

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director



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

March 11, 2011

Andrew Getz
HFH Ltd.
6450 Hollis Street
Emeryville, CA 94608
(sent via electronic mail to andyg@hfhltd.com)

Subject: Landowner Notification and Public Notification for Case Closure Consideration for Fuel Leak Case No. RO0000050 and Geotracker Global ID T0600102100, Thoroughbred Building, 1397 55th Street, Emeryville, CA 94608

Dear Mr. Getz:

As you are aware, an investigation resulting from underground storage tank leaks was performed at the subject property to which you are named as the primary or active responsible party. 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, if any, 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.

Additionally, pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, §2728, ACEH requires notification to the public of the proposed case closure for the site. To that end, ACEH has prepared and will send out the public participation fact sheet (enclosed), which describes the site and previous investigation activities that were conducted to the property addresses listed on the enclosed List of Public Participants. Public comments on the proposed action will be accepted for a period of thirty days beginning Friday March 14, 2011 through Monday April 15 2011.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Andrew Getz
RO0000050
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Enclosures: Public Participation Fact Sheet
 List of Public Participation Property Addresses
 List of Landowners Form

cc: Donna Drogos, ACEH, (sent via electronic mail to donna.drogos@acgov.org)
 Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)
 Geotracker, e-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: Thoroughbred Building
Address: 1397 55th Street
City, State, Zip: Emeryville, CA 94608
Record ID #: RO0000050

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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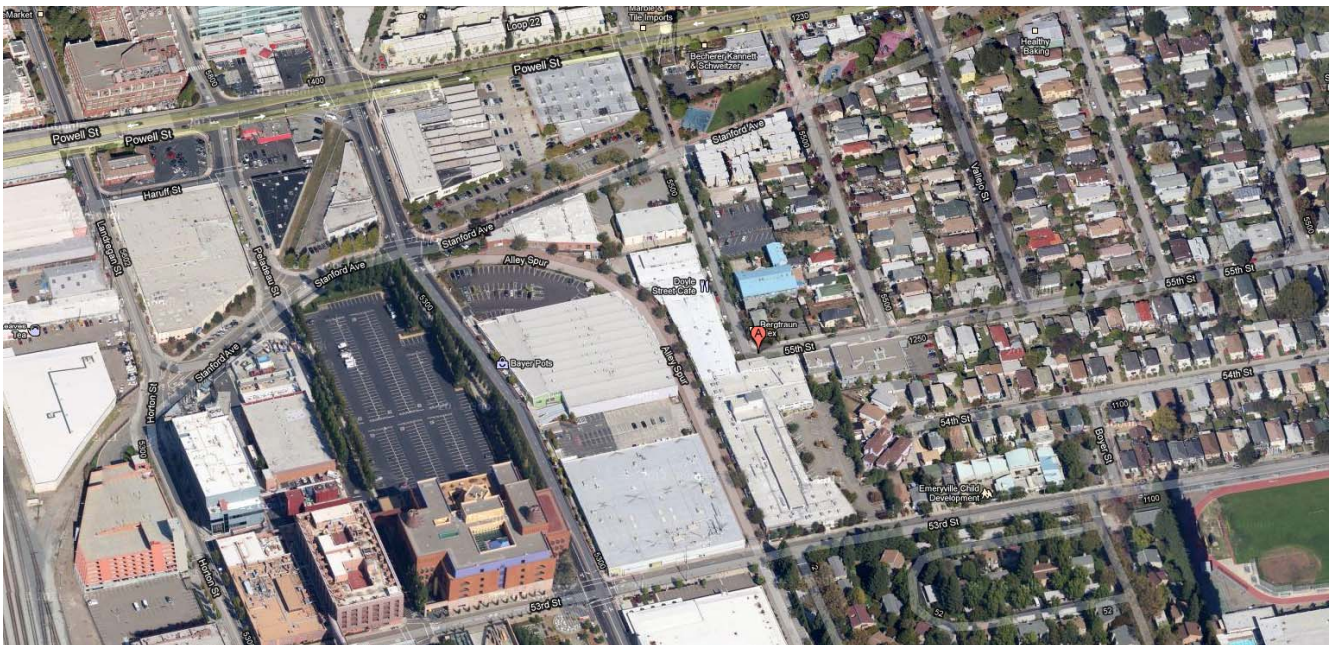
PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
1397 55th Street, Emeryville, CA 94608
March 11, 2011

Site Name: Thoroughbred Building
Site Location: 1397 55th Street, Emeryville, CA 94608
Fuel Leak Case RO000050 and Geotracker
Global ID T0600102100

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 1397 55th Street in Emeryville, California. Tank removal and site investigation activities have been completed by the property owner and it does not appear that the fuel release presents a risk to human health based upon the current commercial land use. Future construction activities or changes in land use will require a re-evaluation of site data.

