

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director



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

September 27, 2012

Mr. Roger Levin
Ultramar, Inc.
5590 B Havana Street
Denver, CO 80239
(Sent via E-mail to: roger.levin@valero.com)

Castro Group LLC Address *unknown*

Ms. Mary Moore
EMB Group LLC & Mary Moore
Re Trust 611 Marlin Court
Redwood City, CA 94065-1214

Mr. Allen Shin
Banya Investments LLC
3011 Cabrillo Avenue
San Ramon, CA 94583

Mr. Paul Wilson
1238 Stanyan Street
San Francisco, CA 94117

Subject: Review of Case File for Fuel Leak Case No. RO0000355 and GeoTracker Global ID T0600100155, Beacon #12574, 22315 Redwood Road, Castro Valley, CA 94546

Dear Mr. Wideman, Castro Group LLC, Ms. Moore, Mr. Shin, and Mr. Wilson:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted document entitled, "*Site Conceptual Model, Human Health Risk Assessment, and Draft Corrective Action Plan, Former Beacon Station No. 12574, 22315 Redwood Road, Castro Valley, CA,*" dated August 22, 2012 (Draft CAP). The Draft CAP reviews site conditions, presents remedial alternatives, and selects high-vacuum dual-phase extraction (HVDPE) using a mobile unit as the preferred remedial alternative. The proposed remedial alternative appears to be acceptable for implementation at the site as proposed pending public review and comment.

In order to notify potentially affected members of the proposed remedial action, we request that you distribute the attached Fact Sheet to the addresses shown on attached mailing list and the cc list to this correspondence **no later than October 4, 2012**. We also request that you distribute the attached notification to any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case. The Notification of Potential Case Closure requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by November 5, 2012. Notifications to duplicate addresses may be omitted. Following distribution by U.S. Mail to the attached mailing list, please submit written verification of the date that the Fact Sheet was distributed. If no comments are received during the public comment period, the Draft CAP may be implemented as proposed without submittal of a Final CAP.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Jerry Wickham), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **October 4, 2012** – Verification of mailing of Fact Sheet
File to be named: CORRES_YYYY-MM-DD RO355

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachments: Fact Sheet
Mailing Addresses
Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Gary Barker, Horizon Environmental, Inc., 4970 Windplay Drive, #C5, El Dorado Hills, CA 95762 (Sent via E-mail to: gbarker@horizonenvironmental.net)

Kenny Mateik, Horizon Environmental, Inc., 4970 Windplay Drive, #C5, El Dorado Hills, CA 95762 (Sent via E-mail to: kmateik@horizonenvironmental.net)

Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)

GeoTracker, eFile



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Alameda, CA 94502-6577
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FAX (510) 337-9335

FACT SHEET
BEACON #12574
September 27, 2012

Site Location: 22315 Redwood Road, Castro Valley, CA 94546
SLIC Case #RO000355 and GeoTracker Global ID # T0600100155

