



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

August 18, 2014

Charles Carmel
Atlantic Richfield Company
P.O. Box 1257
San Ramon CA 94583
(Sent via E-mail to: charles.carmel@bp.com)

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000309 and GeoTracker Global ID T0600100108, ARCO #0601, 712 Lewelling Boulevard, San Leandro, CA 94579

Dear Mr. Carmel:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

List of Landowners Form

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 this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

Site Management Requirements

This case is expected to be closed with the following site management requirements:

"This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Non-aqueous phase liquid has been observed within seven feet of the ground surface. The potential for vapor intrusion to indoor air has not been fully evaluated within former source areas at the site. Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. Therefore, case closure is granted for the current commercial land use as an active fueling station.

If a change in land use to any residential, commercial other than as a commercial fueling station, other conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for vapor intrusion to indoor air for future buildings, ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in 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."

All investigation activities and groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

TECHNICAL REPORT REQUEST

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

- **September 19, 2014** – List of Landowners Form
File to be named: LNDOWNR_F_YYYY-mm-dd RO309
- **October 21, 2014** – End of Public Comment Period

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: Invitation to Comment - Potential Case Closure
Mailing List
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*)

Kristene Tidwell, Broadbent, 875 Cotting Lane, Suite G, Vacaville, CA 95688 (*Sent via E-mail to: ktidwell@broadbentinc.com*)

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

GeoTracker, eFile

MAILING LIST FOR FACT SHEET (3 PAGES)

Thomas Francis
East Bay Municipal Utility District
375 11th Street, M.S.407
Oakland, CA 94607-1055

Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
San Francisco Bay Regional Water Quality
(Sent via E-mail to: cmccaulou@waterboards.ca.gov)

