



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

December 1, 2011

Mr. Frank Capilla  
Can Am Plumbing, Inc.  
151 Wyoming Street  
Pleasanton, CA 94566

Subject: Landowner Notification for Fuel Leak Case No. RO0002425 and GeoTracker Global ID T0600156201, Can Am Plumbing, 151 Wyoming Street, Pleasanton, CA 94566

Dear Mr. Capilla:

Alameda County Environmental Health (ACEH) has reviewed the case file for the above referenced site including the recently submitted document entitled, "2nd Quarter 2011 Groundwater Monitoring and Sampling Report," dated August 11, 2011 (Monitoring Report). The Monitoring Report, which was prepared on your behalf by Gettler-Ryan, Inc., presents results from groundwater sampling conducted on June 7, 2011 and recommends that the site be considered for low-risk case closure. Alameda County Environmental Health (ACEH) is reviewing the case for potential case closure. Groundwater monitoring may be suspended at this time.

Site investigation and groundwater monitoring from underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party. Pursuant to Section 25297.15 (a), 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 the above-mentioned 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 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 modification to the existing structure(s) or a change in land use to any residential or other conservative land use scenario is proposed 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 (or current property owner/developer) prior to and during excavation and construction activities."*

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 prepared a Draft Notification of Potential Case Closure for distribution to residents and landowners in the surrounding area and other interested persons. We request that you review the Draft Notification and provide any comments for ACEH consideration. ACEH will provide a mailing list of nearby property owners and residents. We also request that you submit a mailing list of any persons, corporations, or government agencies you are aware of that may have an interest in this fuel leak case **no later than January 6, 2012**. Upon receipt and review of the list of interested parties, ACEH will request that you distribute the Notification of Potential Case Closure to the mailing list. 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: Jerry Wickham), according to the following schedule:

- **January 6, 2012** – List of Landowners Form and List of Interested Parties to Receive Notification of Potential Case Closure

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

Sincerely,

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

Attachments: Draft Public Notification of Potential Case Closure  
List of Landowners Form

cc: Danielle Stefani, Livermore Pleasanton Fire Department, 3560 Nevada St, Pleasanton, CA 94566 (*Sent via E-mail to: [dstefani@lpfire.org](mailto:dstefani@lpfire.org)*)

Colleen Winey (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore, CA 94551 (*Sent via E-mail to: [cwiney@zone7water.com](mailto:cwiney@zone7water.com)*)

Martin O'Gara, Can Am Plumbing, Inc., 151 Wyoming Street, Pleasanton, CA 94566

Douglas Lee, Gettler-Ryan, Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568 (*Sent via E-mail to: [dlee@grinc.com](mailto:dlee@grinc.com)*)

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

GeoTracker, File



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**DRAFT NOTIFICATION OF POTENTIAL CASE CLOSURE  
CAN AM PLUMBING  
December 1, 2011**

**Site Location: 151 Wyoming Street, Pleasanton, CA 94566  
Fuel Leak Case RO0002425 and GeoTracker Global ID T0600156201**

**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 151 Wyoming Street in Pleasanton, California (see attached map on back). The site currently consists of a parking area between two commercial buildings. Surrounding land use is commercial.

The fuel leaks originated from two 1,000-gallon underground storage tanks (USTs) that were reportedly installed in 1972 and were removed in June 1999. During removal of the two USTs on June 10, 1999, petroleum hydrocarbons and fuel oxygenates were detected in two soil samples collected from the sidewalls of the tank pit and in a groundwater sample collected from the tank pit monitoring well. Various site investigation activities were conducted at the site and in the surrounding areas from January 2000 to March 2009 to define the nature and extent of contamination. A total of 25 soil borings, 13 cone penetration test borings, and the installation and sampling of 17 groundwater monitoring wells or piezometers were conducted on the site and in the surrounding area.

