



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

November 25, 2015

Ms. Jennifer Sedlachek (Sent via E-mail to: jennifer.c.sedlachek@exxonmobil.com)

Exxon Mobil
4096 Piedmont, #194
Oakland, CA 94611

Mr. Steve Asmann
Steve's Valero
2991 Hopyard Road
Pleasanton, CA 94566

Mr. Bruce Morrison
Kirk D. Morrison Trust et al.
224 Woodward Avenue
Sausalito, CA 90623-1066

VLRO Pleasanton LLC
4072 19th Street
San Francisco, CA 94114-2562

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000362 and GeoTracker Global ID No. T0600100537, Valero #3823, 2991 Hopyard Road, Pleasanton, CA 94566

Dear Responsible Parties:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have 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 or e-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 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 *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

Site Management Requirements

This case is expected to be closed with the following site management requirements:

"This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. Therefore, case closure is granted for the current commercial land use as an active fueling station.

If a change in land use to any residential, commercial other than as a commercial fueling station, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for vapor intrusion to indoor air for future buildings, ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in 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."

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. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

TECHNICAL REPORT REQUEST

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

- **December 28, 2015** – List of Landowners Form
File to be named: LNDOWNR_F_yyyy-mm-dd RO362
- **January 24, 2016** – End of Public Comment Period

Responsible Parties
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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: Invitation to Comment - Potential Case Closure
List of Landowners Form

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

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

David Daniels, Cardno ERI, 601 N McDowell Boulevard, Petaluma, CA 94954 (*Sent via E-mail to: david.daniels@cardno.com*)

Abbas Masjedi, City of Pleasanton, P.O. Box 520, Pleasanton, CA 94566-0802 (*Sent via E-mail to: amasjedi@ci.pleasanton.ca.us*)

Susan Clough, City of Pleasanton, (*Sent via E-mail to: sclough@ci.pleasanton.ca.us*) \\

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

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: Valero #3823

Address: 2991 Hopyard Road

City, State, Zip: Pleasanton, CA 94566

Record ID #: RO00000362

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: VLRO Pleasanton LLC

Address: 4072 19th Street

City, State, Zip: San Francisco, CA 94114-2562

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



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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**VALERO #3823
2991 HOPYARD ROAD
PLEASANTON, CA 94566
FUEL LEAK CASE RO0000362
GEOTRACKER GLOBAL ID T0600100537**

NOVEMBER 25, 2015

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also 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 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 January 24, 2016** 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 ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at jerry.wickham@acgov.org. Please refer to ACEH case RO0000362 in any correspondence.

Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
946-3400-3-2	ALAMEDA COUNTY FLOOD CONTROL	399 ELMHURST ST		HAYWARD CA	94544	1307
946-4538-13	ALDERETE FREDERICK J & ANN M	5812 CORTE MENTE CT		PLEASANTON CA	94566	5872
97-82-7-1	ALTAMONT ENTERPRISES LLC	P O BOX 2299		LIVERMORE CA	94551	2299
98-403-19	ANDERSON DOROTHY J TR	1091 BUCKINGHAM DR		LOS ALTOS CA	94024	5560
946-4538-7	AWUJoola ABIOLA & ABIMBOLA A	5849 CORTE MENTE		PLEASANTON CA	94566	5872
97-81-24-2	BAKER CHRISTOPHER C & JACQUELINE L	262 S S ST		LIVERMORE CA	94550	4248
946-4538-14	BORCHERS RICHARD R & KRISTINE E TRS	5824 CORTE MENTE		PLEASANTON CA	94566	5872
97-81-2-6	BOTHWELL MARY A TR	2982 SW 30TH ST		GRESHAM OR	97080	5464
946-3324-6	CHONG KEE JAN INC	838 GRANT AVE		SAN FRANCISCO CA	94108	1738
98-290-19-2	CITY OF LIVERMORE	1052 S LIVERMORE AVE		LIVERMORE CA	94550	4899
946-3215-4	CITY OF PLEASANTON	200 BERNAL AVE		PLEASANTON CA	94566	
97-82-5	CORBETT ERIC	1446 SECOND ST		LIVERMORE CA	94550	4212
97-81-26-1	COX KATHRYN I	210 S R ST		LIVERMORE CA	94550	4208
97-81-7-1	DELFOSSÉ CATHERINE A	263 SOUTH R ST		LIVERMORE CA	94550	4207
97-81-46-1	FAY TERVOR & ANNALEE	264 SOUTH R ST		LIVERMORE CA	94550	4208
97-82-4	FORD MATTHEW B & HEATHER N TRS	8801 CRANE RIDGE RD		LIVERMORE CA	94550	
97-85-5-2	FREEMAN RONALD R & LISA L ETAL	2020 LARRY PL		LIVERMORE CA	94550	6469
946-4538-12	FRIZZELL DONN V & MARY N	5804 CORTE MENTE		PLEASANTON CA	94566	5872
946-3324-4	GARNET BEAR	5955 CORONADO LN		PLEASANTON CA	94588	8518
946-3215-12	GOBLE FAMILY LIMITED PARTNERSHIP	3037 T HOPYARD RD		PLEASANTON CA	94588	5261
97-85-20-1	GOLDBERG ALFRED & TANNA G TRS	1220 GLENWOOD ST		LIVERMORE CA	94550	4106
97-85-22	HALE EUGENE & BOBBIE J TRS	1170 GLENWOOD ST		LIVERMORE CA	94550	4106
941-907-62	HARVEST VALLEY CHRISTIAN CHURCH INC	3200 HOPYARD RD		PLEASANTON CA	94588	5103
97-85-17	HERNANDEZ HILLARY J ETAL	315 HOLMES ST		LIVERMORE CA	94550	4240
97-81-5-2	HILLS GARY & LAVONNE E	1369 2ND ST		LIVERMORE CA	94550	4209
97-85-4-2	HOSPITAL COMM FOR THE LIVERMORE PLEASAN	1111 E STANLEY BLVD		LIVERMORE CA	94550	4115
946-4538-9	JONES DWIGHT	5825 CORTE MENTE		PLEASANTON CA	94566	5872
946-3404-26	KAUTZ ROBERTA A & STEPHEN H	5721 CORTE LIBRE		PLEASANTON CA	94566	5868
97-82-2	KENNYSCHLIEBE PATRICIA & WILSON SCOTT P E	1494 2ND ST		LIVERMORE CA	94550	4212
97-81-25-1	LATHROP CHRISTINE	236 SOUTH S ST		LIVERMORE CA	94550	4248
97-81-47-1	LESLIE CHRISTOPHER H & MARIE R ETAL	236 S R ST		LIVERMORE CA	94550	4208
946-3324-5	LEUNG WAYNE & CLARE S TRS	633 LINCOLN AVE		ALAMEDA CA	94501	3323
97-81-45-3	LEWIS DANIEL & KAREN L	292 S R ST		LIVERMORE CA	94550	4208
97-81-8-1	LEWIS JAMES S & DEBRA J TRS	1803 HELSINKI WAY		LIVERMORE CA	94550	6123
97-81-27-3	LYONS JANET A TR	14548 KINNEY AVE		RED BLUFF CA	96080	9794
97-82-3	MAASSEN JENS	1478 2ND ST		LIVERMORE CA	94550	4212

