



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

May 24, 2013

Mr. Brian Waite
Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, CA 94583
(Sent via electronic mail to: BWaite@chevron.com)

Tula Gallenas & Anna Counselis
c/o ITM Services, Inc.
PO Box 672346
Houston, TX 77267

Subject: Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0000416 and Geotracker Global ID T0600100137, Chevron #9-4930 / Valley Car Wash, 3369 Castro Valley Boulevard, Castro Valley, CA 94546

Dear Messrs. Waite and Gallenas, and Ms. Counselis:

Alameda County Environmental Health (ACEH) is reviewing the fuel case file for the above referenced site for potential case closure. As you are 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.

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 already distributed the attached *Notification of Potential Case Closure* to the listed addresses in the immediate vicinity of the site as well as the local water district (EBMUD), the San Francisco Regional Water Quality Control Board, and the City of Oakland Fire Department. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by June 21, 2013. ACEH will consider all comments from the public prior to potential case closure.

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,

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

Enclosures: *Public Notification of Potential Case Closure*
List of Landowners and Tenants Notified
Parcel Distribution Map

Messrs. Waite and Gallenas, and Ms. Counelis
RO0000416
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cc: James Kiernan, 10969 Trade Center Drive, Suite 106, Rancho Cordova, CA 95670
(sent via electronic mail to jkiernan@croworld.com)

Donna Drogos, ACEH, (sent via electronic mail to donna.drogos@acgov.org)

Dilan Roe, ACEH, (sent via electronic mail to dilan.roe@acgov.org)

Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)

Geotracker, Electronic File



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April 22, 2013

**PUBLIC NOTIFICATION OF POTENTIAL
CASE CLOSURE OF FUEL LEAK CASE
Chevron #9-4930 / Valley Car Wash**

**Site Location: 3369 Castro Valley
Boulevard, Castro Valley, CA 94546**

**Fuel Leak Case RO0000416 and GeoTracker
Global ID T0600101245**

Summary – This fact sheet has been prepared to inform community members and other interested parties of potential case closure for a fuel leak case at the Chipotle Mexican Grill (the former Chevron #9-4930 site), located at the corner of Castro Valley Boulevard and Wilbeam Avenue in Castro Valley, California. On two separate occasions, the property has been occupied by a gasoline service station. The first generation service station existed from 1957 to sometime between 1968 and 1980, when it was reconfigured. The second generation station was present until sometime between 1993 and 1996, when it was replaced with the current building occupying the site.

Background – Site activities have included advancement of sixteen soil borings, installation and monitoring of four groundwater monitoring wells, and installation of three soil vapor sampling in the vicinity of the building currently occupying the site. Site investigations detected 2,500 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) in soil and 23,000 parts per billion (ppb) in groundwater. Benzene was detected up to 800 ppb in groundwater. During station demolition over-excavation of the site was conducted up to 15 fgs.

Post excavation investigations indicate that residual contamination remains in soil up to 990 mg/kg

TPHg, 2.3 mg/kg benzene, and 17 mg/kg ethylbenzene; and in groundwater up to 300 ppb TPHg. Soil vapor samples collected in October 2010 contained up to 21,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) TPHg and $4.8 \mu\text{g}/\text{m}^3$ benzene which are below the commercial Environmental Screening Levels (ESL) for TPHg in soil vapor.

This fuel leak case has been evaluated for closure consistent with the criteria in the State Water Resource Control Board's Low Threat Closure Policy (LTCP). Sites that meet the general and media-specific criteria in the LTCP are considered to not pose a threat to human health, safety, or the environment and are appropriate for closure pursuant to Health and Safety Code section 25296.10. Residual petroleum hydrocarbons that are present in soil or groundwater are expected to biodegrade over time. With a commercial use restriction, it does not appear that the site presents a risk to human health for site users or residents. Therefore, Alameda County Environmental Health (ACEH) is considering potential closure of the fuel leak case.

Next Step – 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 Mark Detterman at the address below; all comments will be forwarded to the responsible parties. **Comments received by June, 21, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Mark Detterman of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6876 or by email at mark.detterman@acgov.org.

