



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

March 4, 2013

Mr. Randal Nahas
P.O. BOX 3059
San Ramon, CA 94583

Frank Tien
Unknown Address

Subject: Landowner and Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0000295 and Geotracker Global ID T0600101370, Unocal, 20405 Redwood Road, Castro Valley, CA

Dear Mr. Messrs. Nahas and Tien:

Alameda County Environmental Health (ACEH) is recommending the fuel leak case for the above referenced site for case closure. As you are aware a site investigation and groundwater monitoring for underground storage tank leaks has been performed at the subject property to which you are named as the primary or active responsible party.

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 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 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 has distributed the attached *Notification of Potential Case Closure* to addresses in the immediate vicinity. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by April 2, 2013. ACEH will consider all comments from the public prior to potential case closure.

Request for Monitoring Well Destruction Scheduling

As part of an attempt to expedite closures, and with the recognition that coordination of well decommissioning is a long lead item, ACEH requests that you schedule well decommissioning for approximately two weeks after closure of the public comment period for the site. Please contact the Alameda County Public Works Agency at 510.567.6791 or online, to obtain the required permits. After written ACEH concurrence (email or other) that there have been no comments, and **provided ACEH receives the required *List of Landowners Form*** as is described above, you would be free to proceed. Should there be public comments, then there would be sufficient time to cancel (and / or reschedule) the date and not incur a cost from the drilling company. Please provide notification to ACEH by the date identified below, that you have contracted a licensed drilling contractor for the decommissioning of all remaining wells at the site.

TECHNICAL REPORT REQUEST

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

- **March 31, 2013** – Return of *List of Landowner Form*
- **March 31, 2013** – Confirmation of Scheduled Well Decommissioning and Scheduled Date
- **May 6, 2013**– End of Public Participation Period

If you have any questions or concerns regarding this correspondence or your case, please call me at (510) 639-1287 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,

Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Enclosures: Public Notification of Potential Case Closure
Public Participation Mailing List
List of Landowners Form

cc: Jeffrey Yeasell, P.E. BSK Associates, 3140 Gold Camp Drive, Rancho Cordova, CA 95670 (*Sent via E-mail to: jyeazell@bskinc.com*)
Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)
Barbara Jakub, ACEH (*Sent via E-mail to: barbara.jakub@acgov.org*)
Geotracker, Electronic File



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ENVIRONMENTAL PROTECTION
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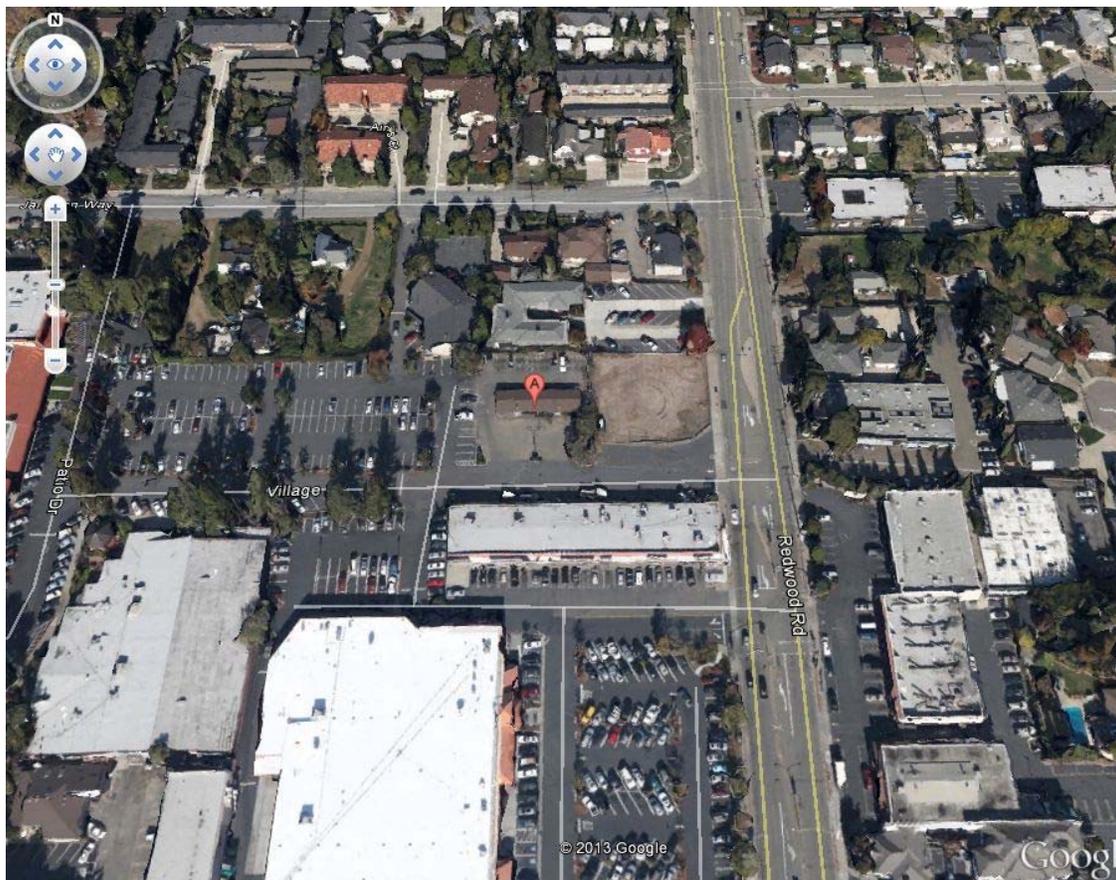
PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
20405 Redwood Road, Castro Valley
March 4, 2013