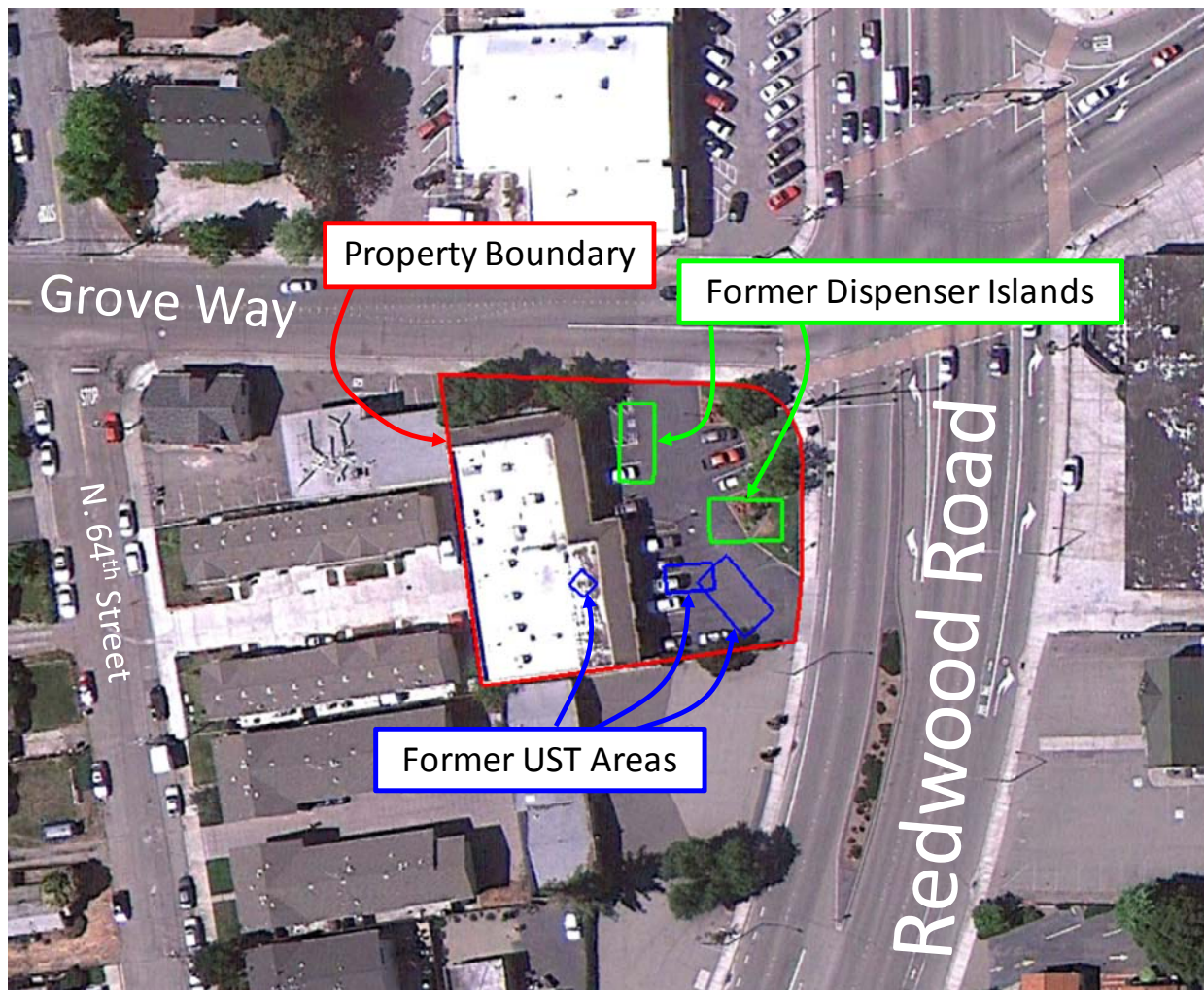
Summary – This fact sheet has been prepared to inform community members and other interested parties of a plan to conduct site cleanup of residual petroleum hydrocarbon contamination in soil and groundwater beneath a site located at the intersection of Redwood Road and Grove Way in Castro Valley, California (see map on the back). The site currently consists of a convenience store and other commercial buildings on the western portion of the site and associated parking lot and landscaped areas on the eastern and central portions of the site. The residual petroleum hydrocarbons are from releases at former gasoline service stations on the site. Prior to 1981, the site was leased and operated as a retail service station. Three former underground storage tanks (USTs), two former dispenser islands, and a service station building were removed sometime prior to 1981; however, no records are available to document the date of these removals. Ultramar leased the site and operated a retail service station from 1981 to 1987. In 1987, the service station building and five USTs were removed from the site. During the removal, the former tank basin was excavated to a depth of 20 feet below grade to remove contaminated soil.

Site investigation activities to define the extent of petroleum hydrocarbons in soil and groundwater were conducted at various times between 1991 and 1999 and from 2009 through 2011. Groundwater monitoring has been conducted at the site from 1992 to 2012. In addition to excavation following tank removal in 1987, cleanup activities have included the use of high vacuum dual-phase extraction (HVDPE), which simultaneously removes groundwater and soil vapor from extraction wells using a high vacuum pump. The extracted vapor is treated at the surface using thermal treatment, catalytic oxidation, or carbon adsorption and then discharged to the atmosphere. During a 48-hour pilot test in May 2009, approximately 221 pounds of petroleum hydrocarbons were removed from the subsurface using HVDPE. Based on these results, HVDPE is expected to be an effective remedial method for the site.