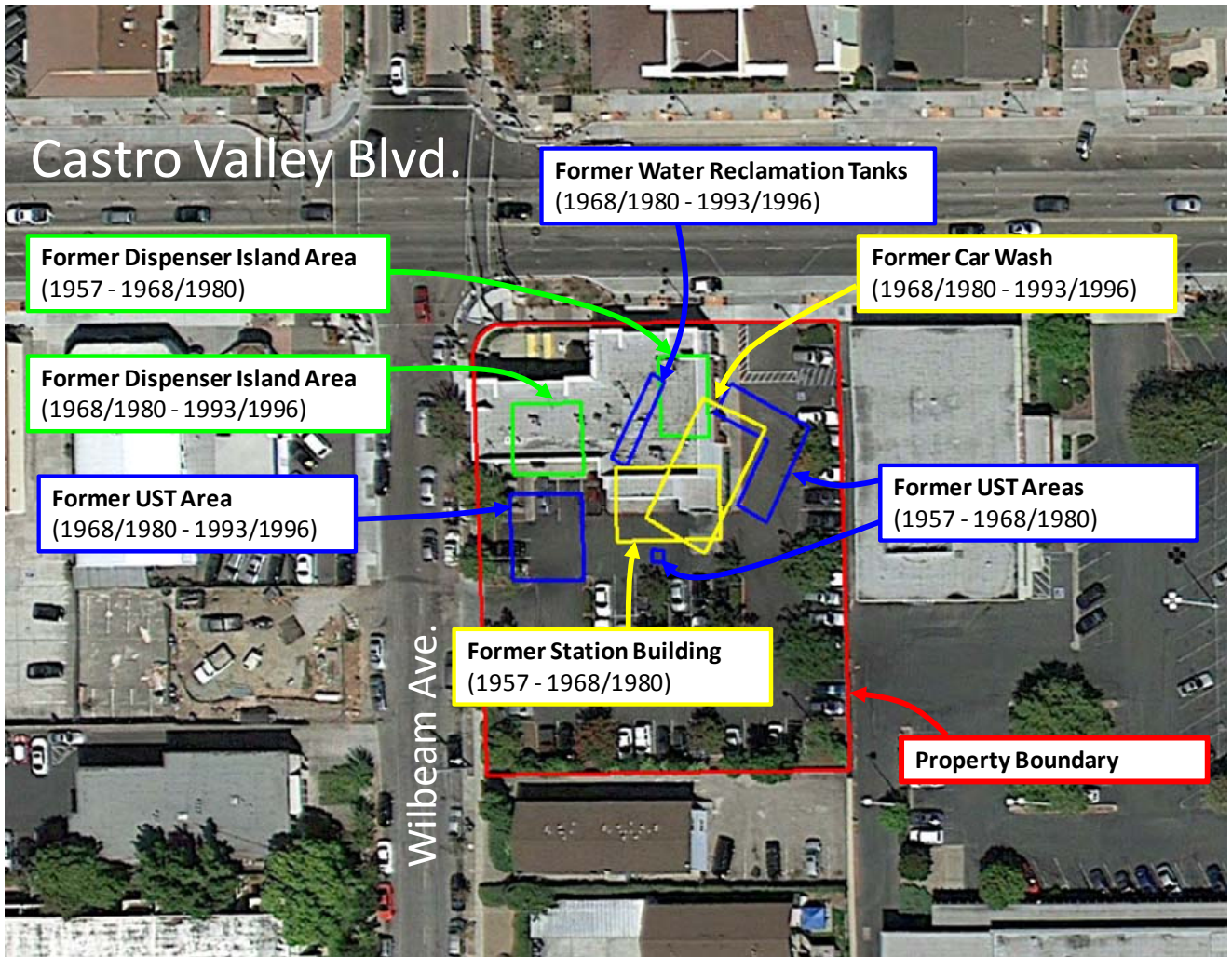


Figure 1: Aerial View of Property (Google Earth, 2013)

CAMPO SALVATORE &
Parcel #: 84A-40-21-2
6095 OCEAN VIEW DR
OAKLAND CA 94618

CASTRO VALLEY BART
Parcel #: 84A-40-24-3
400 MAY RD
UNION CITY CA 94587

COUNTY OF ALAMEDA
Parcel #: 84A-40-22
224 E WINTON AVE #110
HAYWARD CA 94544

CVIC LLC
Parcel #: 84A-40-19
3323 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

FONG JEFF Y & MARY Y TRS &
Parcel #: 84A-40-20
3563 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

