



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

January 28, 2014

Cary Grayson
G & G International Holding Co.
P.O. Box 1435
Alamo, CA 94507
(Sent via email to carybgrayson@gmail.com)

Jeff Pitcock
Bay Counties Petroleum
220 Hookston Road
Pleasant Hill, CA 94523

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0002862 and GeoTracker Global ID T0600113164, Bay Counties Petroleum, 6310 Houston Place, Dublin, CA 94568

Dear Mr. Grayson:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

List of Landowners 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 or e-mail it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or

residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

Site Management Requirements

This case is expected to be closed with the following site management requirements:

"This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). A determination has been made that petroleum vapors and the concentrations of petroleum in soil have no significant risk of adversely affecting human health under the current building configuration and land use. However, sufficient data have not been collected to assess potential risk from petroleum vapors and direct contact with petroleum in soils for future site development. Therefore, case closure is granted for the current commercial land use.

If a change in land use to any residential or other conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for vapor intrusion to indoor air for future buildings, 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."

Groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

TECHNICAL REPORT REQUEST

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

- **February 28, 2014** – List of Landowners Form
File to be named: LNDOWNR_F_YYYY-mm-dd RO2862
- **March 31, 2014** – End of Public Comment Period

Responsible Parties
RO0002862
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If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at 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: Invitation to Comment - Potential Case Closure
Mailing List
List of Landowners Form

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

Eckhard Evers, 4456 Ferncroft Road, Mercer Island, WA 98040

Cary Grayson, G & G International Holding Co., 2416 Stirrup Court, Walnut Creek, CA 94596

Kasey Jones, Stratus Environmental, Inc., 3330 Cameron Park Drive, Ste 550, Cameron Park, CA 95682
(*Sent via E-mail to: kaseyjones@stratusinc.net*)

Jerry Wickham, ACEH (*Sent via E-mail to: jerry.wickham@acgov.org*)
GeoTracker, eFile

MAILING LIST FOR FACT SHEET (2 PAGES)

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

Jeff Baker
Planning Division
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
San Francisco Bay Regional Water Quality
(Sent via E-mail to: cwiney@zone7water.com)

ALLSAFE SELFSTORAGE
Parcel #: 941-550-50
770 SAN RAMON VALLEY
DANVILLE CA 94526

BASILE ROBERT M &
Parcel #: 941-550-62
320 RED MAPLE DR
DANVILLE CA 94506

BASILE ROBERT M &
Parcel #: 941-550-68
320 RED MAPLE DR
DANVILLE CA 94506

BILLINGS JERRY L & MARION
Parcel #: 941-550-3-2
2483 SKYLARK WAY
PLEASANTON CA 94566

DRDK LLC
Parcel #: 941-550-45-1
P.O. BOX 74305
PHOENIX AZ 85087

EVERS ECKHARD A
Parcel #: 941-550-71
4456 FERNCROFT RD
MERCER ISLAND WA 98040

G&G INTERNATIONAL
Parcel #: 941-550-72
P.O. BOX 520
UNION CITY CA 94587

IRONHORSE DUBLIN LP
Parcel #: 941-550-69
18802 BARDEEN AVE
IRVINE CA 92612

LA MIRADA ASSOCIATES
Parcel #: 941-550-35-3
18 SUNNYSIDE LN
ORINDA CA 94563

RESIDENT
Parcel #: 941-550-3-2
6053 DOUGHERTY RD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-62
6302 HOUSTON PL
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-68
HOUSTON PL
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-45-1
6117 DOUGHERTY RD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-50
6250 SIERRA LN
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-47-3
6270 HOUSTON PL
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-71
6310 HOUSTON PL
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-72
6310 HOUSTON PL
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-35-3
5985 DOUGHERTY RD
DUBLIN CA 94568

RESIDENT
Parcel #: 941-550-69
6233 DOUGHERTY RD
DUBLIN CA 94568

S & J FUNDS LLC
Parcel #: 941-550-47-3
26493 FERN RIDGE RD
PIONEER CA 95666



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**BAY COUNTIES PETROLEUM
6310 HOUSTON PLACE
DUBLIN, CA 94568
FUEL LEAK CASE RO0002862
GEOTRACKER GLOBAL ID T0600113164**

JANUARY 28, 2014

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

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 March 31, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at jerry.wickham@acgov.org. Please refer to ACEH case RO0002862 in any correspondence.

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: Bay Counties Petroleum

Address: 6310 Houston Place

City, State, Zip: Dublin, CA 94568

Record ID #: RO0002862

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: Cary Grayson, G & G International Holding Co.

Address: P.O. Box 1435

City, State, Zip: Alamo, CA 94507

E-mail Address: carybgrayson@gmail.com

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