

## Detterman, Mark, Env. Health

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**From:** Sami Malaeb [s.malaeb@comcast.net]  
**Sent:** Friday, February 14, 2014 5:00 PM  
**To:** Detterman, Mark, Env. Health; britpete@aol.com  
**Cc:** Roe, Dilan, Env. Health; LGRIFFIN@OAKLANDNET.COM; rbatiste@eec-corp.com  
**Subject:** RE: Chevron 98861 (Independent); 2145 35th Avenue, Oakland, (RO2945)  
**Attachments:** Figure 1 Future Site Plan.pdf; Figure 2 Future Site Plan and Depiction of TPHG and TPHD in Soi (02.14.14)l.TCT.pdf

Hi Mark:

Thanks for reviewing the *Soil and Groundwater Investigation Report*, dated November 12, 2013 and your comments below. As you requested, we are responding to your items as follows:

- a. **Presence of an Elevator** - The residential buildings proposed for the site are five three-story residential units. ACEH seeks to determine if one or more elevators be installed at the site. If in the affirmative, ACEH seeks to determine where the elevator shaft(s) will be located.

NO elevator is planned for this site.

- a. **Additional Site Figures** – Prior to the requested meeting, ACEH requests the submittal of a figure that depicts the location of the future residential building features on to a figure that also depicts former site use areas, and site soil bores, wells, and etc. in order to help facilitate an understanding of the juxtapositioning of past and future uses of the site, and identification of areas of potential concern. ACEH also requests a site plan figure depicting the foundation trench excavation plan overlain on to former use areas, and site soil bores, wells, and etc. ACEH also requests a cross-sectional figure depicting proposed building excavation areas (foundation trench, elevator, or other excavation) overlain on former use areas, and soil or well bore analytical data (especially soil data). Finally, the generation of a conceptual Proposed Soil Excavation Areas figure will also be of assistance in this process.

Attached are six figures in response to your request:

Figure 1 – Shows the planned five units and foundations, superimposed on the features of the site.

Figure 2 - Shows the TPH-G + TPH-D concentrations in shallow soil.

Figure 3 - Shows the Lead (Pb) concentrations in shallow soil.

Figure 4 - Shows the cross section location.

Figure 5 – shows the cross section

Figure 6 – Shows the conceptual preliminary areas to be remediated (likely by excavation).

Please note that these figures will be emailed to you in pairs due to their sizes.

As for our meeting, How about meeting next week any day Wednesday Feb. 19, Thursday Feb 20, or Friday Feb 21 at 10:00 a.m. in your office (or during another time of the day you see convenient). Peter Robertson has an emergency trip overseas to see his ailing sister. If you could do the meeting next week or Monday the following week, it will be great. Also, let me know if you want me to inform Judy or Marisa of the Water Board Orphan Fund about the meeting.

Thanks,

It is my pleasure working with you on this site.

Sami Malaeb, P.E., QSP/QSD  
TEL: (925) 858-9608

**From:** Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]  
**Sent:** Monday, February 03, 2014 5:24 PM  
**To:** britpete@aol.com; 'Sami Malaeb'  
**Cc:** Roe, Dilan, Env. Health; LGRIFFIN@OAKLANDNET.COM  
**Subject:** Chevron 98861 (Independent); 2145 35th Avenue, Oakland, (RO2945)

Mr. Robertson,

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above referenced site including the *Soil and Groundwater Investigation Report*, dated November 12, 2013, (received November 25, 2013), and the *Semi-Annual Groundwater Monitoring Report, Fifth Sampling Event, December 2013*, dated December 23, 2013. The reports were prepared and submitted on your behalf by Eagle Environmental Construction (EEC). Thank you for submitting the reports. The investigation report documented the installation of soil bores BH-16 to BH-25 that appear to have defined the downgradient and lateral extent of the soil and groundwater plume, and evaluated the site against the Low-Threat Closure Policy (LTCP). The report found that the site does not meet the media-specific vapor intrusion to indoor air criteria, and recommended that an Feasibility Study and Corrective Action Plan (FS/CAP) be generated. The report also initially proposed the excavation of soil to a depth of 8 feet based on a foundation depth of approximately 2.5 feet in order for the site to meet the 5 foot bioattenuation zone free of Total Petroleum Hydrocarbon (TPH) concentrations for vapor intrusion.

