



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

May 28, 2014

Charles Carmel
Atlantic Richfield Company
P.O. Box 1257
San Ramon CA 94583
(Sent via E-mail to: charles.carmel@bp.com)

Charles W. and Su H. Kim
4312 Lautrec Drive
San Jose, CA 95135-1778

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000072 and GeoTracker Global ID T0600100112, ARCO #2169, 889 West Grand Avenue, Oakland, CA 94607

Dear Charles Carmel and Charles W. and Su H. Kim:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

List of Landowners Form

Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

Site Management Requirements

This case is expected to be closed with the following site management requirements:

"This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). The maximum concentration of benzene detected in shallow soil exceeds the numerical criteria for direct contact and outdoor air exposure prescribed in the LTCP for residential land use. Under the current land use as an active fueling station, most of the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure under the current land use. Therefore, case closure is granted for the current commercial land use.

If a change in land use to any residential or other conservative land use, or if any redevelopment occurs, Alameda County Environmental health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site."

All investigation activities and groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **June 28, 2014** – List of Landowners Form
File to be named: LNDOWNR_F_YYYY-MM-DD RO72
- **July 29, 2014** – End of Public Comment Period

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachments: Invitation to Comment - Potential Case Closure
Mailing List
List of Landowners Form

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
2032 (Sent via E-mail to: lgriffin@oaklandnet.com)

Jason Duda, Broadbent & Associates, Inc., 1324 Mangrove Avenue, Suite 212, Chico, CA 95926 (Sent via E-mail to: jduda@broadbentinc.com)

Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)

GeoTracker, eFile

MAILING LIST FOR FACT SHEET (5 PAGES)

Thomas Francis
East Bay Municipal Utility District
375 11th Street, M.S.407
Oakland, CA 94607-1055

Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
San Francisco Bay Regional Water Quality
(Sent via E-mail to: cmccaulou@waterboards.ca.gov)

Leroy Griffin
Oakland Fire Department
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032 2032
(Sent via E-mail to: lgriffin@oaklandnet.com)

BARKER VIRGINIA ETAL
Parcel #: 3-29-27
2117 CURTIS ST
OAKLAND CA 94607-3323

BARKER VIRGINIA ETAL
Parcel #: 3-29-28
2117 CURTIS ST
OAKLAND CA 94607-3323

BARKER VIRGINIA ETAL
Parcel #: 3-29-23
2117 CURTIS ST
OAKLAND CA 94607-3323

BELL CORENE O
Parcel #: 3-29-31
938 APGAR ST
OAKLAND CA 94608-3838

CALDERON RICARDO D TR
Parcel #: 3-29-16
881 22ND ST
OAKLAND CA 94607-3354

CHEN RICHARD Y & LUCY L TRS
Parcel #: 5-431-18-4
6017 OCEAN VIEW DR
OAKLAND CA 94618-1844

CHENG JOANNIE & LI SHUO Z
Parcel #: 3-29-14
43139 COIT AVE
FREMONT CA 94539-5202

COMMON AREA OF PM 7668 18 THRU 40
Parcel #: 3-19-41
373 9TH ST #301
OAKLAND CA 94607-6516

COOPERBAND AARON & TANAKA FUMI
Parcel #: 3-29-17
7 PIXLEY AVE #641
CORTE MADERA CA 94976-1611

DAUGHTRY ELIOT & DEJONG KRISS
Parcel #: 3-29-8
2201 CURTIS ST
OAKLAND CA 94607-3325

DAVIS ESTELL
Parcel #: 3-29-20
861 22ND ST
OAKLAND CA 94607-3354

DAWKINS SHARRON
Parcel #: 3-29-3
2706 RAWSON ST
OAKLAND CA 94619-3259

EDWARDS KAMAU
Parcel #: 3-19-22
850 WEST GRAND AVE #1
OAKLAND CA 94607-3462

ENG DAVID M & LINDA
Parcel #: 3-19-23
850 W GRAND AVE #2
OAKLAND CA 94607-3462

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Parcel #: 3-29-22
4875 BELFORT RD
JACKSONVILLE FL 32256-6058

