



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

July 30, 2010

Mr. Abolghassem Razi
Tony's Express Auto Services
3609 International Blvd.
Oakland, CA 94601

Subject: Landowner Notification for Case Closure Consideration for Fuel Leak Case No. RO0000265 and Geotracker Global ID T0600101680, Tony's Express Auto Services, 3609 International Blvd., Oakland, CA 94601

Dear Mr. Razi:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the most recently submitted report entitled, "Soil Vapor Intrusion Re-Evaluation," dated June 7, 2010 (Report). The Report, which was prepared on your behalf by SOMA Environmental, presents the results of soil vapor sampling conducted on May 5, 2010 to evaluate the potential for vapor intrusion to an apartment building south of the site. Based on the results of the soil vapor sampling and a screening level human health risk assessment, the Report concluded that risks to human health from volatile chemicals south of the site were not significant.

Based on these recent soil vapor sampling results and human health risk evaluation, the case is under review for potential case closure. Additional investigation or submittal of further information is not necessary at this time unless requested by ACEH during closure review. Based upon the results of the case closure review, ACEH will either request that the existing monitoring wells be decommissioned in anticipation of case closure or will request additional work at the site.

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

"Case closure for the fuel leak site is granted for the current commercial land use only. If a change in land use to any 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. ACEH will re-evaluate the case upon receipt of approved development/construction plans. 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. This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site."

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.

Responsible Parties
RO0000265
July 30, 2010, Page 2

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 September 7, 2010.

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at 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 August 3, 2010

Enclosure: 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*)

Mansour Sepehr, SOMA Environmental Engineering, 6620 Owens Drive, Suite A, Pleasanton, CA 94588
(*Sent via E-mail to: msepehr@somaenv.com*)

Donna Drogos, ACEH (*Sent via E-mail to: 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: Tony's Express Auto Service

Address: 3609 International Boulevard

City, State, Zip: Oakland, CA 94601

Record ID #: RO0000265

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: _____

Address: _____

City, State, Zip: _____

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



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

**PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
3609 INTERNATIONAL BOULEVARD, OAKLAND
August 3, 2010**

**Site Name: Tony's Express Auto Service
Site Location: 3609 International Boulevard, Oakland, CA 94601
Fuel Leak Case RO0000265 and Geotracker Global ID T0600101680**

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 3609 International Boulevard in Oakland, California (see attached map on back). Site investigation and cleanup activities have been completed and it does not appear that the fuel release presents a significant risk to human health based upon current land use. Case closure will be granted for commercial land use only. Site investigation activities, which have been conducted at various times since 1992, have defined the extent of petroleum hydrocarbons in soil, soil vapor, and groundwater at the site. Site cleanup consisting of groundwater extraction, soil vapor extraction, air sparging, and multi-phase extraction have been conducted at the site since 2000. Soil vapor sampling conducted in 2008 and 2010 detected petroleum hydrocarbons in soil vapor beneath the site and along the southern boundary of the site. A human health risk evaluation concluded that the petroleum hydrocarbons in soil vapor are below concentrations that would pose a significant risk to site occupants or residents of nearby properties.

Petroleum hydrocarbons are present in a groundwater plume beneath the site that extends approximately 220 feet southwest from the site. Groundwater is typically encountered in the area of the site at depths of 7 to 15 feet below ground surface. Based on the groundwater monitoring, which was conducted from October 1994 until September 2009 using 12 on-site and off-site monitoring wells, petroleum hydrocarbon concentrations are decreasing and the groundwater plume appears to be shrinking in size. Further restoration of groundwater quality is expected to take place by natural attenuation processes.

Background – The site is currently a service station and auto repair facility. In July 1993, one 10,000-gallon gasoline tank, one 6,000-gallon gasoline tank, and one 550-gallon waste oil tank were removed. Soil samples collected during the 1993 tank removal indicated that soil contamination was present in the area of the former fuel system. Following site investigation activities in 1997, a groundwater treatment system was installed to prevent further migration of groundwater contamination. A soil vapor extraction system was installed in July 2000. In 2005, an air sparging system and additional vapor extraction wells were added to address groundwater contamination and soil contamination below the water table. Six monthly multi-phase extraction events were conducted between March and October 2008 which resulted in the cumulative removal of 612 pounds of petroleum hydrocarbons. Groundwater monitoring that was conducted from 1996 to 2009 indicates that the concentrations of petroleum hydrocarbons in groundwater appear are decreasing and the groundwater plume appears to be shrinking in size.

