



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

July 29, 2010

William and Renee Sheehan  
1236 Bay Street  
Alameda, CA 94501

Subject: Landowner Notification for Case Closure Consideration for Fuel Leak Case No. RO0000081 and Geotracker Global ID T0600102127, Sheehan Property, 845 Pacific Avenue, Alameda, CA 94501

Dear Mr. and Ms. Sheehan:

Alameda County Environmental Health (ACEH) is initiating the case closure process for the above referenced site. Site investigation and groundwater monitoring from underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party. Pursuant to Section 25297.15 (a), 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 the above-mentioned requirement, please complete the enclosed "List of Landowners Form," and mail it back to ACEH within thirty (30) days from the date of this letter. Also your comments must be considered prior to the proposed cleanup or closure. Please respond within 30 days from the date of this letter for your comments to be considered.

In accordance with the Public Participation requirements in the California Code of Regulations Chapter 16, Section 2728 Article 11, ACEH has prepared a Fact Sheet that will be distributed to land owners and occupants of surrounding properties. A copy of the Fact Sheet is attached. Public comments on proposed case closure as described in the attached Fact Sheet will be accepted until August 31, 2010.

Pending consideration of any public comments received during the public comment period, case closure would be implemented with the following site management requirements:

- *"Excavation or construction activities in the 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."*
- *"No crops are to be grown for human consumption with the area east of the residence."*

William and Renee Sheehan  
RO0000081  
July 29, 2010, Page 2

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

Sincerely,

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

Attachment: Public Notification of Potential Case Closure dated July 29, 2010

Enclosure: List of Landowners Form

cc: Donna Drogos, ACEH (*Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org)*)  
Jerry Wickham, ACEH

Geotracker, File

## 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: Sheehan Property

Address: 845 Pacific Avenue

City, State, Zip: Alameda, CA 94501

Record ID #: RO0000081

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, William and Renee Sheehan, certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: William and Renee Sheehan

Address: 1236 Bay Street

City, State, Zip: Alameda, CA 94501

E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

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



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**PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE  
845 PACIFIC AVENUE, ALAMEDA  
July 29, 2010**

**Site Name: Sheehan Property  
Site Location: 845 Pacific Avenue, Alameda, CA 94501  
Fuel Leak Case RO0000081 and Geotracker Global ID T0600102127**

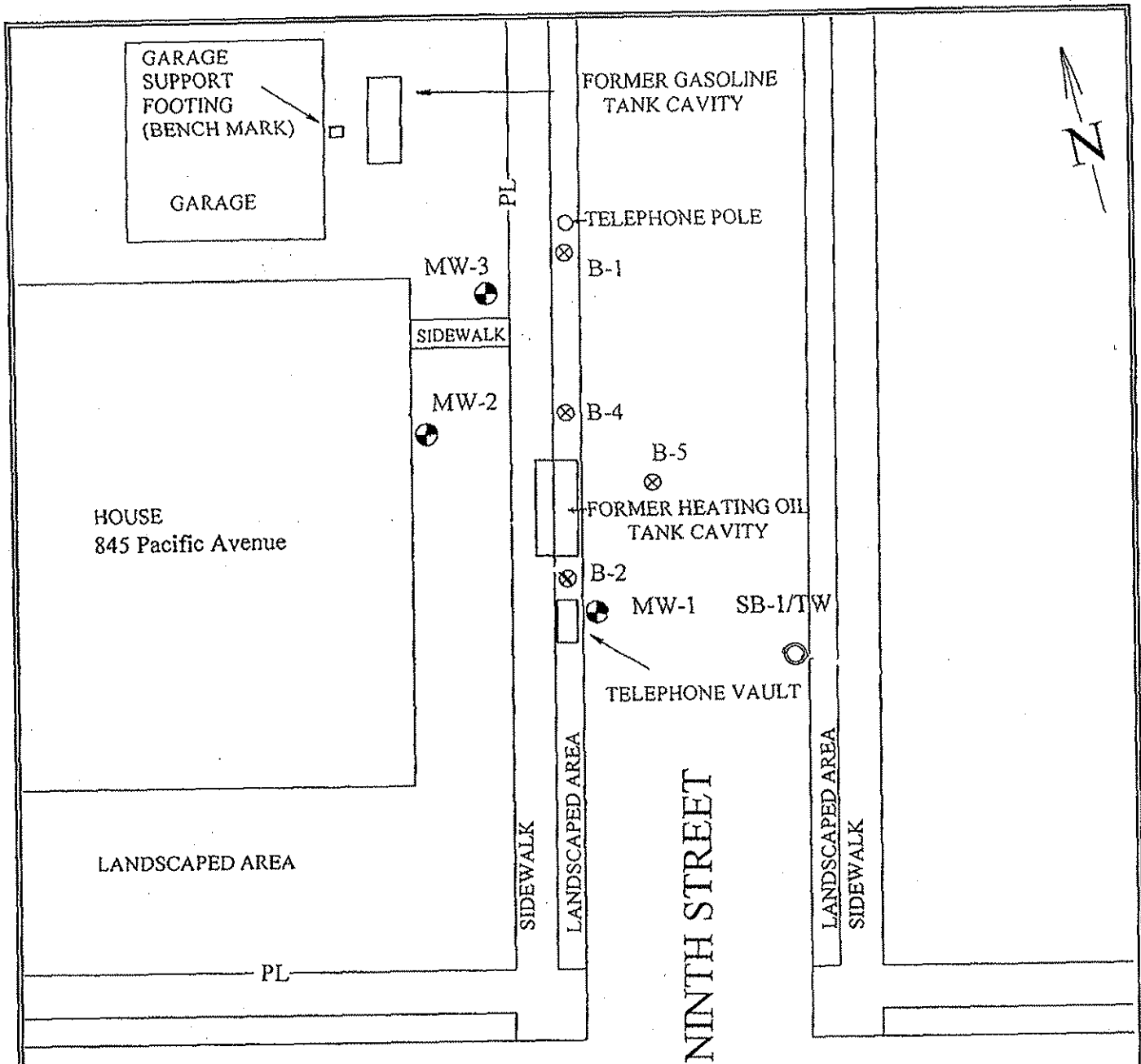
**Summary** – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at 845 Pacific Avenue in Alameda, California (see map on back of this page). Site investigation and cleanup activities have been completed and it does not appear that the fuel release presents a significant risk to human health or the environment under current conditions.