FLATLANDS DEVELOPMENT L L C
Parcel #: 3-29-6
769 19TH ST
OAKLAND CA 94612

FLATLANDS DEVELOPMENT L L C
Parcel #: 3-29-5
769 19TH ST
OAKLAND CA 94612

FLENTROY NICHELLE D & JESSLYN D
Parcel #: 3-29-24
5345 PORT SAILWOOD DR
NEWARK CA 94560-2674

GLOBEN ERAN
Parcel #: 3-19-34
850 W GRAND AVE #13
OAKLAND CA 94607-3464

GOODWIN DAVID A
Parcel #: 3-19-24
850 W GRAND AVE #3
OAKLAND CA 94607-3462

GOTO TAKUJI
Parcel #: 3-19-40
850 W GRAND AVE #19
OAKLAND CA 94607-3463

HENDERSON T M
Parcel #: 3-29-19
865 22ND ST
OAKLAND CA 94607-3354

HOBBS JULIA D & WILLIS ADAM
Parcel #: 3-19-38
850 W GRAND AVE #17
OAKLAND CA 94607-3463

HOKTCHEU THOMAS & NDONGO CHRISTINE N
Parcel #: 3-17-9
890 ISABELLA ST
OAKLAND CA 94607-3430

IWASA KAREN L & LUBOFSKY MICHAEL S
Parcel #: 3-19-33
850 W GRAND AVE
OAKLAND CA 94607-3461

JONES CLARENCE
Parcel #: 3-29-10
860 22ND ST
OAKLAND CA 94607-3355

KIM CHARLES W & SU H
Parcel #: 3-29-1
4312 LAUTREC DR
SAN JOSE CA 95135-1778

KIM CHONG H & MYUNG S
Parcel #: 5-411-1-5
2601 TELEGRAPH AVE
OAKLAND CA 94612-1713

KIM MYUNG S
Parcel #: 5-411-1-4
2601 TELEGRAPH AVE
OAKLAND CA 94612-1713

LAM CHOI W
Parcel #: 3-19-20
715 EL CAMINO REAL #201
SAN BRUNO CA 94066-3439

LE INVESTMENT GROUP LLC
Parcel #: 3-17-12
521 TAYLOR BLVD
MILLBREA CA 94030-2333

LIM HERBERT & KENNETH ETAL
Parcel #: 3-19-30
1027 VENTURA ST
RICHMOND CA 94805-1026

LINDEN DWIGHT
Parcel #: 3-29-7
2213 CURTIS ST
OAKLAND CA 94607-3325

MAJAIL ROLANDO L & YOLANDA
Parcel #: 3-29-13
1045 LEE AVE
SAN LEANDRO CA 94577-2937

MANTASHI OMID
Parcel #: 3-19-35
850 W GRAND AVE #14
OAKLAND CA 94607-3463

MCDANIEL COY
Parcel #: 3-19-36
850 W GRAND AVE #15
OAKLAND CA 94607-3463

MOORE DOROTHY J & HARVEY ETAL
Parcel #: 3-29-29
3531 PINWOOD DR
HAYWARD CA 94542-2607

NEXT STEP LEARNING CENTER INC
Parcel #: 3-27-19
2222 CURTIS ST
OAKLAND CA 94607-3326

OCCUPANT
Parcel #: 3-29-9
858 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 5-410-6
2037 MARKET ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 5-411-1-4
949 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-41
W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 5-410-5
2043 MARKET ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-31
2100 MARKET ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-17
875 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-3
871 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-7
853 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-27-18
838 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-27-20-1
2132 CURTIS ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-18
869 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-17-7
882 ISABELLA ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-6
859 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-34-1
2110 MARKET ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 5-411-1-5
905 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-2
879 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-27-19
840 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 5-431-18-4
W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-24
2111 CURTIS ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-1
889 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-4
867 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-15
885 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-21
2127 CURTIS ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-22
2121 CURTIS ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-14
2134 MARKET ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 5-410-3
2049 MARKET ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-27
868 21ST ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-29
878 21ST ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 5-410-4
2045 MARKET ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-28
874 21ST ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-11
862 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-12
866 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-5
863 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-29-13
870 22ND ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-17-10
894 ISABELLA ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-17-8
886 ISABELLA ST
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-17-12
898 W GRAND AVE
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-18
850 W GRAND AVE #A
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-19
850 W GRAND AVE #B
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-20
850 W GRAND AVE #C
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-21
850 W GRAND AVE #D
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-22
850 W GRAND AVE #1
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-28
850 W GRAND AVE #7
OAKLAND CA 94607