ACEH has evaluated the data and recommendations presented in the above-mentioned reports, in conjunction with the case files, to determine if the site is eligible for closure as a low risk site under the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Based on ACEH staff review, we have determined that the site fails to meet the LTCP General Criteria e (Site Conceptual Model), and the Media-Specific Criteria for Vapor Intrusion to Indoor Air (see Geotracker for a copy of the updated LTCP checklist).

At this juncture ACEH requests that you address the Technical Comments provided below. Prior to submitting additional reports such as an FS / CAP, ACEH would like to invite you to a meeting to discuss the site and strategize about the most efficient path towards closure. ACEH requests notification of suitable dates and times for the meeting by the date identified below.

## **TECHNICAL COMMENTS**

- 1. Proposed Building Foundation Details** - Appendix D of the referenced report provided copies of the proposed future residential site and foundation plans. In order for ACEH to initially determine if excavation may be a viable remedial alternative, ACEH requests additional details relative to the proposed foundation, as follows.
  - a. Presence of an Elevator** - The residential buildings proposed for the site are five three-story residential units. ACEH seeks to determine if one or more elevators be installed at the site. If in the affirmative, ACEH seeks to determine where the elevator shaft(s) will be located.
  - b. Additional Site Figures** – Prior to the requested meeting, ACEH requests the submittal of a figure that depicts the location of the future residential building features on to a figure that also depicts former site use areas, and site soil bores, wells, and etc. in order to help facilitate an understanding of the juxtapositioning of past and future uses of the site, and identification of areas of potential concern. ACEH also requests a site plan figure depicting the foundation trench excavation plan overlain on to former use areas, and site soil bores, wells, and etc. ACEH also requests a cross-sectional figure depicting proposed building excavation areas (foundation trench, elevator, or other excavation) overlain on former use areas, and soil or well bore analytical data (especially soil data). Finally, the generation of a conceptual Proposed Soil Excavation Areas figure will also be of assistance in this process.
- 2. Lead Contamination** – The referenced report utilized a HUD cleanup goal of 400 milligrams per kilogram (mg/kg) for lead. Please be aware that the Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL) for lead is currently 80 mg/kg for residential properties unless an alternative evaluation of risk has been conducted.
- 3. Semi-Annual Groundwater Monitoring Interval** – Please convert the well monitoring and sampling interval to a semi-annual interval. In order to capture potential worst-case contaminant concentrations, please use the second

and fourth quarters to monitor groundwater concentrations beneath the site. Please submit groundwater monitoring by the dates identified below.

### **TECHNICAL REPORT REQUEST**

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

- **February 21, 2014** – Notification of Available Meeting Dates and Times
- **August 1, 2014** – Groundwater Monitoring Report  
File to be named: RO2945\_GWM\_R\_yyyy-mm-dd
- **January 31, 2015** – Groundwater Monitoring Report  
File to be named: RO2945\_GWM\_R\_yyyy-mm-dd

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.

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

Should you have any questions, please contact me at (510) 567- 6876 or send me an electronic mail message at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

Cc Sami Malaeb, 350 Main Street, Suite H1, Pleasanton, CA 94566; (sent via electronic mail to [s.malaeb@comcast.net](mailto:s.malaeb@comcast.net))

