

## Nowell, Keith, Env. Health

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**From:** Nowell, Keith, Env. Health  
**Sent:** Thursday, December 11, 2014 3:49 PM  
**To:** 'BMorgenstern@clearfundings.com'  
**Cc:** Roe, Dilan, Env. Health  
**Subject:** Fuel leak case RO0000344 - 376 Lewelling Blvd., San Lorenzo

Dear Mr. Morgenstern,

Alameda County Environmental Health (ACEH) is considering the subject fuel leak case for closure. The case is currently in a public notification period regarding the potential case closure. Based on the reported concentrations of gasoline range total petroleum hydrocarbons in groundwater at monitoring well U-1R, residual contamination is present in the subsurface. As an active fueling station, the case is being closed under the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP) as an active fueling facility. This Site status allows for closure without an on-site consideration of vapor intrusion to indoor air- an LTCP criteria. However, there is appears to be a lack of volatiles in the subsurface, so the Site may meet a general commercial closure criteria. Also, the lack of volatiles suggests there is no off-site vapor intrusion issue.

The contaminant plume is well defined and may not extend off-site.

Further information is available on-line at the link <http://www.acgov.org/aceh/lop/ust.htm>.

Regards,  
Keith Nowell

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PDF copies of case files can be reviewed/downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

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**From:** Morgenstern, Brian [mailto:BMorgenstern@clearfundings.com]  
**Sent:** Thursday, December 11, 2014 2:45 PM  
**To:** Nowell, Keith, Env. Health  
**Subject:** ACEH case RO0000344

Good Afternoon Keith:

My company is processing a mortgage application for 340-342 Lewelling Blvd. San Lorenzo CA 94580. I understand that the above case is pending closure and given we are potentially lending on an adjacent property can you tell me if any

required remediation needed was completed on the adjacent properties? Is there any documentation that would indicate our subject property is free of any effects from this incident? I understand you cannot advise me on how to proceed but certainly we would want an environmental report prepared on our subject before we lend unless there is documentation in your case file that all the necessary remediation work was completed.

Please let me know if you can assist in any way.



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