**Background** – The site is a residential property located at the intersection of Pacific Avenue and Ninth Street in Alameda, CA. A 750-gallon heating oil tank was removed from beneath the sidewalk east of the residence in September 1996. Several holes up to ¼-inch in diameter were observed in the underground storage tank (UST) during removal. Odor and staining were observed in soils surrounding the UST with the most apparent presence of petroleum hydrocarbons observed in the south end of the excavation at the fill end of the tank. Three soil samples collected during UST removal contained up to 800 parts per million (ppm) of Total Petroleum Hydrocarbons as diesel and 3.6 ppm of benzene. Site investigation activities conducted in 1997 and 2002 have indicated that petroleum hydrocarbons, primarily in the diesel fuel or heating oil range, are present in soil below a depth of approximately 7 feet bgs in the area east of the residence. Petroleum hydrocarbons are also present in groundwater beneath the sidewalk and the area east of the residence at 845 Pacific Avenue. Groundwater monitoring that was conducted from 2002 to 2003 indicates that petroleum hydrocarbons in groundwater are generally limited in extent to the area east of the residence extending to approximately the center of Ninth Street (see map on back of this page). Based on this limited extent, the petroleum hydrocarbons in groundwater do pose a risk to nearby residents. The concentrations of petroleum hydrocarbons in groundwater appear to be decreasing and further restoration of groundwater quality is expected to take place over a long period of time by natural attenuation processes.

On September 25, 1996, one 120-gallon gasoline UST was removed from the driveway east of the garage at the residence. The gasoline UST was reportedly installed in 1926 and had not been used for more than 18 years prior to removal in 1996. No residual product was present and the UST had several large holes in the bottom of the tank. Soils surrounding the UST had no odor or staining. Two soil samples collected below the UST did not contain petroleum hydrocarbons at concentrations above the reporting limits. No further investigation or cleanup was necessary for the 120-gallon gasoline UST.

**Next Step** – 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 party. **Comments received by August 31, 2010** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Jerry Wickham of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)



PACIFIC AVENUE

NINTH STREET

**LEGEND**



- ⊗ B-1 Soil Boring by HK2, Inc.
- ⊕ MW-1 Monitoring Well
- SB-1/TW Soil Boring/ Temporary Well
- PL Property Line

Source of the Base Map:  
HK2, Inc./ SEMCO report

**FIGURE 2: SITE PLAN**  
**SHEEHAN PROPERTY**  
845 Pacific Avenue  
Alameda, California

**ADVANCED ASSESSMENT AND  
REMEDATION SERVICES**  
2380 Salvio Street, Suite 202  
Concord, California 94520