Ms. Maria Campos, 1424 Fruitvale Avenue, Oakland, CA 94601

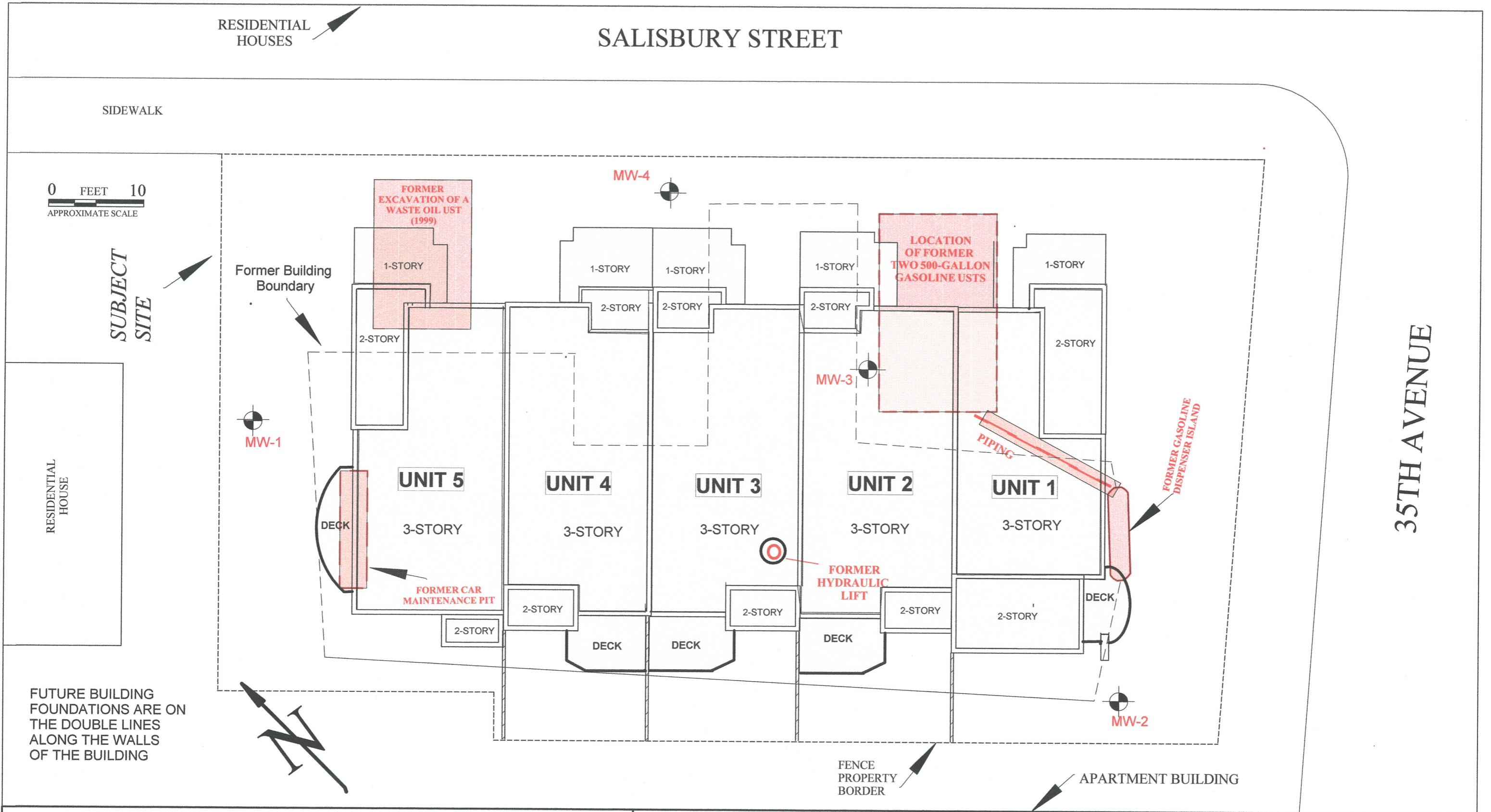
Mr. and Mrs. John Madler, 1030 Sutton Avenue, San Leandro, CA 94577

Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Suite 3341, Oakland, CA 94612; (Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))

*Mark Detterman  
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Alameda, CA 94502  
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*PDF copies of case files can be downloaded at:*