OCCUPANT
Parcel #: 3-19-30
850 W GRAND AVE #9
OAKLAND CA 94607

ONA GOODWIN & FRANCES
Parcel #: 3-29-2
4100/10 REDWOOD RD #237
OAKLAND CA 94619

RAMSEY WILLIE D
Parcel #: 3-29-21
2125 CURTIS ST
OAKLAND CA 94607-3323

REIMAN AMANDA E & THOMAS J
Parcel #: 3-19-37
850 W GRAND AVE #16
OAKLAND CA 94607-3463

REMSON RAYMOND & REMSON BERNARD J & J
Parcel #: 5-410-3
39815 RANCHWOOD DR
MURRIETA CA 92563-5315

REO HOMES 2 LLC
Parcel #: 3-29-9
510 3RD ST #102
OAKLAND CA 94607-3528

REO HOMES LLC
Parcel #: 3-27-18
510 3RD ST #102
OAKLAND CA 94607-3528

REO HOMES LLC
Parcel #: 5-410-4
510 3RD ST #102
OAKLAND CA 94607-3528

REO HOMES LLC
Parcel #: 3-29-11
510 3RD ST #102
OAKLAND CA 94607-3528

RWW PROPERTIES LLC
Parcel #: 3-27-20-1
6114 LA SALLE AVE #535
OAKLAND CA 94611-2802

SAEED KHALED M
Parcel #: 5-410-6
2036 MARKET ST
OAKLAND CA 94607-3336

SAEED KHALED M
Parcel #: 5-410-5
2036 MARKET ST
OAKLAND CA 94607-3336

SAEED KHALED M
Parcel #: 3-29-12
2036 MARKET ST
OAKLAND CA 94607-3336

SAEYANG NAILIN
Parcel #: 3-19-39
850 W GRAND AVE #18
OAKLAND CA 94607-3463

SALEH ABDUL S & FATIMA TRS
Parcel #: 3-17-8
2363 SAN PABLO AVE
OAKLAND CA 94612-1136

SALISBURY DAVID & CAROLYN
Parcel #: 3-19-29
850 W GRAND AVE #8
OAKLAND CA 94607-3464

SCHATZMAN RICHARD A & ORALIA
Parcel #: 3-19-26
850 W GRAND AVE #5
OAKLAND CA 94607-3462

STEPHENSON BRETT
Parcel #: 3-19-31
850 W GRAND AVE #10
OAKLAND CA 94607-3464

TICON 3906 LLC
Parcel #: 3-19-27
850 W GRAND AVE #6
OAKLAND CA 94607-3462

TRUE VINE MISSIONARY BAPTIST CHURCH OF
Parcel #: 3-17-18-1
896 ISABELLA ST
OAKLAND CA 94607-3430

TRUONG DE A
Parcel #: 3-29-18
1003 E 24TH ST
OAKLAND CA 94606-2726

VASQUEZ DANIEL
Parcel #: 3-19-32
850 W GRAND AVE #11
OAKLAND CA 94607-3464

VERGNE SUSAN
Parcel #: 3-17-7
10245 SADDLE CREEK DR
SACRAMENTO CA 95829-6582

WHITE DENNIS G
Parcel #: 3-29-4
2213 CURTIS ST #1
OAKLAND CA 94607-3325

WILLIAMS DAVID A
Parcel #: 3-19-25
850 W GRAND AVE #4
OAKLAND CA 94607-3462

WILLIAMS HAROLD J
Parcel #: 3-29-34-1
866 54TH ST
OAKLAND CA 94608-3237

WILLIAMS HAROLD SR
Parcel #: 3-29-15
866 54TH ST
OAKLAND CA 94608-3237

WONG MICHELLE W
Parcel #: 3-19-18
373 9TH ST ##506
OAKLAND CA 94607-6515

WONG MICHELLE W
Parcel #: 3-19-19
373 9TH ST ##506
OAKLAND CA 94607-6515

WONG MICHELLE W
Parcel #: 3-19-21
373 9TH ST ##506
OAKLAND CA 94607-6515

WONG WILLIAM B & MARY C TRS
Parcel #: 3-17-10
373 9TH ST ##506
OAKLAND CA 94607-6515

ZHENG XIAOJIE
Parcel #: 3-19-28
7320 WALDO LN
EL CERRITO CA 94530-2959



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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**ARCO #2107
889 WEST GRAND AVENUE
OAKLAND, CA 94607
FUEL LEAK CASE RO0000072
GEOTRACKER GLOBAL ID T0600100112**

MAY 28, 2014

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. Comments **received by July 29, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at jerry.wickham@acgov.org. Please refer to ACEH case RO0000072 in any correspondence.

LIST OF LANDOWNERS FORM

County of Alameda
Environmental Health Services
Environmental Protection 1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: ARCO #2169

Address: 889 West Grand Avenue

City, State, Zip: Oakland, CA 94607

Record ID #: RO0000072

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: Charles Carmel, Atlantic Richfield Company

Address: P.O. Box 1257

City, State, Zip: San Ramon CA 94583

E-mail Address: charles.carmel@bp.com

Name: Charles W. and Su H. Kim

Address: 4312 Lautrec Drive

City, State, Zip: San Jose, CA 95135-1778

E-mail Address: _____

Name: _____

Address: _____

City, State, Zip: _____

E-mail Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

Signature of Primary Responsible Party

Printed Name

Date

E-mail Address