



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

July 2, 2015

Hooshang Hadjian  
Dublin Auto Wash  
1821 Castle Gate Road  
Walnut Creek, CA 94595

Iver and Janice Hilde  
c.o Lange Enterprises  
6500 Dublin Blvd., Suite 201  
Dublin, CA 94568

Carryl MacLeod  
Chevron Environmental Management Company  
6101 Bollinger Canyon Road  
San Ramon, CA 94583  
(Sent via E-mail to: [cmacleod@chevron.com](mailto:cmacleod@chevron.com))

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000304 and GeoTracker Global ID T0600100355, Chevron #9-2582, 7240 Dublin Boulevard, Dublin, CA 94568

Dear Mr. Hadjian, Ms. MacLeod, and Mr. and Ms. Hilde:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the proposed scope of work in the document entitled, "*Site Assessment Report and Case Closure Request*," dated May 12, 2015 (Report). The Report, which was prepared on behalf of Mr. Hooshang Hadjian by Pangea Environmental Services, Inc., presents results from soil and groundwater sampling and requests regulatory case closure based on an evaluation of the State Water Resources Control Board Low-threat Closure Policy. Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure.

#### **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 Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. Therefore, case closure is granted for the current commercial land use.*

*If a change in land use to any residential or 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. 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."*

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:

- **August 2, 2015** – List of Landowners Form  
File to be named: LNDOWNR\_F\_yyyy-mm-dd RO16
- **September 4, 2015** – 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](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

Responsible Parties  
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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: Colleen Winey (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore, CA 94551 (*Sent via E-mail to: [cwiney@zone7water.com](mailto:cwiney@zone7water.com)*)

Robert Clark-Ridell, Pangea, 1710 Franklin Street, Suite 200, Oakland, CA 94612 (*Sent via E-mail to: [BRiddell@pangeaenv.com](mailto:BRiddell@pangeaenv.com)*)

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



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**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**CHEVRON #9-2582  
7240 DUBLIN BOULEVARD  
DUBLIN, CA 94568  
FUEL LEAK CASE RO0000304  
GEOTRACKER GLOBAL ID T0600100355**

**JULY 2, 2015**

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 September 4, 2015** 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 RO0000304 in any correspondence.

Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
941-210-30	6841 VILLAGE PARKWAY LLC	1777 MANOR DR		HILLSBOROUGH CA	94010	6367
941-210-12	ALAMEDA COUNTY FLOOD CONTROL	399 ELMHURST ST		HAYWARD CA	94544	1307
941-210-23-2	ASK INC	7121 DUBLIN BLVD		DUBLIN CA	94568	3020
941-305-45	DUBLIN RETAIL OWNER INC	13155 NOEL RD	500	DALLAS TX	75240	5042
941-210-22-2	GREEN BEAR ETAL	PO BOX 1358		PLEASANTON CA	94566	0135
941-210-33	HARMEN CAFES EMPLOYEES PROFIT SH/	PO BOX 572530		SALT LAKE CITY UT	84157	2530
941-1401-19	LANGE BETTE L TR & LANGE JAMES E ET/	6500 DUBLIN BLVD	202	DUBLIN CA	94568	3152
941-210-34-2	MALOUF INVESTMENTS I LLC	399 TAYLOR BLVD	103	PLEASANT HILL CA	94523	2200
941-210-11	MCDONALDS CORPORATION	2268 CAMINO RAMON		SAN RAMON CA	94583	1353
941-1401-19	OCCUPANT	6602 VILLAGE PKWY		DUBLIN CA	94568	
941-210-11	OCCUPANT	7145 DUBLIN BLVD		DUBLIN CA	94568	
941-210-22-2	OCCUPANT	7127 DUBLIN BLVD		DUBLIN CA	94568	
941-1401-21-1	OCCUPANT	6568 VILLAGE PKWY		DUBLIN CA	94568	
941-210-33	OCCUPANT	6797 VILLAGE PKWY		DUBLIN CA	94568	
941-210-30	OCCUPANT	6841 VILLAGE PKWY		DUBLIN CA	94568	
941-210-10-2	OCCUPANT	6830 VILLAGE PKWY		DUBLIN CA	94568	
941-1401-6-3	OCCUPANT	6500 VILLAGE PKWY		DUBLIN CA	94568	
941-1401-22	OCCUPANT	7110 DUBLIN BLVD		DUBLIN CA	94568	
941-210-10-1	OCCUPANT	6842 VILLAGE PKWY		DUBLIN CA	94568	
941-305-45	OCCUPANT	7499 DUBLIN BLVD		DUBLIN CA	94568	
941-1500-38-3	OCCUPANT	7450 DUBLIN BLVD		DUBLIN CA	94568	
941-210-34-2	OCCUPANT	7143 DUBLIN BLVD		DUBLIN CA	94568	
941-1401-22	READY FAMILY PARTNERSHIP & ETAL	43763 MACARTHUR RD		MACARTHUR CA	96056	
941-1500-38-3	ST MICHAEL INVESTMENTS LP	190 HARTZ AVE	260	DANVILLE CA	94526	3345
941-210-10-2	VILLAGE PARKWAY GROUP LLC	5506 SUNOL BLVD	200	PLEASANTON CA	94566	
	COLLEEN WINEY, ZONE 7 WATER AGENC'	100 N. CANYONS PKWY		LIVERMORE CA	94551	
	CHERIE, MCCAULOU, SAN FRANCISCO BA	1515 CLAY STREET	SUITE	OAKAND CA	94612	
	JEFF BAKER, CITY OF DUBLIN PLANNING I	100 CIVIC PLAZA		DUBLIN CA	94568	

## 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: Chevron #9-2582,  
Address: 7240 Dublin Boulevard,  
City, State, Zip: Dublin, CA 94568  
Record ID #: RO0000304

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: Iver and Janice Hilde, c/o Lang Enterprises  
Address: 6500 Dublin Blvd., Suite 201  
City, State, Zip: Dublin CA 94568  
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