Figure 1:



Background – A 550- or 700-gallon capacity UST was removed from the site in February 1997. It is reported not to have been in use since the 1950's and to have stored kerosene. Tank bottom confirmation samples indicated up to 4,400 mg/kg kerosene to be present in soil at 8.5 feet below grade surface. A work plan for two soil bores was submitted in January 2007, modifications including additional bore locations and soil samples were requested; however, in May 2007 only two soil bores were placed, one in the UST pit (bore GW-

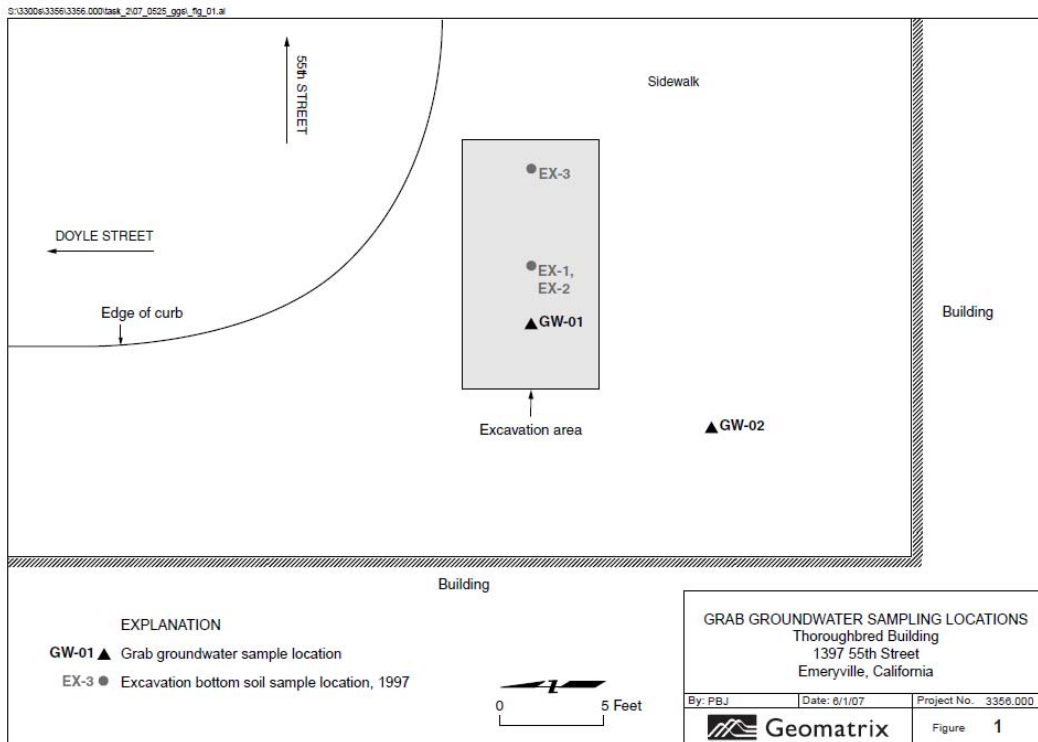
01), and one approximately 10 feet southwest from the pit (bore GW-02). No soil samples were collected. Only soil bore GW-02 was logged. Groundwater was encountered at a depth of approximately 14 feet bgs, and an attempt to collect groundwater between 11 – 16 feet bgs in bore GW-01 was unsuccessful. Grab groundwater samples were collected at 15 – 20 feet and 30 – 35 feet bgs (GW-01) and at 25 – 30 feet bgs (GW-02). All groundwater results were nondetectable at standards limits of detection. Documentation of

manifested soil disposal is not currently available; however, a bill of lading was located that indicate 25 tons of backfill sand were imported on February 14, 1997 to backfill the excavation.

address below; all comments will be forwarded to the responsible party. **Comments received by April 15, 2011** will be considered and responded to prior to a final determination on the proposed case closure.

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 at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board Geotracker website <http://geotracker.swrcb.ca.gov>. Please send written comments to Mark Detterman at the

Additional information: Contact Mark Detterman of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6876 or by email at mark.detterman@acgov.org.



BERMUDEZ RON
Parcel #: 49-1184-9
1244 54TH ST
EMERYVILLE CA 94608

CALIFORNIA SYRUP &
Parcel #: 49-1184-13
PO BOX 8305
EMERYVILLE CA 94662

CALIFORNIA SYRUP &
Parcel #: 49-1313-15-1
PO BOX 8305
EMERYVILLE CA 94662

CARNIGLIA JERRY
Parcel #: 49-1313-16
1421 PARK AVE
EMERYVILLE CA 94608

DICE MELODI & WALKER
Parcel #: 49-1184-8
1238 54TH ST
EMERYVILLE CA 94608

FORDHAM PROPERTIES INC
Parcel #: 49-1041-54
5835 DOYLE ST #101
EMERYVILLE CA 94608

H F H LTD
Parcel #: 49-1041-18-1
8818 S SEPULVEDA BLVD
LOS ANGELES CA 90045

H F H LTD
Parcel #: 49-1041-17-3
8818 S SEPULVEDA BLVD
LOS ANGELES CA 90045

H F H LTD
Parcel #: 49-1041-69
8818 S SEPULVEDA BLVD
LOS ANGELES CA 90045

HOLLIS STREET LLC
Parcel #: 49-1041-20
650 TOWNSEND ST #480
SAN FRANCISCO CA 94103

KR PROPERTIES INC
Parcel #: 49-1041-19
ONE KAISER PLZ #1675
OAKLAND CA 94612

MASSIE JENNIFER NICOLE
Parcel #: 49-1313-14-2
5505 BEAUDRY ST
EMERYVILLE CA 94608