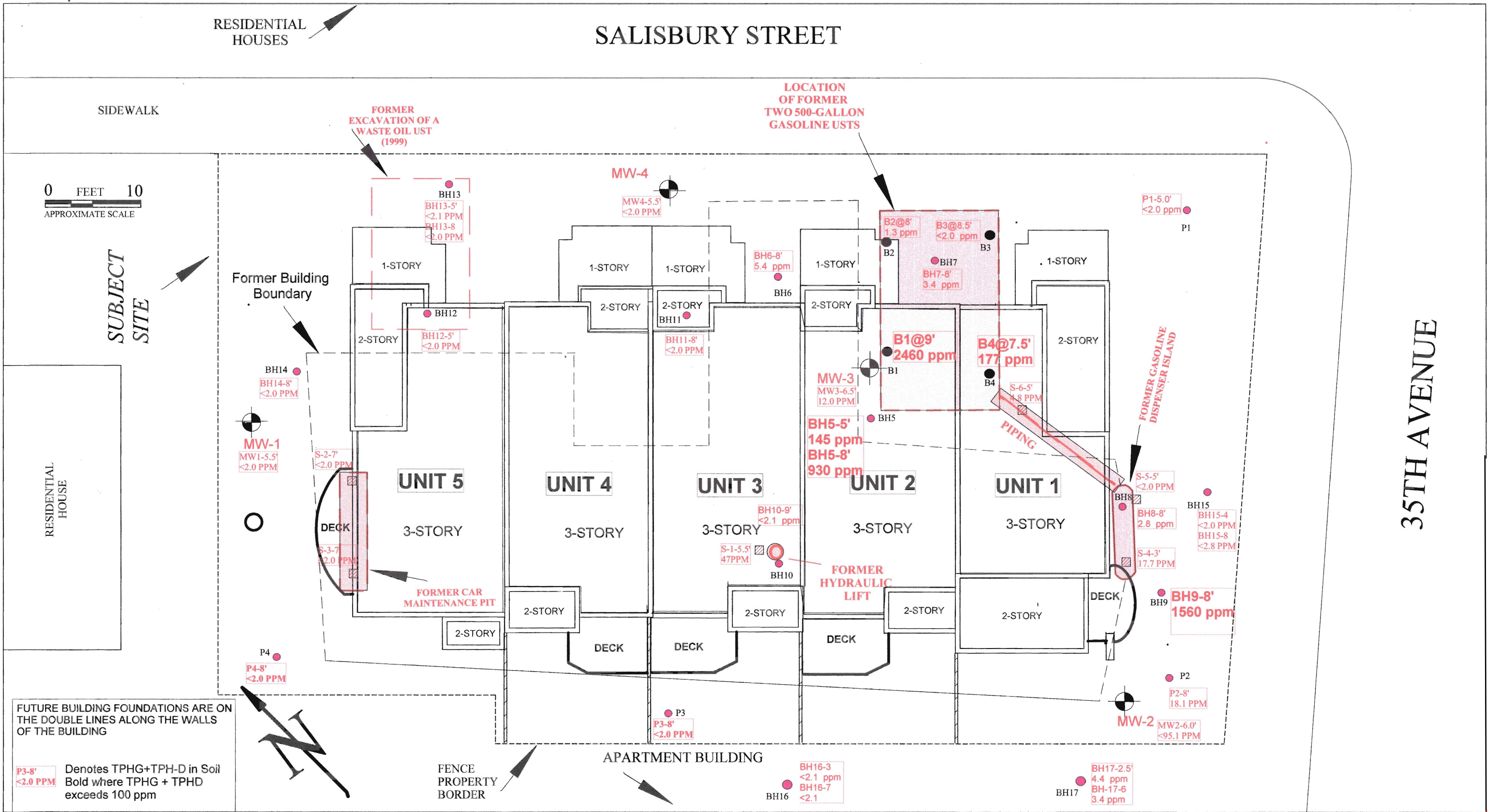
*<http://www.acgov.org/aceh/lop/ust.htm>*



