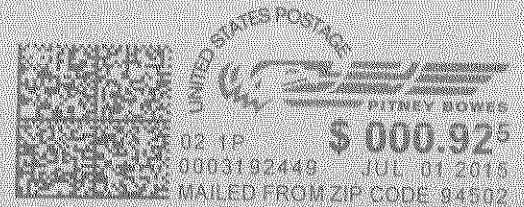


ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

OAKLAND
CA 945
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West Grand Development Group LLC
~~1275 Sutter Street #308~~
San Francisco, CA 94109-5466

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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
FAX (510) 337-9335
(510) 567-6700

July 1, 2015

East Bay Asian Local Development Corporation
1825 San Pablo Avenue, Suite 200
Oakland, CA 94607-6527
Attention: Mr. Everett Cleveland (Sent via e-mail to: ecleveland@ebaldc.org)

Subject: Technical Report Request for Fuel Leak Case No. RO0003153 and GeoTracker Global
ID T1000006348, Bekins 760 22nd Street, Oakland, CA 94612

Hello Everett:

Thank you for participating in a meeting with Alameda County Environmental Health (ACEH) at our offices on June 26, 2015 for a discussion of the *Additional Subsurface Investigation Work Plan* (Work Plan) dated April 8, 2015 prepared and submitted on your behalf by Essel Environmental Consulting (Essel). Thank you for submitting the Work Plan.

ACEH staff has reviewed the case file, including the Work Plan in conjunction with the State Water Resources Control Board's (SWRCB) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Based on our review of available data, the case does not meet General Criteria d (free product removal), f (secondary source removal), Media Specific Criteria for Groundwater, Media-Specific Criteria for Vapor Intrusion to Indoor Air, and Direct Contact and Outdoor Air Exposure.

We request that you prepare a Data Gap Investigation Work Plan Addendum and Focused Site Conceptual Model (SCM) to address the technical comments discussed during our meeting and summarized below.

Summary of Technical Comments:

- 1. Site Development Plans:** Thank you for presenting the Site Development plans for the new mixed use residential/commercial development with a sub-grade parking stacker, offices and parking on the ground floor, a day care on the 2nd floor, and residential on the upper floors. On future site figures, please include the location of the former underground storage tanks (USTs), UST system appurtenances, and all previous and proposed boring locations in addition to the proposed building footprint including, but not limited to, the elevator shafts, stairwells, and the sub-grade parking stacker and any other subterranean structures. Please provide ACEH with a link that will allow us to download the plans by the date provided in the Technical Report Request Section.
- 2. LTCP General Criteria b (Unauthorized Release Consists Only of Petroleum) –** For purposes of the LTCP policy, petroleum is defined as crude oil, or any fraction thereof, which is liquid at standard conditions and temperature and pressure, which means 60 degrees Fahrenheit and 14.7 pounds per square inch absolute including the following substances: motor fuels, jet fuels, distillate fuel oils, residual fuel oils, lubricants, petroleum solvents and used oils, including any additives and blending agents such as oxygenates contained in the formulation of the substances.