



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

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June 6, 2016

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RGG LLC et al  
360 17<sup>th</sup> Street, #204  
Oakland, CA 94612

Subject: Work Plan Request, Fuel Leak Case No. RO0003170 and GeoTracker Global ID T10000006756, Second Avenue UST, 1607 2<sup>nd</sup> Avenue, Oakland, CA 94606

Dear Responsible Parties:

Thank you for the recently submitted document entitled *Soil and Groundwater Investigation Report and Evaluation for Low –Threat UST Case Closure (SWI)*, dated March 9, 2016, and prepared by Schutze & Associates, Inc. (Schutze) for the subject site. Alameda County Environmental Health (ACEH) staff has reviewed the case file, including the SWI, for the above-referenced site.

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 State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). ACEH is of the opinion the case meets the LTCP General Criteria A through H, Media-Specific Criteria for Groundwater as potential chemicals of concern (PCOCs) were not detected in groundwater (soil only case), and the Media-Specific Criteria for Direct Contact and Outdoor Air Exposures as the reported concentrations are below the Table 1 criterion for a residential scenario. However, based on ACEH staff review, we have determined that the site fails to meet the LTCP Media-Specific Criteria for Vapor Intrusion to Indoor Air.

The SWI documents the advancement of four soil bores for the collection of soil and grab groundwater samples. The soil bore locations are in and around the former tank pit area. Elevated concentrations of total petroleum hydrocarbons (TPH) as diesel (TPHd), at 2,700 milligrams per kilogram (mg/kg), and 6.5 mg/kg naphthalene are documented in soil at a depth of 7.5 feet below the ground surface (bgs) between the former heating oil underground storage tank (UST) pit and the adjacent apartment building.

Based on the reported concentrations and immediate proximity of the soil contamination to the apartment building, it is unclear to ACEH that the LTCP Media-Specific Criteria for Vapor Intrusion to Indoor Air are met. Therefore, ACEH requests that you prepare a work plan to address the Technical Comments provided below.