1485 BAYSHORE BOULEVARD, SUITE 374  
SAN FRANCISCO, CA 94124

FUTURE SITE PLAN  
2145 35TH AVENUE, OAKLAND, CALIFORNIA

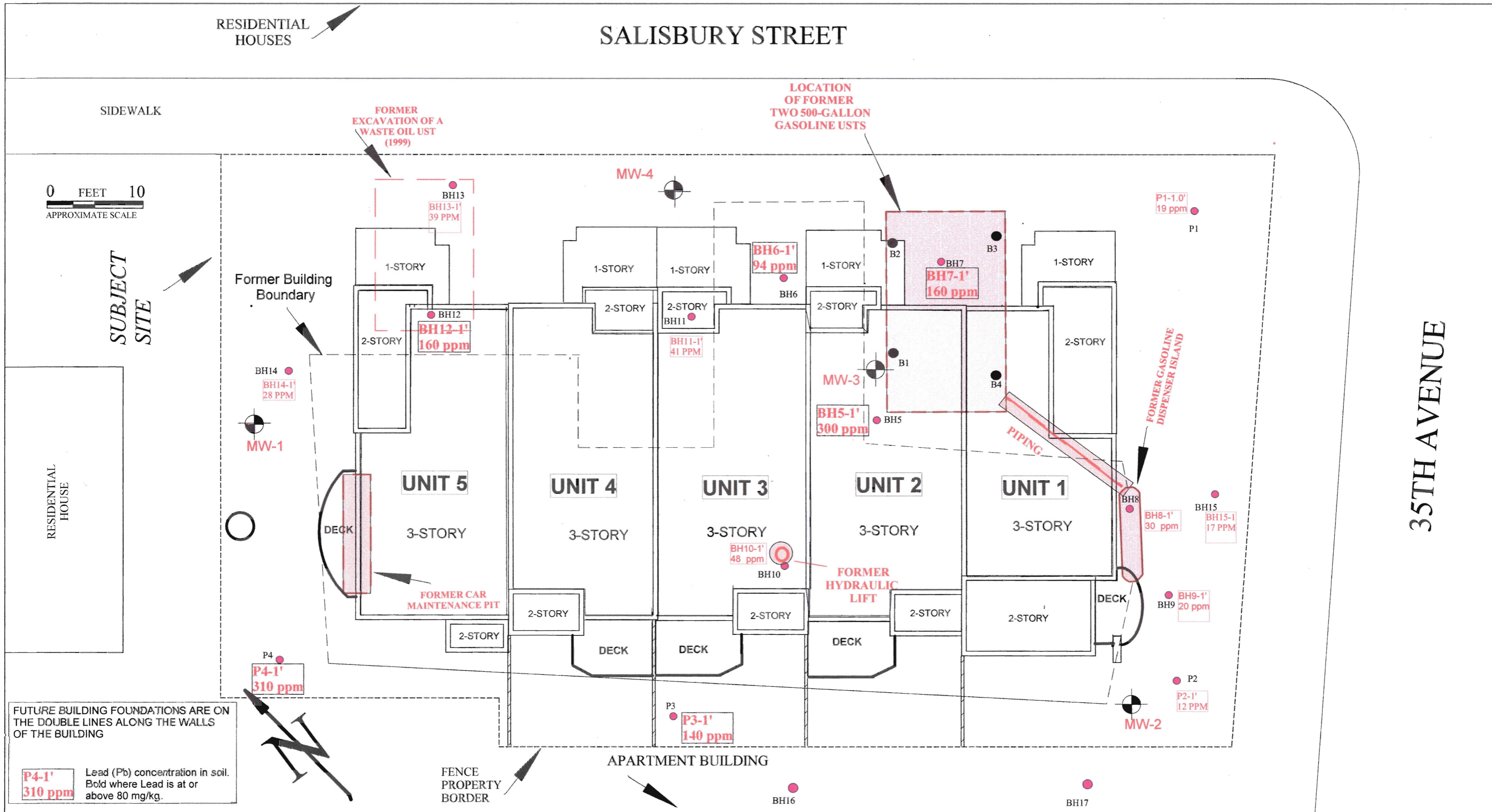
FIGURE 1  
FEBRUARY 2014



1485 BAYSHORE BOULEVARD, SUITE 374  
SAN FRANCISCO, CA 94124

**FUTURE SITE PLAN**  
**DEPICTION OF TPH-G + TPH-D IN SHALLOW SOIL**  
**2145 35TH