



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

March 7, 2013

Shane Nolan (*Sent via E-mail to: [snolan@platinum-energy.net](mailto:snolan@platinum-energy.net)*)

Western Dealer Holding Company

DBA Platinum Energy

30343 Canwood St., Ste 200

Agoura Hills, CA 91301-4329

Ali Aliasgari

15803 E. 14<sup>th</sup> Street

San Leandro, CA 94578

Ed Ralston (*Sent via E-mail to: [Ed.C.Ralston@p66.com](mailto:Ed.C.Ralston@p66.com)*)

ConocoPhillips

76 Broadway

Sacramento, CA 95818

Ella Coelho Trust

18616 Highway 33E

Dos Palos, CA 93620

Subject: Landowner and Public Participation Notification for Case Closure Consideration for Fuel Leak Case No. RO0002969 (Global ID # T0619718179), Unocal #6277, 15803 E. 14<sup>th</sup> Street, San Leandro, CA 94578

Dear Responsible Parties:

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.

#### **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 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 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 distributed the attached *Notification of Potential Case Closure* to addresses in the immediate vicinity. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by May 7, 2013. ACEH will consider all comments from the public prior to potential case closure.

### **Request for Monitoring Well Destruction Scheduling**

As part of an attempt to expedite closures, and with the recognition that coordination of well decommissioning is a long lead item, ACEH requests that you schedule well decommissioning for approximately two weeks after closure of the public comment period for the site. Please contact the Alameda County Public Works Agency at 510.567.6791 or online, to obtain the required permits. After written ACEH concurrence (email or other) that there have been no comments, and **provided ACEH receives the required *List of Landowners Form*** as is described above, you would be free to proceed. Should there be public comments, then there would be sufficient time to cancel (and / or reschedule) the date and not incur a cost from the drilling company. Please provide notification to ACEH by the date identified below, that you have contracted a licensed drilling contractor for the decommissioning of all remaining wells at the site.

### **TECHNICAL REPORT REQUEST**

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

- **April 8, 2013** – Return of *List of Landowner Form*
- **April 8, 2013** - Confirmation of Scheduled Well Decommissioning

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) 567-6764 or send me an electronic mail message at [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org).

Sincerely,



Digitally signed by Keith Nowell  
DN: cn=Keith Nowell, o, ou,  
email=keith.nowell@acgov.org,  
c=US  
Date: 2013.03.07 12:51:56 -08'00'

Keith Nowell, PG, CHG  
Hazardous Materials Specialist

Enclosures: *Public Notification of Potential Case Closure*  
*List of Landowners Form*

cc: Dennis S. Dettloff, Antea™Group, 11050 White Rock Road, Suite 110, Rancho Cordova, CA 95670, (sent via electronic mail to: [Dennis.Dettloff@anteagroup.com](mailto:Dennis.Dettloff@anteagroup.com))

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

Keith Nowell, ACEH, (sent via electronic mail to [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org))

Geotracker, Electronic File





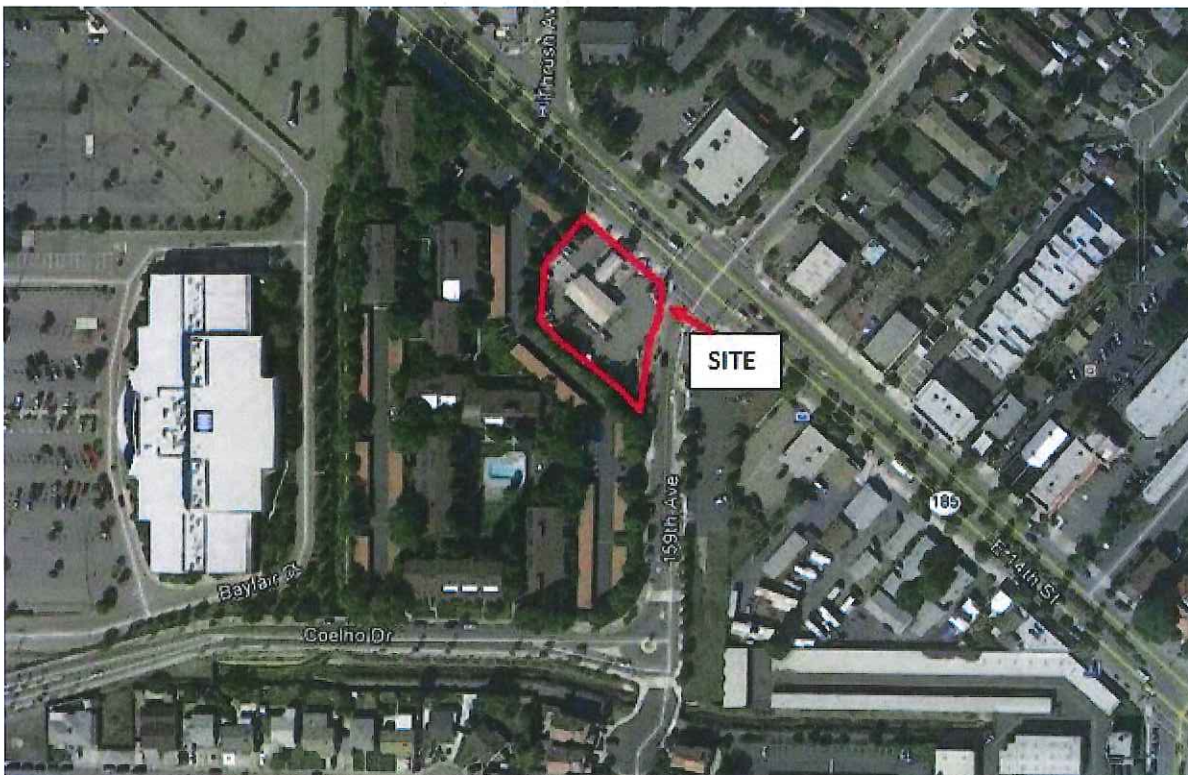
ENVIRONMENTAL HEALTH DEPARTMENT  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

