



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

November 15, 2011

Masood Amini Filibadi and Shahrbanoo Amini
Springtown Gas
909 Bluebell Drive
Livermore, CA 94551-1419

Subject: Case Closure Review of Fuel Leak Case No. RO0002894 and GeoTracker Global ID T06019716197, Springtown Gas, 909 Bluebell Drive, Livermore, CA 94551

Dear Masood Amini Filibadi and Shahrbanoo Amini:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced fuel leak case, including the recently submitted report entitled, "*Groundwater Monitoring and Interim Remedial Action Status (2nd Semi-Annual Report), Springtown Gas, 909 Bluebell Drive, Livermore, California,*" dated October 4, 2011 (Report). The Report, which was prepared on your behalf by Geological Technics, Inc., presents results from groundwater sampling conducted on August 29, 2011 and recommends that the site be considered for low-risk closure. ACEH will review the case for potential case closure. Pending completion of the case closure review, groundwater monitoring may be suspended at this time.

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

ACEH will review the case for possible closure under a commercial land use scenario with the following site management requirements:

"Case closure for the fuel leak site is granted for the current commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, 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 the 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."

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, we request that you distribute the attached Notification of Potential Case Closure to the addresses shown on attached mailing list **no later than November 21, 2011**. We also request that you distribute the Notification to any persons, corporations, groups, or government agencies that may have an interest in closure of this fuel leak case. The Notification of Potential Case Closure requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by December 22, 2011. Following distribution by U.S. Mail to the attached mailing list, please submit written verification of the date that the Notification of Potential Case Closure was distributed. ACEH will consider all comments from the public prior to potential case closure.

TECHNICAL REPORT REQUEST

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

- **November 21, 2011** – Verification that Notification of Potential Case Closure was distributed

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: Notification of Potential Case Closure
Mailing List
Landowners Form
Responsible Party(ies) Legal Requirements/Obligations
Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Danielle Stefani, Livermore Pleasanton Fire Department, 3560 Nevada St, Pleasanton, CA 94566
(Sent via E-mail to: dstefani@lpfire.org)

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

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Raynold I. Kablanow II, Geological Technics, Inc., 1172 Kansas Avenue, Stockton, CA 95351 (*Sent via E-mail to: RayK@gtienv.com*)

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, eFile



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**NOTIFICATION OF POTENTIAL CASE CLOSURE
SPRINGTOWN GAS
November 16, 2011**

**Site Location: 909 Bluebell Drive, Livermore, CA 94551
Fuel Leak Case RO0002894 and GeoTracker Global ID T06019716197**

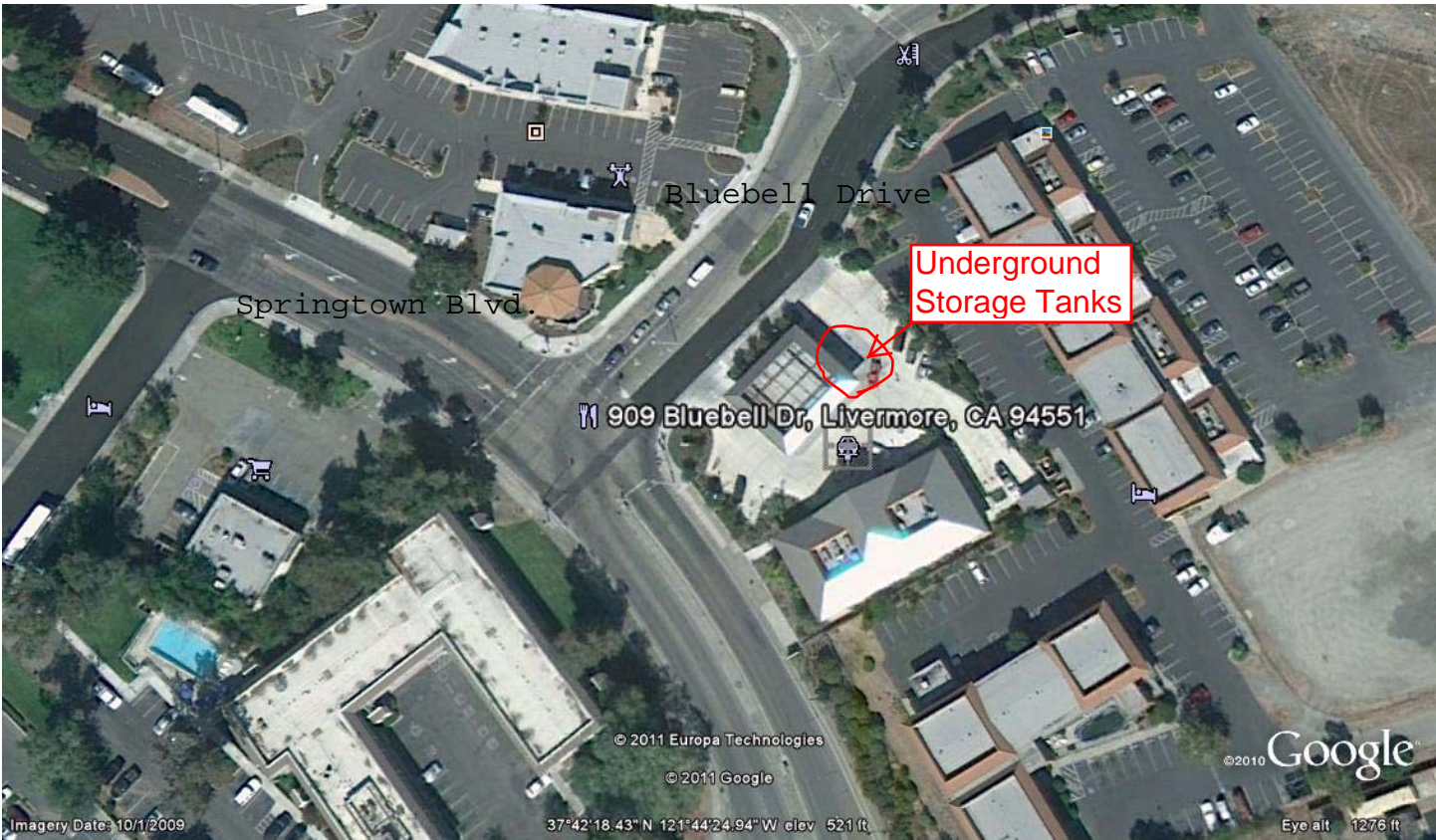
Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at a gasoline service station and convenience market located at the intersection of Springtown Boulevard and Bluebell Drive in Livermore, California (see attached map on back). Surrounding land use is commercial.

