

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
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March 19, 2009

Joseph & Maude LeBlanc  
4073 Oak Hill Road  
Oakland, CA 94605-4501

Subject: Property located at 6620 Foothill Boulevard, Oakland, CA 94605 located adjacent to Fuel Leak Case No. RO0000175, GeoTracker Global ID: T0600102286, Foothill Mini-Mart, 6600 Foothill Boulevard, Oakland, CA 94605

Dear Mr. and Mrs. LeBlanc:

This letter is in response to potential cleanup liability concerns in regards to an unauthorized release of petroleum hydrocarbons that has occurred at 6600 Foothill Boulevard in Oakland, which has resulted in petroleum hydrocarbon impacted groundwater migration off-site impacting the southwest corner of the LeBlanc property located at 6620 Foothill Boulevard, in Oakland, California. At this time, the property owners of the 6600 Foothill Boulevard property are named as Responsible Parties under Title 23, California Code of Regulations, Division 3, Chapter 16, Article 11, Section 2720, and are performing investigation and/or cleanup of petroleum hydrocarbon contamination originating from their property. In general, Alameda County Environmental Health (ACEH) does not require owners of adjacent or nearby properties to investigate or cleanup contamination that is solely the result of contaminant migration from an off-site source or sources. However, the Regional Water Quality Control Board may hold an uncooperative adjacent impacted property owner responsible for site investigation and cleanup costs in the event reasonable access to the property for the purpose of site investigation and cleanup is denied the Responsible Party. In accordance with public participation requirements defined in Title 23, California Code of Regulations, Division 3, Chapter 16, Article 11, Section 2728, adjacent property owners are provided the opportunity to comment on cleanup proposals during the corrective action plan phase of the corrective action process.

ACEH understands that redevelopment is proposed for the LeBlanc property located at 6620 Foothill Boulevard and the LeBlanc's are concerned that the petroleum hydrocarbon impact to their property will hinder site redevelopment. The contaminant of concern emanating from 6600 Foothill Boulevard is total petroleum hydrocarbons as gasoline. The two "drivers" or chemicals of concern associated with gasoline are benzene and methyl tertiary butyl ether (MTBE). At 6620 Foothill Boulevard (the LeBlanc Property), benzene was not detected above the laboratory detection limit in soil and MTBE was detected at a concentration of 0.105 milligrams per kilogram (mg/kg). Benzene and MTBE in groundwater samples collected in August 2008 from groundwater monitoring well MW-4 located on the LeBlanc property, were detected at 0.53 micrograms per liter ( $\mu\text{g/L}$ ) and 24  $\mu\text{g/L}$ , respectively.

The City of Oakland has published the "Oakland Urban Land Redevelopment Program: Guidance Document," dated January 1, 2000, which contains Risk-Based Screening Levels for redeveloping contaminated properties. Oakland's RBSLs for residential land-use for benzene and MTBE in soil are 19 mg/kg and 200 mg/kg, respectively for the ingestion exposure pathway scenario. For volatilization to indoor air exposure pathway, the benzene and MTBE RBSLs for

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soil are 1.9 mg/kg and 14,000 mg/kg, respectively. Concentrations of contaminants in soil at the LeBlanc property are well below Oakland's RBSLs. Oakland's RBSL for benzene and MTBE in groundwater are 5.6 µg/L and 36,000 µg/L, respectively for contaminant volatilization to indoor air exposure pathway. The current contaminant concentrations in groundwater at the LeBlanc property are significantly below Oakland's RBSLs. Based on a comparison of contaminant concentrations detected on the LeBlanc property to Oakland's guidance document, the contamination detected on the LeBlanc property should not hamper site redevelopment.

If you have any questions, please call me at (510) 567-6721 or send me an electronic mail message at [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org).

Sincerely,



Donna L. Drogos, PE  
Supervising Hazardous Materials Specialist

cc: Councilmember Desley Brooks, City Hall, 1 Frank Ogawa Plaza, Oakland, CA 94612  
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