



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

Mr. Phillip Smith (sent via electronic mail to pjboise@aol.com)
PJ Smith Family LLC
PO Box 1542
Boise, ID 83701-1542

Subject: Landowner and Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0003065 and GeoTracker Global ID T0600102132, Smith Commercial Property, 2520 Blanding Avenue, Alameda, CA 94501

Dear Mr. Smith:

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 15:09:16 -07'00'

Karel Detterman, PG
Hazardous Materials Specialist

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

cc: Mark Waldman, Pacific Engineering and Construction, Inc., 35 Stillman Street, Ste. 126, San Francisco, CA 94107 (Sent via E-mail to: amwaldman@sbcglobal.net)

Miles Grant, Pacific Engineering and Construction, Inc., 35 Stillman Street, Ste. 126, San Francisco, CA 94107 (Sent via E-mail to: milesq2000@hotmail.com)

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: Smith Commercial Property

Address: 2520 Blanding Street

City, State, Zip: Alameda, CA 94501

Record ID #: RO0003065

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
Smith Commercial Property**

**Site Location: 2520 Blanding Avenue, Alameda, CA 94501
Fuel Leak Case RO0003065 and GeoTracker Global ID T10000002455**

Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case located at 2520 Blanding Avenue in Alameda, California. The property is currently occupied by Smith Commercial Property.

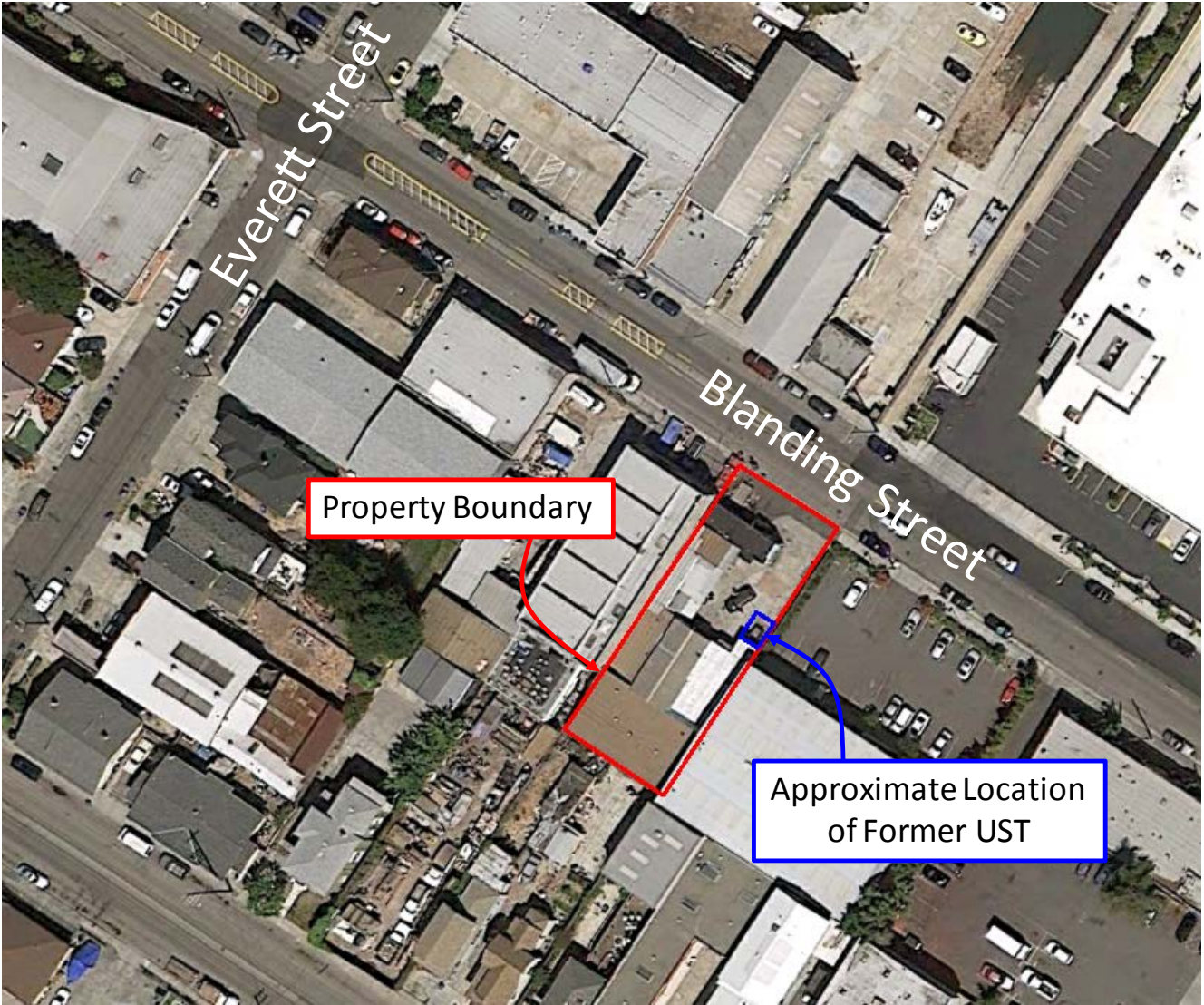
A gasoline underground storage tank (UST) was reportedly installed at the site in approximately 1931 and removed approximately between 1982 and 1984.