During dispenser and piping upgrade activities in June 2005, elevated concentrations of petroleum hydrocarbons were detected in soil samples collected beneath the dispensers and product piping trenches. Some contaminated soil was removed by excavation. Various site investigation activities including soil borings, monitoring well installation, and groundwater sampling were conducted on site and northwest of the site (in the direction of groundwater flow) between February 2007 and March 2010. The site investigations indicated that residual petroleum hydrocarbons were present in soil and groundwater in the area of the underground storage tanks, dispensers, and piping and that a plume of dissolved fuel oxygenates (primarily MTBE and TBA) extended northwest of the underground storage tank area

In June 2008, a pilot test was conducted to evaluate whether soil vapor extraction would be an effective method for site cleanup. The results were inconclusive. After installation of an injection well in September 2008, a pilot test was conducted to evaluate whether in-situ chemical oxidation would be an effective method for site cleanup. The initial pilot test was performed between September 29 and November 6, 2008. An additional pilot test of chemical oxidation consisting of 16 injection events took place between March 30, 2010 and July 21, 2010. Following groundwater monitoring to evaluate the results of the pilot test, 12 additional injection events were conducted from December 14, 2010 through March 10, 2011. Groundwater monitoring since March 2011, indicates that the chemical oxidation treatment has been effective in reducing the concentrations of fuel oxygenates in groundwater. Groundwater quality is expected to be restored within an acceptable time frame by natural attenuation processes. No water supply wells are expected to be affected by the plume. 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 December 19, 2011** 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



Underground Storage Tanks

909 Bluebell Dr, Livermore, CA 94551

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Imagery Date: 10/1/2009

37°42'18.43" N 121°44'24.94" W elev 521 ft

Eye alt 1276 ft

AHN INVESTMENTS INC &
Parcel #: 99-22-5-1
933 BLUEBELL DR
LIVERMORE CA 94551

~~AHN INVESTMENTS INC. &
Parcel #: 99-22-4-5
933 BLUEBELL DR
LIVERMORE CA 94551~~

AMINIFILABADI MOHSEN
Parcel #: 99-22-1
909 BLUEBELL DR
LIVERMORE CA 94551

CITY OF LIVERMORE
Parcel #: 99-33-11
650 CALIFORNIA ST #18
SAN FRANCISCO CA 94108

D SPRINGTOWN LLC
Parcel #: 99-23-3-3
P.O. BOX 225245
SAN FRANCISCO CA 94122

GLASJAR PROPERTY LLC
Parcel #: 99-23-7-2
2295 CORPORATE BLVD #222
BOCA RATON FL 33431

KC PROPCO LLC
Parcel #: 99-23-7-1
2601 S BAYSHORE DR #9
COCONUT GROVE FL 33133

LIVERMORE PLEASANTON
Parcel #: 99-23-3-2
940 LARKSPUR DR
LIVERMORE CA 94551

PR PROPERTIES LP
Parcel #: 99-22-3
610 N SANTA ANITA AVE
ARCADIA CA 91006

~~RESIDENT
Parcel #: 99-1317-22
SPRING VLY
LIVERMORE CA 94550~~

RESIDENT
Parcel #: 99-22-3
720 LAS FLORES RD
LIVERMORE CA 94551

RESIDENT
Parcel #: 99-23-7-2
4673 LASSEN RD
LIVERMORE CA 94551

RESIDENT
Parcel #: 99-23-7-1
4655 LASSEN RD
LIVERMORE CA 94551

RESIDENT
Parcel #: 99-23-4
930 SPRINGTOWN BLVD
LIVERMORE CA 94551

RESIDENT
Parcel #: 99-23-3-3
922 LARKSPUR DR #A
LIVERMORE CA 94551

RESIDENT
Parcel #: 99-33-11
HEATHER LN
LIVERMORE CA 94550

SOUTHLAND CORPORATION
Parcel #: 99-23-4
PO BOX 711
DALLAS TX 75221

SPRING VALLEY
Parcel #: 99-1317-22
2483 E BAYSHORE RD #102
PALO ALTO CA 94303

SPRINGTOWN ASSOCIATION
Parcel #: 99-31-19
931 LARKSPUR DR
LIVERMORE CA 94551

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: Springtown Gas

Address: 909 Bluebell Drive

City, State, Zip: Livermore, CA 9451 F

Record ID #: RO0002894

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: _____

Address: _____

City, State, Zip: _____

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

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and [other](#) data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh.loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses,** and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.