



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

May 15, 2014

Charles Carmel  
Atlantic Richfield Company  
P.O. Box 1257  
San Ramon CA 94583  
(Sent via E-mail to: [charles.carmel@bp.com](mailto:charles.carmel@bp.com))

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0002526 and GeoTracker Global ID T06019734306, ARCO #2107, 3310 Park Boulevard, Oakland, CA 94610

Dear Mr. Carmel:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have 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 or e-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 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 *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - 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.

## Site Management Requirements

This case is expected to be closed with the following site management requirements:

*"This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Strong hydrocarbon odors were encountered at depths of less than one foot in soil borings SB-4 and SB-6, which were advanced in the sidewalk along Park Boulevard. Groundwater was encountered in the soil borings at depths of less than two feet bgs. No soil vapor sampling has been conducted at the site. The site has not been evaluated for potential vapor intrusion because the site is not required to meet media-specific criteria for vapor intrusion to indoor air under the current land use as an active fueling station. Therefore, case closure is granted for the current commercial land use as an active fueling station.*

*If a change in land use to any residential, commercial other than as a commercial fueling station, other conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for vapor intrusion to indoor air for future buildings, ACEH will re-evaluate the case upon receipt of approved development/construction plans.*

*Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.*

*This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site."*

All investigation activities and groundwater monitoring may be suspended at this time. 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. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

## **TECHNICAL REPORT REQUEST**

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

- **June 16, 2014** – List of Landowners Form  
File to be named: LNDOWNR\_F\_YYYY-MM-DD RO2526
- **July 18, 2014** – End of Public Comment Period

Responsible Parties  
RO0002526  
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If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto: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: Invitation to Comment - Potential Case Closure  
Mailing List  
List of Landowners Form

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

Kristene Tidwell, Broadbent, 875 Cotting Lane, Suite G, Vacaville, CA 95688 (*Sent via E-mail to: [ktidwell@broadbentinc.com](mailto:ktidwell@broadbentinc.com)*)

Jerry Wickham, ACEH (*Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)*)

GeoTracker, eFile

**MAILING LIST FOR FACT SHEET (3 PAGES)**

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

Cherie McCaulou  
San Francisco Bay Regional Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
San Francisco Bay Regional Water Quality  
(Sent via E-mail to: [cmccaulou@waterboards.ca.gov](mailto:cmccaulou@waterboards.ca.gov))

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

ALEXANDER RYAN  
Parcel #: 23-394-1  
P O BOX 640872  
SAN FRANCISCO CA 94164-0872

ANDERSON JEREMY I  
Parcel #: 23-394-11  
351 SCOTT ST #1  
SAN FRANCISCO CA 94117-2303

BP WEST COAST PRODUCTS LLC  
Parcel #: 23-394-2-1  
PO BOX 5015  
BUENA PARK CA 90622-5015

CHENG WAI S TR  
Parcel #: 23-481-44  
5775 CHELTON DR  
OAKLAND CA 94611-2551

CHU KENNETH TR  
Parcel #: 23-394-9  
1098 E 33RD ST  
OAKLAND CA 94610-4025

CITY OF OAKLAND  
Parcel #: 23-394-14  
250 FRANK H OGAWA PLZ #4  
OAKLAND CA 94612-2010

COLLINS BARBARA  
Parcel #: 23-481-41  
1216 E 34TH ST  
OAKLAND CA 94610-2816

FONG PETER & CINDY C  
Parcel #: 23-395-1  
445 CRESTMONT DR  
OAKLAND CA 94619-2317

HANCOCK JEFFERY  
Parcel #: 23-394-12  
52 VILLA CIR  
FAIRFIELD CA 94533-2523

JUNG CHING Y  
Parcel #: 23-394-4  
15724 VASSAR AVE  
SAN LORENZO CA 94580-1059

KO WENDY  
Parcel #: 23-395-3-1  
1027 E 33RD ST  
OAKLAND CA 94610-4024

KWAN STEVEN & CHAN TINA K  
Parcel #: 23-394-7  
839 29TH AVE  
SAN FRANCISCO CA 94121-3517

LAU JICK F & YUK N & NAPI K & FANNY M  
Parcel #: 23-394-10  
1090 E 33RD ST  
OAKLAND CA 94610-4025

LEUNG STEPHEN S & YVONNE C  
Parcel #: 23-394-8  
3309 ELLIOT ST  
OAKLAND CA 94610-4042

MAKONI SOLOMON C  
Parcel #: 23-394-13  
1008 E 33RD ST  
OAKLAND CA 94610-4025

MURRAY JOHN H  
Parcel #: 23-395-2  
5900 SHERWOOD DR  
OAKLAND CA 94611-2048

OAKLAND UNIFIED SCHOOL DISTRICT  
Parcel #: 23-402-1  
1025 2ND AVE #316  
OAKLAND CA 94606-2212

OCCUPANT  
Parcel #: 23-395-2  
1019 E 33RD ST  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-394-12  
1074 E 33RD ST  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-402-1  
1055 MACARTHUR BLVD  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-395-1  
3242 PARK BLVD  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-394-11  
1082 E 33RD ST  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-394-14  
33RD E ST  
OAKLAND CA 94608

OCCUPANT  
Parcel #: 23-394-2-1  
3310 PARK BLVD  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-394-1  
1000 E 33RD ST  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-395-41-1  
3228 PARK BLVD  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-394-7  
3317 ELLIOT ST  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-481-42-1  
1212 E 34TH ST  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-481-40  
1224 E 34TH ST  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-481-44  
3412 PARK BLVD  
OAKLAND CA 94610

OCCUPANT  
Parcel #: 23-481-43-1  
3408 PARK BLVD  
OAKLAND CA 94610

SITO RUIXIONG  
Parcel #: 23-394-5  
1217 E 34TH ST  
OAKLAND CA 94610-2815

TRAN PHUC V & NGUYEN LOAN K  
Parcel #: 23-394-6  
2662 HARMONICA LN  
SANTA ROSA CA 95407-4511

OCCUPANT  
Parcel #: 23-394-6  
1225 E 34TH ST  
OAKLAND CA 94610

SLATEN JAMES W & LYNNE H TRS  
Parcel #: 23-481-42-1  
408 CAMINO SOBRANTE  
ORINDA CA 94563-1850

WU JIAN T  
Parcel #: 23-395-41-1  
3111 SAGINAW CT  
PLEASANTON CA 94588-4019

OCCUPANT  
Parcel #: 23-394-4  
1211 E 34TH ST  
OAKLAND CA 94610

SLATEN JAMES W & LYNNE H TRS  
Parcel #: 23-481-43-1  
408 CAMINO SOBRANTE  
ORINDA CA 94563-1850

YANG QIANG R & FU JIAO N  
Parcel #: 23-481-40  
1222 E 34TH ST  
OAKLAND CA 94610-2816



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**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**ARCO #2107  
3310 PARK BOULEVARD  
OAKLAND, CA 94610  
FUEL LEAK CASE RO0002526  
GEOTRACKER GLOBAL ID T06019734306**

**MAY 15, 2014**

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

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 July 18, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Please refer to ACEH case RO0002526 in any correspondence.

## 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: ARCO #2107

Address: 3310 Park Boulevard

City, State, Zip: , Oakland, CA 94610

Record ID #: RO00002526

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: Charles Carmel, Atlantic Richfield Company

Address: P.O. Box 1257

City, State, Zip: San Ramon CA 94583

E-mail Address: [charles.carmel@bp.com](mailto:charles.carmel@bp.com)

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