

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director



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

October 31, 2011

Mr. Nick Garcia
In Town Communities, LLC
3130 Crow Canyon Place,
Suite 210
San Ramon, CA 94583

Ms. Carol Wallace
Christopher and Carol P. Wallace Trust
509 Ironwood Road
Alameda, CA 94502

Subject: Public Notification for Case Closure Consideration; Fuel Leak Case No. RO0002737, (Global ID #T06019771179), Impulse Motors, 1210 Bockman Road, San Lorenzo, CA 94580

Dear Mr. Garcia and Ms Wallace:

Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, §2728, ACEH requires notification to the public of the proposed case closure for the site. To that end, ACEH has prepared and requests that the attached public participation fact sheet be sent to the property addresses listed on the enclosed List of Public Participants. The fact sheet describes the site and previous investigation activities that were conducted. Public comments on the proposed action will be accepted for a period of thirty days beginning Friday October 28, 2011 through Monday November 28, 2011.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Enclosures: Public Notification of Potential Closure of Fuel Leak Case – Fact Sheet
List of Parcel Owners

cc: Tom Moore, The Olson Company, 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740
(Sent via E-mail to: tmoore@theolsonco.com)

Kyle Emerson, Stantec Consulting Corp., 25864-F Business Center Dr., Redlands, CA 92374
(Sent via E-mail to: Kyle.Emerson@stantec.com)

Kristen Daly, Stantec Consulting Corp., 25864-F Business Center Dr., Redlands, CA 92374
(Sent via E-mail to: Kristen.Daly@stantec.com)

Donna Drogos, ACEH, (Sent via E-mail to: donna.drogos@acgov.org)
Mark Detterman, ACEH, (Sent via E-mail to: mark.detterman@acgov.org)
Geotracker, Electronic File



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

PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
1210 Bockman Road, San Lorenzo
October 31, 2011

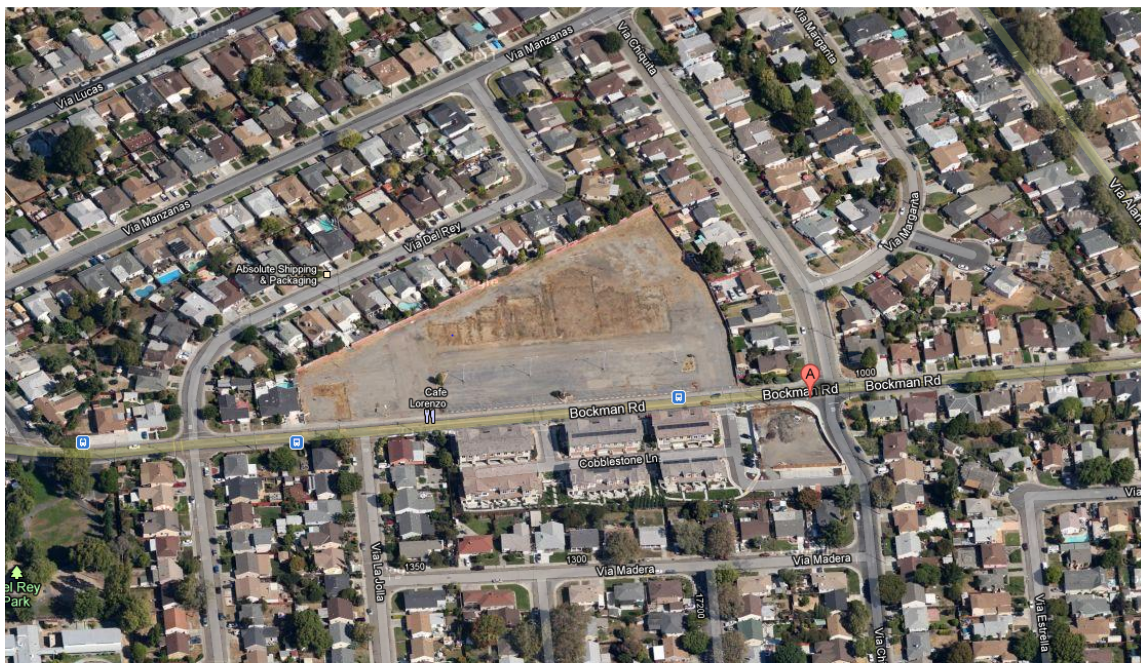
Site Name: Impulse Motors
Site Location: 1210 Bockman Road, San Lorenzo, CA 94580
Fuel Leak Case RO0002737 and Geotracker Global ID T06019771179

Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at 1210 Bockman Road in San Lorenzo, California. Site investigation and cleanup activities have been completed by property owners and it does not appear that the fuel release presents a risk to

human health based upon the current commercial land use. The site would be closed with a Site Management Requirement such that future changes in land use will require a re-evaluation of site data.

Three gasoline USTs were removed in April 2004. Subsequent investigations and groundwater monitoring indicates that soil and groundwater concentrations have been reduced to the extent feasible.

Figure 1:



Impulse Motors
1210 Bockman Road, San Lorenzo, CA 94580

Background – Three gasoline USTs were removed in April 2004. Upon removal the three USTs were observed to be in good condition and no field indications of hydrocarbon release were observed. Analytical results of soil samples collected from the UST excavation exhibited non-detectable concentrations, except for the detection of 0.018 mg/kg TBA in one of the three samples. Discolored soil with odors was noted beneath the dispenser islands. Soil samples collected from beneath the fuel dispensers and piping run exhibited concentrations of TPHg ranging from 690 to 5,900 mg/kg, and up to 3.3 mg/kg benzene, 30 mg/kg toluene, 33 mg/kg ethylbenzene, and 180 mg/kg total xylenes.

In December 2004, eight soil bores were installed at the site and hydrocarbon contamination was documented. Only two bores near the former dispenser island detected hydrocarbon contamination. Groundwater was also evaluated with grab groundwater samples. Only 1.0 µg/l total xylenes was detected in proximity to the former USTs and downgradient of the hydraulic hoists; these analyses also included a full scan VOC analysis to evaluate for potential chlorinated solvents in groundwater due to the possibility of a former dry cleaner to have occupied a part of the former strip mall west of the former Impulse Motors site. None were detected.

In December 2006, a remedial excavation was performed in the area of the former fuel dispensers. Approximately 500 cubic yards of soil was removed from two excavation areas and stockpiled on-site. In April 2007 a confirmation soil, soil vapor, and groundwater investigation was conducted in order to determine remaining impacts to the Site. Seven soil bores were installed, and soil, soil vapor, and groundwater samples were collected from down-gradient of the former fuel dispensers and in the vicinity of the former USTs. Grab groundwater samples detected hydrocarbons at concentrations of concern in groundwater beneath the site. In November 2007, four groundwater monitoring wells (MW-1 to MW-4) were installed down-gradient from the former fuel dispensers. Soil samples detected hydrocarbons at relatively low concentrations in the wells, and groundwater concentrations were also relatively low. ACEH requested one year of quarterly groundwater monitoring to evaluate the stability of the plume.

Quarterly groundwater monitoring was conducted between November 2007 and December 2008. Depth to water ranged between 7.65 and 9.14 feet bgs during this period, and groundwater generally flows to the northwest. Concentrations up to 590 µg/l TPHg

and 230 µg/l TPHd were detected (MW-2) during this period; BTEX, all fuel oxygenates, and lead scavengers were not detected at standard reporting limits. Concentrations up to 1.1 µg/l n-Butylbenzene, 1.2 µg/l sec-Butylbenzene, and 1.0 µg/l isopropylbenzene were also detected. Concentrations of TPHg and TPHd in well MW-02 ranged from 300 to 590 ug/L and non-detectable to 230 ug/L, respectively.

In December 2010 soil bores SB-1 and SB-2 were installed offsite and downgradient of the former dispenser locations to preclude offsite concerns relative to a detached plume, changes in the groundwater gradient over time, and to more accurately represent groundwater concentrations in the downgradient direction found during the period of groundwater monitoring at the site. In soil concentrations up to 10 mg/kg TPHd was detected; TPHg, TPHmo, BTEX, all fuel oxygenates and lead scavengers, and other VOCs were non-detectable at standards reporting limits. In groundwater, concentrations up to 110 µg/l TPHd were detected; TPHg, BTEX, all fuel oxygenates and lead scavengers and other VOCs were non-detectable at standard reporting limits.

