



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

May 22, 2013

Mr. Brian Waite
Chevron Environmental Management Co.
6101 Bollinger Canyon Road
San Ramon, CA 94583
(Sent via electronic mail to: BWaite@chevron.com)

Steve and Cecilia Simi
Steve and Cecilia Semi Trust
4270 Silverado Trail
Napa, CA 94558

Subject: Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0000146 and Geotracker Global ID T0600101812, Chevron #9-2506, 2630 Broadway, Oakland, CA 94612

Dear Mr. Waite and Mr. and Mrs. Simi:

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

Site Management Requirements

ACEH has reviewed the case for possible closure under a commercial land use scenario with the following site management requirements:

Case closure for this fuel leak site is granted for the current commercial land use and the existing building only. This Site Management Requirement is due to the presence of the former Sisters of Providence Hospital on the site, and apparently only partial characterization of these contaminants. The site will be entered into the Site Cleanup Program for characterization of residual contamination associated with the hospital. Due to lack of adequate characterization for contamination associated with the former hospital, ACEH will re-evaluate the case upon receipt of approved development/construction plans. If a change in land use to any commercial other than as currently developed, residential, or other conservative land use scenario occurs at this site; Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party (or current property owner/developer) 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.

Public Participation

Public participation is a requirement for the Corrective Action Plan and 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 *Notification of Potential Case Closure* to the listed addresses in the immediate vicinity of the site as well as the local water district (EBMUD), the San Francisco Regional Water Quality Control Board, and the City of Oakland Fire Department. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential

Mr. Waite and Mr. and Mrs. Simi
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case closure by July 16, 2013. ACEH will consider all comments from the public prior to potential case closure.

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Enclosures: *Public Notification of Potential Case Closure*
List of Landowners and Tenants Notified
Parcel Distribution Map

cc: James Kiernan, 10969 Trade Center Drive, Suite 106, Rancho Cordova, CA 95670
(sent via electronic mail to jkiernan@croworld.com)

Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Suite 3341, Oakland, CA 94612-2032 (sent via electronic mail to lgriffin@oaklandnet.com)

Donna Drogos, ACEH, (sent via electronic mail to donna.drogos@acgov.org)

Dilan Roe, ACEH, (sent via electronic mail to dilan.roe@acgov.org)

Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)

Geotracker, Electronic File



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May 22, 2013

**NOTIFICATION OF POTENTIAL FUEL
CASE CLOSURE
Chevron # 9-2506**

**Site Location: 2630 Broadway, Oakland,
CA 94612**
**Fuel Leak Case RO0000146
and GeoTracker Global ID T0600101812**

Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case located at 2630 Broadway in Oakland, CA. Based on data and reports submitted by the property owner it does not appear that the petroleum release presents a risk to human health or the environment.

Background – Approximately in 1950 the site was occupied by a used car sales/service facility. Underground storage tanks (USTs) were reportedly installed on the western portion of the site in 1962, when the site was first occupied by a fuel service station. In 1998 the fuel service station was demolished, the USTs were removed, and the site was paved. The paved lot has remained to the present day and the site is now occupied by a car sales facility and a vacant restaurant.

