



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

February 13, 2013

Mr. Richard Lum and Ms. Linda Lum
2188 Hillside Drive
San Leandro, CA 94577-6369

Mr. Victor Lum
Vic's Automotive
245 8th Street
Oakland, CA 94607

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000202 and GeoTracker Global ID T0600101143, Vic's Automotive, 245 8th Street, Oakland, CA 94607

Dear Mr. and Ms. Lum and Victor Lum:

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 60 days from the date of this letter for your comments to be considered.

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the proposed action, a Notification of Potential Case Closure fact sheet will be distributed to nearby landowners and residents as well as any other interested persons. Therefore, we request that you review the attached Draft Notification of Potential Case Closure fact sheet and provide comments to ACEH requesting changes to the Fact Sheet or concurrence that the fact sheet is acceptable **no later than February 20, 2013**. Attached is a mailing list consisting of nearby landowners and residents and other known interested parties. We also request that you submit a mailing list **no later than February 20, 2013** of any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case but are not included on the attached list. Upon finalization of the fact sheet, ACEH will distribute the fact sheet to landowners, residents, and any other interested parties. The Notification of 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.

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.

TECHNICAL REPORT REQUEST

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

- **February 20, 2013** – Comments or concurrence on attached Draft Notification of Potential Case Closure Verification

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: Public Notification of Potential Case Closure (for distribution)
Mailing List
List of Landowners Form

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
(Sent via E-mail to: lgriffin@oaklandnet.com)

Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597 (Sent via E-mail to: pmcintyre@aeiconsultants.com)

Robert Flory, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597 (Sent via E-mail to: rflory@aeiconsultants.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, File



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DRAFT NOTIFICATION OF POTENTIAL CASE CLOSURE
Vic's Automotive Service
February 13, 2013

Site Location: 245 8th Street, Oakland, CA 94607
Fuel Leak Case RO0000202 and GeoTracker Global ID T0600101143

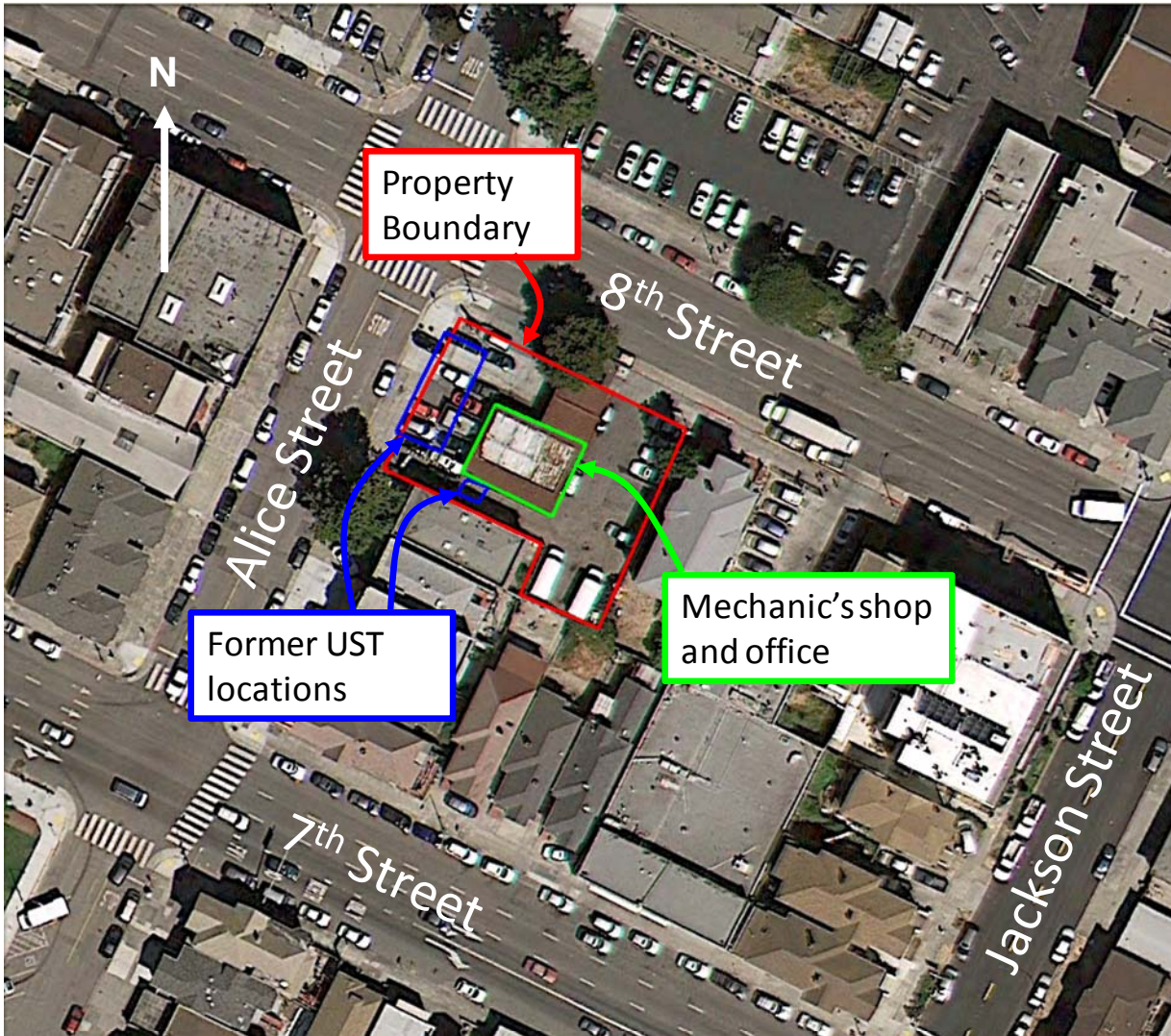
Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at Vic's Auto automotive repair facility located at 245 8th Street in Oakland, California (see attached map on back). The site was previously a gas station and automotive repair facility equipped with seven underground storage tanks (USTs). The seven USTs were removed from the property in June 1993 and August 1994. After the 1994 UST removal, a 13,000-gallon UST was installed in the northern corner of the site. Surrounding land use is mixed residential and commercial

