

From: [Detterman, Karel, Env. Health](#)
To: "Kristene Tidwell"
Cc: charles.carmel@bp.com; [Rob Miller](#); "PDKing0000@aol.com"; [James Ramos](#)
Subject: RE: Fuel Leak Case RO0003100; Geotracker Global IDT10000004348, Buttner Property, 1900 Webster Street, Oakland, CA 94612-2946
Date: Tuesday, February 24, 2015 5:46:58 PM

Hello Kristene:

Thank you for providing a status update. The report due date is extended as follows:

REVISED TECHNICAL REPORT REQUEST

Please submit the following documents to Alameda County Environmental Health (Attention: Karel Detterman) and Geotracker, according to the following schedule:

- **March 27, 2015** ~~February 27, 2015~~ ~~October 31, 2014~~ – Site Conceptual Model and Soil and Groundwater Investigation Report
File to be named: RO3100_SCM_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.

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>

From: Kristene Tidwell [<mailto:Ktidwell@broadbentinc.com>]
Sent: Wednesday, February 11, 2015 8:31 AM
To: Detterman, Karel, Env. Health
Subject: RE: Fuel Leak Case RO0003100; Geotracker Global IDT10000004348, Buttner Property, 1900 Webster Street, Oakland, CA 94612-2946

Hi Karel-

Due to not being able to obtain an encroachment permit until the beginning of 2015 and drillers not being available until the middle of January, the work was only recently completed. Soil vapor sampling still need to be conducted. Therefore, we request an extension to the due date of February 27, 2015 to March 27, 2015. Thanks for your understanding.

Kristene

From: Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]
Sent: Wednesday, October 29, 2014 4:22 PM
To: Kristene Tidwell
Cc: Roe, Dilan, Env. Health; 'Carmel, Charles'; Rob Miller; 'PDKing0000@aol.com'; James Ramos
Subject: RE: Fuel Leak Case RO0003100; Geotracker Global IDT10000004348, Buttner Property, 1900 Webster Street, Oakland, CA 94612-2946

Hello Kristene:

Yes, the extension request has been revised as indicated below:

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, according to Attachment 1 and the following specified file naming convention and schedule:

- **February 27, 2015 ~~October 31, 2014~~** – Site Conceptual Model and Soil and Groundwater Investigation Report
File to be named: RO3100_SCM_SWI_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.

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<http://www.acgov.org/aceh/index.htm>.

Thank you,

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Hazardous Materials Specialist
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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:

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From: Kristene Tidwell [<mailto:Ktidwell@broadbentinc.com>]
Sent: Monday, October 13, 2014 2:28 PM
To: Detterman, Karel, Env. Health
Cc: Roe, Dilan, Env. Health; 'Carmel, Charles'; Rob Miller; 'PDKing0000@aol.com'; James Ramos

Subject: RE: Fuel Leak Case RO0003100; Geotracker Global IDT10000004348, Buttner Property, 1900 Webster Street, Oakland, CA 94612-2946

Hello Ms. Detterman;

On behalf of Atlantic Richfield Company (ARC- a BP affiliated Company), Broadbent & Associates hereby requests and extension to the Conceptual Site Model and Investigation Report for ACEH LUFT Case No. 3100 located at 1900 Webster Street, Oakland, California. As noted in the approval document below, the next phase of work was approved by the ACEH on August 29, 2014. Since that time, Broadbent has been attempting to obtain a response from the City of Oakland regarding Encroachment permitting and they have been very slow to respond. We are in the process of submitting these permits but it has been brought to our attention that no work will be allowed on 'major' streets between October 31, 2014 and January 2, 2015. Based on the current schedule of drillers, office staffing, and other factors, it seems prudent to assume that the work may not occur until after January 2, 2015. Based on that assumption, we hereby request an extension to the Investigation Report and Conceptual Site Model until February 28, 2015.

We look forward to your approval of this request.

Thank you,

Kristene Tidwell, PG, CHG

Associate Hydrogeologist/ Office Manager

NOTE: OUR OFFICE HAS MOVED TO THE NEW ADDRESS BELOW

4820 Business Center Drive, Suite 110
Fairfield, CA 94534
[[T] 707-455-7290 • [F] 707-863-9046 • [C] 707-430-7133
ktidwell@broadbentinc.com



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From: Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]
Sent: Friday, August 29, 2014 5:35 PM
To: 'Carmel, Charles'; Rob Miller; Kristene Tidwell; 'PDKing0000@aol.com'
Cc: Roe, Dilan, Env. Health
Subject: FW: Fuel Leak Case RO0003100; Geotracker Global IDT10000004348, Buttner Property, 1900 Webster Street, Oakland, CA 94612-2946

Hello Chuck, Kristene, Rob, and Paul (Please forward this e-mail to Sammy Joselewitz at Webster Equity LLC):

