



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

September 5, 2013

Mr. Roger Levin
Ultramar, Inc.
5590 B Havana Street
Denver, CO 80239
(Sent via E-mail to: roger.levin@valero.com)

Castro Group LLC *Address unknown*

Ms. Mary Moore
EMB Group LLC & Mary Moore
Re Trust 611 Marlin Court
Redwood City, CA 94065-1214

Mr. Allen Shin
Banya Investments LLC
3011 Cabrillo Avenue
San Ramon, CA 94583

Mr. Paul Wilson
1238 Stanyan Street
San Francisco, CA 94117

Subject: Landowner Notification and Draft Public Notification for Fuel Leak Case No. RO0000355 and GeoTracker Global ID T0600100155, Beacon #12574, 22315 Redwood Road, Castro Valley, CA 94546

Dear Mr. Levin, Castro Group LLC, Ms. Moore, Mr. Shin, and Mr. Wilson:

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

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 will distribute a Notification of Potential Case Closure to nearby residents and land owners on or about September 30, 2013. We have provided a draft version of the Notification of Potential Case Closure for your review prior to distribution. If you have any comments on the Draft Notification of Potential Case Closure, please provide them no later than September 26, 2013. We also request that you provide the names of any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case other than nearby residents and land owners. The Notification of Potential Case Closure requests that landowners or residents

submit any comments or questions to ACEH regarding potential case closure by November 30, 2013. 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.

TECHNICAL REPORT REQUEST

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

- **October 7, 2013** – Landowners Form

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

cc: Gary Barker, Horizon Environmental, Inc., 4970 Windplay Drive, #C5, El Dorado Hills, CA 95762 (*Sent via E-mail to: gbarker@horizonenvironmental.net*)

Kenny Mateik, Horizon Environmental, Inc., 4970 Windplay Drive, #C5, El Dorado Hills, CA 95762 (*Sent via E-mail to: kmateik@horizonenvironmental.net*)

Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)

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

GeoTracker, File



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DRAFT NOTIFICATION OF POTENTIAL CASE CLOSURE
BEACON #12574
September 30, 2013

Site Location: 22315 Redwood Road, Castro Valley, CA 94546
Fuel Leak Case RO0000355 and GeoTracker Global ID T0600100155

