



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

July 1, 2010

Ms. Naomi Gatzke
1545 Scenic View Drive
San Leandro, CA 94577

Mr. Hooshi Ghassemi
1499 MacArthur Blvd.
Oakland, CA 94602-1045

Subject: Landowner Notification for Potential Closure of Fuel Leak Case No. RO0000516 and Geotracker Global ID T0600100714, Hooshi's Auto Service, 1499 MacArthur Blvd., Oakland, CA 94602

Dear Ms. Gatzke and Mr. Ghassemi:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site. Additional investigation or cleanup is not necessary at this time unless requested by ACEH during closure review. Based upon the results of the case closure review, ACEH will either request that the existing monitoring wells be decommissioned in anticipation of case closure or will request additional work at the site.

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 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.

In accordance with the Public Participation requirements in the California Code of Regulations Chapter 16, Section 2728 Article 11, ACEH has prepared a Fact Sheet that will be distributed to land owners and occupants of surrounding properties. A copy of the Fact Sheet is attached. Public comments on proposed case closure as described in the attached Public Notification of Potential Closure of Fuel Leak Case will be accepted until August 3, 2010.

Responsible Parties
RO0000516
July 1, 2010, Page 2

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachment: Public Notification of Potential Case Closure dated June 30, 2010

Enclosure: 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)

Bryan Fong, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A, Emeryville, CA 94608 2032
(Sent via E-mail to: bfong@croworld.com)

Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Jerry Wickham, ACEH
Geotracker, 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: Hooshi's Auto Service

Address: 1499 MacArthur Blvd.

City, State, Zip: Oakland, CA 94602

Record ID #: RO0000516

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



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

**PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
1499 MACARTHUR BOULEVARD, OAKLAND
June 30, 2010**

**Site Name: Hooshi's Auto Service
Site Location: 1499 MacArthur Boulevard, Oakland, CA 94602
Fuel Leak Case RO0000516 and Geotracker Global ID T0600100714**

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 1499 MacArthur Boulevard in Oakland, California (see attached map on back). Site investigation activities have been completed and it does not appear that the fuel release presents a risk to human health based upon current land use. Site investigation activities, which have been conducted at various times since 1993, have defined the extent of petroleum hydrocarbons in soil and groundwater at the site. A soil vapor extraction (SVE) system operated at the site from April 2000 through April 2001. Soil vapor sampling conducted in January 2007 and August 2009 indicates that subsurface vapors do not pose a risk of indoor vapor intrusion to current site users or residents of nearby properties. Due to the residual contamination remaining in the area of the former USTs, case closure for this fuel leak site would be granted for the current commercial land use and the existing building only.

Background – The site is currently an auto repair facility. The site operated as a gasoline service station and/or auto repair facility from 1941 until 1990. On October 2, 1990, one 500-gallon and two 1,000-gallon gasoline underground storage tanks (USTs) were removed. The three USTs were located within a bottomless concrete vault. During removal, petroleum odors and soil discoloration were observed in the area of the USTs and soil samples collected during the 1990 tank removal indicated that soil contamination was present in the area of the former fuel system. After the USTs were removed, the concrete vault was backfilled and the area was covered with concrete. Site investigation activities consisting of soil and groundwater sampling were conducted at the site in 1993, 1996, 2006, 2007, and 2009. During operation of a SVE from April 2000 through April 2001, approximately 16.5 pounds of petroleum hydrocarbons were extracted in vapor recovered from the subsurface. Soil and groundwater sampling conducted from 2006 to 2009 indicates that petroleum hydrocarbons remain in the area of the former concrete vault. Groundwater monitoring that was conducted from 1993 to 2009 indicates that the concentrations of petroleum hydrocarbons in groundwater beneath the site do not pose a risk to current occupants of the site or nearby residents. The concentrations of petroleum hydrocarbons in groundwater appear to be decreasing and further restoration of groundwater quality is expected to take place by natural attenuation processes.

