



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

June 26, 2012

Ms. Jennifer Sedlachek (Sent via E-mail to: [jennifer.c.sedlachek@exxonmobil.com](mailto:jennifer.c.sedlachek@exxonmobil.com))  
Exxon Mobil  
4096 Piedmont, #194  
Oakland, CA 94611

MacArthur Boulevard Associates  
c/o Mr. John Jay, Management Agent (Sent via E-mail to: [johnjay@jayphares.com](mailto:johnjay@jayphares.com))  
10700 MacArthur Boulevard, Suite 200  
Oakland, CA 94605

Subject: Landowner and Public Notification for Case Closure Consideration for Fuel Leak Case No. RO0002635 and GeoTracker Global ID T0600120383, Exxon #7-4121, 10605 Foothill Boulevard, Oakland, CA 94605

Dear Responsible Parties:

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

ACEH will review the case for possible closure under a commercial land use scenario with the following site management requirements:

*"Case closure for this fuel leak site is granted for the current land use as a landscaped area without buildings or as a gasoline service station. If a change in land use to any residential or commercial land use other than a gasoline service station occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans. Excavation or construction activities in the 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."*

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, a Notification of Potential Case Closure will need to be distributed to nearby landowners and residents as well as any other interested persons. Attached is a draft version of the Notification of Potential Case Closure. Therefore, we request that you do the following: 1) review the attached Draft Notification of Potential Case Closure and provide any comments to ACEH, and 2) submit a list with complete addresses of any persons, corporations, or government agencies other than nearby landowners and residents you are aware of that may have an interest in this fuel leak case **no later than July 26, 2012**. Upon finalization of the mailing list, ACEH will request that you distribute the Notification of Potential Case Closure to the mailing list. ACEH will consider all comments from the public prior to final approval of case closure.

### **TECHNICAL REPORT REQUEST**

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

- **July 26, 2012** – List of any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case

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: List of Landowners Form  
Draft Public Notification of Potential Case Closure

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](mailto:lgriffin@oaklandnet.com))

Cardno ERI, Attn: Paula Sime, 601 North McDowell, Petaluma, CA 94954 (Sent via E-mail to: [paula.sime@cardno.com](mailto:paula.sime@cardno.com))

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

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

GeoTracker, e-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: Exxon #7-4121

Address: 10605 Foothill Boulevard

City, State, Zip: Oakland, CA 94605

Record ID #: RO0002635

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: Ms. Jennifer Sedlachek

Address: 4096 Piedmont, #194

City, State, Zip: Oakland, CA 94611

E-mail Address: [jennifer.c.sedlachek@exxonmobil.com](mailto:jennifer.c.sedlachek@exxonmobil.com)

Name: MacArthur Boulevard Associates, c/o Mr. John Jay, Management Agent

Address: 10700 MacArthur Boulevard, Suite 200

City, State, Zip: Oakland, CA 94605

E-mail Address: [johnjay@jayphares.com](mailto:johnjay@jayphares.com)

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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FAX (510) 337-93

**DRAFT NOTIFICATION OF POTENTIAL CASE CLOSURE**  
**EXXON #7-4121**  
**June 26, 2012**

**Site Location: 10605 Foothill Boulevard, Oakland, CA 94605**  
**Fuel Leak Case RO0002635 and GeoTracker Global ID T0600120383**

**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 former Exxon #7-4121 property at 10605 Foothill Boulevard in Oakland, California (see attached map on back). The site is currently an open landscaped area with walkways. No buildings are currently in place; however, development of the property is under consideration. Surrounding land use is mixed residential and commercial.

Historically, the property was used as a gasoline service station between 1958 and 1982. Three underground storage tanks (USTs) were removed from the site between October 20, 1981 and June 15, 1982. Several phases of site investigation were conducted at the site between 2004 and 2009 to define the extent of contamination. The highest concentrations of petroleum hydrocarbons in soil, soil vapor, and groundwater were detected in the area of the former USTs. Between February 16 and 26, 2010, approximately 1,751 tons of contaminated soil was excavated from the area of the former USTs and was transported off-site for disposal at a landfill. Confirmation soil samples collected from the sides of the excavation did not contain petroleum hydrocarbons at concentrations above the cleanup goals.

