



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

**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**LUCASEY MANUFACTURING  
2744 EAST 11<sup>TH</sup> STREET  
OAKLAND, CA  
CASE RO0002902  
GEOTRACKER GLOBAL ID T0600133151**

**DECEMBER 31, 2013**

The above referenced site is a Spills, Leaks, Investigations, and Cleanups (SLIC) case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACEH is considering closure of the case.

This notice is being sent to the current occupants and landowners of adjacent properties and known interested parties for this site. The public is invited to review and comment on the potential closure of the case. A brief description of the site, summary of investigations, and health risk analysis is presented below. 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 March 6, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Please refer to ACEH case RO0002902 in any correspondence.

**SITE DESCRIPTION**

The Lucasey Manufacturing, Inc. site is located at 2744 East 11<sup>th</sup> Street in Oakland, California as shown on the attached figure (the "Site"). Lucasey fabricates television mounting systems. The property occupied by Lucasey was formerly a cannery and canned food warehouse; the cannery ceased operation more than 30 years ago.

Soil, groundwater, and soil vapor investigations were conducted at and in the vicinity of the Site under regulatory oversight of the Alameda County Environmental Health Department (ACEH). The investigations detected the presence of petroleum hydrocarbons in soil and groundwater at

the Site itself and beneath East 11<sup>th</sup> St. to the southwest of the Site. The residual contamination may extend south of East 11<sup>th</sup> Street and may be present in the subsurface beneath properties from 2735 to 2743 East 11<sup>th</sup> Street. Residual contamination may be encountered between depths of 10 to 23 feet below ground surface. Site investigations indicate that the petroleum hydrocarbons are aged and consist of heavy fuel oil.

## **RESULTS OF INVESTIGATIONS**

The possible source of the petroleum hydrocarbons was an underground storage tank on the Site that once contained fuel oil; the fuel oil was used to heat the boilers when the cannery was in operation. Fuel oil or other petroleum products have not been stored underground nor used at the Site since the early 1970s. The cannery switched over to natural gas at that time and, in or about 1978, ceased operation.

The investigations concluded that the petroleum hydrocarbons had been present in the soil and ground water for many years and had ceased spreading. Groundwater is present at approximately 12 feet below the ground surface and generally flows toward the west or southwest.

## **HEALTH RISK ANALYSIS**

Because residences are present in this area, consultants evaluated the potential risk of adverse health effects posed by the possible presence of petroleum hydrocarbons to residents at adjacent properties. To provide information for the health risk evaluation, these consultants conducted a door-to-door survey in the residential area. The survey asked residences about the existence of subgrade basements, current or abandoned water supply wells, or sumps on their properties. The survey provided the following information:

- Most of the residences have slab on-grade construction, with no basements. One residence (2735 E. 11th St.) has a basement living space extending approximately three to four feet below the ground surface.
- No residences reported the existence of active or abandoned wells.
- No residences reported the existence of sumps.

Based on the above survey and the analytical data, including soil vapor test results collected at or in the vicinity of the residences, the consultants evaluated health risks to the residences, including accounting for residences with or without basements. The health risk analysis concluded:

- Because the contaminated soils are at or below 10 feet below ground surface, direct exposures to soils in the residential area does not represent a human health risk.
- There is no evidence that ground water is used for any purpose by residents, nor is it likely that any excavation or planting would be deep enough, assuming contamination is present, to encounter impacted ground water. Since there is no direct exposure to groundwater in the residential area the groundwater does not represent a human health risk.
- Samples of soil vapor collected in the vicinity of the residences do not exceed regulatory levels. As neither the soil or groundwater appear to emit volatile constituents, the possible presence of the petroleum does not appear to represent a human health risk.

Based upon these multiple lines of evidence, concentrations of petroleum hydrocarbons detected in off-site residential locations are not likely to present a health risk to off-site residents.