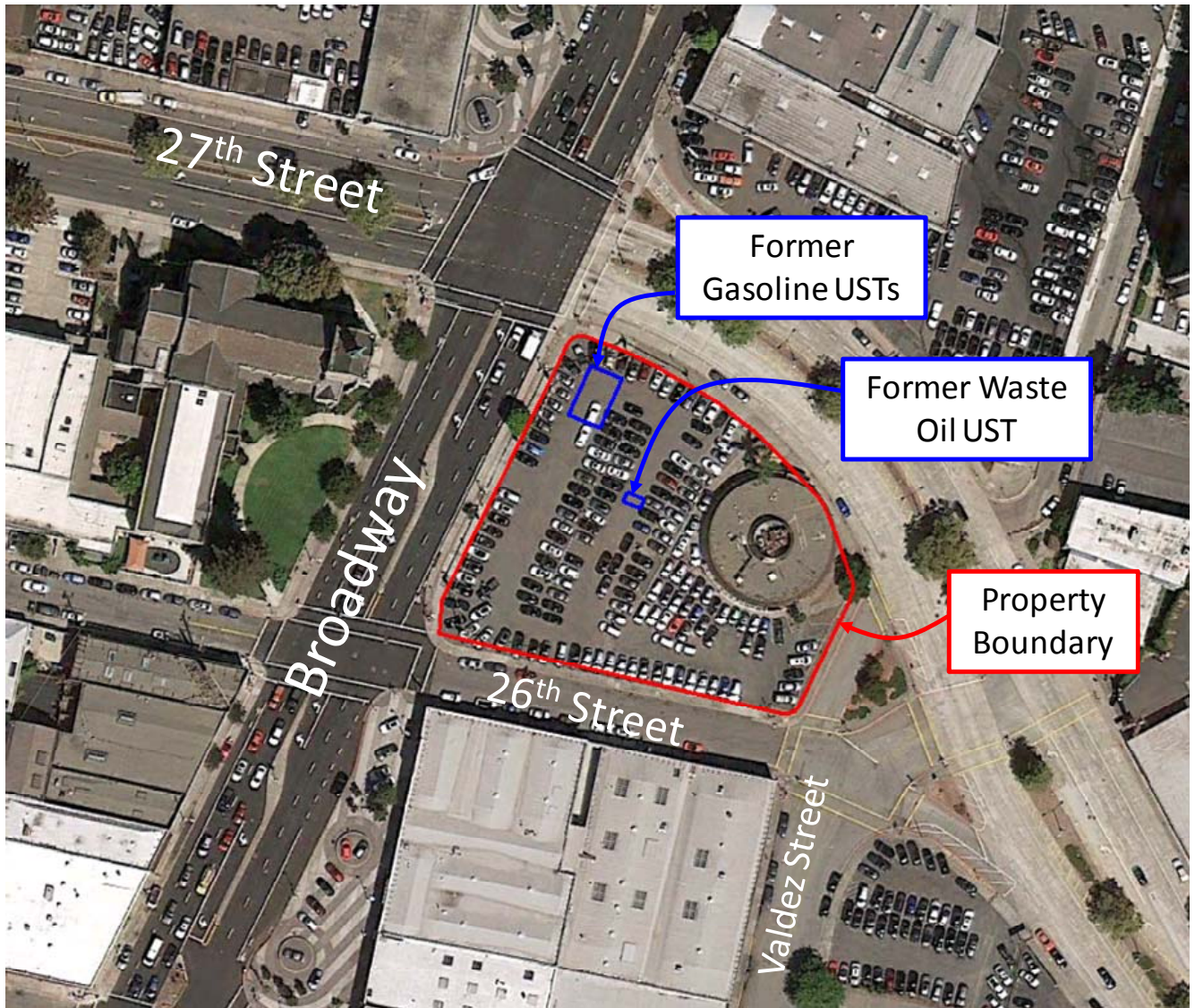
Contamination from the USTs was detected in 1982 in soil and groundwater samples. Activities at the site have included the excavation and disposal of contaminated soil, groundwater monitoring, bailing of fuel product from a monitoring well, repair of a leaking product line.

Recent groundwater monitoring data indicate that the groundwater contamination plume containing dissolved petroleum hydrocarbons appears to be stable and delineated. The plume and residual petroleum hydrocarbons in soil are expected to biodegrade over time.

This fuel leak case has been evaluated for closure consistent with the criteria in the State Water Resource Control Board's Low Threat Closure Policy (LTCP) for petroleum hydrocarbons. Sites that meet the general and media-specific criteria in the LTCP are considered to not pose a threat to human health, safety, or the environment and are appropriate for closure pursuant to Health and Safety Code section 25296.10. Residual petroleum hydrocarbons that are present in soil or groundwater are expected to biodegrade over time. The site appears to meet the LTCP.

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 Mark Detterman at the address below; all comments will be forwarded to the responsible parties. **Comments received by July 22, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Mark Detterman of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6876 or by email at mark.detterman@acgov.org



Aerial View of Property (Google Earth, 2013)

