

Detterman, Mark, Env. Health

From: Albrecht, Mason [Mason.Albrecht@stantec.com]
Sent: Friday, September 07, 2012 2:37 PM
To: Detterman, Mark, Env. Health
Cc: Drogos, Donna, Env. Health; RKitay@aquascienceengineers.com;
robert.webster@ddbo.com; Bassak, Andrew (ABassak@manatt.com); Maxwell, Chris
Subject: RO0000451 - Hutch's Car Wash, 17945 Hesperian Blvd., San Lorenzo - Distribution of
Notification of Potential Case Closure
Attachments: Alameda County Landowner and Public Participation Notification 8-31-12.pdf

Dear Mr. Detterman,

David D. Bohannon Organization (Bohannon) received the attached correspondence on August 31, 2012. Per your request, the Public Notification of Potential Closure of Fuel Leak Case was distributed via U.S. Mail (postmarked Thursday, September 6, 2012) to the mailing list provided. Regards,

Mason

Mason Albrecht, PE

Associate Engineer
Stantec

57 Lafayette Circle 2nd Floor

Lafayette CA 94549

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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

August 28, 2012

Mr. Kirk Hutchison
Hutch's Car Wash
6355 McCarran Boulevard
Reno, NV 89509

Robert L Webster Trust
Sixty 31st Avenue
San Mateo, CA 94403-3404

Ophelia Bohannon Trust
Ophelia Bohannon
Address Unknown

(sent via electronic mail to skeekirk@aol.com)

Subject: Landowner and Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0000451 and Geotracker Global ID T0600102285; Hutch's Car Wash, 17945 Hesperian Boulevard, San Lorenzo, CA 94580

Dear Messrs. Hutchison and Webster, and Ms. Bohannon:

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.

Alameda County Environmental Health (ACEH) has learned that the Public Participation Notification was not mailed until August 24, 2012, largely precluding the ability of the general public from commenting on the case closure recommendation for this site as the comment period was intended to be open until September 2, 2012. Because this is a critical regulatory requirement ACEH has revised the notification to extend the allowable comment period. In order to proceed to closure, ACEH will require the notification be reissued to persons identified on the attached "List of Landowners Form" address list.

ACEH has also not received a signed copy of the landowner form. Pursuant to Section 25297.15 (a), 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 within thirty (30) days from the date of this letter. Also your comments, if any, must be considered prior to the proposed cleanup or closure. Please respond within 30 days from the date of this letter for your comments to be considered.

ACEH will review the case for possible closure under a commercial land use scenario with the following site management requirements:

"Case closure for this fuel leak site is granted for the current commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities."

Please be aware that 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, we request that you distribute the attached (and revised) *Notification of Potential Case Closure* to the addresses shown on attached mailing list and the cc list to this correspondence **no later than September 5, 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 October 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 *Notification of Potential Case Closure* was distributed. ACEH will consider all comments from the public prior to potential case closure.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mark Detterman), according to the following schedule:

- **September 7, 2012** – Verification that the Notification of Potential Case Closure was distributed to the attached mailing list
- **September 21, 2012** – Landowner Notification Form

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

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: 2012.08.28 14:44:58 -07'00'

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

Enclosures: Public Notification of Potential Case Closure (for distribution)
Mailing List
List of Landowners Form

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

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

Geotracker, Electronic File



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

PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE
17945 Hesperian Boulevard, San Lorenzo
August 28, 2012

Site Name: Hutch's Car Wash
Site Location: 17945 Hesperian Boulevard,
San Lorenzo, CA 94580
Fuel Leak Case RO0000451 and Geotracker
Global ID T0600102285

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 17945 Hesperian Boulevard in San Lorenzo, California. Site investigation and cleanup activities have been completed by Hutch's Car Wash and it does not appear that the fuel release presents a risk

to human health based upon the current commercial land use. Three gasoline USTs were closed in-place in January 1999 for re-use as water holding tanks for the car wash system at the site. Subsequent investigations and groundwater monitoring activities have been completed by the property owner and it does not appear that the fuel release presents a risk to human health based upon the current commercial land use. Future construction activities or changes in land use will require a re-evaluation of site data.

Figure 1:



Background – The site is currently an active car wash facility located in a commercial district. Three gasoline USTs were closed in-place in January 1999 for re-use as water holding tanks for the car wash system at the site and a series of site investigations have been performed. Prior to tank conversion, an

in-place closure assessment resulted in the installation of eight soil bores to assess the extent of any potential contamination. Limited contamination was documented in soil; however, groundwater contamination was detected at concentrations of concern. As a consequence, three groundwater

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: Hutch's Car Wash
Address: 17945 Hesperian Boulevard
City, State, Zip: San Lorenzo, CA 94580
Record ID #: RO0000451

