



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

May 4, 2010

Mr. Ted Dang (*Sent via E-mail to: TWD113@aol.com*)
Tomorrow Development Co., Inc.
1305 Franklin Street, #500
Oakland, CA 94612

Mr. John Thorpe
21790 Hesperian Blvd.
Hayward, CA 94541-7003

Subject: Landowner Notification for Case Closure Consideration for Fuel Leak Case No. RO0000396 and Geotracker Global ID T0600102124, Former Service Station, 2547 East 27th Street, Oakland, CA 94601

Dear Mr. Dang and Mr. Thorpe:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted report entitled, "*Soil Vapor Sampling Assessment, Former Gasoline Service Station, 2547 /East 27th Street, Oakland, California,*" dated April 13, 2010 and received by ACEH on April 26, 2010 (Report). The Report, which was prepared on your behalf by Ceres Associates, presents the results of soil vapor sampling conducted on March 23, 2010 in the area of SV-04 where an elevated concentration of trichloroethene (TCE) was previously detected in soil vapor. TCE was not detected during the March 23, 2010 soil vapor sampling.

Based on the recent results of the soil vapor sampling, 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.

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 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.

Responsible Parties
RO0000396
May 4, 2010, Page 2

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 June 10, 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 May 4, 2010

Enclosure: List of Landowners Form

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

Nick Patz, Ceres Associates, 920 First Street, Suite 202, Benicia, CA 94510 (Sent via E-mail to: nickpatz@ceresassociates.com)

Carmen Harms, State Water Resources Control Board, Division of Financial Assistance, P.O. Box 944212, Sacramento, CA 94244-2120 (Sent via E-mail to: CHarms@waterboards.ca.gov)

Margot Lederer Prado, City of Oakland Economic Development Division, Brownfields Management, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612 (Sent via E-mail to: MPrado@oaklandnet.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: Thorpe Property Gas Station

Address: 2547 East 27th Street

City, State, Zip: Oakland, CA 94601

Record ID #: RO0000396

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



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**PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
2547 EAST 27TH STREET, OAKLAND
May 4, 2010**

**Site Name: Thorpe Property Gas Station
Site Location: 2547 East 27th Street, Oakland, CA 94601
Fuel Leak Case RO0000396 and Geotracker Global ID T0600102124**

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 2547 East 27th Street 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 risk to human health based upon current and projected future land use. Site investigation activities, which have been conducted at various times since 1994, have defined the extent of petroleum hydrocarbons in soil and groundwater at the site. Soil excavation was conducted in December 2006 and January 2007 to remove contaminated soil from the site. Soil vapor sampling conducted in December 2007 and March 2010 indicates that subsurface vapors do not pose a risk of indoor vapor intrusion to future residents of the site or residents of nearby properties.


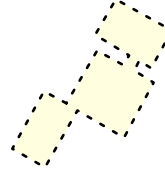


Background – The site is currently a vacant lot and is expected to be developed for residential reuse. The site operated as a gasoline service station and/or garage from 1927 to 1994. In 1994, four 500-gallon gasoline tanks and one 100-gallon waste oil tank were removed. Soil samples collected during the 1994 tank removals indicated that soil contamination was present in the area of the former fuel system. Site investigation activities consisting of soil and groundwater sampling were conducted at the site in 2002, 2005, and 2006. In December 2006 and January 2007, approximately 390 tons of contaminated soil was excavated and removed for proper off-site disposal at a landfill. Confirmation soil samples collected from the sides of the excavation indicated that contaminated soil with concentrations exceeding cleanup goals were removed with the exception of two locations along the northern edge of the property adjacent to 27th Street. Excavation could not be continued at these two locations to avoid undermining the adjacent sidewalk and 27th Street. The residual contamination along the northern edge of the property and beneath the sidewalk along 27th Street is not expected to pose a risk to site residents or residents of nearby properties. Clean fill from a quarry was brought to the site to backfill the excavation. Groundwater monitoring that was conducted from 2006 to 2008 indicates that the concentrations of petroleum hydrocarbons in groundwater beneath the site do not pose a risk to future residents of the site or nearby residents. The concentrations of petroleum hydrocarbons in groundwater appear to be decreasing and further restoration of groundwater quality is expected to take place by natural attenuation processes.

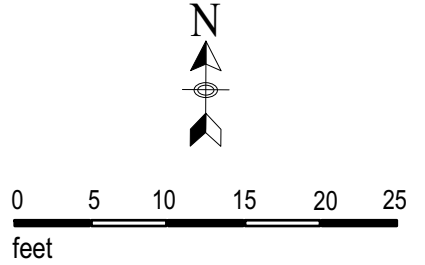
Next Step – The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board Geotracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible party. **Comments received by June 10, 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



EXPLANATION

-  Approximate Limits of Excavations By Kleinfelder (1994)
-  Approximate Limits of Excavation By Ceres Associates (2006)
-  SV-04 ● Soil Vapor Sample Location February 2006
-  SV-8 ● Soil Vapor Sample Location March 2010



2547 E 27th Street
Oakland, California
Project CA1264-10
April 2010

SOIL VAPOR SAMPLE LOCATION MAP

Figure **3**