

**From:** Roe, Dilan, Env. Health  
**To:** ["Walter T. Sprague"](#)  
**Cc:** [Allen Faass](#)  
**Subject:** Fuel Leak Case No. RO0000459, UNOCAL #6419, 6401 Dublin Boulevard, Dublin, California  
**Date:** Monday, June 10, 2013 1:28:00 PM  
**Attachments:** [20130213 2705748 Public Notice Fact Sheet.doc](#)  
[20120608 2705748 Off-site Property Owner Information.docx](#)  
[List of Landowners Form.docx](#)

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Dear Mr. Sprague:

I received this email correspondence from Antea on May 24, 2013 transmitting the 60-day public notification letter that Antea Group prepared for the subject site and a list of persons Antea Group reportedly sent the notification to on February 15, 2013. ACEH has reviewed Antea's public notice and list of recipients and has found them both to be inadequate. As stated before, Antea does not have the authority to prepare and distribute documents on behalf of ACEH without our authorization.

Per the State Water Resources Control Board's Low Threat Underground Storage Tank Case Closure Policy public notification is required to be made to the following entities prior to issuing a closure letter:

- Municipal and county water districts
- Water replenishment districts
- Special Act districts with groundwater management authority
- Agencies with authority to issue building permits for land affected by the petroleum release
- Owners and occupants of all parcels adjacent to the impacted property.,

Specific deficiencies in Antea's mailing list include the absence of addresses for the residential and commercial tenants of multi-use development sites located immediately adjacent to your site including:

- APN 941-2831-5 – Antea lists only the property owner for the parcel however does not list the tenants of the mixed use housing development
- APN 941-2831-3 - Antea lists the property owner for the parcel however does not list the tenants of the mixed use housing development
- APN 941-2831-57 – This parcel is an inactive parcel. This parcel has been split into 11 parcels owned by Shea Homes including APN 941-2831-58, APN 941-2831-59, APN 941-2831-60, APN 941-2831-61, APN 941-2831-62, APN 941-2831-63, APN 941-2831-64, APN 941-2831-65, APN 941-2831-66, APN 941-2831-67, and APN 941-2831-68.

Additionally, the owners listed by Antea for APN 941-205-36-1 are incorrect. The new owners are the City of Dublin.

ACEH conducted a query of the Enterprise Geographic Information System (EGIS) database to identify the addresses of the commercial and residential units of the mixed use properties

described above. However, due to recent parcel splits the addresses are unavailable. Please note, notification of the property owner alone is not adequate, therefore, we request that Pacific Convenience & Fuels contact the owners of the properties and provide ACEH with the requisite addresses of the tenants.

Additionally, please note, ACEH has still not received the completed Landowner's form as requested in our email correspondences dated March 11, 2013 and April 16, 2013. 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.

Once we have received the requisite list of addresses and the completed Landowner form (attached again for your use), ACEH will distribute the public notice to begin the public participation period. Once the 60-day comment period is complete (approximately August 3, 2013), and provided there is no comment, ACEH will request destruction of the wells. Upon receipt of the well destruction report ACEH will finalize the case closure.

ACEH would like to close this case and needs your cooperation to do so.

Thank-you,

**Dilan Roe, P.E.**

*Program Manager - Land Use & Local Oversight Program*

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502

510.567.6767; Ext. 36767

QIC: 30440

[dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)

PDF copies of case files can be reviewed/downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

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**From:** Ed Weyrens [mailto:Ed.Weyrens@anteagroup.com]  
**Sent:** Friday, May 24, 2013 8:15 AM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Dennis Dettloff; Don Pinkerton; wsprague@pcandf.com  
**Subject:** Site 5748, 6401 Dublin Blvd, Dublin, CA

Good morning Ms. Roe,

Contained in this e-mail is the 60-day public notification letter that Antea Group produced for Site 5748 located at 6401 Dublin Boulevard in Dublin, CA. Also, a list of the persons Antea Group sent

the notification to is attached.

