

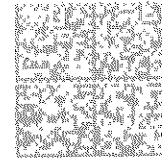


ALAMEDA COUNTY
 HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 Suite 250
 1131 Harbor Bay Parkway
 Alameda, CA 94502-6577

*Closure
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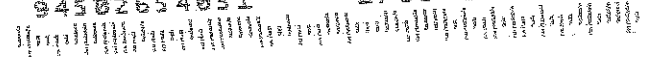
Mr. James Jjang & Ms. Hilda W
 PO Box 2945
 Castro Valley, CA

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BC: 94502654031 *1705-06365-20-40



ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director



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

October 16, 2014

Mr. Robert M Frost
c/o Frost & Wright
20980 Redwood Road, #260
Castro Valley, CA 94546

Mr. James Jiang & Ms. Hilda Wong
75 Burnham Place
Fremont, CA 94539

Mr. James Jiang & Ms. Hilda Wong ✓
PO Box 2945
Castro Valley, CA 94546

Mr. James Jiang & Ms. Hilda Wong
PO Box 2682
Fremont, CA 94536

California Central Trust Bank TR ETAL
c/o Diversified Loan SVC
267 E. Campbell Avenue
Campbell, CA 95008-2057

Lincoln Trust Co., TR ETAL
P.O. Box 5831
Denver, CO 80217

Subject: Landowner and Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0000158 and Geotracker Global ID T0600100903, Walt's Auto Tec, 2896 Castro Valley Boulevard, Castro Valley, CA 94546

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) has reviewed the fuel case file for the above referenced site for potential case closure under the recent Low Threat Closure Policy (LTCP). As you may be 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) of the California Health and Safety Code, 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.

Site Management Requirements

ACEH staff has evaluated the case file and believes the case may be eligible for closure. Closure would be under a commercial land use scenario with site management requirements. Soil concentration data for the upper five feet of soil are not documented as samples were not collected during investigations and naphthalene or PAHs were not analytes in soil at the site.

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.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party (or current property owner/developer) prior to and during excavation and construction activities.

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 December 22, 2014. ACEH will consider all comments from the public prior to potential case closure.

Monitoring Well Destruction and Waste Removal Activities

After public comments have been addressed you will be requested to destroy site monitoring well and remove any remaining investigation, remediation, and well destruction derived waste from the site.

ACEH will request the well destruction in a separate letter following the conclusion of the public notification period.

TECHNICAL REPORT REQUEST

Please submit reports to Alameda County Environmental Health (Attention: mark Detterman), and upload technical reports to the ACEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the following specified file naming convention and schedule:

- **October 20, 2014** – Public Comment Period Begins
- **November 17, 2014** – Return of *List of Landowner Form*
- **December 22, 2014** – Public Comment Period Ends

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) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Digitally signed by Mark E. Detterman
DN: cn=Mark E. Detterman, o, ou, email,
c=US
Date: 2014.10.16 14:08:38 -07'00'

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Enclosures: Attachment A – *Invitation to Comment – Potential Case Closure*
Attachment B – Mailing List
Attachment C – List of Landowners Form

cc: David Siegel, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via E-mail to: dave@eras.biz)

Dilan Roe (sent via electronic mail to dilan.roe@acgov.org)
Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)
Geotracker, Electronic File



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

**WALT'S AUTO TEC
2896 CASTRO VALLEY BOULEVARD, CASTRO VALLEY, CA
FUEL LEAK CASE RO0000158
GEOTRACKER GLOBAL ID T0600100903**

October 16, 2014

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.*

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. 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.waterboards.ca.gov>). Please send written comments to Mark Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by December 22, 2014** 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, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACEH case RO0000158 in any correspondence.

BAEK DALE S & SOON Y
PARCEL #: 84A-131-12
550 MAGDALENA AVE
LOS ALTOS CA 94024-5233

BREILH SHERRY A TR
PARCEL #: 84A-17-1-3
4319 RAILROAD AVE #A
PLEASANTON CA 94566-6686

CAMPBELL PLAZA THEATERS INC
PARCEL #: 84A-17-4
P.O BOX 54100
SAN JOSE CA 95154-0100

CLARK ALMA L
PARCEL #: 84A-17-5
PO BOX 20701
CASTRO VALLEY CA 94546-8701

CROLL EDWIN T & TRACY L TRS
PARCEL #: 84A-131-13
PO BOX 483
DANVILLE CA 94526-0483

JIANG JAMES & WONG HILDA
PARCEL #: 84A-131-11-6
75 BURNHAM PL
FREMONT CA 94539-3057

K & K PETROLEUM LLC
PARCEL #: 84A-128-2-11
6071 LAUREL CREEK DR
PLEASANTON CA 94588-4654

LARRY AND VIVIANE KUZNI TRS
PARCEL #: 84A-17-6-1
21454 KNUPPE PL
CASTRO VALLEY CA 94552-5100

LECKBAND MARILYN E TR
PARCEL #: 84A-131-10
71 BROADWAY LN
OAKLEY CA 94561-3626

OCCUPANT
PARCEL #: 84A-131-10
20535 ANITA AVE
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-131-11-6
2896 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-131-12
2874 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-128-2-11
2920 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-17-6-1
2881 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-17-3
2837 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-17-4
2845 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-17-5
2869 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-17-1-3
2805 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

OCCUPANT
PARCEL #: 84A-131-13
2806 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

ODYSSEY SUBS LLC
PARCEL #: 84A-17-3
9000 CROW CANYON RD #392
DANVILLE CA 94506-1189

Case Closure Contacts for Unincorporated County Areas (West of Hills)

Regional Water Quality Control Board
Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
Cherie.MCcaulou@waterboards.ca.gov

East Bay Municipal Utility District
Chandra Johannesson
P.O. Box 24055
Oakland, Ca 94623
cjohanne@ebmud.com

Alameda County Public Works
Kwablah Attiogbe
399 Elmhurst St, Hayward Ca 94544
kwablah@acpwa.org

Sandra Rivera, Assistant Planning Director
Alameda County Planning Department, Community Development Agency
224 West Winton Ave. Rm. 111
Hayward, CA 94544-1215
Sandra.rivera@acgov.org

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: Walt's Auto Tec
Address: 2896 Castro Valley Boulevard
City, State, Zip: Castro Valley, CA 94546
Record ID #: RO0000158

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