946-4538-10	MAGNANO MICHAEL V & DIAS ROBIN K	5813 CORTE MENTE	PLEASANTON CA	94566	5872
97-81-23-3	MARTIN LORI G TR	286 S S ST	LIVERMORE CA	94550	4248
946-4538-11-2	MEDINA JOSEPH M & OLGA M	5801 CORTE MENTE	PLEASANTON CA	94566	5872
97-81-6-2	MEYER JANETTE A TR	237 S R ST	LIVERMORE CA	94550	4207
97-81-4-3	MOTLEY SANDRA J TR & JACKSON MARK A & REE	5617 DEWEY PL	FREMONT CA	94538	1012
946-3324-7	MYL INC	30 HUNTER LN	CAMP HILL PA	17011	2400
97-85-273-4	OCCUPANT	1133 E STANLEY BLVD	LIVERMORE CA	94550	
97-85-5-2	OCCUPANT	203 S S ST	LIVERMORE CA	94550	
97-85-4-2	OCCUPANT	197 S S ST	LIVERMORE CA	94550	
97-85-18	OCCUPANT	227 HOLMES ST	LIVERMORE CA	94550	
98-403-20	OCCUPANT	1334 1ST ST	LIVERMORE CA	94550	
98-403-14-1	OCCUPANT	24 S S ST	LIVERMORE CA	94550	
98-403-19	OCCUPANT	1410 1ST ST	LIVERMORE CA	94550	
98-403-12	OCCUPANT	76 S S ST	LIVERMORE CA	94550	
97-81-2-6	OCCUPANT	289 S R ST	LIVERMORE CA	94550	
97-81-25-1	OCCUPANT	236 S S ST	LIVERMORE CA	94550	
97-81-4-1	OCCUPANT	1305 2ND ST	LIVERMORE CA	94550	
97-81-4-3	OCCUPANT	1327 2ND ST	LIVERMORE CA	94550	
97-81-8-1	OCCUPANT	287 S R ST	LIVERMORE CA	94550	
97-81-7-1	OCCUPANT	263 S R ST	LIVERMORE CA	94550	
97-81-46-1	OCCUPANT	264 S R ST	LIVERMORE CA	94550	
97-81-27-3	OCCUPANT	1459 2ND ST	LIVERMORE CA	94550	
97-82-1-1	OCCUPANT	1485 1ST ST	LIVERMORE CA	94550	
97-82-4	OCCUPANT	1462 2ND ST	LIVERMORE CA	94550	
97-82-5	OCCUPANT	1446 2ND ST	LIVERMORE CA	94550	
97-82-6	OCCUPANT	1430 2ND ST	LIVERMORE CA	94550	
97-82-7-1	OCCUPANT	1414 2ND ST	LIVERMORE CA	94550	
97-82-9-1	OCCUPANT	1453 1ST ST	LIVERMORE CA	94550	
97-82-7-8	OCCUPANT	1421 1ST ST	LIVERMORE CA	94550	
97-82-10	OCCUPANT	150 S S ST	LIVERMORE CA	94550	
97-82-7-7	OCCUPANT	160 HOLMES ST	LIVERMORE CA	94550	
946-3215-3-3	OCCUPANT	5800 PARKSIDE DR	PLEASANTON CA	94566	
946-3215-15	OCCUPANT	3015 HOPYARD RD	PLEASANTON CA	94588	
946-3215-17	OCCUPANT	3059 HOPYARD RD	PLEASANTON CA	94588	
946-3324-4	OCCUPANT	2911 HOPYARD RD	PLEASANTON CA	94588	
946-3215-14	OCCUPANT	5725 VALLEY AVE	PLEASANTON CA	94566	
946-3324-5	OCCUPANT	2707 HOPYARD RD	PLEASANTON CA	94588	