Future plans for cleanup are presented in a Draft Corrective Action Plan dated August 22, 2012. A mobile HVDPE unit will be used to implement 5-day HVPDE events on a monthly schedule. Monitoring of system performance and groundwater monitoring results will be used to determine the number of HVDPE events necessary to reach cleanup goals.

Next Step – Ultramar, Inc. is working with Alameda County Environmental Health (ACEH) to implement a cleanup at the site. The proposed cleanup is described in a Draft Corrective Action Plan prepared by Horizon Environmental, Inc. on behalf of Ultramar entitled, “*Site Conceptual Model, Human Health Risk Analysis, and Draft Corrective Action Plan*,” dated August 22, 2012. The public is invited to review and comment on the cleanup action proposed in this Draft Corrective Action Plan. This Draft Corrective Action Plan and 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 November 5, 2012** will be considered and responded to prior to a final determination on the proposed cleanup.

Additional information: Contact Jerry Wickham of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6791 or by email at jerry.wickham@acgov.org



Source: Google Earth 2012

Fuel Leak Case RO000355 located at 22315 Redwood Road in Castro Valley, CA

2275 GROVE WAY
Parcel #: 415-100-103
P.O. BOX 590206
SAN FRANCISCO CA 94159

ALTCARE WILLOW CREEK
Parcel #: 416-30-19
868 ENSENADA AVE
BERKELEY CA 94707

BAC HOME LOANS SERVICING
Parcel #: 415-100-137
1800 TAPO CANYON RD
SIMI VALLEY CA 93063

BANYA INVESTMENTS LLC
Parcel #: 415-100-121-2
3011 CABRILLO AVE
SAN RAMON CA 94583

BRAIN JOHN T III & PAMELA
Parcel #: 415-100-125-5
4579 CRISTY WAY
CASTRO VALLEY CA 94546

BURNS DAVID A & ESTELA R
Parcel #: 415-100-57
22166 N 6TH ST
CASTRO VALLEY CA 94546

CAVAN JAIME N & LIZA D
Parcel #: 415-100-133
1965 BROADMOOR ST
LIVERMORE CA 94551

CHAN JENNY
Parcel #: 415-100-105
22237 N 6TH ST
CASTRO VALLEY CA 94546

CHOY RAYMOND G &
Parcel #: 415-100-54
170 23RD AVE
SAN FRANCISCO CA 94121

DEPROSE LLC ETAL
Parcel #: 416-30-23-3
3774 SOMERSET AVE
CASTRO VALLEY CA 94546

DUCKWORTH JAMES R TR
Parcel #: 415-100-135
22251 N 6TH ST
CASTRO VALLEY CA 94546

DUCKWORTH JAMES R TR
Parcel #: 415-100-134
22251 N 6TH ST
CASTRO VALLEY CA 94546

ENGSTROM WAYNE M
Parcel #: 415-100-56
22172 N 6TH ST
CASTRO VALLEY CA 94546

FIRST PRESBYTERIAN
Parcel #: 416-30-15-2
2490 GROVE WAY
CASTRO VALLEY CA 94546

GARCIA LORI A & PAUL R
Parcel #: 415-100-125-1
2200 CANYON OAK LN
DANVILLE CA 94506

HACKLER RUSSELL W &
Parcel #: 415-100-124
1162 LAWRENCE RD
DANVILLE CA 94506

KASHIKAR AL & AL
Parcel #: 415-100-122-3
PO BOX 20307
CASTRO VALLEY CA 94546

KENNEY MARY K TR
Parcel #: 415-100-68
2272 GROVE WAY
CASTRO VALLEY CA 94546

LEE CALVIN C & FLORENCE G
Parcel #: 415-100-119-3
3825 KANSAS ST
OAKLAND CA 94619

MARR MICHAEL W TR &
Parcel #: 415-100-106
3577 FRUITVALE AVE
OAKLAND CA 94602

MURPHY MARK S & MARSHA
Parcel #: 415-100-138
111 VICTORIA PL
DANVILLE CA 94506

N 6TH STREET LLC
Parcel #: 415-100-140
3544 JAMISON WAY
CASTRO VALLEY CA 94546

N 6TH STREET LLC
Parcel #: 415-100-142
3544 JAMISON WAY
CASTRO VALLEY CA 94546

N 6TH STREET LLC
Parcel #: 415-100-147
3544 JAMISON WAY
CASTRO VALLEY CA 94546

N 6TH STREET LLC
Parcel #: 415-100-141
3544 JAMISON WAY
CASTRO VALLEY CA 94546

N 6TH STREET LLC
Parcel #: 415-100-143
3544 JAMISON WAY
CASTRO VALLEY CA 94546

N 6TH STREET LLC
Parcel #: 415-100-144
3544 JAMISON WAY
CASTRO VALLEY CA 94546

N 6TH STREET LLC
Parcel #: 415-100-145
3544 JAMISON WAY
CASTRO VALLEY CA 94546

N 6TH STREET LLC
Parcel #: 415-100-146
3544 JAMISON WAY
CASTRO VALLEY CA 94546

NEW LIFE CHRISTIAN