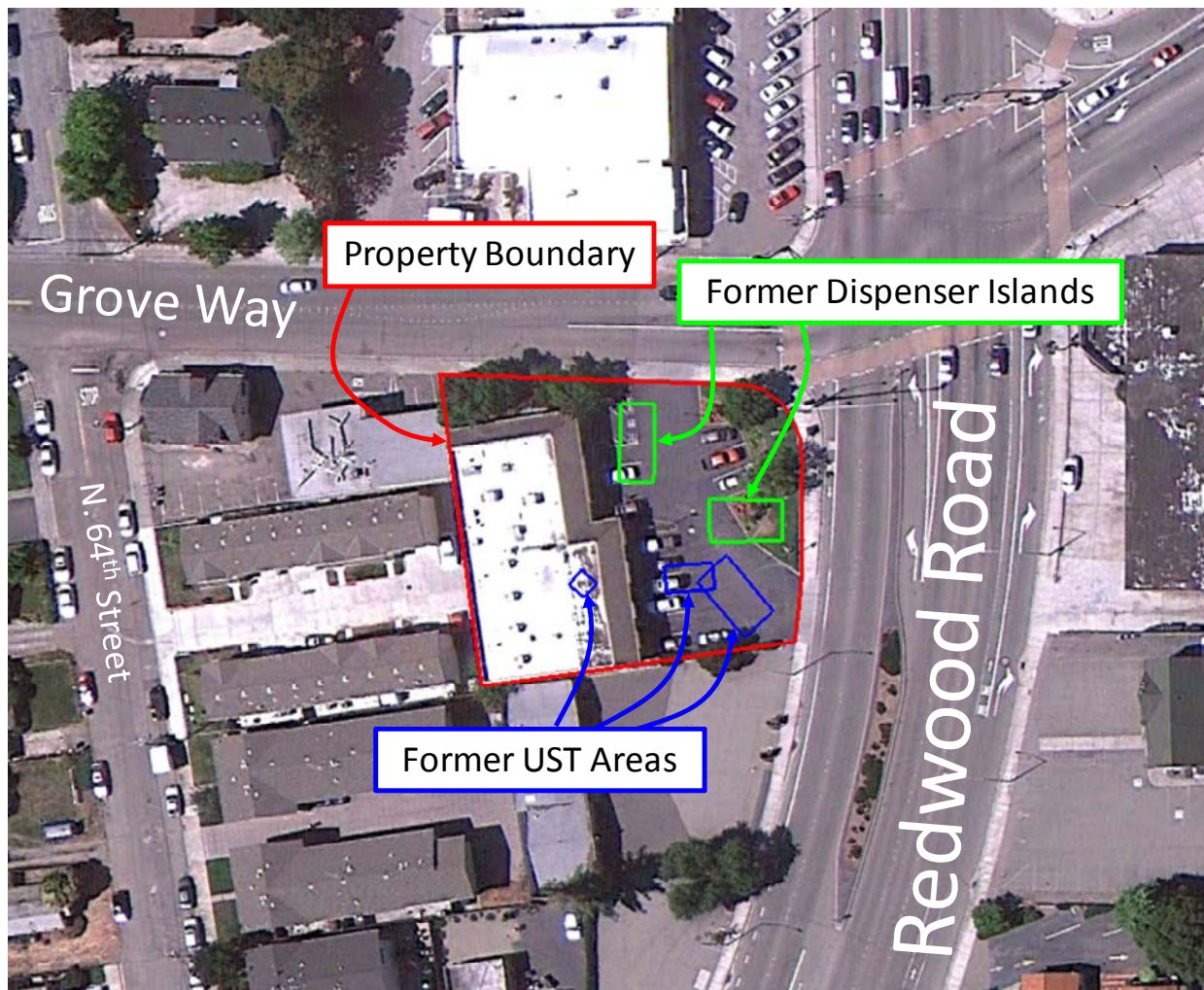
Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case beneath a site located at the intersection of Redwood Road and Grove Way in Castro Valley, California (see map on the back). The site currently consists of a convenience store and other commercial buildings on the western portion of the site and associated parking lot and landscaped areas on the eastern and central portions of the site. The residual petroleum hydrocarbons are from releases at former gasoline service stations on the site. Prior to 1981, the site was leased and operated as a retail service station. Three former underground storage tanks (USTs), two former dispenser islands, and a service station building were removed sometime prior to 1981; however, no records are available to document the date of these removals. Ultramar leased the site and operated a retail service station from 1981 to 1987. In 1987, the service station building and five USTs were removed from the site. During the removal, the former tank basin was excavated to a depth of 20 feet below grade to remove contaminated soil.

Site investigation activities to define the extent of petroleum hydrocarbons in soil and groundwater were conducted at various times between 1991 and 1999 and from 2009 through 2011. Groundwater monitoring has been conducted at the site from 2002 to 2013. In addition to excavation following tank removal in 1987, cleanup activities have included the use of high vacuum dual-phase extraction (HVDPE), which simultaneously removes groundwater and soil vapor from extraction wells using a high vacuum pump. During a 48-hour pilot test in May 2009, approximately 221 pounds of petroleum hydrocarbons were removed from the subsurface using HVDPE.

Site data indicate that a groundwater plume containing dissolved petroleum hydrocarbons extends approximately 125 feet southwest from the area of the fuel dispensers and USTs. Since 2002, the concentrations of dissolved petroleum hydrocarbons have decreased significantly. The plume appears to be shrinking in size and residual petroleum hydrocarbons in soil and groundwater are expected to biodegrade over time. No water supply wells are expected to be affected by the plume. The site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. 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. 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 November 30, 2013** 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



Source: Google Earth 2012

Fuel Leak Case RO000355 located at 22315 Redwood Road in Castro Valley, CA

LIST OF LANDOWNERS FORM (Page 1 of 2)

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: Beacon #12574
Address: 22315 Redwood Road
City, State, Zip: Castro Valley, CA 94546
Record ID #: RO0000355

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: Mr. Roger Levin, Ultramar, Inc.
Address: 5590 B Havana Street
City, State, Zip: Denver, CO 80239
E-mail Address: roger.levin@valero.com

Name: Castro Group LLC
Address: Address unknown
City, State, Zip: Address unknown
E-mail Address: _____

Name: Ms. Mary Moore, EMB Group LLC & Mary Moore
Address: Re Trust 611 Marlin Court
City, State, Zip: Redwood City, CA 94065-1214
E-mail Address: _____

Name: Mr. Paul Wilson
Address: 1238 Stanyan Street
City, State, Zip: San Francisco, CA 94117
E-mail Address: _____

LIST OF LANDOWNERS FORM (Page 2 of 2)

Name: Mr. Allen Shin, Banyan Investments LLC

Address: 3011 Cabrillo Avenue

City, State, Zip: San Ramon, CA 94583

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