946-3215-12	OCCUPANT	5765 VALLEY AVE	PLEASANTON CA	94566	
946-3400-19-1	OCCUPANT	5801 VALLEY AVE	PLEASANTON CA	94566	
946-4538-13	OCCUPANT	5812 CORTE MENTE	PLEASANTON CA	94566	
946-3215-21	OCCUPANT	5765 VALLEY AVE	PLEASANTON CA	94566	
946-3324-6	OCCUPANT	2803 HOPYARD RD	PLEASANTON CA	94588	
946-3400-18-1	OCCUPANT	5801 VALLEY AVE	PLEASANTON CA	94566	
946-3215-16	OCCUPANT	3015 HOPYARD RD	PLEASANTON CA	94588	
946-3324-7	OCCUPANT	2819 HOPYARD RD	PLEASANTON CA	94588	
946-3215-19	OCCUPANT	3003 HOPYARD RD	PLEASANTON CA	94588	
946-3324-8	OCCUPANT	2889 HOPYARD RD	PLEASANTON CA	94588	
946-3324-3	OCCUPANT	2991 HOPYARD RD	PLEASANTON CA	94588	
97-81-26-2	OJEDA JEANNE & GARZA EDWARD E	1443 2ND ST	LIVERMORE CA	94550	4211
97-81-2-2	OLNEY GAIL S & JOEL W	310 S S ST	LIVERMORE CA	94550	4249
97-85-19-1	ORR BRIAN M & KIMBERLY A	1242 GLENWOOD ST	LIVERMORE CA	94550	4106
946-4538-8	PALANI ANNAMALAI & MEENATCHI TRS	5837 CORTE MENTE	PLEASANTON CA	94566	5872
97-82-7-8	PATEL BHARAT P & ALKA B ETAL	PO BOX 1146	MENLO PARK CA	94026	1146
97-85-18	QUISITO LISA A TR	51 LODGE CT	OAKLAND CA	94611	1328
946-4538-15	SHEA GAVIN & JENNIFER L	5836 CORTE MENTE	PLEASANTON CA	94566	5872
97-82-7-7	SHUWAYHAT MANWEL & SAMIRA TRS	54 WOLFE CANYON RD	KENTFIELD CA	94904	1010
946-3324-18	SNYDER KRISTIN A & DOUGLAS A	2778 LONGSPUR WAY	PLEASANTON CA	94566	5204
946-3324-19	SOLOFNENKO ALEXEY N & MARINA V	2766 LONGSPUR WAY	PLEASANTON CA	94566	5204
97-82-6	STEIN JOHN & LYNNE TRS & STEIN JOHN D & LYN	1334 KATHY CT	LIVERMORE CA	94550	3713
97-85-23	STELLA JON S & GAYLE A TRS	1162 GLENWOOD ST	LIVERMORE CA	94550	4106
97-81-4-1	TAYLOR THOMAS D & DONNA M TRS	766 CATALINA DR	LIVERMORE CA	94550	5827
97-81-30-4	THAYER GAYLE E & JOHN B	1442 3RD ST	LIVERMORE CA	94550	4266
97-82-1-1	THOMPSON ARTHUR R & CHRISTINE	557 S Q ST	LIVERMORE CA	94550	4219
98-403-12	VACAVILLE MOBILE HOME PARK LLC	1091 BUCKINGHAM DR	LOS ALTOS CA	94024	5560
97-85-21-2	VALLERGA ALISON J TR	1178 GLENWOOD ST	LIVERMORE CA	94550	4106
946-3404-25	VILLOTT MICHAEL E & JANICE M TRS	5733 CORTE LIBRE	PLEASANTON CA	94566	5868
946-3324-3	VLROPLEASANTON LLC	4072 19TH ST	SAN FRANCISCO CA	94114	2562
946-3404-27	YEUNG GRACE B TR	5709 CORTE LIBRE	PLEASANTON CA	94566	5868