Site investigation activities to define the extent of petroleum hydrocarbons in soil and groundwater have included exploratory borings for soil and groundwater sampling, groundwater monitoring well installation and sampling, and soil gas sampling. A 16-day High Vacuum Dual Phase Extraction (HVDPE) pilot test was conducted from July 11 to July 27, 2005. During the pilot test, a total of approximately 1,716 gallons of gasoline was removed. Further HVDPE remediation was conducted using a fixed remediation system from June 2007 to June 2011 using both onsite and offsite wells. In 2010, air sparging was added to the HVDPE system. The remediation system removed an estimated 5,663 gallons of gasoline.

Soil and groundwater data indicate that a plume containing dissolved petroleum hydrocarbons is present beneath the site and likely extends southwest from the site. Following site cleanup, the plume appears to be decreasing in size and residual petroleum hydrocarbons in soil and groundwater are expected to biodegrade over time. The site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The groundwater plume and residual petroleum hydrocarbons in soil and groundwater 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. 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 April 22, 2013** 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



RO0000202. Aerial View of 245 8th Street, Oakland, CA (Google, 2013)

MAILING LIST FOR FACT SHEET (4 PAGES)

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

Mr. Leroy Griffin
Oakland Fire Department
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032

AU CHOYBUN & SAI T
Parcel #: 1-179-23
1615 5TH ST
ALAMEDA CA 94501

BUDDHIST CHURCH OF
Parcel #: 1-179-2
825 JACKSON ST
OAKLAND CA 94607

BUDDHIST CHURCH OF
Parcel #: 1-179-5
825 JACKSON ST
OAKLAND CA 94607

BUDDHIST CHURCH OF
Parcel #: 1-179-12
825 JACKSON ST
OAKLAND CA 94607

BUDDHIST CHURCH OF
Parcel #: 1-179-4
825 JACKSON ST
OAKLAND CA 94607

BUDDHIST CHURCH OF
Parcel #: 1-179-9
825 JACKSON ST
OAKLAND CA 94607

BUDDHIST CHURCH OF
Parcel #: 1-179-3
825 JACKSON ST
OAKLAND CA 94607

BUDDHIST CHURCH OF
Parcel #: 1-179-10
825 JACKSON ST
OAKLAND CA 94607

BUDHIST CHURCH OF OAK
Parcel #: 1-179-8
825 JACKSON ST
OAKLAND CA 94607

CHIN PANSY L TR
Parcel #: 1-185-20
703 ALICE ST
OAKLAND CA 94607

CHOP JUICKE P TR &
Parcel #: 1-185-21
19601 CLEMENT DR
CASTRO VALLEY CA 94552

CITY OF OAKLAND
Parcel #: 1-179-1-2
250 FRANK OGAWA PLZ #4
OAKLAND CA 94612

DENG ZI L & HAI Q
Parcel #: 1-179-22
234 7TH ST
OAKLAND CA 94607

ENGINEHOUSE11 LLC
Parcel #: 1-185-10
PO BOX 31114
WALNUT CREEK CA 94598

FONG FLORENCE P
Parcel #: 1-179-16
270 7TH ST
OAKLAND CA 94607

FONG MABEL S TR
Parcel #: 1-179-24
704 ALICE ST
OAKLAND CA 94607

FUNG LISA J
Parcel #: 1-179-14
227 8TH ST
OAKLAND CA 94607

GIN BO K
Parcel #: 1-181-4
342 LESTER AVE
OAKLAND CA 94606

GUAN DE C & WONG LILIA L
Parcel #: 1-179-6
109 SABLE POINTE
ALAMEDA CA 94502

HOM DENNIS & GARY
Parcel #: 1-179-7
214 8TH ST
OAKLAND CA 94607

HOU HANK H & SHUNU H TRS
Parcel #: 1-185-19
721 ALICE ST
OAKLAND CA 94607

HUANG YAN Q & FEN Y
Parcel #: 1-179-19
1028 SANTA CLARA
ALAMEDA CA 94501

HUANG YAN Q & FEN Y
Parcel #: 1-179-15
1028 SANTA CLARA
ALAMEDA CA 94501

KO LOUISE
Parcel #: 1-179-26
712 ALICE ST
OAKLAND CA 94607

