

Detterman, Mark, Env. Health

From: Roe, Dilan, Env. Health
Sent: Monday, August 29, 2016 7:17 PM
To: nrvan@aol.com
Cc: Detterman, Mark, Env. Health; PDKing0000@aol.com
Subject: Voluntary Remedial Action Program Case No. RO0003182 and GeoTracker Global ID T10000008447, 1400 Powell Street, Emeryville, CA 94608

Dear Mr. Ravan,

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file for the subject site in conjunction with the Vapor Intrusion Investigation Report dated March 11, 2016 prepared by P&D Environmental, Inc. (P&D). The subject case was opened to assess the potential risk for vapor intrusion to indoor air in the commercial buildings on the site that are not associated with the commercial fueling station operations. The Vapor Intrusion Investigation Report presents finds from subslab, indoor air and outdoor air testing conducted in February of 2016 to assess the potential vapor intrusion risk to occupants of the burrito shop from contamination in soil and groundwater at the site.

Testing results indicate that naphthalene, tetrachloroethene (PCE), and trichloroethene (TCE) are present in indoor air at concentrations near or above the Environmental Screening Levels (ESLs) promulgated by the San Francisco Bay Regional Water Quality Control Board (RWQCB) indicating that additional sampling is warranted in not only the burrito shop but also the service station building and the dry cleaner wing of the building. The subject site is occupied by a service station and commercial establishments, however was historically occupied by a bulk oil terminal. The site is also in the vicinity of other sites with known chlorinated solvent releases. Based on the data collected at the site to date, the source(s) of the contamination in indoor air cannot be determined (i.e., onsite contamination, off-site contamination, or ambient outdoor air). Additionally, the data set is too small to determine trends in contaminant concentrations in the subslab, indoor air and ambient outdoor air and the influence of the heating, ventilation and air conditioning (HVAC) system on the indoor air concentrations.

ACDEH has held a conversation with Paul King of P&D Environmental to discuss the data and to help identify potential pathways forward for the site. At this juncture, based on the indoor air concentrations exceeding ESLs, additional investigation is required to assess the potential vapor intrusion to indoor air risk from historic site uses and offsite contamination to not only the occupants of the burrito shop but also to occupants of the service station and dry cleaner wing tenant spaces.

ACDEH recognizes that you are interested in selling the property and has identified options that are available for you to proceed with this interest. With the closure of the non-service station commercial enterprises, the property could be sold as a service station only. This would temporarily eliminate the vapor intrusion concern for the commercial operations, and only the service station building would require an evaluation for vapor intrusion (PCE, TCE, and naphthalene) at this time. The non-petroleum related commercial portions of the site would not be able to be occupied until they were evaluated and deemed protective of human health. Alternatively, the site could remain in its current configuration provided the vapor intrusion risk for all site buildings continues to be evaluated.

Regardless of whether the property is sold, a work plan must be submitted to ACDEH by November 4, 2016 to further investigate and evaluate the vapor intrusion risk to site occupants. Please contact Mark Detterman, the primary caseworker at 510-567-6876 for additional information.

Sincerely,

Dilan Roe, P.E.
Chief – Land Water Division

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