Because ongoing sources have been removed from the site, further restoration of groundwater quality is anticipated to take place by natural attenuation processes.

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 at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board Geotracker website <http://geotracker.swrcb.ca.gov>. Please send written comments to Mark Detterman at the address below; all comments will be forwarded to the responsible party. **Comments received by December 2, 2011** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Mark Detterman of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6876 or by email at mark.detterman@acgov.org.

BARILLAS RAFAEL A &
Parcel #: 411-69-8
1319 VIA MADERA
SAN LORENZO CA 94580

BEHRENS CHRISTIAN &
Parcel #: 411-91-5
1306 BOCKMAN RD
SAN LORENZO CA 94580

CAMPOS ANGEL G & GOMEZ
Parcel #: 411-69-82
17226 VIA CHIQUITA
SAN LORENZO CA 94580

CAWTHORNE JASON
Parcel #: 411-91-9
1302 COBBLESTONE LANE
SAN LORENZO CA 94580

CHAN JOANNA & PIERRE
Parcel #: 411-91-30
1392 COBBLESTONE LN
SAN LORENZO CA 94580

CHANG GEORGE & JENNY TRS
Parcel #: 411-63-17
1929 IRVING ST #307
SAN FRANCISCO CA 94122

CHENG SAMUEL
Parcel #: 411-91-7
1322 COBBLESTONE LN
SAN LORENZO CA 94580

DELAUNE CHARLES M &
Parcel #: 411-69-83
17220 VIA CHIQUITA
SAN LORENZO CA 94580

DER RONALD & SUPHAPHANH
Parcel #: 411-91-17
1372 COBBLESTONE LN
SAN LORENZO CA 94580

ENG JEREMY K
Parcel #: 411-91-31
1382 COBBLESTONE LN
SAN LORENZO CA 94580

FLORES PAUL M & JOAN
Parcel #: 411-69-34
1222 VIA MADERA
SAN LORENZO CA 94580

FRAME RICHARD J & PEREZ
Parcel #: 411-63-15
17109 VIA CHIQUITA
SAN LORENZO CA 94580

GATUMIA ALICE
Parcel #: 411-91-26
17201 CRIER LN
SAN LORENZO CA 94580

HANEKAMP KIMBERLY A &
Parcel #: 411-69-33
1244 VIA MADERA
SAN LORENZO CA 94580

HIGHTOWER MISTEE
Parcel #: 411-91-12
17200 CRIER LN
SAN LORENZO CA 94580

HOWARD JEFF &
Parcel #: 411-91-18
1362 COBBLESTONE LN
SAN LORENZO CA 94580

HYLTON BARBARA G &
Parcel #: 411-63-16
17117 VIA CHIQUITA
SAN LORENZO CA 94580

IMPERIAL CHARLES &
Parcel #: 411-91-3
1320 BOCKMAN RD
SAN LORENZO CA 94580

IN TOWN COMMUNITIES LLC
Parcel #: 411-91-2
3130 CROW CANYON RD #210
SAN RAMON CA 94583

INGRAHAM JANICE D
Parcel #: 411-91-4
1310 BOCKMAN RD
SAN LORENZO CA 94580

JUAREZ ANTONIO C &
Parcel #: 411-69-50
1180 BOCKMAN RD
SAN LORENZO CA 94580

KWONG LEON
Parcel #: 411-66-49
345 MANGELS AVE
SAN FRANCISCO CA 94127

LE LIEM & LI FAE
Parcel #: 411-91-8
1312 COBBLESTONE LN
SAN LORENZO CA 94580

LEPENDORF BERTT & BETTY
Parcel #: 411-69-63
17201 VIA ESTRELLA
SAN LORENZO CA 94580

LEW JANICE & PAPARTASSEE
