



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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June 27, 2012

Sheyfang & Gueyming Hwang, Trustees
PO Box 3451
Walnut Creek, CA 94598-0451

Subject: Offsite Access for Contamination Investigation; Fuel Leak Case No. RO0000262 and Geotracker Global ID T0600102131, Albany Hill Mini Mart, 800 San Pablo Avenue, Albany, CA 94706

Dear Sheyfang & Gueyming Hwang:

Under the direction of this office, the owners of the Albany Hill Mini Mart are conducting an environmental investigation and remedial actions for the property located at 800 San Pablo Avenue in Albany. Soil and groundwater contamination has been detected in soil borings and groundwater monitoring wells at that location, and in soil bores installed to the west, beneath your property. The request to access your property is two-part. Remedial cleanup actions have been progressing at the subject site and soil bores are proposed to determine the extent of contaminant reduction in soil beneath your property from these actions. Additionally, soil vapor contamination has not been evaluated beneath your property and because it is residential it is appropriate to confirm that remedial actions have mitigated any potential vapor intrusion concerns to occupants at your site. The purpose of this letter is to advise you in your decision regarding access.

As the responsible party, the owners of the Albany Hill Mini Mart are required to investigate the extent of the release(s) and to clean up the contamination. These requirements are set by the State of California, and Alameda County Environmental Health (ACEH) provides local oversight for compliance with these laws. For this reason Albany Hill Mini Mart and their consultant, Aqua Science Engineers, Inc (ASE), have requested access to investigate these concerns beneath your property as part of the investigation, thereby complying with State law as required by ACEH.

ACEH understands that ASE, on behalf of the Albany Hill Mini Mart, has sent you an Access Agreement to request access to allow the installation soil borings and soil vapor probes at your property. We understand that no agreement has been completed to date. We request that you resolve this access agreement promptly and reasonably in order to define the extent of contamination pathways, to prevent future contaminant migration, and to eliminate the potential of vapor intrusion at your location. It is important for this access agreement be resolved.

It is also important to complete the investigation as part of the current fuel leak case. By not allowing the investigation to be completed under the current fuel leak case, you may be retaining some future liability for any contamination that may exist beneath your property. In that situation ACEH and the Regional Water Quality Control Board may hold you responsible for residual contamination beneath your property.

ACEH requests you complete negotiations with ASE and the Albany Hill Mini Mart, by August 3, 2012.

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If you have any questions, please call me at 510-567-6876 or send me an electronic mail message at mark.detterman@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

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

cc: Dr. Joginder Sikand, 1300 Ptarmigan Drive #1, Walnut Creek, CA 94595
Mr. Anis Rahman, Albany Hill Mini Mart, 800 San Pablo Avenue, Albany, CA 94706

Robert Kitay, Aqua Acience Engineers, Inc, 55 Oak Court, Suite 220, Danville, CA 94526 (sent via electronic mail to RKitay@aquascienceengineers.com)

Donna Drogos (sent via electronic mail to donna.drogos@acgov.org)
Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)
Electronic file, GeoTracker