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 September 7, 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

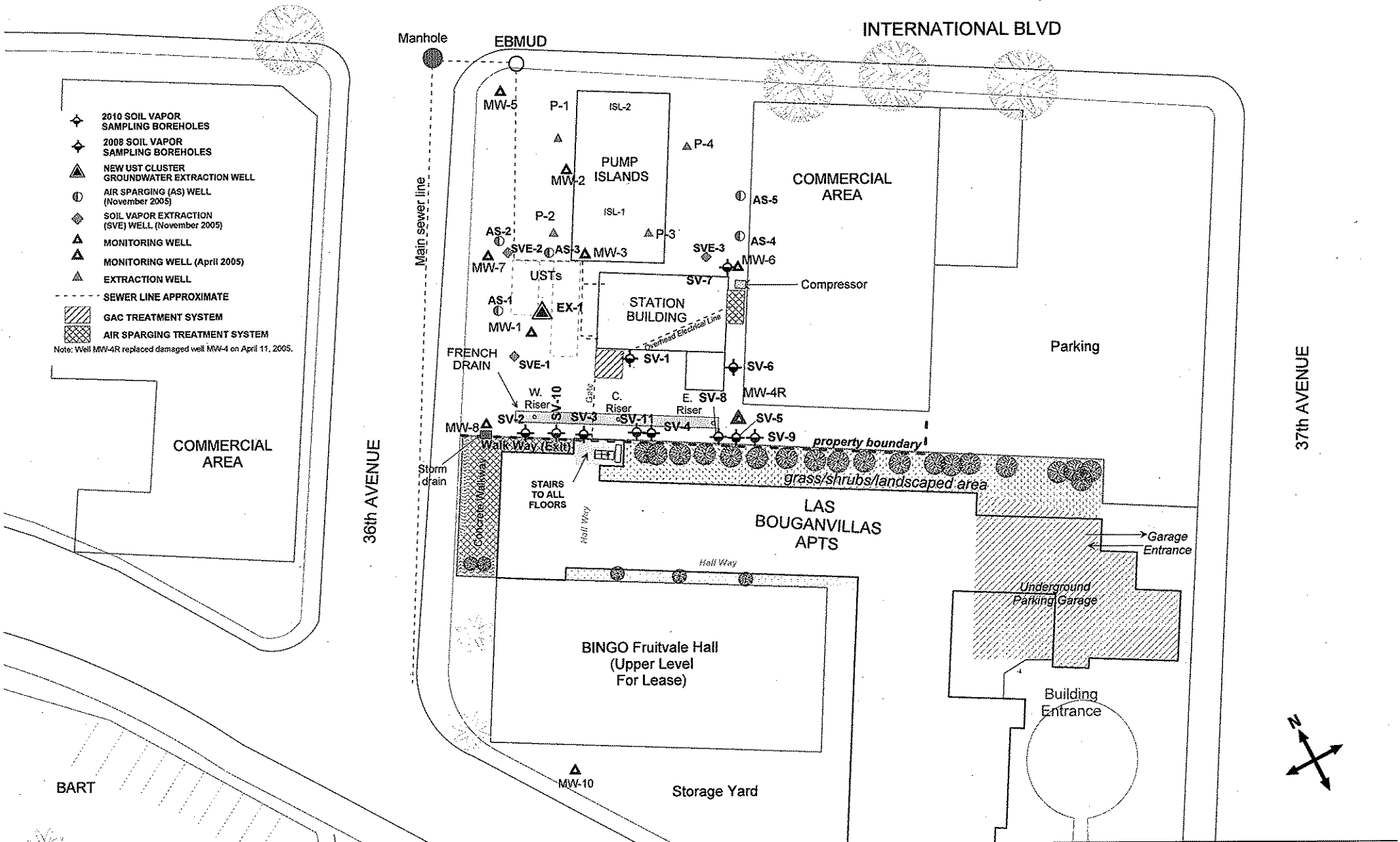


Figure 2: Site Map Showing Locations of Wells, GAC and SVE Systems, Soil Vapor Sampling Boreholes, and Site Features