#### **AVAILABILITY OF REPORTS/ANALYSIS**

Reports documenting past investigations and analysis can be viewed online at the following locations:

- ACEH website: <http://www.acgov.org/aceh/index.htm>  
SLIC Case RO0002902
- State Water Resources Control Board GeoTracker website  
<http://geotracker.waterboards.ca.gov/>  
GeoTracker Global ID 0600133151)

#### **CONCLUSION**






Based on the site investigations and human health risk assessments conducted by ERM West (environmental consultant for Lucasey Manufacturing), the residual contamination does not appear to pose a human health risk. However, any excavations that extend below a depth of approximately 10 feet below ground surface could potentially encounter the residual contamination. The site meets the general and media-specific criteria for closure under the State Water Resources Control Board Low-Threat Closure Policy. Therefore, ACEH is currently considering closure of this case.

If you have any questions, please call Jerry Wickham at (510) 567-6791 or send an electronic mail message to [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Case files can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm>.

Attachment: Annotated Figure 1 Door to Door Survey



**LEGEND**

-  Lucasey Site
-  Survey Areas
-  No Basement Present
-  Basement/Subgrade Space Present
-  No Response

ID	Address
1	1001 Santa Inez Court
2	1011 Santa Inez Court
3	1021 Santa Inez Court
4	1031 Santa Inez Court
5	1021 Lisbon Avenue
6	1011 Lisbon Avenue
7	2748 E 10th Street
8	2742 E 10th Street
9	2736 E 10th Street
10	2732 E 10th Street
11	2728 E 10th Street
12	2730 E 10th Street
13	2720 E 10th Street
14	2722 E 10th Street
15	2721 E 10th Street
16	2725 E 10th Street
17	2733 E 10th Street
18	2737 E 10th Street
19	2745 E 10th Street
20	2749 E 10th Street
21	2801 E 10th Street
22	2743 E 11th Street
23	2739 E 11th Street
24	2741 E 11th Street
25	2735 E 11th Street
26	2731 E 11th Street
27	2721 E 11th Street

Figure 1  
*Door-to-Door Survey*  
*Lucasey Manufacturing*  
*2744 East 11th Street*  
*Oakland, California*

