

Foley Street Investments, LLC

1980 Mountain Boulevard, Suite #208
Oakland, California 94611

Alameda County

JUN 03 2013

Environmental Health

31 May 2013

Karel Detterman & Dilan Roe
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502



Re: Notice to Interested Party Letter Certification for Parcel A
Alameda Station
Park Street & Tilden Way
Alameda, California 94501

Dear Karel & Dilan,

This letter is to certify that I, Ken Carvalho mailed via the U.S. Postal Service the attached Public Notification of Potential Case Closure letter for our Parcel A (RO 003112) on 31 May 2013 to the attached list of interested parties that was provided by your office.

Sincerely,

A handwritten signature in blue ink that appears to read "Ken Carvalho". The signature is written in a cursive style.

Ken Carvalho,
Member



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

May 31, 2013

**PUBLIC NOTIFICATION OF POTENTIAL
CASE CLOSURE Good Chevrolet Parcel A**

**Site Location: 1600 Park Street, Alameda, CA
94501**

**Fuel Leak Case RO0003112 and GeoTracker
Global ID T0600100655**

Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure of Good Chevrolet Parcel A, Fuel Leak Case RO0003112, located at 1600 Park Street, Alameda, California (Figure 1 and Figure 2). The Parcel A Site was formerly part of Fuel Leak Case RO0000008, the former Good Chevrolet Auto Dealership located at 1600 to 1630 Park Street. The former Good Chevrolet Auto Dealership has been split into two parcels (Parcel A and Parcel B) to allow separate development of each parcel. The property is currently vacant.

Background – Two generations of underground storage tank (UST) systems containing gasoline and waste oil were located at the former Good Chevrolet Auto Dealership. Fuel Leak Case RO0000008 was opened by Alameda County Environmental Health (ACEH) in 1986 due to the discovery of a release of petroleum hydrocarbons after the removal of the two first generation USTs (a 300-gallon waste oil tank and 500-gallon gasoline tank) located in the northern part of the site.

In July 2011, three soil borings were advanced adjacent to the three second generation USTs (a 10,000-gallon gasoline tank, a 4,000-gallon gasoline tank, and a 500-gallon waste oil tank) installed in the 1980's in the southern portion of the site. The analytical results from soil and grab groundwater samples did not find evidence that a release had occurred.

In November 2011, the second generation USTs were removed. Holes were not observed in the three USTs during removal and petroleum hydrocarbons were not detected in soil samples collected beneath the two gasoline USTs or dispensers. However, a grab groundwater sample collected from the gasoline tank pit

detected Total Petroleum Hydrocarbons as gasoline (TPHG) and benzene.

Soil beneath the waste oil tank had odor and visual evidence of petroleum hydrocarbon impact. A soil sample collected beneath the waste oil tank at a depth of 9 feet detected TPHG, TPH as diesel (TPHD), and Petroleum Oil and Grease (POG). The waste oil pit was overexcavated to a depth of 11 feet, resampled, and no detections of TPHG, TPHD or POG were found.

Due the low concentrations of petroleum hydrocarbons detected in soil and groundwater in the vicinity of the second generation tanks on Parcel A, ACEH opened a new Fuel Leak Case (RO0003112) to decouple Parcel A from Parcel B and allow separate development of each parcel.

Fuel Leak Case RO0003112 has been evaluated for closure consistent with the criteria in the State Water Resource Control Board's Low Threat Closure Policy (LTCP). Sites that meet the general and media-specific criteria in the LTCP are considered to not pose a threat to human health, safety, or the environment and are appropriate for closure pursuant to Health and Safety Code section 25296.10. Residual petroleum hydrocarbons that may potentially be present in soil or groundwater are expected to biodegrade over time. It appears that Parcel A qualifies for closure under the LTCP. It does not appear that residual petroleum concentrations beneath Parcel A present a risk to human health when the property is redeveloped for commercial use. Therefore, ACEH is considering potential closure of the Fuel Leak Case RO0003112.