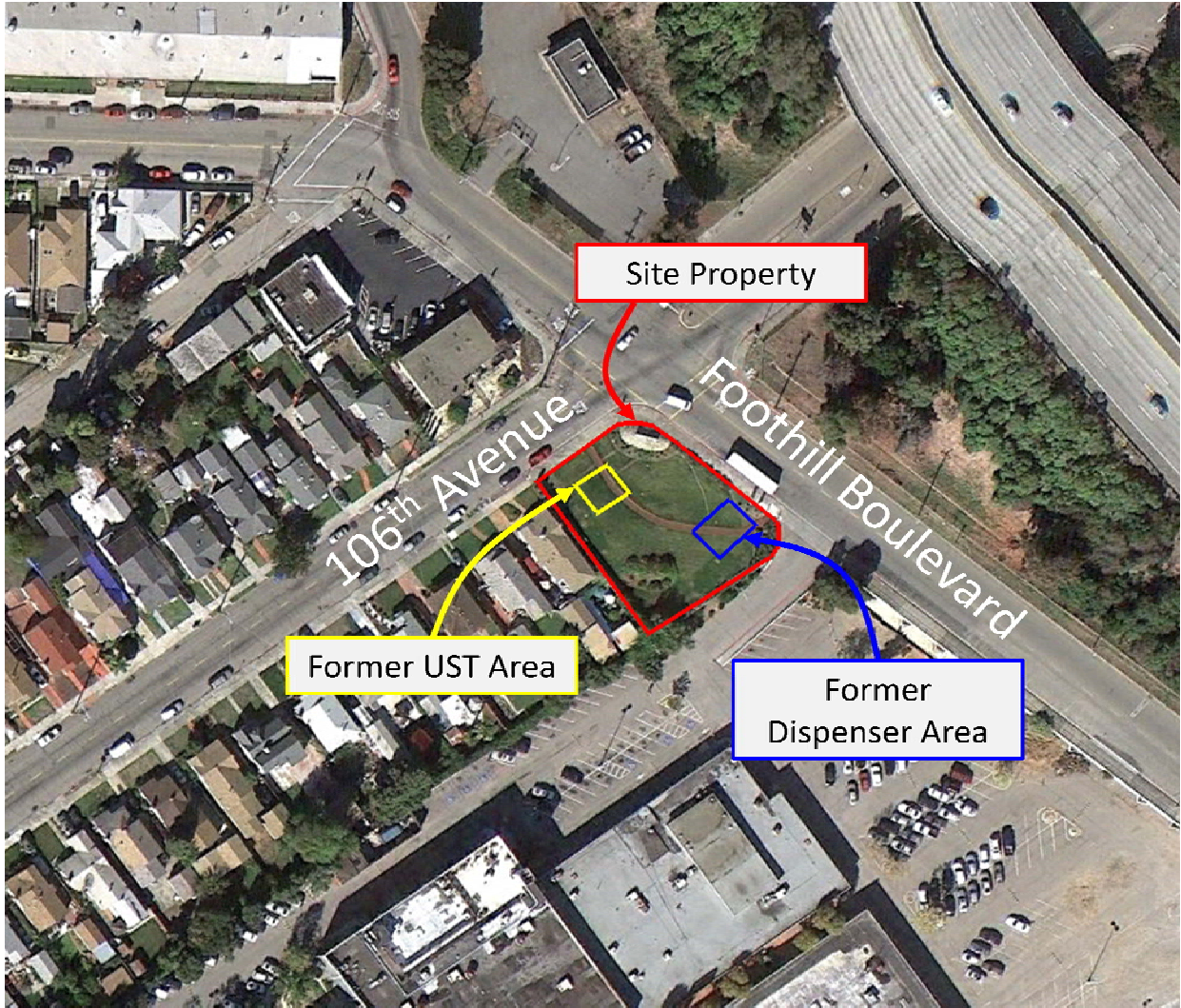
Soil vapor sampling was conducted at the site between 2007 and 2011. Elevated concentrations of petroleum hydrocarbons were detected in soil vapor samples collected in the area of the former dispensers, which is within the interior portion of the site. The residual contamination does not appear to pose a risk to nearby residents or current users of the site.

A total of five groundwater monitoring wells have been installed at the site. Sampling of the monitoring wells was conducted quarterly from March 2007 to December 2008, then semiannually up to March 2010. The soil and groundwater data indicate that a plume containing dissolved petroleum hydrocarbons appears to be stable and limited in extent. The plume and residual petroleum hydrocarbons in soil 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. Site management requirements will be placed on the property to prevent possible future exposure to residual contamination. 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 August 24, 2012** 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](mailto:jerry.wickham@acgov.org)





Aerial View of Property (Google, 2012)