LAM KAI O & ENG J
Parcel #: 1-179-20
228 7TH ST
OAKLAND CA 94607

LEE PAUL & DARLENE TRS &
Parcel #: 1-179-18
703 JACKSON ST
OAKLAND CA 94607

LIM MAY L TR & ALICE TR
Parcel #: 1-185-11
1028 ANNERLEY RD
PIEDMONT CA 94610

LOW MICHAEL H & KUEN Y
Parcel #: 1-179-25
708 ALICE ST
OAKLAND CA 94607

LUM RICHARD & LINDA TRS
Parcel #: 1-179-13
2188 HILLSIDE DR
SAN LEANDRO CA 94577

PARSO ALAN L TRUST &
Parcel #: 1-179-11
816 ALICE ST
OAKLAND CA 94607

PRESBYTERY OF S F
Parcel #: 1-185-17
265 8TH ST
OAKLAND CA 94607

QUAN YIU L & LAI K
Parcel #: 1-179-27
718 ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-1-2
ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-2
233 9TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-5
807 JACKSON ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-12
808 ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-18
705 JACKSON ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-6
202 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-9
8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-16
213 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-21
230 7TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-23
702 ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-8
216 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-3
229 9TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-10
226 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-17
211 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-19
216 7TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-181-6
227 7TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-185-10
817 ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-181-7
221 7TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-181-1
636 ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-181-5
231 7TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-13
245 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-179-15
223 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-181-4
235 7TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-185-18
251 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-185-20
701 ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-185-11
250 8TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-185-19
719 ALICE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-185-21
256 7TH ST
OAKLAND CA 94607

SATELLITE FIRST
Parcel #: 1-179-17
1521 UNIVERSITY AVE
BERKELEY CA 94703

SIU KAM F TR & JOSE Q &
Parcel #: 1-181-7
626 BURNLEY LN
HAYWARD CA 94541

TSUI SO H TR
Parcel #: 1-181-5
233 7TH ST
OAKLAND CA 94607

WAI HERMAN
Parcel #: 1-179-21
1640 WEDGEWOOD DR
HILLSBOROUGH CA 94010

WONG KEN K & QING Y
Parcel #: 1-181-6
74 7TH ST
OAKLAND CA 94607

WOO HELEN L TR
Parcel #: 1-185-22
262 7TH ST
OAKLAND CA 94607

YEE BING W & MEI N TRS
Parcel #: 1-181-1
3426 MAPLE AVE
OAKLAND CA 94602

YOUNG CONNIE K
Parcel #: 1-185-18
1001 MARINA VILLAGE PKWY
ALAMEDA CA 94501

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: Vic's Automotive Service
Address: 245 8th Street
City, State, Zip: Oakland, CA 9xxx
Record ID #: RO0000202

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: Mr. Richard Lum and Ms. Linda Lum
Address: 2188 Hillside Drive
City, State, Zip: San Leandro, CA 94577-6369
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