Next Step – The public is invited to review and comment on the proposed closure of the Fuel Leak Case. The entire case file can be viewed via the internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or on the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Karel Detterman at the address below; all comments will be forwarded to the responsible parties. **Comments received by August 1, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Karel Detterman of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6708 or by email at karel.detterman@acgov.org



Figure 1: Aerial View of Original RO000008 Property Boundary (Google Earth, 2013)



Figure 2: Aerial View of Property showing Parcel A (RO003112) and Parcel B (RO000008) (Google Earth, 2013)

Owner	Sort Parcel	Print Parcel	Address	City	Zip	OID
ARBOGAST CHARLENE Q TR	070 019104100	70-191-41	P O BOX 28	MENDOCINO CA	95460	123835
BALL JULIE B & BECK PETER R & KLEEMAN HELEN B	070 019103800	70-191-38	2720 BRODERICK ST	SAN FRANCISCO CA	94123	140719
BALL JULIE B TR ETAL	070 019100101	70-191-1-1	2720 BRODERICK ST	SAN FRANCISCO CA	94123	140179
CISNEROS EVANGELINA & MALDONADO JOSE & JOSEPHINE	070 019102900	70-191-29	1631 FOLEY ST	ALAMEDA CA	94501	125082
COOPER JACQUELINE S	070 019103000	70-191-30	1517 PARK ST	ALAMEDA CA	94501	140761
FOLEY STREET 4PLEX LLC	070 019102402	70-191-24-2	1125 MORTON ST	ALAMEDA CA	94501	99556
FOLEY STREET INVESTMENTS LLC	070 019103200	70-191-32	1980 MOUNTAIN BLVD #208	OAKLAND CA	94611	128865
FOLEY STREET INVESTMENTS LLC	070 019103300	70-191-33	1980 MOUNTAIN BLVD #208	OAKLAND CA	94611	140896
FOLEY STREET INVESTMENTS LLC	070 019103400	70-191-34	1980 MOUNTAIN BLVD #208	OAKLAND CA	94611	98976
FOLEY STREET INVESTMENTS LLC	070 019103501	70-191-35-1	1980 MOUNTAIN BLVD #208	OAKLAND CA	94611	107462
J&W LAU INVESTMENT PROPERTIES LLC	071 020101500	71-201-15	P O BOX 1098	ATWATER CA	95301	128392
NORTH FOLEY LLC	070 019103100	70-191-31	1112 GRAND ST	ALAMEDA CA	94501	139338
PHUA HOI L & LEE LINLI TRS	070 019102302	70-191-23-2	638 WEBSTER ST #300	OAKLAND CA	94607	109699
RESIDENT	071 020001400	71-200-14	1629 PARK ST	ALAMEDA CA	94501	138865
RESIDENT	071 020101500	71-201-15	2332 PACIFIC AVE	ALAMEDA CA	94501	128392
RESIDENT	070 019000100	70-190-1	1544 PARK ST	ALAMEDA CA	94501	123814

RESIDENT	070 019102302	70-191-23- 2	TILDEN WAY	ALAMEDA CA	94501	109699
RESIDENT	070 019102402	70-191-24- 2	1600 FOLEY ST	ALAMEDA CA	94501	99556
RESIDENT	070 019100101	70-191-1-1	1650 PARK ST	ALAMEDA CA	94501	140179
RESIDENT	070 019103200	70-191-32	1613 FOLEY ST	ALAMEDA CA	94501	128865
RESIDENT	070 019103300	70-191-33	1605 FOLEY ST	ALAMEDA CA	94501	140896
RESIDENT	070 019103400	70-191-34	1600 PARK ST	ALAMEDA CA	94501	98976
RESIDENT	070 019103501	70-191-35- 1	1618 PARK ST	ALAMEDA CA	94501	107462
RESIDENT	070 019103800	70-191-38	1600 PARK ST	ALAMEDA CA	94501	140719
RESIDENT	070 019103100	70-191-31	1627 FOLEY ST	ALAMEDA CA	94501	139338
RESIDENT	070 019103000	70-191-30	1629 FOLEY ST	ALAMEDA CA	94501	140761
RESIDENT	070 019104100	70-191-41	2425 LINCOLN AVE	ALAMEDA CA	94501	123835
WARREN ALAN & RUSSUM W L TRS	070 019000100	70-190-1	2514 SANTA CLARA AVE	ALAMEDA CA	94501	123814
WRIGHT MICHAEL J & LINDA A	071 020001400	71-200-14	PO BOX 340	ALAMEDA CA	94501	138865