

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

ALEX BRISCOE, Director



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January 28, 2011

Pat Cullen
State Water Resources Control Board
Division of Financial Assistance
1001 I Street
Sacramento, CA 95814
(Sent via E-mail to:
PCullen@waterboards.ca.gov)

Robert Trommer
State Water Resources Control Board
Division of Financial Assistance
1001 I Street
Sacramento, CA 95814
(Sent via E-mail to
RTrommer@waterboards.ca.gov)

Subject: Response to UST Cleanup Fund Five Year Review for Fuel Leak Case No. RO0000057 and GeoTracker Global ID T0600191821, Lerer Brothers Transmission, 6340 Christie Avenue, Emeryville, CA 94608

Dear Mr. Cullen & Mr. Trommer:

Alameda County Environmental Health (ACEH) does not appear to have received the Preliminary 5-Year Review Summary Reports dated October 13, 2010 from the Underground Storage Tank Cleanup Fund (Fund) for the site listed below. This letter is an effort to document our response. The Summary Report represents the Preliminary 5-year review of ACEH Local Oversight Program cases by the Fund. The Fund correspondence requests that ACEH respond to the Fund correspondence within 45 days of the date of the letter. Responses to the Fund recommendations for the site, are presented below. ACEH staff has reviewed the contents of the correspondence in the context of the appropriateness of recommendations. However, ACEH staff has not reviewed the reports for accuracy of all information presented.

ACEH is in partial agreement with USTCF review

ACEH Case: RO0000057
USTCF Claim: 13874
Global ID: T0600191821
Site Name: Lerer Brothers Transmission
Site Address: 6340 Christie Avenue, Emeryville

USTCF Recommendations from October 13, 2010 Review Summary:

The UST Fund staff recommends this claim be considered for low risk closure upon completion of the planned construction for the following reasons:

- Petroleum hydrocarbon affected soil appears to be limited to shallow small areas (<6.0 feet bgs) of the Site. The planned construction will excavate to a depth of 7.0 feet bgs which will remove all documented contaminated soil.

- Naturally occurring methane mitigation measures designed into the future construction mitigate any chance vapor intrusion. This design includes an intrinsically-safe podium-style building with a water/vapor barrier beneath two levels of parking then one level of small businesses with the upper five floors planned as residential.

ACEH Response: ACEH is in partial agreement with these recommendations. ACEH is in agreement that the planned redevelopment of the site will effect positive changes at the site. However, because some of the more elevated soil contamination is immediately adjacent to the southern property line there is a potential for offsite soil impacts. While only shallow impacts are currently documented, groundwater at the site is shallow (5 to 7 feet bgs) and the presence of on- and off-site dissolved phase concentrations are known. The off-site dissolved phase concentrations have been attributed to the site; however, the extent or magnitude has not been defined. In fact the majority of available flow direction maps (three of four) for the southern portion of the two parcel site document groundwater flow to the southeast. While this may be a localized effect; it has not been further investigated. As a consequence ACEH offers the following alternative language:

- The UST Fund staff recommends this claim be considered for low risk closure upon completion of the planned construction and appropriate investigation of all relevant data gaps at the site.

Thank you for providing ACEH with the opportunity to comment on the subject sites. Please contact me if you have any questions regarding the above responses.

Sincerely,

Mark E. Detterman, P.G., C.E.G.
Senior Hazardous Materials Specialist

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

cc: Donna Drogos (sent via electronic mail to donna.drogos@acgov.org)
Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)
eFile, GeoTracker