In November 2009, borings were advanced in the area of the former UST to determine if soil and groundwater contamination was present. Grab groundwater samples collected from the borings detected up to 4,900 parts per billion (ppb) Total Petroleum Hydrocarbons as gasoline (TPHG), 14,000 ppb Total Petroleum Hydrocarbons as diesel (TPHd), and 15,000 ppb Total Petroleum Hydrocarbons as motor oil (TPHmo). Soil samples collected from the borings detected 50 parts per million (ppm) TPHG, 100 ppm TPHD, and 110 ppm TPHmo.

Residual petroleum hydrocarbons in soil and groundwater appear to be limited and not a threat to public or environmental health. Therefore, Alameda County Environmental Health (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. Case files can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) and 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



Aerial View of Property (Google Earth, 2013)

CHAN KEVIN D & LINDA W
Parcel #: 70-196-18
1035 ROSEWOOD WAY
ALAMEDA CA 94501

CHAN KEVIN D & LINDA W
Parcel #: 70-196-19
1035 ROSEWOOD WAY
ALAMEDA CA 94501

CLEMENT AVENUE PROPERTY
Parcel #: 70-196-15
2533 CLEMENT AVE
ALAMEDA CA 94501

CREA BRIDGESIDE LLC
Parcel #: 70-196-44
18818 TELLER AVE #277
IRVINE CA 92612

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

GUTLEBEN KENNETH &
Parcel #: 70-196-20
3021 THOMPSON AVE
ALAMEDA CA 94501

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

MOSSEY DALE W TR
Parcel #: 70-196-16
7288 CORINTH CT
ROHNERT PARK CA 94928

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

PJ SMITH FAMILY E LLC
Parcel #: 70-196-10
P O BOX 1542
BOISE ID 83701

RESIDENT
Parcel #: 70-196-10
2520 BLANDING AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-16
2527 CLEMENT AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-18
2521 CLEMENT AVE
ALAMEDA CA 94501

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

RESIDENT
Parcel #: 70-196-19
2519 CLEMENT AVE
ALAMEDA CA 94501

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

RESIDENT
Parcel #: 70-196-11
2528 BLANDING AVE
ALAMEDA CA 94501

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

RESIDENT
Parcel #: 70-196-20
2517 CLEMENT AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-196-44
2523 BLANDING AVE
ALAMEDA CA 94501

RICHARDS SIM B 3RD &
Parcel #: 70-196-11
2526 BLANDING AVE
ALAMEDA CA 94501

ROSENBERG KATHERINE C
Parcel #: 70-196-17
2525 CLEMENT AVE
ALAMEDA CA 94501

WONG KIRK R & AMY Y TRS
Parcel #: 70-196-21
2515 CLEMENT AVE
ALAMEDA CA 94501

Regional Water Quality Control Board
Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
Cherie.MCcaulou@waterboards.ca.gov

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
City of Alameda
Community Development Department
2263 Santa Clara Avenue, Room 120
Alameda, CA 94501-4477
efonstei@ci.alameda.ca.us