Site Name: Unocal (Independent)
Site Location: 20405 Redwood Road,
Castro Valley, CA 94546
Fuel Leak Case RO0000295 and Geotracker
Global ID T0600101370

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 20405 Redwood Road in Castro Valley, California. Site investigation and cleanup activities have been completed by RT Nahas Company and it does not appear that the fuel release presents a risk

to human health, to nearby residents, or site workers. Two gasoline and one waste-oil USTs were removed in 1998. The release was discovered in 1989 when three monitoring wells were installed on the property. Investigation performed in 1988 discovered that a release had occurred from these USTs. Subsequent investigation, excavation and removal of contaminated soil and groundwater monitoring activities have been completed by RT Nahas Company and it does not appear that the fuel release presents a risk to human health.

Figure 1:



Background – The site is currently a vacant unpaved lot located in a mixed commercial and residential district. A dry-cleaner which is overseen by DTSC is also located in this strip-mall complex but is not included in this closure. In 1989 three groundwater monitoring wells were installed at the site. Petroleum hydrocarbons were discovered in soil and groundwater at that time and subsequent investigation led to the removal of the two gasoline USTs, one waste-oil UST, two hydraulic hoists, and one clarifier sump.

Remedial activities consisted of over-excavation of the waste-oil tank pit and the clarifier sump in 1999. Subsequent groundwater monitoring and soil vapor sampling has demonstrated that residual concentrations are low and will not adversely impact human health or the environment or affect development of the site. Natural attenuation processes are expected to further reduce the concentrations of petroleum hydrocarbons over time.

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 Barbara Jakub at the address below; all comments will be forwarded to the responsible party. **Comments received by May 6, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Barbara Jakub of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-639-1287 or by email at barbara.jakub@acgov.org.

Jeffrey Yeasell, P.E. BSK Associates, 3140 Gold Camp Drive, Rancho Cordova, CA 95670 at (916) 853-9293

Public Participation Mailing List

ARCE LUCIA
Parcel #: 84C-770-4-1
5765 GREENRIDGE RD
CASTRO VALLEY CA 94552

DAILEY JOSEPH & KIM ETAL
Parcel #: 84C-770-5-13
1883 STROBRIDGE AVE
CASTRO VALLEY CA 94546

GAIER JON D & FAY M TRS &
Parcel #: 84A-80-8-7
4229 FOREST GLEN PL
CASTRO VALLEY CA 94546

KWABLAH ATTIOGBE
ALAMEDA COUNTY PUBLIC WORKS
399 ELMHURST ST
HAYWARD CA 94544

KEN MINN
EAST BAY MUNICIPAL UTILITY DISTRICT
P.O. BOX 24055
OAKLAND, CA 94623

NAHAS R T CO
Parcel #: 84A-80-9-4
260 CALIFORNIA ST, 4TH FL
SAN FRANCISCO CA 94111

RESIDENT
Parcel #: 84C-770-5-11
20406 REDWOOD RD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84C-770-5-13
20406 REDWOOD RD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-80-8-7
20253 REDWOOD RD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84C-770-4-1
20284 REDWOOD RD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84C-770-4-2
20320 REDWOOD RD
CASTRO VALLEY CA 94546

SILVA DAVID M & DAILEY
Parcel #: 84C-770-5-11
1883 STROBRIDGE AVE
CASTRO VALLEY CA 94546

WOIDTKE JAY A & ROBYN V
Parcel #: 84C-770-4-2
5958 HIGHWOOD RD
CASTRO VALLEY CA 94552

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: Unocal (Independent)
Address: 20405 Redwood Road
City, State, Zip: Castro Valley, CA 94546
Record ID #: RO0000295

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