



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

April 15, 2013

Wilfred and Wilma Garfinkle
Clamp Swing Company
352 Capetown Drive
Alameda, CA 94501

Janet Koike
Cal Vita Liability Company
2237 Prince Street
Berkeley, CA 94705

Subject: Landowner and Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0002513 and GeoTracker Global ID T06019714517, Clamp Swing Company, 2515 Blanding Avenue, Alameda, CA 94501

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) is reviewing the fuel case file for the above referenced site for potential case closure. As you are aware a site investigation and groundwater monitoring for underground storage tank leaks has 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 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 Corrective Action Plan and 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 *Notification of Potential Case Closure* to addresses in the immediate vicinity. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by June 14, 2013. ACEH will consider all comments from the public prior to potential case closure.

TECHNICAL REPORT REQUEST

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

- **May 15, 2013** – Return of *List of Landowner Form*

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. Should you have any questions, please contact me at (510) 567--6708 or send me an electronic mail message at karel.detterman@acgov.org

Sincerely,



Digitally signed by Karel Detterman
DN: cn=Karel Detterman, o, ou,
email=karel.detterman@acgov.org, c=US
Date: 2013.04.15 16:31:38 -07'00'

Karel Detterman, PG
Hazardous Materials Specialist

Enclosures: *Public Notification of Potential Case Closure*
List of Landowners Form

cc: Donna Drogos, ACEH, (sent via electronic mail to donna.drogos@acgov.org)
Karel Detterman, ACEH, (sent via electronic mail karel.detterman@acgov.org)
Geotracker, Electronic 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: Clamp Swing Company

Address: 2515 Blanding Street

City, State, Zip: Alameda, CA 94501

Record ID #: RO0002513

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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April 15, 2013

**NOTIFICATION OF POTENTIAL CASE CLOSURE
Clamp Swing**

**Site Location: 2515 Blanding Avenue, Alameda, CA 94501
Fuel Leak Case RO0002513 and GeoTracker Global ID T06019714517**

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 the business located at 2515 Blanding Avenue in Alameda, California. The site was reportedly operated as a light manufacturing plant until 1998 and was remodeled for use as a mixed commercial/residential development.

On September 15, 2002, one 300-gallon underground storage tank (UST) was removed from the sidewalk. There were no visible holes in the tank, but odor and visual evidence of impacted soil was noted in both the overburden soil and soil beneath the tank. Contaminated soil was overexcavated. Up to 105 parts per million (ppm) TPH as diesel (TPHD) was left in place in the eastern side wall of the former tank pit after overexcavation. Up to 8500 parts per billion (ppb) TPHD was detected in a grab groundwater sample.

Residual soil contamination appears limited to an immediate area adjacent to the location of the former UST and dissolved phase contamination appears limited in extent and is anticipated to naturally degrade over time. The residual petroleum hydrocarbons present in groundwater and soil are considered not to be a threat to public health, safety, or the environment. Site investigation activities have been completed. 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 Karel Detterman at the address below; all comments will be forwarded to the responsible parties. **Comments received by June 14, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Karel Detterman of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6708 or by email at karel.detterman@acgov.org