AVENUE, OAKLAND, CALIFORNIA**

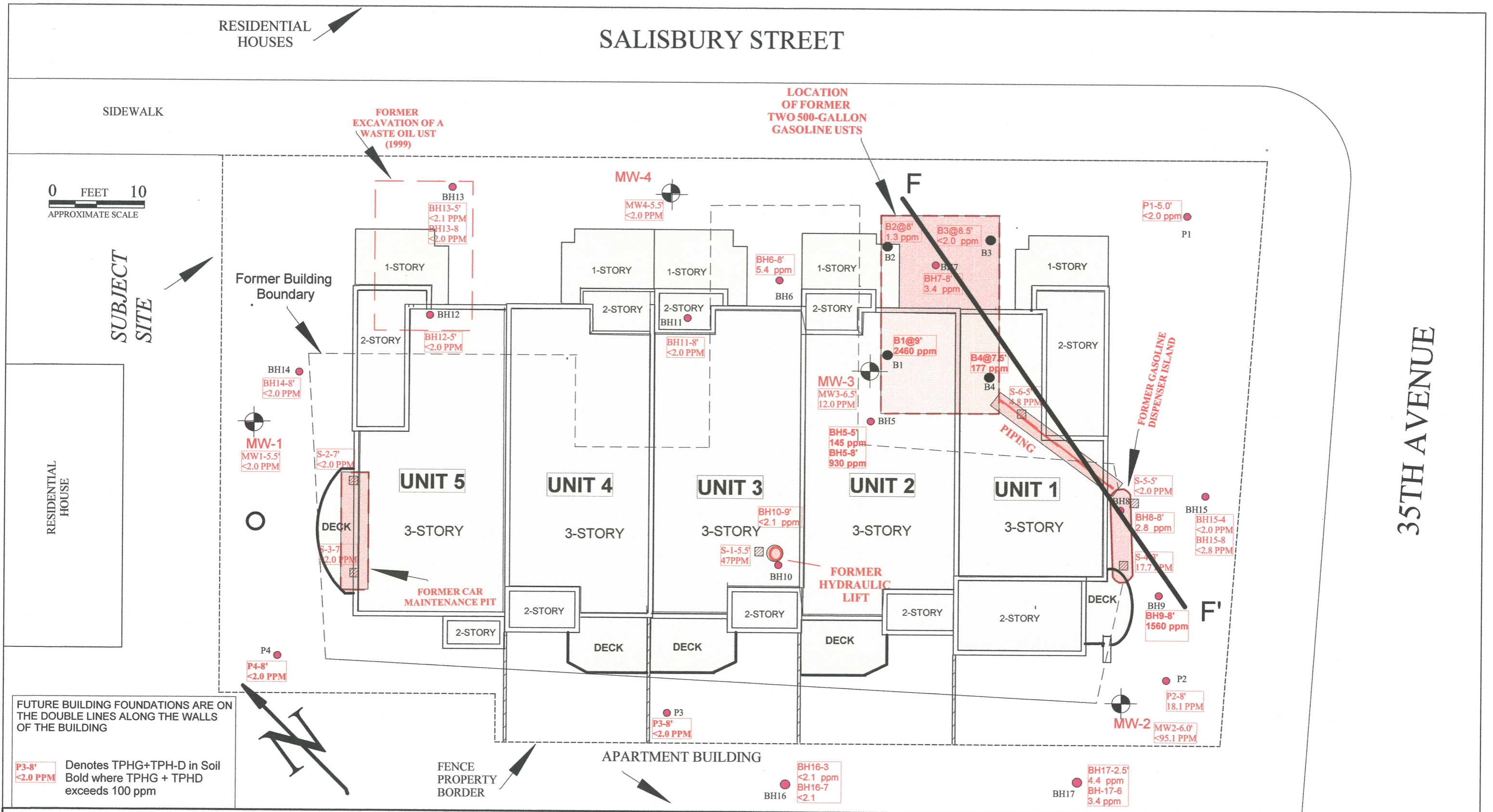
**FIGURE 2**  
**FEBRUARY 2014**



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SAN FRANCISCO, CA 94124

FUTURE SITE PLAN  
DEPICTION OF LEAD (PB) IN SHALLOW SOIL  
2145 35TH AVENUE, OAKLAND, CALIFORNIA

FIGURE 3  
FEBRUARY 2014