Thank you for participating in a meeting on July 31, 2014 with Alameda County Environmental Health (ACEH) at our office for a discussion of the site. ACEH staff has reviewed the case file in conjunction with the State Water Resources Control Board's (SWRCB) Low Threat Underground Storage Tank Case Closure Policy (LTCP). ACEH provided conditional approval on June 6, 2014 to implement the March 5, 2014 *Work Plan for Additional Groundwater Investigation and Vapor Intrusion Assessment* (Work Plan) prepared by Broadbent. However, a *Subsurface Investigation Report* (Report) dated June 11, 2014 prepared by P&D Environmental, Inc. (P&D) on behalf of the current property owner, Webster Equity LLC, was uploaded to ACEH's ftp site. P&D prepared the *Subsurface Investigation Report* because Webster Equity LLC was refinancing the property. Prior to implementation of the Work Plan, ACEH invited Paul King to the July 31st meeting to discuss the new data presented in the Report prior to implementation of the Work Plan.

Based on the discussions during our meeting, ACEH requests that you address the following Technical Comments in addition to ACEH's June 6, 2014 Technical Comments and submit the requested report by the date provided below.

TECHNICAL COMMENTS

1. **Additional Soil Boring Location** – Please add a soil boring in the vicinity of the site's 19th Street driveway or in the sidewalk across 19th Street from the driveway to address the existence of an on &/or off-site source;
2. **LTCP's Technical Justification for Groundwater Media-Specific Criteria** – Because the site has no groundwater monitoring wells, there is a lack of trend data for Gasoline-Range Organics (GRO) and benzene in groundwater. Using LTCP's Technical Justification for Groundwater Media-Specific Criteria, please estimate the GRO and benzene plume lengths and submit the findings as an appendix of the SCM requested below.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, according to Attachment 1 and the following specified file naming convention and schedule:

- **October 31, 2014** – Site Conceptual Model
File to be named: RO3100_SCM_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>.

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.

Karel Detterman, PG
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Email: karel.detterman@acgov.org

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From: Detterman, Karel, Env. Health
Sent: Friday, June 06, 2014 5:24 PM
To: Carmel, Charles; 'Kristene Tidwell'; Rob Miller
Cc: Roe, Dilan, Env. Health
Subject: Fuel Leak Case R00003100; Geotracker Global IDT10000004348, Buttner Property, 1900 Webster Street, Oakland, CA 94612-2946

Hello Chuck, Kristene, and Rob:

Thank you for participating today in a meeting with Alameda County Environmental Health (ACEH) at our office for a discussion of the March 5, 2014 *Work Plan for Additional Groundwater Investigation and Vapor Intrusion Assessment* (Work Plan) prepared by Broadbent. Thank you for submitting the Work Plan.

Based on ACEH staff review of the case file and the Work Plan, we generally concur with the proposed scope of work, provided that the modifications requested in the technical comments below are addressed and incorporated during the field implementation. This may require some changes to the planned scope of work; however, inclusion of the additional scope of work is expected to expedite the case to closure. The submittal of a Work Plan Addendum is not required unless an alternate scope of work outside that described in the Work Plan and technical comments below is proposed.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below. Please provide 72-hour advance written notification to this office (e-mail preferred to: karel.detterman@acgov.org) prior to the start of field activities.

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TECHNICAL COMMENTS

-

1. 2014 Work Plan Modifications – The referenced work plan proposes a series of actions with which ACEH is in general agreement of undertaking; however, ACEH requests several modifications to the approach for the purpose of collecting specific data required to close the case under the LTCP in the minimum number of field events:

- a. **LTCP General Criteria c (unauthorized release stopped) and f (Secondary source removed extent practicable):** Please place a second soil boring in the sidewalk to the southeast and approximately 20 – 25 feet of SB-4 as shown on Figure 3 of the Work Plan;
- b. **LTCP General Criteria e (Site Conceptual Model):** Please prepare a site conceptual model in a tabular form including a sensitive receptor survey;
- c. **LTCP Media Specific Criteria for Groundwater:** Please include analysis for VOCs on groundwater sample for SB-6 only and please use the criteria listed in Table 1 of the LTCP's Technical Justification for Groundwater Media-Specific Criteria to define the length of the plume;
- d. **LTCP Media Specific Criteria for Vapor Intrusion to Indoor Air:** Please collect soil vapor samples 5 feet below the bottom of the existing buildings foundation;
- e. **LTCP Media Specific Criteria for Direct Contact and Outdoor Air Criteria:** Please collect samples from depths of 3 feet and 7 feet from all soil borings.

Based on the discussions during today's meeting, please summarize the data, prepare the SCM Table, and contact us to set up a meeting to discuss the findings. At that meeting, we'll discuss the results, any remaining data gaps, and determine the path forward.

TECHNICAL REPORT REQUEST

Please upload the technical report to the ACEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with Attachment 1 and the following specified file naming convention and schedule:

- **July 31, 2014** – Site Conceptual Model
File to be named: RO3100_SCM_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.

Thank you,

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