Your case link is below and my contact information is also below. Thank you -

[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T06019782296](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T06019782296)

Regards,

Cinnamon Crake  
Associate  
AEM Consulting  
310 Pacific Heights Drive  
Santa Rosa, CA 95403  
(707) 523-3710 phone  
(707) 595-5098 FAX  
[www.aemconsulting.net](http://www.aemconsulting.net) web



January 26, 2017

Ms. Jennifer Sedlachek  
ExxonMobil  
4096 Piedmont Ave. #194  
Piedmont, CA 94611  
(Sent via E-mail to: [jennifer.c.sedlachek@exxonmobil.com](mailto:jennifer.c.sedlachek@exxonmobil.com))

Subject: Fuel Leak Case No. RO0002922 and Geotracker Global ID T06019782296, Mobil #10-MHG, 160  
14<sup>th</sup> St., Oakland, CA 94612

Dear Ms. Sedlachek:

Thank you for attending the meeting at Alameda County Department of Environmental Health's (ACDEH's) office on Thursday January 19, 2017. The purpose of was to discuss the results of the *Soil and Groundwater Investigation Report* (Report) dated July 28, 2016 and in reference to the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP), identify any remaining data gaps, and develop a path to case closure. ACDEH understands that site was redeveloped into a mixed residential commercial building prior to 2008 while still an open fuel leak case. As discussed during the meeting, two data gaps were identified, as described in the Technical Comments. ACDEH requests that you address the identified data gaps discussed during our meeting by submitting a Soil and Groundwater Investigation Report by the date provided below.

### **TECHNICAL COMMENTS**

1. **LTCP Media Specific Criteria for Groundwater** – To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites listed in the policy.

The site groundwater gradient direction is not known; however there are several adjacent environmental cases with historical groundwater data which indicate the local gradient direction is predominantly towards Lake Merritt located approximately 820 feet to the east. A grab groundwater sample from B11 located near the east and presumed downgradient edge of the property detected 250 micrograms per liter (ug/L) benzene. The LTCP defines the length of the plume as the maximum extent from the point of release of any petroleum related constituent gasoline-range organic (GRO) in groundwater that exceeds the water quality objectives. Using the criteria listed in Table 1 of the LTCP's *Technical Justification for Groundwater Media-Specific Criteria* to define the length of the plume, please prepare a figure plotting the estimated GRO plume length(s) in the groundwater gradient direction on an aerial photograph base map. Please show the prevalent groundwater gradient direction for nearby cases and identify sensitive receptors within 1,000 feet of the edge of the plume. On the same figure, please identify buildings with basements, beneficial resources and other sensitive receptors, surface water bodies, schools, hospitals, day care centers, elder care facilities.

2. **LTCP Media Specific Criteria for Vapor Intrusion to Indoor Air:** The LTCP describes conditions, including bioattenuation (unsaturated) zones, which if met, will assure that exposure to petroleum vapors in indoor air will not pose unacceptable health risks to human occupants of existing or future site buildings, and adjacent parcels. Appendices 1 through 4 of the LTCP criteria

illustrate four potential exposure scenarios and describe characteristics and criteria associated with each scenario.

ACDEH understands that the site was redeveloped into a mixed use residential commercial building prior to 2008 while still an open fuel leak case. According to the case file, much to all of the property was overexcavated to a substantial depth to accommodate the new building's subgrade features including two elevator shafts and a parking garage; however, documentation of the final excavated depth, confirmation soil sampling of the remaining soil, or the risk of vapor intrusion to indoor air has not been determined or assessed. Benzene was detected in groundwater at 250 ug/L in boring B11 at the edge of the property. Since benzene groundwater concentrations exceed 100 ug/L, to meet Scenario 3 of the LTCP, a 10-foot bioattenuation zone containing combined soil concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) and TPH as diesel (TPHd) less than 100 milligrams per kilogram (mg/kg) must be shown to exist. Please review the building plans of the new development to determine the final excavated depth of the building foundation, especially the final excavated depth below ground surface (bgs) of the parking garage, the elevator shaft, and as well as all other subgrade features. Please prepare a cross section showing the subsurface features, the base of the excavation, and historical soil and groundwater data to support the existence of a 10-foot thick bioattenuation zone. Alternately, if the data does not support the existence of a 10-foot thick bioattenuation zone, please provide documentation that it meets an alternative LTCP scenario or include a work plan to collect sufficient data to determine that it may meet one of the other criteria.

### **Technical Report Request**

Please upload the technical report to the ACDEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the following specified file naming convention and schedule:

- **March 31, 2017 – Soil and Groundwater Report**  
File to be named: RO2922\_SWI\_R\_yyyy-mm-dd

This report is 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.

If you have any questions, please call me at (510) 567-6708 or send me an e-mail message [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org). Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

Karel Detterman, PG  
Hazardous Materials Specialist

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

Ms. Sedlachek  
RO0002922  
January 26, 2017, Page 3

cc: Ms. Leticia Gonzalez, Property Supervisor, Satellite Affordable Housing Associates (SAHA), 1835 Alcatraz Avenue, Berkeley, California 94703, (Sent via E-mail to: [lgonzalez@sahahomes.org](mailto:lgonzalez@sahahomes.org))

Mr. Ted Dang, Fourteenth and Madison Associates, 1305 Franklin Street, Oakland, CA 94612

Madison Street Lofts, 1835 Alcatraz Avenue, Berkeley, CA 94703-2714

Mr. Liang Lee, 388 Market Street, Floor 5, San Francisco, CA 94111-5311

Mr. Jim Chappell, Cardno, 601 N. McDowell, Petaluma, CA 94954, (Sent via E-mail to: [jim.chappell@cardno.com](mailto:jim.chappell@cardno.com))

Ms. Janice Jacobson, Cardno, 601 N. McDowell, Petaluma, CA 94954, (Sent via E-mail to: [janice.jacobson@cardno.com](mailto:janice.jacobson@cardno.com))

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

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

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

Electronic File, GeoTracker

## 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/](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.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> December 1, 2016
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010; May 15, 2014, November 29, 2016
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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](mailto: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](mailto: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.