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

ALCANTAR JAIME
Parcel #: 412-74-117
636 VIA AIRES
SAN LORENZO CA 94580

BLOCK RICHARD A & DENEEN
Parcel #: 412-71-8
17932 VIA ARRIBA
SAN LORENZO CA 94580

BOTELHO DAVID A &
Parcel #: 412-71-14
17760 VIA ARRIBA
SAN LORENZO CA 94580

CARBAJAL LUIS C & RUBIO
Parcel #: 412-71-13
17790 VIA ARRIBA
SAN LORENZO CA 94580

DAYAO RUBEN & VIOLETTE N
Parcel #: 412-71-15
17730 VIA ARRIBA
SAN LORENZO CA 94580

DIAZ FERNANDO
Parcel #: 412-74-38
35 BROOKSTONE WAY
HAYWARD CA 94544

DUPREE BILLY G TR SURV
Parcel #: 412-74-39
18564 VIA JOSE
SAN LORENZO CA 94580

GRAHAM MARGARET E TR
Parcel #: 412-71-20
17590 VIA ARRIBA
SAN LORENZO CA 94580

GUZMAN FERNANDO &
Parcel #: 412-74-63
630 VIA AIRES
SAN LORENZO CA 94580

JENSEN VICKI A TR
Parcel #: 412-71-10
3968 MISSION WAY
SAN LEANDRO CA 94578

KIRKPATRICK KENNETH J &
Parcel #: 412-74-65
17981 VIA ARRIBA
SAN LORENZO CA 94580

LEMMON JEFFREY A &
Parcel #: 412-71-9
17916 VIA ARRIBA
SAN LORENZO CA 94580

LEW WILLIAM H & MI M
Parcel #: 412-74-34
608 VIA ALAMO
SAN LORENZO CA 94580

LIANG ZHONGMING &
Parcel #: 412-71-18
17640 VIA ARRIBA
SAN LORENZO CA 94580

LIN YUANXIN & TANG
Parcel #: 412-74-64
106 CYPRESS ST
ALAMEDA CA 94501

LO SHITFONG TR
Parcel #: 412-71-23-2
15 OAKWOOD BLVD
ATHERTON CA 94027

LO SHITFONG TR
Parcel #: 412-71-24-4
15 OAKWOOD BLVD
ATHERTON CA 94027

MATHEWS HAROLD R &
Parcel #: 412-71-5-2
17980 VIA ARRIBA
SAN LORENZO CA 94580

MENDOZA MARTHA O
Parcel #: 412-71-11
17860 VIA ARRIBA
SAN LORENZO CA 94580

NOBRE ARTHUR P & IRENE S
Parcel #: 412-74-37
17729 VIA ARRIBA
SAN LORENZO CA 94580

PAIVA FRANK & ALZIRA TRS
Parcel #: 412-71-6
17964 VIA ARRIBA
SAN LORENZO CA 94580

PEREZ FRANK G & BETTY
Parcel #: 412-74-41
641 VIA AIRES
SAN LORENZO CA 94580

RANDALL GORDON T &
Parcel #: 412-71-12
95 VIA HERMOSA
SAN LORANZO CA 94580

ROBIE CLAUDIA K
Parcel #: 412-74-35
17641 VIA ARRIBA
SAN LORENZO CA 94580

ROGERS AMELITA M
Parcel #: 412-71-19
2444 COLUMBINE CT
HAYWARD CA 94545

RUBIO JOSE A ETAL
Parcel #: 412-71-7
17948 VIA ARRIBA
SAN LORENZO CA 94580

SCHROEDER BERNICE M TR &
Parcel #: 412-74-36
836 VIA POUDDRE
SAN LORENZO CA 94580

SIMENS DAVID P
Parcel #: 412-74-40
1368 VIA VISTA
SAN LORENZO CA 94580

TAM SIUKONG & YIM W
Parcel #: 412-71-17
207 ROLPH ST
SAN FRANCISCO CA 94112

TAM WAI S & CHUNG PIK M
Parcel #: 412-71-16
17680 VIA ARRIBA
SAN LORENZO CA 94580

monitoring wells were installed and monitored for a number of years. To determine the extent of groundwater contamination downgradient of the wells, four soils were installed and the lateral and vertical extent of contamination was defined to the extent practicable. Due to the presence of unsampled zones in soil with elevated field instrument responses (Photo-Ionization Detector), a soil vapor survey was requested. These results indicated soil vapor concentrations for petroleum related contamination are below current conservative Environmental Screening Levels set by the San Francisco Regional Water Control Board (RWQCB), and were below California Human Health Screening Levels (CHHSLs) set by the Department of Toxic Substances Control (DTSC) for both residential and commercial properties. Limited contaminant concentrations remain in soil and groundwater beneath the site. Future groundwater quality improvements will result from natural attenuation processes.

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 at <http://www.acgov.org/aceh/lop/ust.htm> or at 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 party. Comments received by **October 5, 2011** 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.

WEBSTER ROBERT L TR
Parcel #: 412-71-3-25
SIXTY 31ST AVE
SAN MATEO CA 94403

WEBSTER ROBERT L TR
Parcel #: 412-71-3-36
SIXTY 31ST AVE
SAN MATEO CA 94403

WEBSTER ROBERT L TR
Parcel #: 412-71-3-17
SIXTY 31ST AVE
SAN MATEO CA 94403

WEBSTER ROBERT L TR
Parcel #: 412-71-3-35
SIXTY 31ST AVE
SAN MATEO CA 94403

WEBSTER ROBERT L TR
Parcel #: 412-71-3-29
SIXTY 31ST AVE
SAN MATEO CA 94403

WEBSTER ROBERT L TR
Parcel #: 412-71-4-3
SIXTY 31ST AVE
SAN MATEO CA 94403