BAILEY BRENDA
PARCEL #: 80G-1114-77
15335 WASHINGTON AVE #204
SAN LEANDRO CA 94579-1841

BP WEST COAST PRODUCTS LLC
PARCEL #: 80G-1114-6-2
PO BOX 5015
BUENA PARK CA 90622-5015

BROWN BENITA N
PARCEL #: 80G-1114-75
15335 WASHINGTON AVE #202
SAN LEANDRO CA 94579-1842

CHEUNG JERI
PARCEL #: 80G-1114-82
15335 WASHINGTON AVE #304
SAN LEANDRO CA 94579-1841

COMMUNITY FUND LLC
PARCEL #: 80G-1114-74
22538 MISSION BLVD
HAYWARD CA 94541-5116

DUKES DOROTHY L
PARCEL #: 80G-1114-85
15335 WASHINGTON AVE #307
SAN LEANDRO CA 94579-1842

GONZALES MINDA M
PARCEL #: 80G-1114-76
15335 WASHINGTON AVE #203
SAN LEANDRO CA 94579-1842

HUYNH MAI X & CHAN RICKY L
PARCEL #: 80G-1114-78
15523 SEDGEMAN ST
SAN LEANDRO CA 94579-2416

KEITH JACK HEIRS OF EST
PARCEL #: 80G-1114-86
22698 MISSION BLVD
HAYWARD CA 94541-5102

KENNER CAROL H TR
PARCEL #: 80G-1114-79
15335 WASHINGTON AVE #301
SAN LEANDRO CA 94579-1842

LAM ANH X
PARCEL #: 80G-1114-69
1237 LUCILLE ST
SAN LEANDRO CA 94577-1432

LAU WAI H & CHAN WAI H
PARCEL #: 80G-1114-65
15335 WASHINGTON AVE #206
SAN LEANDRO CA 94579-1841

LEUNG SAMSON W & LING CHAR H
PARCEL #: 80G-1114-73
18911 SYDNEY CIR
CASTRO VALLEY CA 94546-2753

LI HUA & WANG XIQIN
PARCEL #: 80G-1114-72
3226 GRAND AVE
OAKLAND CA 94610-2739

MOISIDIS NICULAE
PARCEL #: 80G-1114-70
1126 CAMELLIA CT
SAN LEANDRO CA 94577-1475

NIELSEN SANDRA L & JAMES R
PARCEL #: 412-6-10
PO BOX 1159
DEERFIELD IL 60015-6002

NIELSEN SANDRA L & JAMES R
PARCEL #: 412-6-11
P O BOX 2579
CASTRO VALLEY CA 94546-0579

OBERTELLO EVELYN TR & CANTELE JOSEPH
PARCEL #: 412-6-3
1918 EVERGREEN AVE
SAN LEANDRO CA 94577-6202

OCCUPANT
PARCEL #: 80G-1114-86
WASHINGTON AVE
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 412-6-3
698 LEWELLING BLVD
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 412-6-10
674 LEWELLING BLVD
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-6-2
712 LEWELLING BLVD
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 412-6-11
WASHINGTON AVE
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1287-5-4
747 LEWELLING BLVD
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1287-3-3
15241 WASHINGTON AVE
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 412-1-6
112 GREENHOUSE MALL
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-61
15301 WASHINGTON AVE
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1287-3-4
15259 WASHINGTON AVE
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-62
15325 WASHINGTON AVE
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-5-8
724 LEWELLING BLVD
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 412-1-7-3
GREENHOUSE MALL
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-64
15335 WASHINGTON AVE #105
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-66
15335 WASHINGTON AVE #207
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-68
15335 WASHINGTON AVE #305
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-69
15335 WASHINGTON AVE #306
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-70
15335 WASHINGTON AVE #101
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-71
15335 WASHINGTON AVE #102
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-72
15335 WASHINGTON AVE #103
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-73
15335 WASHINGTON AVE #104
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-74
15335 WASHINGTON AVE #201
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-78
15335 WASHINGTON AVE #205
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-80
15335 WASHINGTON AVE #302
SAN LEANDRO CA 94579

OCCUPANT
PARCEL #: 80G-1114-83
15335 WASHINGTON AVE #210
SAN LEANDRO CA 94579

OU GEORGE Z & HE XUEBING TRS
PARCEL #: 80G-1114-66
540 VAN BUREN PL
SAN RAMON CA 94583-3213

PADILLA JOYMARI
PARCEL #: 80G-1114-83
155 BLUEBIRD CT
VALLEJO CA 94591-4109

S&F INTERNATIONAL LLC
PARCEL #: 80G-1114-62
414 NATALIE LN
DANVILLE CA 94506-4718

SALEL ENTERPRISES
PARCEL #: 80G-1287-5-4
6733 FOOTHILL BLVD
OAKLAND CA 94605-2020

SALEL ENTERPRISES
PARCEL #: 80G-1287-3-3
547 OLD ORCHARD DR
DANVILLE CA 94526-3659

SALEL ENTERPRISES
PARCEL #: 80G-1287-3-4
547 OLD ORCHARD DR
DANVILLE CA 94526-3659

SULLIVAN JOHN J & MARY T TRS
PARCEL #: 80G-1114-5-8
17760 SWEETBRIAR PL
CASTRO VALLEY CA 94546-1357

TAYA ARLEEN
PARCEL #: 80G-1114-84
15335 WASHINGTON AVE #209
SAN LEANDRO CA 94579-1842

WANG XUAN M
PARCEL #: 80G-1114-64
2011 ROYAL WINGS WAY
SAN LEANDRO CA 94579-1980

WEBER SHERI
PARCEL #: 80G-1114-67
15335 WASHINGTON AVE #208
SAN LEANDRO CA 94579-1842

WEINGARTEN REALTY INVESTORS
PARCEL #: 412-1-7-3
P.O BOX 924133
HOUSTON TX 77292-4133

WELLING LTD
PARCEL #: 412-1-6
317 LENNON LN #200
WALNUT CREEK CA 94598-2465

WONG ANTONY M & TEH JANICE
PARCEL #: 80G-1114-81
15335 WASHINGTON AVE #303
SAN LEANDRO CA 94579-1841

WONG CHUNG M & LINDA S
PARCEL #: 80G-1114-61
1755 14TH AVE
SAN FRANCISCO CA 94122-4529

WU FREDERICK C & SARAH S
PARCEL #: 80G-1114-80
21095 GRENOLA DR
CUPERTINO CA 95014-1623

WU HAIYAN
PARCEL #: 80G-1114-71
333 GLENWOOD AVE
DALY CITY CA 94015

ZHOU MICHAEL & WONG PURSE
PARCEL #: 80G-1114-68
2096 CARROLL AVE
SAN FRANCISCO CA 94124-2513



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**ARCO #0601
712 LEWELLING BOULEVARD
SAN LEANDRO, CA 94579
FUEL LEAK CASE RO0000309
GEOTRACKER GLOBAL ID T0600100108**

AUGUST 18, 2014

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program 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 the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. 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.waterboards.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 October 21, 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. Please refer to ACEH case RO0000309 in any correspondence.

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: ARCO #0601
Address: 712 Lewelling Boulevard
City, State, Zip: San Leandro, CA 94579
Record ID #: RO00000309

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: Charles Carmel, Atlantic Richfield Company
Address: P.O. Box 1257
City, State, Zip: San Ramon CA 94583
E-mail Address: charles.carmel@bp.com

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