

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

January 19, 2018

Mr. Scott Schoeman
100 Saint Paul Street
Denver CO, 80206

Subject: Start Public Notice and Well Decommission

Case No. RO0003239

GeoTracker Global ID T10000010163

East Sector of 1233 Bockman

1233 Bockman Rd, San Lorenzo, CA 94580, Alameda County

Ladies and Gentlemen:

Alameda County Department of Environmental Health (ACDEH) is considering closure of the above referenced Site Cleanup case. As you are aware, numerous site investigations and groundwater monitoring events for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

Public Participation

Public participation is a requirement for the case closure and Corrective Action Plan processes. In order to notify potentially affected members of the public of the potential fuel leak case closure, *Notification of Potential Case Closure* will be distributed to addresses in the immediate vicinity. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACDEH regarding potential case closure. ACDEH will consider all comments from the public prior to potential case closure. ACDEH will provide you with written notification if any comments are received during the following Public Comment Period:

- **January 26, 2018** – Public Comment Period Begins
- **February 25, 2018** – Public Comment Period Ends

Monitoring Well Destruction and Waste Removal Activities

After public comments have been addressed you will be requested to destroy site monitoring wells and remove any remaining investigation, remediation, and well destruction derived waste from the site. ACDEH will request the well destruction in a separate letter following the conclusion of the public notification period.

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Should you have any questions, please contact me at (510) 567-6708 or send me an e-mail message at dilan.roe@acgov.org

Sincerely,

Dilan Roe

Dilan Roe, PE.
Chief—Land Water Division

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements/Obligations and
Electronic Report Upload (ftp) Instructions

Attachment 2 - Invitation to Comment – Potential Case Closure and Address List

cc: Andrew Lavaux, PaulsCorp LLC, (Sent via Email to: Andrew.Lavaux@paulscorp.com)
Bob Clark-Riddell, Pangea Environmental Services, Inc. (Sent via E-mail to:
briddell@pangeaenv.com)
Dilan Roe, ACDEH, (Sent via E-mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH, (Sent via E-mail: paresh.khatri@acgov.org)
Geotracker, Electronic File

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

¹ GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
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ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) 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 licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.



INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**East Sector of 1233 Bockman
1233 Bockman Rd, San Lorenzo, California
Site Cleanup Program Case RO0003239
Geotracker Global ID T10000010163**

January 26, 2018

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) for the investigation and cleanup of environmental contaminants on site. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACDEH is considering closure of the case.

This notice is 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 case. The entire case file can be viewed over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Dilan Roe at ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by February 25, 2018** 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 ACDEH caseworker, Dilan Roe at 510-567-6767 or by email at dilan.roe@acgov.org. Please refer to ACDEH case RO0003239 in any correspondence.

