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November 20, 2009

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Subject: Fuel Leak Case No. RO0000334 and Geotracker Global ID T0600102114, Lemoine Cold Storage, 630 29th Avenue, Oakland, CA 94601

To Responsible Parties:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the most recently submitted document entitled, "*Additional Subsurface Investigation Report*," dated September 17, 2009 (Report). The Report, which was prepared on your behalf by Bureau Veritas, presents the results of subsurface investigation activities. Total petroleum hydrocarbons as gasoline (TPHg) and benzene are present in groundwater beneath the site building at concentrations up to 61,000 and 17,000 micrograms per liter ($\mu\text{g/L}$), respectively. Volatile organic compounds (VOCs), including trichloroethene and 1,2-dichloroethene, were detected in soil vapor and groundwater beneath the site and adjacent property. The source of the VOCs is unknown, but the distribution of VOCs indicates the source may be off-site.

In the Conclusions and Recommendations section, the Report concludes that analytical data generated to date indicates that there does not appear to be potential human health risks in association with on-site worker exposure inside the building under the current commercial use of the building. The Report also concludes that there are no feasible alternatives for remediation of the site with the current site building configuration.

Elevated levels of petroleum hydrocarbons remain in place beneath the current building. The potential for human health risks including vapor intrusion under potential future land use scenarios has not been evaluated. Therefore, ACEH will review the case for possible closure with land use restrictions. These land use restrictions will require that the case be re-opened in the future if land use changes to a more conservative land use than commercial or if excavation activities or construction activities that change the configuration of the existing buildings take place at the site. If these land use restrictions are unacceptable or are not consistent with future plans for the site, please notify ACEH.

During the period that the case is under review for closure, groundwater monitoring may be suspended. We request that you review the reports present on Geotracker and submit any missing reports that are required as discussed in technical comment1 below.

TECHNICAL COMMENT

1. **Geotracker EDF Submittals.** A review of the SWRCB Geotracker website indicates that recent reports including the "*Additional Subsurface Investigation Report*," dated September 17, 2009, "*Work Plan for Additional Subsurface Investigation*," dated February 25, 2009, and "*Request for No Further Action*," dated July 20, 2006, have not been uploaded to the State Water Resource Control Board's Geotracker website. We request that you review the Geotracker submittals for this case and upload any missing reports or electronic submittals. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). In order to remain in regulatory compliance, please upload all analytical data (collected on or after September 1, 2001) and a copy, in PDF format, of all reports prepared after July 1, 2005.

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)

Timothy Bodkin, Bureau Veritas, 6920 Koll Center Parkway, Suite 216, Pleasanton, CA 94566 (Sent via E-mail to: timothy.bodkin@us.bureauveritas.com)

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Jerry Wickham, ACEH

Geotracker, File