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1131 Habor Bay Parkway, Suite 25u
Alameda, CA 94502-6577

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NIXIE 957 7E 1 0212/30/17



And

RICHARD AND ALICE MILES
GAIL & HEATH ANGELO JR.
2608 SAKLAN INDIAN DRIVE
WALNUT CREET, CA 94595

003278



ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
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December 12, 2017

Ms. Carryl MacLeod
Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, CA 94583
(Sent via electronic mail to:
CMacleod@chevron.com)

4336 Broadway, LLC
c/o Page Van Loben Sels
4336 Broadway
Oakland, CA 94611
(Sent via electronic mail to:
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Gail & Heath Angelo Jr
Richard and Alice Miles
H & RK & G Block
Address Unknown

Richard and Alice Miles
Gail & Heath Angelo Jr
2608 Saklan Indian Drive
Walnut Creek, CA 94595

Barbara & Dominic Devincenzi
3348 Deer Park Drive
Walnut Creek, CA 94596

Subject: Request for Site Investigation Work Plan; Fuel Leak Case No. RO0003278 and GeoTracker Global ID T10000011091, Standard Oil, 4300 Broadway, Oakland, CA 94611

Dear Ladies and Gentlemen:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file, including the *Phase I Environmental Site Assessment*, dated May 15, 2017, and the *Limited Phase II Subsurface Investigation*, dated July 6, 2017 (revised August 3, 2017). Both reports were prepared by AEI Consultants, Inc (AEI). Thank you for forwarding the reports.

The Phase I report documented the presence of a service station at the site prior to 1936 when Standard Oil received a permit from the City of Oakland Building Department to reconstruct the existing service station at the site. The Phase I also documented the receipt of a permit by Standard Oil from the City for the destruction of a service station building in 1973. Additional permits between these years also establish the presence of a Standard Oil service station at the site.

The subsurface investigation conducted in June 2017 collected soil, groundwater, and sub-slab vapor samples from beneath the site. Soil contamination up to 360 milligrams per kilogram (mg/kg) Total Petroleum Hydrocarbons (TPH) as motor oil (TPHmo) and up to 27 mg/kg TPH as diesel (TPHd) were detected. In groundwater concentrations up to 300 micrograms per liter (μ l) TPH as gasoline (TPHg), 220 μ l TPHd, and 3,500 μ l TPHmo were detected. These data indicate that an unauthorized release has occurred at the site.

ACDEH has evaluated the data and recommendations presented in the above-mentioned reports, in conjunction with the case files, and the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Based on ACDEH staff review, we have determined that the site currently fails to meet the LTCP General Criteria b (Petroleum Release Only), e (Site Conceptual Model), f (Secondary Source Removal), and the Media-Specific Criteria for Groundwater, Vapor Intrusion to Indoor Air, and/or Direct Contact (See Geotracker the LTCP checklist).

Therefore, at this juncture ACDEH requests that you prepare a Data Gap Investigation Work Plan that is supported by a focused Site Conceptual Model (SCM) to address the Technical Comments provided below.

TECHNICAL COMMENTS

1. **Phase I Review** - Review of Sanborn Maps contained in the Phase I report documents multiple locations of oil and gas infrastructure at the site that do not yet appear to have been investigated. Certain areas were investigated; however, other areas were not. Consequently ACDEH requests the multiple generations of former service station infrastructure documented on the Sanborn Maps be