



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

May 8, 2012

Mike Rogers
ABF Freight Systems
PO Box 10048
Fort Smith, AR 72917-0048

Treadark Real Estate Corp.
3801 Old Greenwood Road
Fort Smith, AR 72903

Estes Terminals California LLC
3901 West Broad Street
Richmond, VA 23230
Attention: Angela Maidment

GI Trucking DBA Estes West
3901 West Broad Street
Richmond, VA 23230
Attention: Angela Maidment

Subject: Landowner and Public Notification for Case Closure Consideration for Fuel Leak Case No. RO0000442 and GeoTracker Global ID T0600100900, GI Trucking Company, 1750 Adams Avenue, San Leandro, CA 94577

Dear Responsible Parties:

Alameda County Environmental Health (ACEH) is reviewing the fuel case file for the above referenced site for potential case closure. 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.

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."

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, a Notification of Potential Case Closure will need to be distributed to nearby landowners and residents as well as any other interested persons. Attached is a draft version of the Notification of Potential Case Closure. Therefore, we request that you do the following: 1) review the attached Draft Notification of Potential Case Closure and provide any comments to ACEH, and 2) submit a list with complete addresses of any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case **no later than June 11, 2012**. Upon finalization of the mailing list, ACEH will request that you distribute the Notification of Potential Case Closure to the mailing list. ACEH will consider all comments from the public prior to final approval of case closure.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **June 11, 2012** – List of any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case

Sincerely,

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

Attachments: List of Landowners Form
Public Notification of Potential Case Closure

cc: Matt Bramblett, Hart & Hickman, PC, 2923 South Tryon Street, Suite 100, Charlotte, NC 28203 (*Sent via E-mail to: MBramblett@harthickman.com*)

Robert Foss, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A, Emeryville, CA 94608 2032
(*Sent via E-mail to: bfoss@croworld.com*)

Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)
Jerry Wickham, ACEH (*Sent via E-mail to: jerry.wickham@acgov.org*)

GeoTracker, e-File

LIST OF LANDOWNERS FORM
Page 1 of 2

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: GI Trucking Company
Address: 1750 Adams Avenue
City, State, Zip: San Leandro, CA 94577
Record ID #: RO0000442

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: Estes Terminal California LLC, Attention: Angela Maidment
Address: 3901 Broad Street
City, State, Zip: Richmond, VA 23230
E-mail Address: _____

Name: GI Trucking DBA Estes West, Attention: Angela Maidment
Address: 3901 West Broad Street
City, State, Zip: Richmond, VA 23230
E-mail Address: _____

Name: ABF Freight Systems, Attention: Mike Rogers
Address: PO Box 10048
City, State, Zip: Fort Smith, AR 72917-0048
E-mail Address: _____

Name: Treadark Real Estate Corp.
Address: 3801 Old Greenwood Road
City, State, Zip: Fort Smith, AR 72903
E-mail Address: _____

LIST OF LANDOWNERS FORM
Page 2 of 2

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

**DRAFT NOTIFICATION OF POTENTIAL CASE CLOSURE
GI TRUCKING COMPANY
May 8, 2012**

**Site Location: 1750 Adams Avenue, San Leandro, CA 94577
Fuel Leak Case RO0000442 and GeoTracker Global ID T0600100900**

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 the former GI Trucking property at 1750 Adams Avenue in San Leandro, California (see attached map on back). The site is currently Estes Express Lines and is used for freight storage and loading. Surrounding land use is mixed commercial, light industrial, and residential.

