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May 31, 2013

**PUBLIC NOTIFICATION OF POTENTIAL
CASE CLOSURE Good Chevrolet Parcel A**

**Site Location: 1600 Park Street, Alameda, CA
94501**

**Fuel Leak Case RO0003112 and GeoTracker
Global ID T0600100655**

Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure of Good Chevrolet Parcel A, Fuel Leak Case RO0003112, located at 1600 Park Street, Alameda, California (Figure 1 and Figure 2). The Parcel A Site was formerly part of Fuel Leak Case RO0000008, the former Good Chevrolet Auto Dealership located at 1600 to 1630 Park Street. The former Good Chevrolet Auto Dealership has been split into two parcels (Parcel A and Parcel B) to allow separate development of each parcel. The property is currently vacant.

Background – Two generations of underground storage tank (UST) systems containing gasoline and waste oil were located at the former Good Chevrolet Auto Dealership. Fuel Leak Case RO0000008 was opened by Alameda County Environmental Health (ACEH) in 1986 due to the discovery of a release of petroleum hydrocarbons after the removal of the two first generation USTs (a 300-gallon waste oil tank and 500-gallon gasoline tank) located in the northern part of the site.

In July 2011, three soil borings were advanced adjacent to the three second generation USTs (a 10,000-gallon gasoline tank, a 4,000-gallon gasoline tank, and a 500-gallon waste oil tank) installed in the 1980's in the southern portion of the site. The analytical results from soil and grab groundwater samples did not find evidence that a release had occurred.

In November 2011, the second generation USTs were removed. Holes were not observed in the three USTs during removal and petroleum hydrocarbons were not detected in soil samples collected beneath the two gasoline USTs or dispensers. However, a grab groundwater sample collected from the gasoline tank pit

detected Total Petroleum Hydrocarbons as gasoline (TPHG) and benzene.

Soil beneath the waste oil tank had odor and visual evidence of petroleum hydrocarbon impact. A soil sample collected beneath the waste oil tank at a depth of 9 feet detected TPHG, TPH as diesel (TPHD), and Petroleum Oil and Grease (POG). The waste oil pit was overexcavated to a depth of 11 feet, resampled, and no detections of TPHG, TPHD or POG were found.

Due the low concentrations of petroleum hydrocarbons detected in soil and groundwater in the vicinity of the second generation tanks on Parcel A, ACEH opened a new Fuel Leak Case (RO0003112) to decouple Parcel A from Parcel B and allow separate development of each parcel.

Fuel Leak Case RO0003112 has been evaluated for closure consistent with the criteria in the State Water Resource Control Board's Low Threat Closure Policy (LTCP). Sites that meet the general and media-specific criteria in the LTCP are considered to not pose a threat to human health, safety, or the environment and are appropriate for closure pursuant to Health and Safety Code section 25296.10. Residual petroleum hydrocarbons that may potentially be present in soil or groundwater are expected to biodegrade over time. It appears that Parcel A qualifies for closure under the LTCP. It does not appear that residual petroleum concentrations beneath Parcel A present a risk to human health when the property is redeveloped for commercial use. Therefore, ACEH is considering potential closure of the Fuel Leak Case RO0003112.

Next Step – The public is invited to review and comment on the proposed closure of the Fuel Leak Case. The entire case file can be viewed via the internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or on 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 August 1, 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 Original RO000008 Property Boundary (Google Earth, 2013)



Figure 2: Aerial View of Property showing Parcel A (RO0003112) and Parcel B (RO000008) (Google Earth, 2013)