300 27TH STREET LLC
Parcel #: 9-685-29-1
5627 COWELL BLVD
DAVIS CA 95618

ABRAHAMSON ROBERT P
Parcel #: 9-683-37
10575 FONTENELLE WAY
LOS ANGELES CA 90077

BANKERS TRUST CO TR
Parcel #: 8-672-3
1 MARITIME PLZ #900
SAN FRANCISCO CA 94111

BANKERS TRUST CO TR
Parcel #: 8-672-2
1 MARITIME PLZ #900
SAN FRANCISCO CA 94111

BANKERS TRUST CO TR &
Parcel #: 8-672-1
1 MARITIME PLZ #900
SAN FRANCISCO CA 94111

BOERO PAUL V & GEORGE E
Parcel #: 9-683-3
10 DONALD DR
ORINDA CA 94563

EVA ANN LEE II LP
Parcel #: 10-798-3-7
15 25TH AVE N
SAN FRANCISCO CA 94121

FIRST PRESBYTERIAN
Parcel #: 9-684-3-2
2619 BROADWAY
OAKLAND CA 94612

GROTE UDO E TR
Parcel #: 9-683-35
205 OAKRDGE WAY
RIO VISTA CA 94571

KWEI CHRIS & EILEEN
Parcel #: 8-672-21
P O BOX 20987
OAKLAND CA 94620

M & M PROPERTY CO LLC
Parcel #: 9-685-18-4
2740 BROADWAY
OAKLAND CA 94612

MASRI FAMILY LIMITED
Parcel #: 8-671-36-2
290 27TH ST
OAKLAND CA 94612

MASRI FAMILY LIMITED
Parcel #: 8-671-37-3
290 27TH ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-671-34-2
VALDEZ ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-671-35-2
2452 VALDEZ ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-671-36-2
2456 VALDEZ ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-672-3
329 26TH ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-671-37-3
2460 VALDEZ ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-672-1
2550 WEBSTER ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-672-21
2500 WEBSTER ST
OAKLAND CA 94612

RESIDENT
Parcel #: 8-672-2
329 26TH ST
OAKLAND CA 94612

RESIDENT
Parcel #: 9-683-2
2523 BROADWAY
OAKLAND CA 94612

RESIDENT
Parcel #: 9-683-3
2511 BROADWAY
OAKLAND CA 94612

RESIDENT
Parcel #: 9-683-37
2555 BROADWAY
OAKLAND CA 94612

RESIDENT
Parcel #: 9-685-11-1
314 27TH ST
OAKLAND CA 94612

RESIDENT
Parcel #: 9-685-18-6
2630 BROADWAY
OAKLAND CA 94612

RESIDENT
Parcel #: 9-684-1
2735 WEBSTER ST
OAKLAND CA 94612

RESIDENT
Parcel #: 9-685-18-4
2710 BROADWAY
OAKLAND CA 94612

RESIDENT
Parcel #: 9-685-19-1
2720 BROADWAY
OAKLAND CA 94612

RESIDENT
Parcel #: 9-685-28
VALDEZ ST
OAKLAND CA 94612

RESIDENT
Parcel #: 9-683-35
367 26TH ST
OAKLAND CA 94612

RESIDENT
Parcel #: 9-685-27
VALDEZ ST
OAKLAND CA 94612

RESIDENT
Parcel #: 9-685-29-1
300 27TH ST
OAKLAND CA 94612

RESIDENT
Parcel #: 10-798-3-7
296 27TH ST
OAKLAND CA 94612

REYES KRISTIAN R &
Parcel #: 9-685-11-1
67 MANDALAY RD
OAKLAND CA 94618

SIMI STEVE & CECILIA TRS
Parcel #: 9-685-18-6
2800 HILLCREST DR
NAPA CA 94558

SIMI STEVE & CECILIA TRS
Parcel #: 9-684-1
2800 HILLCREST DR
NAPA CA 94558

TAI JANE L TR
Parcel #: 9-683-2
3458 SILVER SPRINGS RD
LAFAYETTE CA 94549

TAM ARTHUR S & PATRICIA L
Parcel #: 9-685-28
7253 CUTTING BLVD
EL CERRITO CA 94530

TAM ARTHUR S & PATRICIA L
Parcel #: 9-685-27
7253 CUTTING BLVD
EL CERRITO CA 94530

VALDEZ STREET PROPERTIES
Parcel #: 8-671-34-2
4449 VIEJA DR
SANTA BARBARA CA 93110

VALDEZ STREET PROPERTIES
Parcel #: 8-671-35-2
4449 VIEJA DR
SANTA BARBARA CA 93110

VORELCO INC
Parcel #: 9-685-19-1
3800 HAMLIN RD #100
AUBURN HILLS MI 48326



- LEGEND**
- selected
 - Landmark
 - Landmark Name
 - County Buildings
 - Water Body
 - Railroad
 - Street Centerline
 - Parcel
 - Concrete Channel
 - Closed Conduit
 - Improved Creek
 - Natural Creek
 - Park



Printed: 5/22/113

Disclaimer: The data, information, and maps provided herein are derived from various sources and are dynamic and in an ongoing state of maintenance, correction and update, and are subject to verification by the user and/or Alameda County. The mapped data depicted herein does not constitute a legal survey. The County of Alameda makes no warranty, representation or guarantee as to the content, accuracy, timeliness or completeness of any of the information implied herein. The County of Alameda explicitly disclaims any representation and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.