

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**



AGENCY

REBECCA GEBHART, Interim Director

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ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
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September 2, 2016

Mr. Patrick Kong &  
Ms. Mona Hsieh  
Green Oak Builders  
888 Brannan Street, #101  
San Francisco, CA 94103  
(Sent via electronic mail to [patrickykong@gmail.com](mailto:patrickykong@gmail.com))  
(Sent via electronic mail to [mona.hsieh@yahoo.com](mailto:mona.hsieh@yahoo.com))

Subject: Report Review, Fuel Leak Case No. RO0003164 and GeoTracker Global ID T10000006539, Green Oak Builders, 3101 35<sup>th</sup> Avenue, Oakland, CA 94619

Dear Mr. Kong and Ms. Hsieh:

Alameda County Environmental Health (ACEH) has reviewed the case file, including the recently submitted document entitled *Soil, Water, and Soil Gas Investigation (SWI)* dated July 5, 2016 and prepared by Almar Environmental (Almar) for the subject site. The SWI was prepared at the request of ACEH to investigate areas of potential environmental concern and to provide confirmation analyses for a previous soil gas sample collected at the site. The SWI documents activities and analysis associated with the advancement of five (5) soil bores (DP-6 through DP-10), sample collection and analyses of soil and grab groundwater (GGW) samples from the borings, and soil gas sample collection from one (1) soil gas sampling point (SG-4). Additionally, the SWI provided a comparison of the report findings with the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP).

Based on the findings of this investigation, Almar concludes the case meets all eight of the LTCP general criteria and the three media specific criteria consisting of Groundwater, Vapor Intrusion to Indoor Air, and Direct Contact and Outdoor Air Exposure.

Additional data may be available that ACEH is not aware of, or may not have been submitted, and therefore has not been incorporated in to ACEH's review. If additional data is made available, the data can be incorporated in future LTCP reviews. The evaluation of the site under the LTCP that is presented below is intended to initiate further discussions, submittal of other available documents, or the collection of additional data in order to determine if or when the site can be closed under the LTCP and to document current LTCP data gaps.

ACEH has evaluated the data and recommendations presented in the above-mentioned report, in conjunction with the case files, to determine if the site is eligible for closure as a low risk site under the LTCP. Though ACEH disagrees with Almar's evaluation that the site meets all LTCP criteria, we are of the opinion that no further action appears to be required for the petroleum related contamination. However, tetrachloroethene (PCE) in soil gas has been reported at a concentration of 310 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ), a level exceeding the San Francisco Bay Region, Regional Water Quality Control Board (SFBR-RWQCB) Tier 1 Environmental Screening Level (ESL) of 240  $\mu\text{g}/\text{m}^3$  (Feb. 2016, Rev. 3). The source and distribution of the PCE soil vapor cloud has not been identified.

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At this time, ACEH requests a meeting to discuss the status of the case. Please select a time and date from the list provided below. Provide your selection(s) in an email to the Attention: Keith Nowell.

**TENTATIVE MEETING TIMES**

- **Monday, September 12, 2016 at 9:00 to 10:30 AM**
- **Thursday, September 15, 2016 at 9:00 to 10:30 AM**
- **Friday, September 16, 2016 at 9:00 to 10:30 AM.**

Thank you for your cooperation. ACEH looks forward to working with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org)

Sincerely,

Keith Nowell, PG, CHG  
Hazardous Materials Specialist

cc: Forrest Cook, Almar Environmental, 407 Almar Avenue, Santa Cruz, CA 95060  
(Sent via *electronic mail* to [cook.forrest@gmail.com](mailto:cook.forrest@gmail.com))

Dilan Roe, ACEH (Sent via *electronic mail* to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Keith Nowell, ACEH (Sent via *electronic mail* to [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org))  
GeoTracker/ File