Parcel #: 411-91-28
1412 COBBLESTONE LN
SAN LORENZO CA 94580

LUM TRACY W & JENNIFER
Parcel #: 411-91-16
1330 BOCKMAN RD
SAN LORENZO CA 94580

MACAULAY PHILLIP E &
Parcel #: 411-69-7
3317 LORETO DR
SAN RAMON CA 94583

MADRIAGA MARK &
Parcel #: 411-91-23
1410 BOCKMAN RD
SAN LORENZO CA 94580

MARIANI KAREN R
Parcel #: 411-69-52
1160 BOCKMAN RD
SAN LORENZO CA 94580

MARSHALL PAUL
Parcel #: 411-69-65
17209 VIA ESTRELLA
SAN LORENZO CA 94580

MICHAELIS RICHARD L &
Parcel #: 411-69-5
1265 VIA MADERA
SAN LORENZO CA 94580

MILLER RUTH TR & MILLER
Parcel #: 411-69-4
1243 VIA MADERA
SAN LORENZO CA 94580

MITHKEAW SOMCHITH &
Parcel #: 411-91-22
1420 BOCKMAN RD
SAN LORENZO CA 94580

MORENO JOSE
Parcel #: 411-66-50
17114 VIA CHIQUITA
SAN LORENZO CA 94580

MURILLO SILVIA
Parcel #: 411-69-3
1229 VIA MADERA
SAN LORENZO CA 94580

NG GREGORY
Parcel #: 411-91-19
1352 COBBLESTONE LN
SAN LORENZO CA 94580

NGAN TING & TSENG YUHSIN
Parcel #: 411-91-20
1336 COBBLESTONE LN
SAN LORENZO CA 94580

NIRANATKUL ARISARA
Parcel #: 411-91-29
1402 COBBLESTONE LN
SAN LORENZO CA 94580

NORMAN JOANNE L TR
Parcel #: 411-69-6
3565 KINGS CANYON CT
PLEASANTON CA 94588

OBREGON MARGARITA D &
Parcel #: 411-69-66
17217 VIA ESTRELLA
SAN LORENZO CA 94580

PEREIRA ANTHONY G &
Parcel #: 411-69-51
1170 BOCKMAN RD
SAN LORENZO CA 94580

POLANCO ROSANA & JOSE M
Parcel #: 411-91-14
1350 BOCKMAN RD
SAN LORENZO CA 94580

RAMIREZ JUAN & OCHO
Parcel #: 411-69-86
17202 VIA CHIQUITA
SAN LORENZO CA 94580

REYNOSO JERRY E
Parcel #: 411-69-64
17205 VIA ESTRELLA
SAN LORENZO CA 94580

RODRIGUEZ MIGUEL A &
Parcel #: 411-91-21
1332 COBBLESTONE LN
SAN LORENZO CA 94580

SALONGA DENNIS S &
Parcel #: 411-91-25
1390 BOCKMAN RD
SAN LORENZO CA 94580

SANDOVAL JOSE J & PAULINE
Parcel #: 411-69-2
17219 VIA CHIQUITA
SAN LORENZO CA 94580

SARKANY JACK W & KRISTA
Parcel #: 411-66-51
17108 VIA CHIQUITA
SAN LORENZO CA 94580

SMITH CHRISTOPHER C &
Parcel #: 411-91-27
1422 COBBLESTONE LN
SAN LORENZO CA 94580

SNYDER ELLOUISE M TR
Parcel #: 411-69-84
298 BEGIER AVE
SAN LEANDRO CA 94577

STARKE GREGORY D &
Parcel #: 411-69-81
17232 VIA CHIQUITA
SAN LORENZO CA 94580

THOMPSON DANIEL & DIANE
Parcel #: 411-91-10
17207 COBBLESTONE LOOP
SAN LORENZO CA 94580

TRIEU THUAN & BACH
Parcel #: 411-91-15
1336 BOCKMAN RD
SAN LORENZO CA 94580

TRINIDAD ERNESTO B &
Parcel #: 411-69-85
17208 VIA CHIQUITA
SAN LORENZO CA 94580

TSANG MARCIA TR
Parcel #: 411-91-13
1360 BOCKMAN RD
SAN LORENZO CA 94580

TURNER JONATHAN
Parcel #: 411-91-6
17201 COBBLESTONE LOOP
SAN LORENZO CA 94580

YEH CHIAWANG
Parcel #: 411-91-24
1400 BOCKMAN RD
SAN LORENZO CA 94580