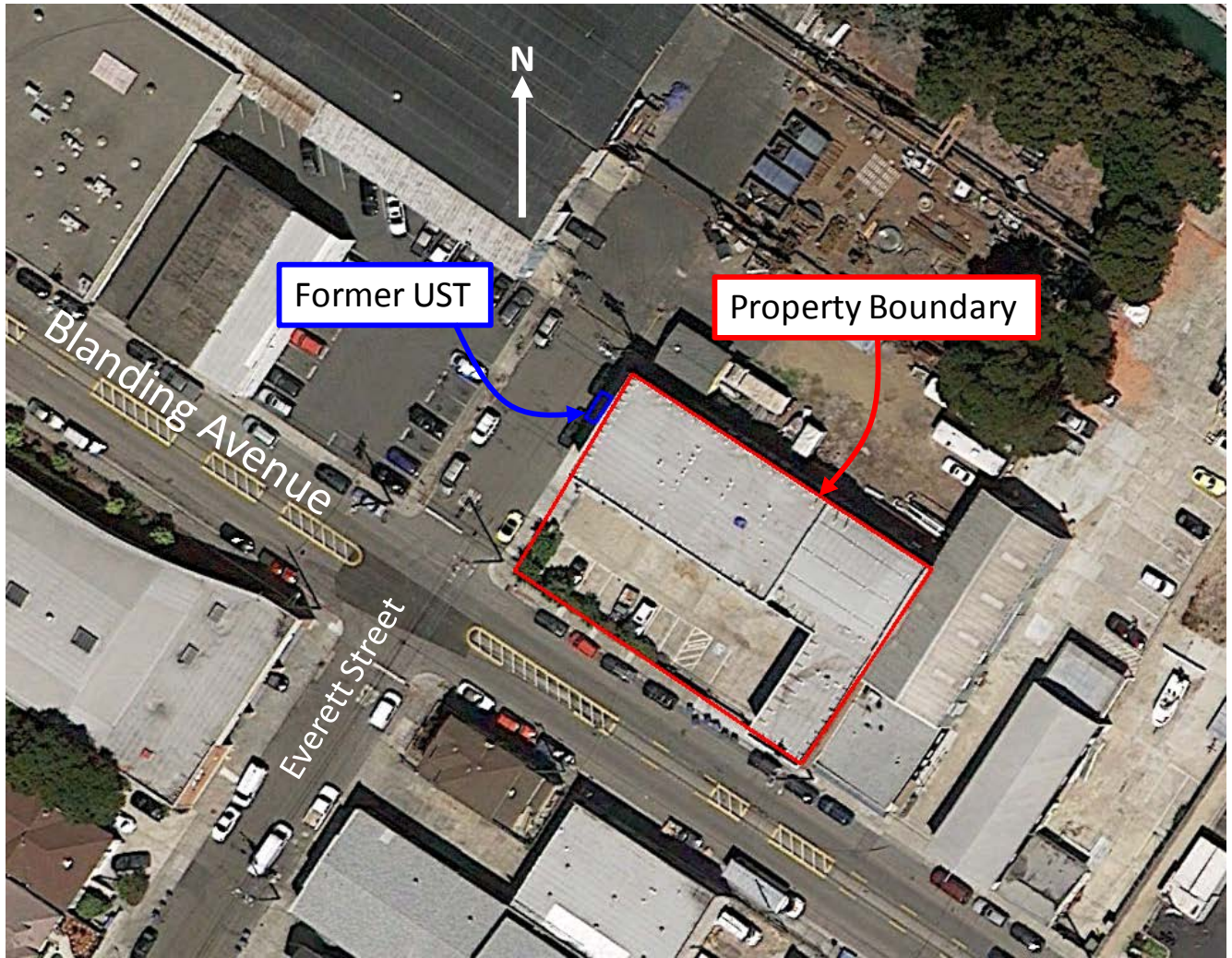


Figure 1: Aerial View of Property (Google Earth, 2013)

ALLIED LAND COMPANY
Parcel #: 70-195-4
2421 BLANDING AVE
ALAMEDA CA 94501

ALLIED LAND COMPANY
Parcel #: 70-196-23
2421 BLANDING AVE
ALAMEDA CA 94501

ALLIED LAND COMPANY
Parcel #: 70-195-3
2421 BLANDING AVE
ALAMEDA CA 94501

ALLIED LAND COMPANY
Parcel #: 70-195-5
2421 BLANDING AVE
ALAMEDA CA 94501

ALLIED LAND COMPANY
Parcel #: 70-195-15
2421 BLANDING AVE
ALAMEDA CA 94501

CAL VITA LIMITED LIABILITY
Parcel #: 70-196-22
2237 PRINCE ST
BERKELEY CA 94705

EASON SUSAN E
Parcel #: 70-196-9
4177 RANDOLPH AVE
OAKLAND CA 94602

HURTUBISE THOMAS W
Parcel #: 70-196-8
1590 BUENA VISTA #A
ALAMEDA CA 94501

MOSSEY DALE W TR
Parcel #: 70-196-7
7288 CORINTH CT
ROHNERT PARK CA 94928

PIKE PROPERTIES LLC
Parcel #: 70-196-24
1501 VIKING ST #200
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-195-4
2439 BLANDING AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-8
2512 BLANDING AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-23
2020 EVERETT ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-24
2517 BLANDING AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-194-2-2
1925 EVERETT ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-195-3
2007 EVERETT ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-7
2510 BLANDING AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-9
2516 BLANDING AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-195-5
2437 BLANDING AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-195-15
2033 EVERETT AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-22
2515 BLANDING AVE
ALAMEDA CA 94501

THOMPSON JEFFREY J
Parcel #: 70-194-2-2
1300 SAFRENO WAY
PLEASANTON CA 94566

EAST BAY MUNICIPAL UTILITY DISTRICT
KEN MINN
P.O. BOX 24055, OAKLAND, CA 94623
kminn@ebmud.com

Andrew Thomas
City of Alameda
Planning and Building Department
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501-4477
athomas@ci.alameda.ca.us

Eric Fonstein
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