GALLANES TULA & COUNELIS
Parcel #: 84A-60-1-6
P.O. BOX 182769
COLUMBUS OH 43218

GALLANES TULA & COUNELIS
Parcel #: 84A-60-13-3
P.O. BOX 182769
COLUMBUS OH 43218

RESIDENT
Parcel #: 84A-40-22
20853 WILBEAM AVE
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-40-20
3335 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-40-19
3303 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-40-23-2
20861 WILBEAM AVE
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-40-24-3
20879 WILBEAM AVE
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-40-21-2
20845 WILBEAM AVE
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-60-3-7
3401 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-60-12-2
20864 WILBEAM AVE
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-60-1-6
3369 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

RESIDENT
Parcel #: 84A-60-3-8
3385 CASTRO VALLEY BLVD
CASTRO VALLEY CA 94546

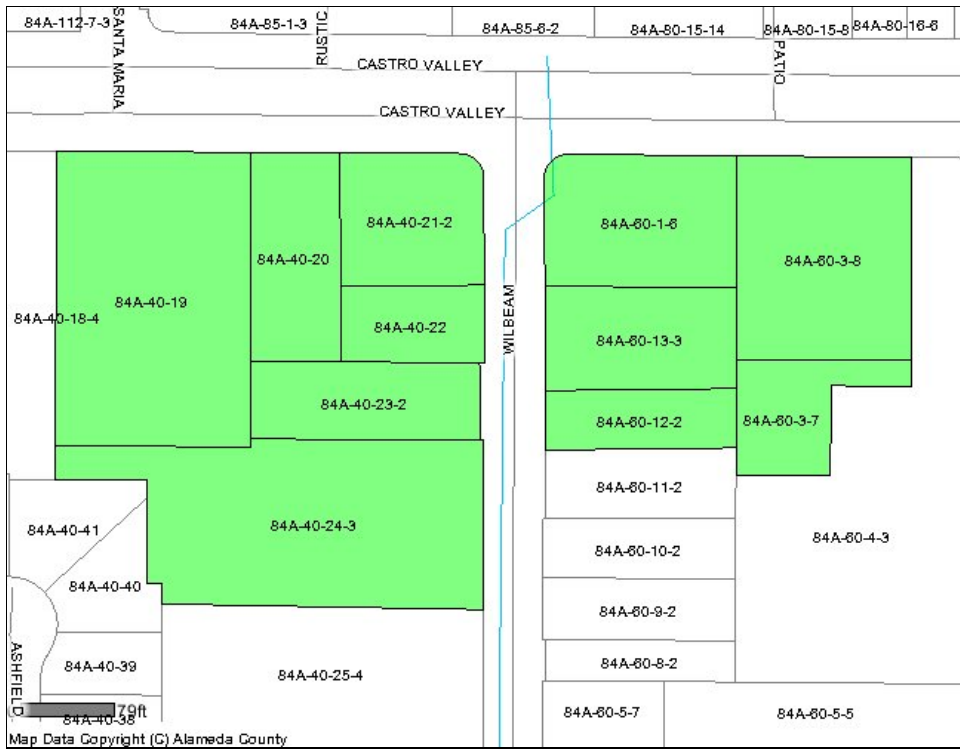
RESIDENT
Parcel #: 84A-60-13-3
20860 WILBEAM AVE
CASTRO VALLEY CA 94546

RUIZ EUSTAQUIO & ANTONIO
Parcel #: 84A-60-12-2
22515 NORTHVIEW DR
HAYWARD CA 94541

SCHWENG CHARLES &
Parcel #: 84A-40-23-2
4355 MORELAND DR
CASTRO VALLEY CA 94546

VANDERWALL MARIAN E TR
Parcel #: 84A-60-3-7
P O BOX 4278
MODESTO CA 95352

VANDERWALL MARIAN E TR
Parcel #: 84A-60-3-8
2131 WILLIAMS ST
SAN LEANDRO CA 94577



- LEGEND**
- selected
 - Landmark
 - Landmark Name
 - County Buildings
 - Water Body
 - Railroad
 - Street Centerline
 - Parcel
 - Parcel APN
 - Concrete Channel
 - Closed Conduit
 - Improved Creek
 - Natural Creek
 - Park



Printed: 4/19/113

Disclaimer: The data, information, and maps provided herein are derived from various sources and are dynamic and in an ongoing state of maintenance, correction and update, and are subject to verification by the user and/or Alameda County. The mapped data depicted herein does not constitute a legal survey. The County of Alameda makes no warranty, representation or guarantee as to the content, accuracy, timeliness or completeness of any of the information implied herein. The County of Alameda explicitly disclaims any representation and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.