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 party. **Comments received by August 3, 2010** 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

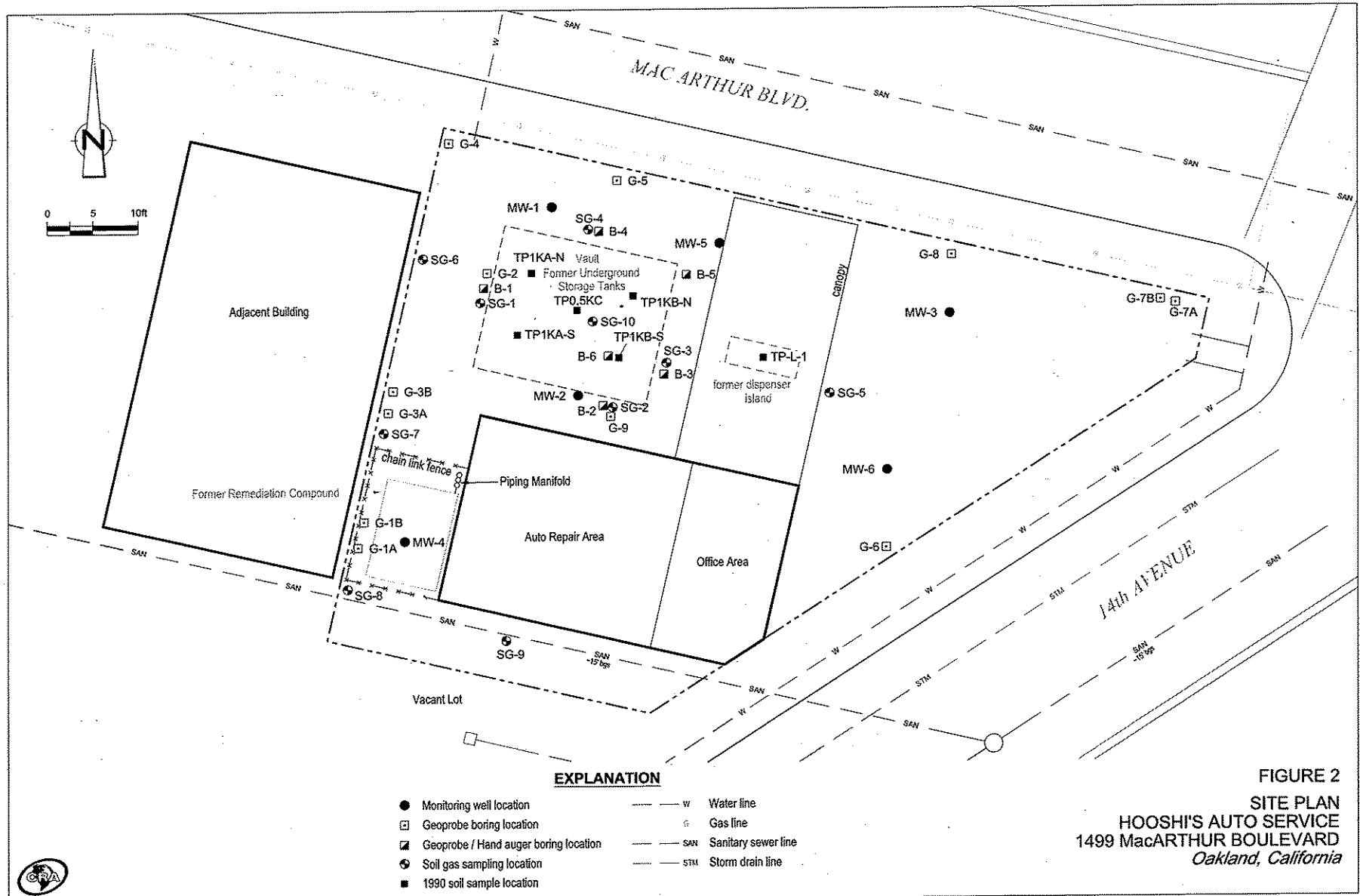


FIGURE 2
SITE PLAN
HOOSHI'S AUTO SERVICE
1499 MacARTHUR BOULEVARD
Oakland, California