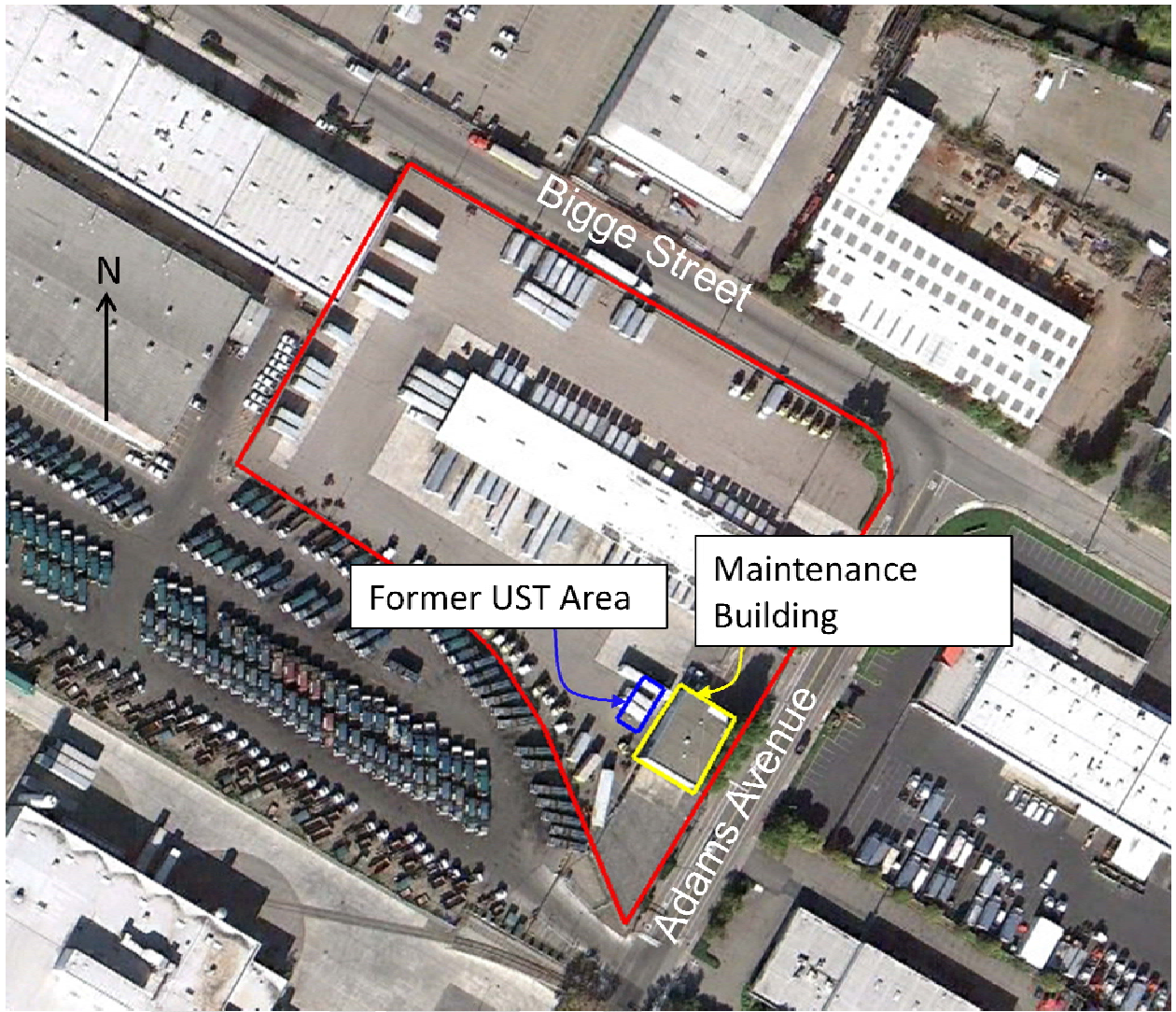
Historically, five underground storage tanks (USTs) were west of the maintenance building. One tank was removed in December 1986 and the other four were removed in June 1999. During the 1986 tank removal, petroleum hydrocarbons were noted in the surrounding soil and a rupture in the tank bottom was observed.

A soil and groundwater sampling event was performed during tank removal in December 1986 and site investigation activities have continued up to August 2011. During the most recent sampling event in August 2011, Total Petroleum Hydrocarbons as gasoline (TPHg) were detected in soils at concentrations up to 3.7 parts per million (ppm) and Total Petroleum Hydrocarbons as motor oil (TPHmo) were detected in soils at concentrations up to 7.3 ppm.

A total of five groundwater monitoring wells have been installed at the site. Sampling of the monitoring wells was conducted quarterly to semiannually from November 1988 to March 1999 with intermittent sampling events between 2007 and 2009. The soil and groundwater data indicate that a plume containing dissolved petroleum hydrocarbons appears to be stable and limited in extent. The plume and residual petroleum hydrocarbons in soil are expected to biodegrade over time. Site investigation and cleanup activities have been completed and it does not appear that the fuel release presents a risk to human health for nearby residents or site workers. Site management requirements will be placed on the property to prevent possible future exposure to residual contamination. Therefore, ACEH is considering potential closure of the fuel leak case.

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 parties. **Comments received by June 30, 2012** 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



Aerial View of Property (Google, 2012)