Parcel #: 416-30-21-2
22360 REDWOOD RD
CASTRO VALLEY CA 94546

PARSON PATRICIA A TR
Parcel #: 415-100-132
1884 KNOX ST
CASTRO VALLEY CA 94546

PAZ DARWIN C & HELENE C
Parcel #: 415-100-104
22231 N 6TH ST
CASTRO VALLEY CA 94546

PERRY MARJ A TR
Parcel #: 415-100-125-2
19830 FERN WAY
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 416-30-20-2
22408 CHARLENE WAY
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 416-30-19
22424 CHARLENE WAY
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 416-30-23-3
22312 REDWOOD RD
HAYWARD CA 94546

RESIDENT
Parcel #: 416-30-25-2
2419 GROVE WAY
HAYWARD CA 94546

RESIDENT
Parcel #: 416-30-15-2
2416 GROVE WAY
HAYWARD CA 94546

RESIDENT
Parcel #: 415-100-54
22253 REDWOOD RD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-119-3
2373 GROVE WAY
HAYWARD CA 94546

RESIDENT
Parcel #: 415-100-124
1920 KNOX ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-125-2
22274 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-121-2
22315 REDWOOD RD
HAYWARD CA 94546

RESIDENT
Parcel #: 415-100-122-3
22343 REDWOOD RD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-133
1886 KNOX ST
HAYWARD CA 94546

RESIDENT
Parcel #: 415-100-135
22249 N 6TH ST
HAYWARD CA 94546

RESIDENT
Parcel #: 415-100-134
22251 N 6TH ST #3
HAYWARD CA 94546

RESIDENT
Parcel #: 415-100-106
22243 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-107
22247 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-103
2275 GROVE WAY
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-125-1
22260 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-127
22236 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-137
22178 N 6TH ST
HAYWARD CA 94546

RESIDENT
Parcel #: 415-100-125-5
22292 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-138
2380 N 6TH ST
HAYWARD CA 94541

RESIDENT
Parcel #: 415-100-140
22242 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-142
22246 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-147
22252 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-141
22244 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-143
22248 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-144
22256 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-145
22258 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-146
22254 N 6TH ST
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 415-100-128
22230 N 6TH ST
CASTRO VALLEY CA 94546

TAI PHILIP K & MEEIRU Y TRS
Parcel #: 415-100-128
33366 CROATION WAY
UNION CITY CA 94587

TAI PHILIP K TR & MEEIRU Y
Parcel #: 415-100-127
33366 CROATION WAY
UNION CITY CA 94587

TANISAWA ALAN S &
Parcel #: 416-30-20-2
3746 NICOLE AVE
PLEASANTON CA 94588

TRAGNI VITO A & MARR
Parcel #: 415-100-107
1928 VIA DI SALERNO
PLEASANTON CA 94566

WEST KEITH L & PHILLIPS
Parcel #: 416-30-25-2
1352 A ST
HAYWARD CA 94541

Attachment 1

Responsible Party(ies) Legal Requirements/Obligations

REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. Please visit the SWRCB website for more information on these requirements. (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 7835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: July 25, 2012
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (petroleum UST and SCP) require submission of all reports in electronic form to the county's FTP site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single Portable Document Format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to .loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses,** and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to .loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.