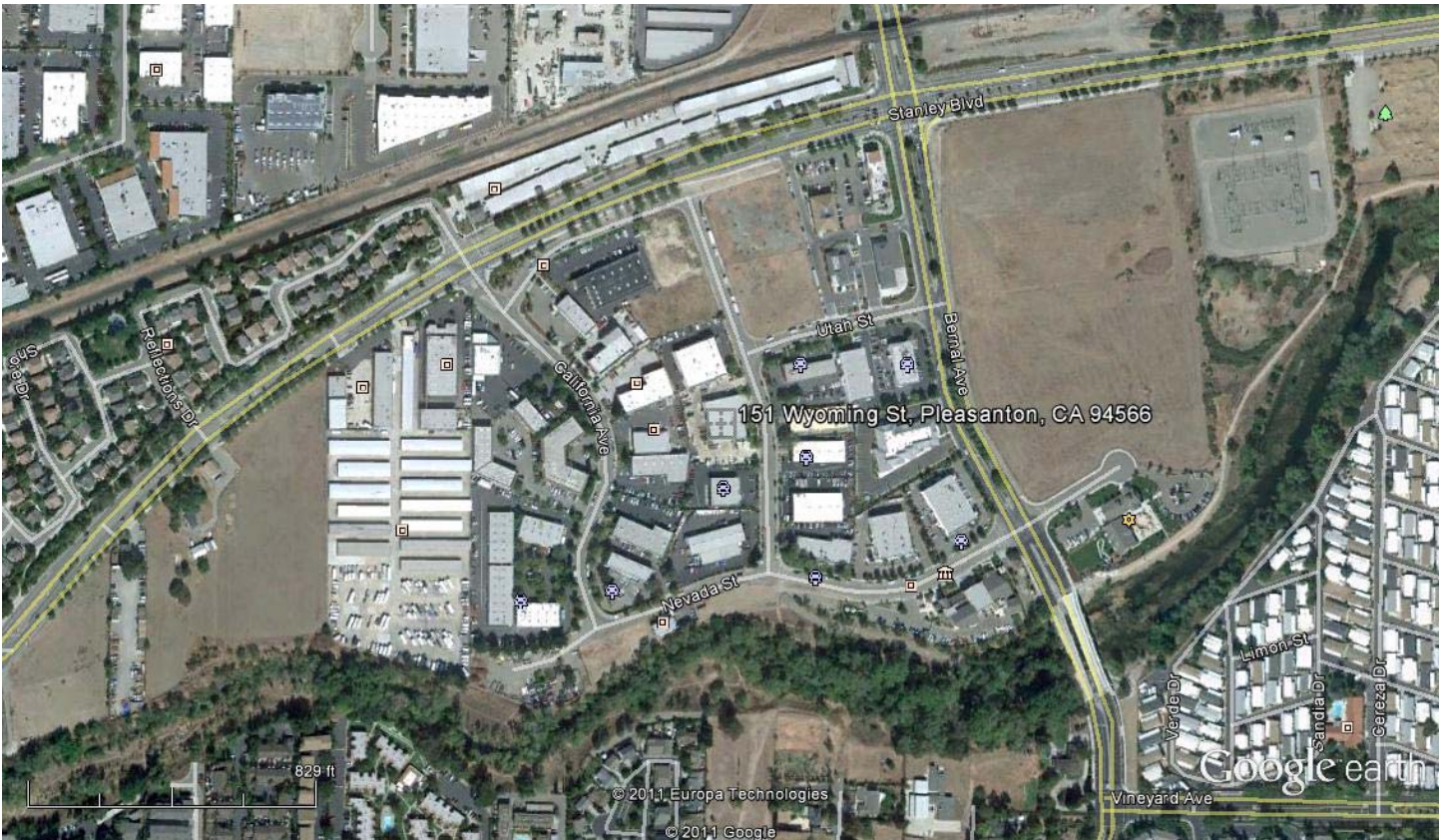
The investigations indicate that fuel oxygenates (methyl tert-butyl ether [MTBE] and tert-butanol [TBA]) are the primary chemicals of concern. MTBE and TBA have been detected in soil within an area surrounding the former USTs and dispenser. A plume of dissolved MTBE and TBA in groundwater extends approximately 150 feet north from the former USTs.

The depth to groundwater varies seasonally but is encountered within various vertical zones at depths ranging from roughly 20 to 50 feet below ground surface (bgs). A perched groundwater zone where groundwater is less than 10 feet bgs occurs within the former tank pit. Multi-level groundwater sampling indicates that MTBE is present in groundwater to a depth of approximately 80 feet bgs in the area of the former USTs.

Quarterly groundwater monitoring was conducted at the site from January 2000 until June 2011. The groundwater monitoring data indicate that the plume containing MTBE and TBA appears to be stable and is unlikely to migrate significantly beyond its current extent. Water quality is expected to be restored over the long term by natural attenuation processes. The nearest water supply wells are more than 1,000 feet from the edge of the plume and are not expected to be impacted by the plume. Site investigation activities have been completed and it does not appear that the fuel release presents a risk to human health for surrounding residents or workers. Therefore, 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 Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. **Comments received by February 13, 2012** will be considered and responded to prior to a final determination on the proposed case closure.

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](mailto:jerry.wickham@acgov.org).



Google earth

feet  
meters



# 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: Can Am Plumbing

Address: 151 Wyoming Street

City, State, Zip: Pleasanton, CA 94566

Record ID #: RO0002425

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: \_\_\_\_\_

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