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
411 005716700	411-57-167	FANN GERALD O TR	1461 BOCKMAN RD		SAN LORENZO CA	94580	2752
411 005716800	411-57-168	PAYONGAYONG GIL & ROSANNA	17187 VIA DEL REY		SAN LORENZO CA	94580	2732
411 005716900	411-57-169	GARDNER MICHELLE	17177 VIA DEL REY		SAN LORENZO CA	94580	2732
411 005717000	411-57-170	JOHNSON DALE F & VALIENZIJOHNSON SUSAN M	17167 VIA DEL REY		SAN LORENZO CA	94580	2732
411 005717100	411-57-171	DELEON CECILIO B & MERCEDES G	17157 VIA DEL REY		SAN LORENZO CA	94580	2732
411 005717200	411-57-172	HON EDWARD W & MARTINA L	17147 VIA DEL REY		SAN LORENZO CA	94580	2732
411 005717300	411-57-173	CHAN JASON T & JENNIE M TRS	4900 FRIAR AVE		FREMONT CA	94555	3447
411 005717300	411-57-173	OCCUPANT	17137 VIA DEL REY		SAN LORENZO CA	94580	
411 005717400	411-57-174	LIU KENNY C & KITTY L TRS	17127 VIA DEL REY		SAN LORENZO CA	94580	2732
411 005717500	411-57-175	GENETIN BARBARA	17117 VIA DEL REY		SAN LORENZO CA	94580	2732
411 005717600	411-57-176	TREJOS DAVID S	17107 VIA DEL REY		SAN LORENZO CA	94580	2732
411 006009700	411-60-97	LANGHE DAVID W & ALICE C	17019 VIA DEL REY		SAN LORENZO CA	94580	2730
411 006009800	411-60-98	KAN SAMANN & KHIN DARA	114 S LORING ST		LOWELL MA	01851	4300
411 006009800	411-60-98	OCCUPANT	17069 VIA DEL REY		SAN LORENZO CA	94580	
411 006009900	411-60-99	WEI MICHELLE & JASON	33625 BARDOLPH CIR		FREMONT CA	94555	2046
411 006009900	411-60-99	OCCUPANT	17079 VIA DEL REY		SAN LORENZO CA	94580	
411 006010000	411-60-100	CRUZ JAIME M & MERCY O TRS	17089 VIA DEL REY		SAN LORENZO CA	94580	2730
411 006010100	411-60-101	MEDEIROS MELVIN A & JEANNE M TRS	17099 VIA DEL REY		SAN LORENZO CA	94580	2730
411 006300700	411-63-7	CHING YUN S & KWAN CHAU Y	17045 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411 006300800	411-63-8	MONTOYA JEANA	17053 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411 006300900	411-63-9	KUMAR AKSHAY & LEE MARIA	17061 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411 006301000	411-63-10	GARDNER JAMES A & VERONICA TRS	18935 LAMSON RD		CASTRO VALLEY CA	94546	2135
411 006301000	411-63-10	OCCUPANT	17069 VIA CHIQUITA		SAN LORENZO CA	94580	
411 006301100	411-63-11	YAO MINGJIN	46800 CRAWFORD ST		FREMONT CA	94539	7111
411 006301100	411-63-11	OCCUPANT	17077 VIA CHIQUITA		SAN LORENZO CA	94580	
411 006301200	411-63-12	BARRON JESUS R	17085 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411 006301300	411-63-13	OSEGUEDA ROGELIO & LAVERNE	17093 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411 006301400	411-63-14	GIANNINI ANTHONY S	17101 VIA CHIQUITA		SAN LORENZO CA	94580	2720
411 006301500	411-63-15	FRAME RICHARD J & MARISA P	17109 VIA CHIQUITA		SAN LORENZO CA	94580	2720
411 006301600	411-63-16	HYLTON BARBARA G & BARBARA E TRS	17117 VIA CHIQUITA		SAN LORENZO CA	94580	2720
411 006301800	411-63-18	MCMICKLE MISAKO	1429 BOCKMAN RD		SAN LORENZO CA	94580	2717
411 006301900	411-63-19	HOWLETT JEREMEY	15593 LORENZO AVE		SAN LORENZO CA	94580	1405
411 006301900	411-63-19	OCCUPANT	1443 BOCKMAN RD		SAN LORENZO CA	94580	
411 006302000	411-63-20	BRESLOW CATHERINE I & WEINER ANNETTE L	4551 LAWRENCE DR		CASTRO VALLEY CA	94546	2265
411 006302000	411-63-20	OCCUPANT	17166 VIA DEL REY		SAN LORENZO CA	94580	
411 006302100	411-63-21	DELROSARIO FERNANDO L & MARIA V TRS	17146 VIA DEL REY		SAN LORENZO CA	94580	2733
411 006302200	411-63-22	OGG RICHARD A & SOFIE M	17136 VIA DEL REY		SAN LORENZO CA	94580	2733
411 006302300	411-63-23	JACKSON ELISE R & WAYNE L	17126 VIA DEL REY		SAN LORENZO CA	94580	2733
411 006302400	411-63-24	CARRERA RAMON F & ELADIA M TRS	17116 VIA DEL REY		SAN LORENZO CA	94580	2733
411 006302500	411-63-25	HALIKOTIC ADNAN	17106 VIA DEL REY		SAN LORENZO CA	94580	2733
411 006302600	411-63-26	HERNANDEZ LUIS & TERESA	17098 VIA DEL REY		SAN LORENZO CA	94580	2731
411 006302700	411-63-27	CHAPPELL JOHN F	2811 CASTRO VALLEY BLVD	205	CASTRO VALLEY CA	94546	5562
411 006302700	411-63-27	OCCUPANT	17088 VIA DEL REY		SAN LORENZO CA	94580	
411 006302800	411-63-28	ZUKOSKI ROBERT V & LORI M	17078 VIA DEL REY		SAN LORENZO CA	94580	2731
411 006302900	411-63-29	KIM OKSOOK	17068 VIA DEL REY		SAN LORENZO CA	94580	2731
411 006303000	411-63-30	LIZAMA JENNIFER N TR	977 PORTER ST		NEW BRAUNFELS TX	78130	3735
411 006303000	411-63-30	OCCUPANT	17058 VIA DEL REY		SAN LORENZO CA	94580	
411 006303100	411-63-31	LOEB TIMOTHY G	17048 VIA DEL REY		SAN LORENZO CA	94580	2731
411 006303200	411-63-32	SILVA CARITINA & JAVIER	17038 VIA DEL REY		SAN LORENZO CA	94580	2731
411 006303300	411-63-33	HUEVOS SHELLEDIE	17028 VIA DEL REY		SAN LORENZO CA	94580	2731
411 007200200	411-72-2	GIL SALVADOR & YOLANDA	17201 VIA DEL REY		SAN LORENZO CA	94580	2734
411 007204100	411-72-41	CHAN GARY & LEE WING Y	17202 VIA DEL REY		SAN LORENZO CA	94580	2735
411 007204200	411-72-42	SANDOVAL HAROLD J TR	17203 VIA LA JOLLA		SAN LORENZO CA	94580	2738

