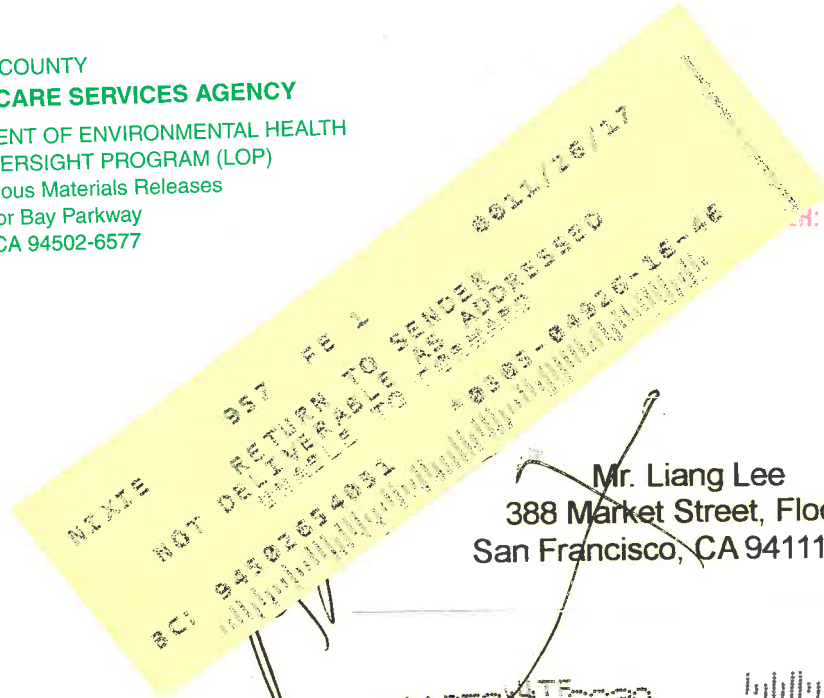




ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 LOCAL OVERSIGHT PROGRAM (LOP)
 For Hazardous Materials Releases
 1131 Harbor Bay Parkway
 Alameda, CA 94502-6577


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

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ALAMEDA COUNTY
HEALTH CARE SERVICE AGENCY
REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

November 15, 2017

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

Ms. Susan Friedland, Executive Director
Madison Street Lofts, L.P.
c/o Affordable Housing Associates
c/o Satellite Affordable Housing Associates (SAHA)
1835 Alcatraz Avenue, Berkeley, California 94703
(Sent via E-mail to: sfriedland@sahahomes.org)

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

Dear Ms. Sedlachek and Ms. Friedland:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including *Soil and Groundwater Report Addendum (Addendum)*, submitted as a Request for Closure (RFC), dated August 25, 2017, prepared by Cardno on behalf of ExxonMobil Environmental Services Company.

ACDEH understands that the site is currently occupied by a mixed use residential-commercial building with affordable housing and is located adjacent to an operating dry cleaner facility. ACDEH further understands that the site was redeveloped prior to 2008 while still an open fuel leak case. According to the case file, approximately 75 percent of the soil adjacent to the petroleum underground storage tanks (USTs) was overexcavated to a depth of approximately 15 feet to accommodate the new building's subgrade features including two elevator shafts and a parking garage; however, documentation of the final excavated depth and confirmation soil sampling of the remaining soil has not been provided.

A rudimentary vapor intrusion evaluation was conducted to assess potential impacts from dissolved phase tetrachloroethene (PCE) in groundwater to occupants of the new building prior to redevelopment. The evaluation was based on a comparison of PCE groundwater concentrations collected in 2006 to San Francisco Regional Water Quality Control Board's (SFRWQCB's) Groundwater Vapor Intrusion Human Health Risk Levels. The evaluation did not assess vapor intrusion due to petroleum hydrocarbon contamination from the onsite former USTs. The evaluation concluded that the commercial ESLs were not exceeded; however, it stated that the proposed site development included the installation of a concrete foundation, ranging in thickness between 6 and 24 inches and a vapor barrier under the grade level foundation. The vapor intrusion evaluation concludes that based on the Tier 1 risk evaluation and proposed construction methods no further risk assessment, monitoring, or regulatory approval was warranted for the proposed development.

ACDEH is of the opinion that the petroleum hydrocarbon fuel leak case is eligible for closure, however, additional data is required to support that there is no risk of vapor intrusion to building occupants from petroleum hydrocarbon contamination remaining in soil and groundwater at the site. ACDEH notes that further evaluation of the vapor intrusion risk due to chlorinated hydrocarbons from an apparent release from