Thank you,

**Edward T. Weyrens | Project Professional | USA**  
**Antea®Group**  
916-503-1277 | 916-230-8212 | 800-477-7411  
11050 White Rock Road, Suite 110, Rancho Cordova, CA 95670  
[ed.weyrens@anteagroup.com](mailto:ed.weyrens@anteagroup.com) | [www.anteagroup.com](http://www.anteagroup.com)



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<http://www.anteagroup.com/confidentiality>.

## PUBLIC NOTICE

The Alameda County Health Care Services Agency (ACHCSA) invites public comment on a request for regulatory closure, made on behalf of Pacific Convenience and Fuels (PC&F), for the former leaking underground storage tank (UST) site at 6401 Dublin Boulevard, Dublin, Alameda County, CA.

### **SUBJECT SITE:**

76 Station No. 5748/6419  
6401 Dublin Boulevard, Dublin, Alameda County, CA  
GeoTracker Global ID # T0600101443  
Alameda County LOP # RO0000459

**PUBLIC COMMENT PERIOD: 16 February 2013 through 16 April 2013**

### **CASE SUMMARY/DISCUSSION:**

The purpose of this public notice is to inform current property owners that their property may have been or is currently impacted by gasoline contaminants associated with the former release at the subject site (**Figure 1**). The subject site is an active retail gasoline fueling station. In September 1993, two gasoline underground storage tanks (USTs) and one used oil UST were removed and the two gasoline USTs were replaced. Soil samples collected beneath the original USTs reported elevated concentrations of gasoline constituents. The tanks and contaminated soil were shipped offsite for disposal.

In an effort to evaluate and monitor both the nature and extent of the gasoline release, and its potential affect to human health and waters of the state; multiple soil, soil vapor, and groundwater samples were collected from across the site between February 1994 and September 2011. Although the initial soil and groundwater samples collected from the site contained elevated gasoline constituent concentrations, concentrations have decreased dramatically with time through natural attenuation and only very minor concentrations remain. Furthermore, given site conditions and the minor concentrations that remain, the residual gasoline constituents are expected to attenuate without migrating beyond the current limits of the contaminant plume (**Figure 1**) within a reasonable time. Therefore, the residual gasoline constituents are unlikely to pose a threat to human health or further affect waters of the state as they continue to degrade beneath the site.

ACHCSA staff conducted a review of PC&F's request for regulatory closure for the site, and based on the data presented, believes there is merit to the request. All public comments will be considered prior to closing the site.

### **WHERE DO I GET MORE INFORMATION?**

General Information regarding the site can be obtained from the GeoTracker web site at: <http://geotracker.waterboards.ca.gov/> and the case file for the site is available for review at the ACHCSA office located at 1131 Harbor Bay Parkway, Alameda, CA 94502.

### **HOW DO I PARTICIPATE?**

Any interested individual has the opportunity to learn more about the case and its pending closure by submitting comments to Dilan Roe, ACHCSA by 14 April 2013. Ms. Roe can be reached at (510) 567-6767, via e-mail at [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org) or in writing to ACHCSA, 1131 Harbor Bay Parkway, Alameda, CA 94502.

I42705748

Off-site property owner information:

**Parcel #: 941-205-36-1**

James E Lange and Elinor J TRs Etal C/o Lange Enterprises

6500 Dublin Boulevard Suite 202

Dublin, CA 94568

**Parcel #: 941-2831-57**

Dublin Tralee II LLC

2201 Broadway Suite 604

Oakland, CA94612

**Parcel #: 941-2831-5**

PCCP CS II Tralee Village LLC

3600 American River Drive #225

Sacramento, CA 95864

**Parcel #: 941-2831-3**

Tralee Village LLC

25 Satin Leaf Court

San Ramon, CA 94582

**Parcel #: 941-550-9-17**

Kanaris G Vangelatos and Maria K TRS and Stanista Etal

23866 Petrel Court

Laguna Niguel, CA 92677

**Parcel #: 941-550-10-22**

City of Dublin

555 12<sup>th</sup> Street Suite 1500

Oakland, CA 94607

**Dublin San Ramon Services District**

7051 Dublin Blvd.

Dublin, CA 94568

# 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: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Record ID #: RO \_\_\_\_\_

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