## RO2902 MAILING LIST FOR PUBLIC NOTICE

Owner	Print Parcel	Address	City	Zip
ARANAYDO CANUTO	19-92-4	2721 E 11TH ST	OAKLAND CA	94601
CARO FELIX & TONI J	19-92-5	2731 E 11TH ST	OAKLAND CA	94601
CHAVEZ MARIA J TR & CERDA JOSE TR	19-91-7-2	2708 ALIDA ST	OAKLAND CA	94602
CHERIE MCCAULOU, WATER BOARD		1515 CLAY STREET, SUITE 1400	OAKLAND CA	94612
CHICK LITING & ZHONG LI	19-93-63	1052 SANTA INES CT	OAKLAND CA	94601
DAVALOS ALICIA R & JOSE J	19-92-12-1	2732 E 10TH ST	OAKLAND CA	94601
DAVALOS JAVIER	19-92-9	2748 E 10TH ST	OAKLAND CA	94601
DELEON GREGORIO T & IRENE	19-92-15	2708 E 10TH ST	OAKLAND CA	94601
DELEON JESUS J & MARIA	19-92-12-2	2720 E 10TH ST	OAKLAND CA	94601
FULTON JAMES W & ARLENE	19-92-10	2529 E 10TH ST	OAKLAND CA	94601
GOMEZ JOSE D SR & DEGOMEZ ANA C	19-93-68	1021 SANTA INES CT	OAKLAND CA	94601
GUTIERREZ EDGAR & MARIA	19-93-61	1032 SANTA INES CT	OAKLAND CA	94601
HO ETON & VANESSA	19-93-70	9227 SCHARN LN	BELLFLOWER CA	90706
JINGLETOWN HOMEOWNERS ASSOCIATION	19-93-71	7033 VILLAGE PKWY #212	DUBLIN CA	94568
KIDSPART LLC	19-96-20-5	PO BOX 7509	OAKLAND CA	94601
LEE JANET I	19-93-47	1085 SANTA MARIA CT	OAKLAND CA	94601
LEROY GRIFFIN, OAKLAND FIRE DEPT		250 FRANK OGAWA PLAZA STE 3341	OAKLAND CA	94612
LI KARY J & ZHEN LIHUA	19-93-60	1022 SANTA INES CT	OAKLAND CA	94601
LOE KOCK S & KAY W	19-93-58	1002 SANTA INES CT	OAKLAND CA	94601
LUCASEY MANUFACTURING CORPORATION	19-93-13	PO BOX 14023	OAKLAND CA	94614
LUO NANCY Q	19-93-27	1087 SAN FRANCISCO CT	OAKLAND CA	94601
LUPIAN JORGE	19-92-1	2705 E 11TH ST	OAKLAND CA	94601
LUPIAN JOSE L 3RD & SOPHIA	19-92-6	2711 E 9TH ST	OAKLAND CA	94601
MARTINEZ MARGARITA & JUAN ETAL	19-92-16	2702 E 10TH ST	OAKLAND CA	94601
MEZA HECTOR G & GOMEZ MARIA G	19-93-69	1011 SANTA INES CT	OAKLAND CA	94601
MORA JOSE R & AGUILAR CECILIA	19-92-14	2714 EASTH 10TH ST	OAKLAND CA	94601
NAVARRO EVA	19-91-9	2642 E 10TH ST	OAKLAND CA	94601
NAVARRO IGNACIO & ALICIA	19-92-11	P O BOX 7372	OAKLAND CA	94601
NAVARRO LYDIA & JOSEPHINE VENDEES	19-92-3	2717 E 11TH ST	OAKLAND CA	94601
NAVARRO MARIA	19-92-8	2743 E 11TH ST	OAKLAND CA	94601
OU LI P ETAL	19-93-26	1086 SAN FRANCISCO CT	OAKLAND CA	94601
OZUNA KARLA K	19-92-2	2709 E 11TH ST	OAKLAND CA	94601
PACIFIC THOMAS CORPORATION	25-701-6-4	1818 MT DIABLO BLVD #D	WALNUT CREEK CA	94596
QUINTERO MARTIN & JUVENTINA	19-92-7	2739 E 11TH ST	OAKLAND CA	94601
RAMOS MONICA B	19-93-59	1012 SANTA INES CT	OAKLAND CA	94601

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RESIDENT	19-91-7-1	2649 E 11TH ST	OAKLAND CA	94601
RESIDENT	19-92-10	2742 E 10TH ST	OAKLAND CA	94601
RESIDENT	19-92-11	2736 E 10TH ST	OAKLAND CA	94601
RESIDENT	19-92-12-2	2728 E 10TH ST	OAKLAND CA	94601
RESIDENT	19-92-6	2735 E 11TH ST	OAKLAND CA	94601
RESIDENT	19-93-13	2744 E 11TH ST	OAKLAND CA	94601
RESIDENT	19-93-16-1	1125 29TH AVE	OAKLAND CA	94601
RESIDENT	19-93-16-2	1101 29TH AVE	OAKLAND CA	94601
RESIDENT	19-93-62	1042 SANTA INES CT	OAKLAND CA	94601
RESIDENT	19-93-70	1001 SANTA INES CT	OAKLAND CA	94601
RESIDENT	19-96-20-5	2636 E 11TH ST	OAKLAND CA	94606
RESIDENT	19-97-10-8	137 25TH AVE	OAKLAND CA	94601
RESIDENT	25-697-7-15	2783 E 12TH ST	OAKLAND CA	94601
RESIDENT	25-701-6-4	2619 E 12TH ST	OAKLAND CA	94606
RESIDENT		1011 LISBON AVENUE	OAKLAND CA	94601
RESIDENT		1021 LISBON AVENUE	OAKLAND CA	94601
RESIDENT		2721 EAST 10TH ST	OAKLAND CA	94601
RESIDENT		2722 EAST 10TH ST	OAKLAND CA	94601
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RESIDENT		2749 EAST 10TH ST	OAKLAND CA	94601
RESIDENT		2801 EAST 10TH ST	OAKLAND CA	94601
RMJ EAST 11TH STREET LLC	19-97-10-8	PO BOX 7509	OAKLAND CA	94601
S P CO 872-1-106D-POR 9	19-93-11	PO BOX 2500	BROOMFIELD CO	80038
SANTOS FRANCISCO A & FARRAND SARA	19-93-65	1072 SANTA INES CT	OAKLAND CA	94601
THOMAS FRANCIS, EBMUD		375 11TH STREET MS 407	OAKLAND CA	94607
VUONG TU & CHAU LIEN	19-93-46	1084 SANTA MARIA CT	OAKLAND CA	94601
WHITE MARY L	19-93-64	1062 SANTA INES CT	OAKLAND CA	94601
WONG JULIUS & WEI F	19-93-66	1082 SANTA INES CT	OAKLAND CA	94601
XU DE F & HO CHIU Y	19-93-67	1031 SANTA INES CT	OAKLAND CA	94601
ZENG JIA Y & GAO WAN M	19-93-62	15861 VIA MARTIN	SAN LORENZO CA	94580