411 007204300	411-72-43	SOTO ARNOLD TR	17209 VIA LA JOLLA	SAN LORENZO CA	94580 2738
411 007207100	411-72-71	MITRY SANDRA H TR	17208 VIA DEL REY	SAN LORENZO CA	94580 2735
411 007207200	411-72-72	WEN RITA & TAN JASON	17208 VIA LA JOLLA	SAN LORENZO CA	94580 2739
411 007207300	411-72-73	LEUNG LISA C TR	17210 VIA LA JOLLA	SAN LORENZO CA	94580 2739
411 009100200	411-91-2	NIJJAR GURKIRAT S & SINGH ASWANT	1666 REDWOOD AVE	SAN LEANDRO CA	94579 1202
411 009100200	411-91-2	OCCUPANT	1294 BOCKMAN RD	SAN LORENZO CA	94580
411 009103200	411-91-32	COMMON AREA FOR TR 7623	4085 NELSON AVE	A CONCORD CA	94520 1257
411 009103200	411-91-32	OCCUPANT	1294 BOCKMAN RD	SAN LORENZO CA	94580
411 009200100	411-92-1	SAN LORENZO RES LLC	100 SAINT PAUL ST	300 DENVER CO	80206 5136
411 009200100	411-92-1	OCCUPANT	1233 BOCKMAN RD	SAN LORENZO CA	94580

EAST BAY MUNICIPAL UTILITY DISTRICT	P.O. Box 24055	OAKLAND CA	94623	KEN MINN
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SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUI TE 140 0 OAKLAND CA	94612	CHERIE MCCAULOU
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CMCCAU@WATERBOARDS.CA.GOV

ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA	SUSAN.HUGO@ACGOV.ORG			SUSAN HUGO
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CITY OF SAN LORENZO PLANNING DIVISION	835 EAST 14TH STREET	SAN LEANDRO CA	94577	
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