



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

December 31, 2013

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

M & S Mini Mart Inc.
c/o Joel Gutierrez
13411 Imperial Highway
Whittier, CA 90605-4236

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000044 and GeoTracker Global ID T0600100083, ARCO #2112, 1260 Park Street, Alameda, CA 94501

Dear Mr. Carmel and Mr. Gutierrez:

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.

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:

- **January 31, 2014** – List of Landowners Form
File to be named: LNDOWNR_F_yyyy-mm-dd RO16
- **March 6, 2014** – End of Public Comment Period

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at 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: Kristene Tidwell, Broadbent, 875 Cotting Lane, Suite G, Vacaville, CA 95688 (Sent via E-mail to: ktidwell@broadbentinc.com)

Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)
GeoTracker, eFile

MAILING LIST FOR FACT SHEET (3 PAGES)

Thomas Francis
East Bay Municipal Utility District
375 11th 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)

1313-1315 PARK STREET LLC
Parcel #: 71-205-8-1
25678 SECRET MEADOW CT
CASTRO VALLEY CA 94552

ABEL BALTHASAR &
Parcel #: 70-184-5
1712 VERSAILLES AVE
ALAMEDA CA 94501

CHAN KAMAN
Parcel #: 70-185-17
3363 FERNSIDE BLVD
ALAMEDA CA 94501

CHRISANTHOS ZETTA P TR &
Parcel #: 70-185-22
116 CASCADE DR
MILL VALLEY CA 94941

CITY OF ALAMEDA
Parcel #: 70-185-24
2263 SANTA CLARA AVE
ALAMEDA CA 94501

CITY OF ALAMEDA
Parcel #: 70-185-25
2263 SANTA CLARA AVE
ALAMEDA CA 94501

CITY OF ALAMEDA
Parcel #: 70-184-26
2263 SANTA CLARA AVE
ALAMEDA CA 94501

EMMANEEL JOHN C &
Parcel #: 70-185-19
2416 MARTI RAE CT
ALAMEDA CA 94501

ENG KAI T & PAMELA M
Parcel #: 71-206-9
22 CASTLEBAR PL
ALAMEDA CA 94502

EUSEBIO TEODORO E &
Parcel #: 70-184-23-3
PO BOX 2942
ALAMEDA CA 94501

FONG KENNY N & LINDA TRS
Parcel #: 70-184-24-1
15417 MARNE ST
SAN LEANDRO CA 94579

GEE RONALD M & JUDY L
Parcel #: 71-206-12
1108 EAGLE AVE
ALAMEDA CA 94501

GOSWAMI VIRENDER K ETAL
Parcel #: 70-184-4
870 MARKET ST #1028
SAN FRANCISCO CA 94102

HAHN MICHAEL D & MARIA M
Parcel #: 71-206-7
9270 HUNTERS CREEK WAY
CHOWCHILLA CA 93610

HAHN MICHAEL D & MARIA M
Parcel #: 71-206-8
9270 HUNTERS CREEK WAY
CHOWCHILLA CA 93610

HARMAN KFC INVESTMENT
Parcel #: 70-184-1-2
PO BOX 572530
SALT LAKE CITY UT 84157

HOFVENDAHL DONALD D TR
Parcel #: 70-184-3
1241 PARK AVE
ALAMEDA CA 94501

HOOTON CAROLINE J TR
Parcel #: 70-184-6
1227 PARK AVE
ALAMEDA CA 94501

HURLEY ELAINE S TR
Parcel #: 70-184-20
806 HARBOR RD
ALAMEDA CA 94502

LUNA ABIGAIL A
Parcel #: 70-184-2
1247 PARK AVE
ALAMEDA CA 94501

M & S MINI MART INC
Parcel #: 70-184-1-3
13411 IMPERIAL HWY
WHITTIER CA 90605

NAGAREDA CATHERINE F TR
Parcel #: 70-185-23
375 VICTORIA BAY
ALAMEDA CA 94502

NICHOLS DAN
Parcel #: 71-205-10
2514 SANTA CLARA AVE
ALAMEDA CA 94501

PIERSON MARILYN A TR &
Parcel #: 71-206-5-1
926 FOREST LN
ALAMO CA 94507

QUTOB HALA TR
Parcel #: 71-206-10
1301 PEARL ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-5
1235 PARK AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-4
1239 PARK AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-6
1231 PARK AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-1-2
2424 ENCINAL AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-1-3
1260 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-185-24
2407 ENCINAL AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-185-25
1318 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-20
1236 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-23-3
1242 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-185-22
2425 ENCINAL AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-24-1
1250 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-184-26
PARK AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-185-23
2421 ENCINAL AVE
ALAMEDA CA 94501

RESIDENT
Parcel #: 70-185-17
2414 MARTI RAE CT
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-205-9
1309 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-205-10
1303 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-206-9
1247 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-206-7
1251 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-206-8
1249 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-205-8-1
1313 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-206-5-1
1259 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-206-10
1241 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-206-11
1231 PARK ST
ALAMEDA CA 94501

RESIDENT
Parcel #: 71-206-12
2313 SAN ANTONIO AVE
ALAMEDA CA 94501

TAYLORAWG LLC
Parcel #: 71-205-9
1529 WEBSTER ST
ALAMEDA CA 94501

TAYMUREE AHMAD &
Parcel #: 71-206-11
2873 SANDY HILLS LN
BRENTWOOD CA 94513



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**ARCO #2112
1260 PARK STREET
ALAMEDA, CA 94501
FUEL LEAK CASE RO0000044
GEOTRACKER GLOBAL ID T0600100081**

DECEMBER 31, 2013

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. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

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 March 6, 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. Please refer to ACEH case RO0000044 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 #2112
Address: 1260 Park Street
City, State, Zip: Alameda, CA 94501
Record ID #: RO00000044

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

Name: M & S Mini Mart Inc., c/o Joel Gutierrez
Address: 13411 Imperial Highway
City, State, Zip: Whittier, CA 90605-4236
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