ARANAYDO CANUTO  
Parcel #: 19-92-4  
2721 E 11TH ST  
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BELLFLOWER CA 90706

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DUBLIN CA 94568

JINGLETOWN HOMEOWNERS  
Parcel #: 19-93-74  
7033 VILLAGE PARKWAY #212  
DUBLIN CA 94568

JINGLETOWN HOMEOWNERS  
Parcel #: 19-93-76  
7033 VILLAGE PKWY #212  
DUBLIN CA 94568

JINGLETOWN HOMEOWNERS  
Parcel #: 19-93-72  
7033 VILLAGE PKWY #212  
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1818 MT DIABLO BLVD #D  
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RESIDENT  
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2742 E 10TH ST  
OAKLAND CA 94601

RESIDENT  
Parcel #: 19-91-7-2  
E 11TH ST  
OAKLAND CA 94608

RESIDENT  
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29TH AV  
OAKLAND CA 94601

RESIDENT  
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2728 E 10TH ST  
OAKLAND CA 94601

RESIDENT  
Parcel #: 19-93-11  
27TH AV  
OAKLAND CA 94601

RESIDENT  
Parcel #: 19-93-62  
1042 SANTA INES CT  
OAKLAND CA 94601

RESIDENT  
Parcel #: 19-93-70  
1001 SANTA INES CT  
OAKLAND CA 94601

RESIDENT  
Parcel #: 19-93-71  
LISBON AVE  
OAKLAND CA 94601



RESIDENT  
Parcel #: 19-93-74  
SANTA MARIA CT  
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RESIDENT  
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2783 E 12TH ST  
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RESIDENT  
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26TH AV  
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RESIDENT  
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OAKLAND CA 94601

RMJ EAST 11TH STREET LLC  
Parcel #: 19-97-10-8  
PO BOX 7509  
OAKLAND CA 94601

S P CO 872-1-106D-POR 9  
Parcel #: 19-93-11  
PO BOX 2500  
BROOMFIELD CO 80038

S P CO 872-1-106D-POR 9  
Parcel #: 19-96-21  
PO BOX 2500  
BROOMFIELD CO 80038

S P CO 872-1-107G-POR 39  
Parcel #: 19-93-12  
PO BOX 2500  
BROOMFIELD CO 80038

SANTOS FRANCISCO A &  
Parcel #: 19-93-65  
1072 SANTA INES CT  
OAKLAND CA 94601

VUONG TU & CHAU LIEN  
Parcel #: 19-93-46  
1084 SANTA MARIA CT  
OAKLAND CA 94601

WHITE MARY L  
Parcel #: 19-93-64  
1062 SANTA INES CT  
OAKLAND CA 94601

WONG JULIUS & WEI F  
Parcel #: 19-93-66  
1082 SANTA INES CT  
OAKLAND CA 94601

XU DE F & HO CHIU Y  
Parcel #: 19-93-67  
1031 SANTA INES CT  
OAKLAND CA 94601

ZENG JIA Y & GAO WAN M  
Parcel #: 19-93-62  
15861 VIA MARTIN  
SAN LORENZO CA 94580