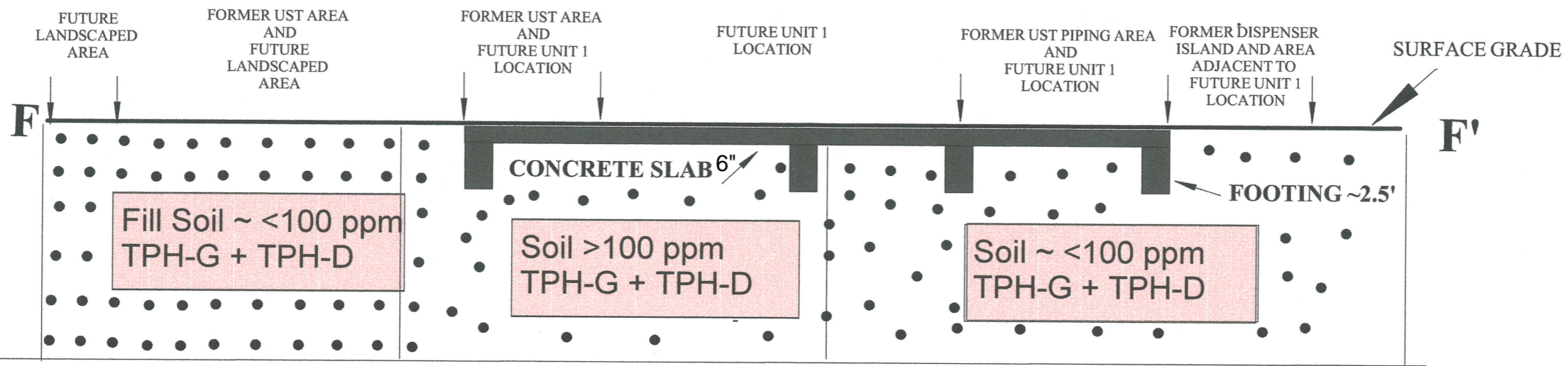
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FUTURE SITE PLAN  
 DEPICTION OF CROSS SECTION FF' LOCATION  
 2145 35TH AVENUE, OAKLAND, CALIFORNIA

FIGURE 4  
 FEBRUARY 2014

0 FEET 5 FT  
APPROXIMATE HORIZONTAL SCALE

0 FEET  
5 FEET  
10 FEET  
15 FEET  
20 FEET  
APPROXIMATE VERTICAL SCALE



Note:

Boundaries are approximate

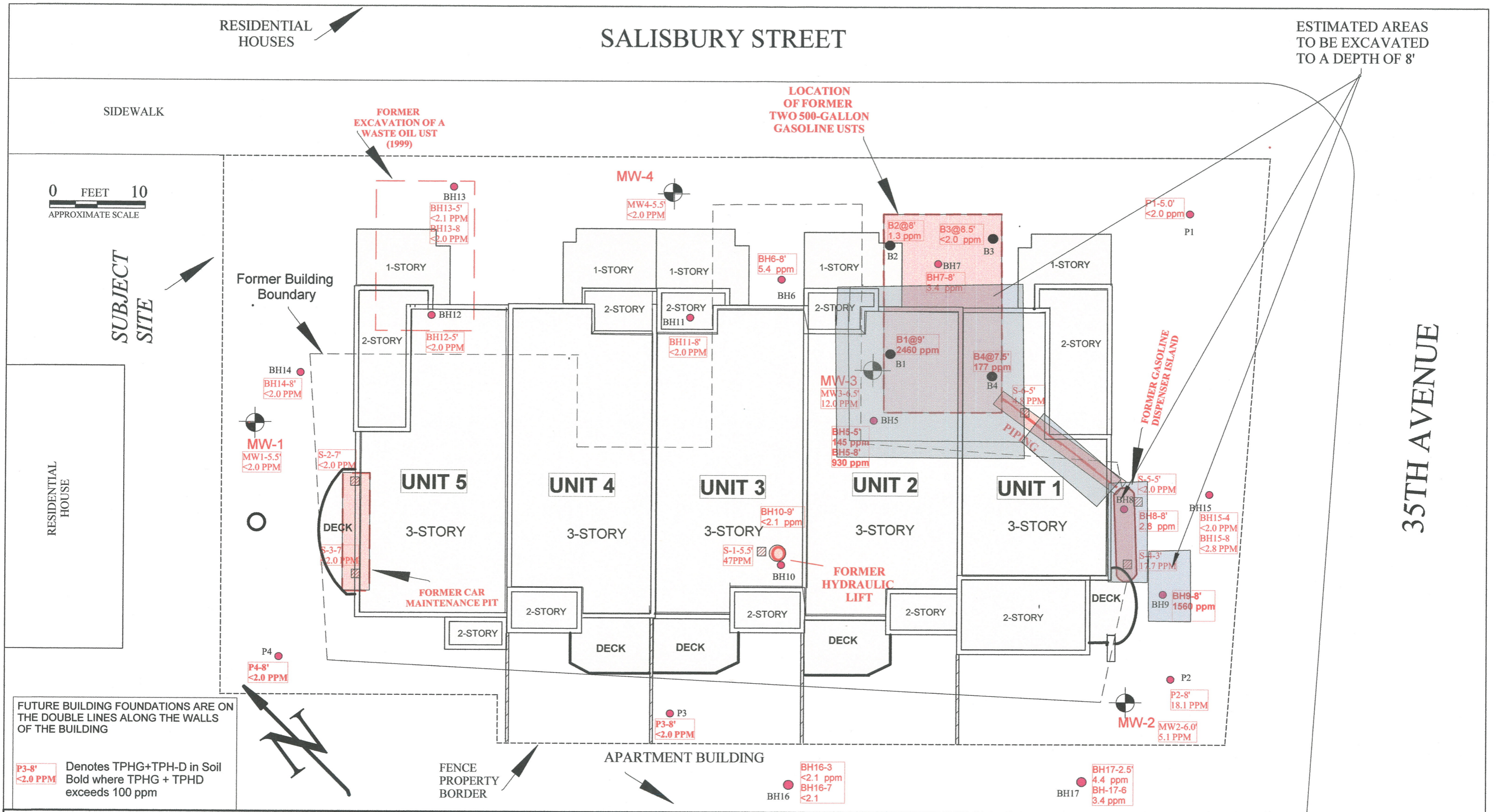


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CROSS SECTION FF'  
(SEE FIGURE 4)  
2145 35TH AVENUE, OAKLAND, CALIFORNIA

FIGURE 5  
OCTOBER 2013





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SAN FRANCISCO, CA 94124

PRELIMINARY ESTIMATE OF SOIL EXCAVATION AREAS  
2145 35TH AVENUE, OAKLAND, CALIFORNIA

FIGURE 6  
FEBRUARY 2014