



ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

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Mr. Liang Lee
388 Market Street, Floor 5
San Francisco, CA 94111-5311

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94502>6540

Detterman, Karel, Env. Health

From: Detterman, Karel, Env. Health
Sent: Wednesday, March 15, 2017 11:17 AM
To: 'Cinnamon Crake'
Cc: 'Vern Miller'; Sara Abramowitz-Hill; jennifer.c.sedlachek@exxonmobil.com; 'Igonzalez@sahahomes.org'; James Chappell; 'Janice Jacobson'; Roe, Dilan, Env. Health
Subject: RE: 160 14th Street, Oakland, CA
Attachments: DIR-L 2017-01-26.pdf

Hello Cinnamon:

Thank you for your e-mail.

At this time, Alameda County Department of Environmental Health (ACDEH) cannot provide Satellite Affordable Housing Associates (SAHA) with a letter stating that the fuel leak case does not pose a risk to residents because we do not know. ACDEH does not have the documentation indicating the environmental condition (contaminant concentrations) of the site soil upon completion of the excavation just prior to the start of construction, documentation of the installation of a vapor barrier, or the as-builts showing the location of subsurface structures, such as elevators, subsurface garage, and stair wells. I've attached ACDEH's January 26, 2017 Directive Letter to ExxonMobil and request that SAHA work with ExxonMobil to implement the requested work in the Directive Letter. With SAHA's cooperation and permission for site access, the work requested in the Directive Letter can be completed, which, depending on the results, will further this case along the path to case closure and inform whether or not the former gasoline service station site poses a risk to current residents.

Sincerely,

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>

Hard copy and attachment mailed to cc: Mr. Ted Dang, Fourteenth and Madison Associates, 1305 Franklin Street, Oakland, CA 94612

Madison Street Lofts, 1835 Alcatraz Avenue, Berkeley, CA 94703-2714

Mr. Liang Lee, 388 Market Street, Floor 5, San Francisco, CA 94111-5311

From: Cinnamon Crake [mailto:ccrake@aemconsulting.net]
Sent: Tuesday, March 14, 2017 10:46 AM
To: Detterman, Karel, Env. Health <Karel.Detterman@acgov.org>
Cc: 'Vern Miller' <vern@aemconsulting.net>; Sara Abramowitz-Hill <sara@sahahomes.org>
Subject: 160 14th Street, Oakland, CA

Good morning, Karel,

I'm contacting you on behalf of Satellite Affordable Housing Associates who owns a multi-family affordable housing project at the above address. The project has been awarded HUD funds and must comply with NEPA. As there is an open toxics case, this is problematic for NEPA review. The building was constructed in 2009 after substantial cleanup efforts including removal of 8,000 tons of contaminated soil and 90,000 gallons of contaminated groundwater. A vapor barrier has been installed prior to construction of existing improvements. I am in possession of a letter you sent to ExxonMobil, the responsible entity and prior owner dated January 26, 2017. I assume that this case is on-going. Is it possible for you to provide a letter to me stating if this case poses a threat to residents? The building is occupied. Are there concerns about residents' exposure? For NEPA purposes, the project site should be safe for residents. Can you tell if me it is? I appreciate your assistance in this matter. Your case link is below and my contact information is also below. Thank you -

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T06019782296

Regards,

Cinnamon Crake
Associate
AEM Consulting
310 Pacific Heights Drive
Santa Rosa, CA 95403
(707) 523-3710 phone
(707) 595-5098 FAX
www.aemconsulting.net web



January 26, 2017

Ms. Jennifer Sedlachek
ExxonMobil
4096 Piedmont Ave. #194
Piedmont, CA 94611
(Sent via E-mail to: jennifer.c.sedlachek@exxonmobil.com)

Subject: Fuel Leak Case No. RO0002922 and Geotracker Global ID T06019782296, Mobil #10-MHG, 160 14th St., Oakland, CA 94612

Dear Ms. Sedlachek:

Thank you for attending the meeting at Alameda County Department of Environmental Health's (ACDEH's) office on Thursday January 19, 2017. The purpose of was to discuss the results of the *Soil and Groundwater Investigation Report* (Report) dated July 28, 2016 and in reference to the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP), identify any remaining data gaps, and develop a path to case closure. ACDEH understands that site was redeveloped into a mixed residential commercial building prior to 2008 while still an open fuel leak case. As discussed during the meeting, two data gaps were identified, as described in the Technical Comments. ACDEH requests that you address the identified data gaps discussed during our meeting by submitting a Soil and Groundwater Investigation Report by the date provided below.

TECHNICAL COMMENTS

1. **LTCP Media Specific Criteria for Groundwater** – To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites listed in the policy.

The site groundwater gradient direction is not known; however there are several adjacent environmental cases with historical groundwater data which indicate the local gradient direction is predominantly towards Lake Merritt located approximately 820 feet to the east. A grab groundwater sample from B11 located near the east and presumed downgradient edge of the property detected 250 micrograms per liter (ug/L) benzene. The LTCP defines the length of the plume as the maximum extent from the point of release of any petroleum related constituent gasoline-range organic (GRO) in groundwater that exceeds the water quality objectives. Using the criteria listed in Table 1 of the LTCP's *Technical Justification for Groundwater Media-Specific Criteria* to define the length of the plume, please prepare a figure plotting the estimated GRO plume length(s) in the groundwater gradient direction on an aerial photograph base map. Please show the prevalent groundwater gradient direction for nearby cases and identify sensitive receptors within 1,000 feet of the edge of the plume. On the same figure, please identify buildings with basements, beneficial resources and other sensitive receptors, surface water bodies, schools, hospitals, day care centers, elder care facilities.

2. **LTCP Media Specific Criteria for Vapor Intrusion to Indoor Air:** The LTCP describes conditions, including bioattenuation (unsaturated) zones, which if met, will assure that exposure to petroleum vapors in indoor air will not pose unacceptable health risks to human occupants of existing or future site buildings, and adjacent parcels. Appendices 1 through 4 of the LTCP criteria