**PUBLIC NOTIFICATION OF POTENTIAL CLOSURE OF FUEL LEAK CASE**  
**15803 E. 14 Street, San Leandro**  
**March 7, 2013**

**Site Name: Unocal #6277**  
**Site Location: 15803 E. 14<sup>th</sup> Street, San Leandro, CA 94578**  
**Fuel Leak Case RO0002969 and Geotracker Global ID T0619718179**

**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 15803 E. 14<sup>th</sup> Street in San Leandro, California. Site investigation and monitoring activities have been completed by Platinum Energy, LLC and it

does not appear that residual fuel impacts presents a risk to human health based upon the current commercial land use. The site is an active fueling and service station operating two gasoline underground storage tanks (USTs) and one UST for used motor oil. Investigations and groundwater monitoring activities have been completed by the responsible party and it does not appear that residual fuel presents a risk to human health based upon the current commercial land use.



Photograph Source: Google Earth



**Background** – The site is an active fueling facility located at the northwest corner of East 14<sup>th</sup> Street and 159<sup>th</sup> Avenue in San Leandro, CA. It has been an active gasoline service station since 1969. In March 1989, contamination was revealed during preparation for a station upgrade involving the replacement of underground gasoline and waste oil storage tanks and piping. The investigation revealed an unauthorized release had occurred and a case was opened (ACEH case number RO0001039). Site remediation and groundwater monitoring was performed, culminating in case closure in December, 2000. In September 2007, a pre-divestment site assessment was performed for the site. The assessment included advancing six on-site borings for the recovery and analysis of soil and groundwater samples. Results of the assessment documented groundwater contaminant concentrations consistently exceeding the previous closure concentrations for total petroleum hydrocarbons as gasoline (TPHg), TPH as diesel (d), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Contaminant concentrations reported in the pre-divestment assessment indicated a second release may have occurred and a new case (RO0002969) was opened. Limited contamination was documented in soil; however, groundwater contamination was detected. Four groundwater monitoring wells were installed and regularly monitored for 19 months. The results of the investigations and monitoring revealed a narrow zone of residual soil contamination at a depth of about 10 feet. Results of the groundwater monitoring program indicated a release had not occurred since the 1989 UST upgrade. However, significant fluctuations in dissolved TPHg and fuel compounds are observed when the groundwater level coincides with the zone of impacted soil. The September 2007 site assessment revealed the presence of TPHd but did not identify its source. No documentation for

current/former on-site dispensing of diesel fuel was found. Dissolved phase diesel is not a contaminant of concern in the State Water Resources Control Board (SWRCB) Low-Threat Underground Storage Tank Closure Policy (LTCP). Low levels of volatile organic compounds (VOCs) have also been identified in groundwater beneath the site for both this and the previous (RO0001039) case. The earlier case concluded the VOCs were from an off-site source as no evidence of on-site VOC use was found. As such the VOCs are not considered to be a part of this case closure. This fuel leak case has been evaluated for closure consistent with the criteria in the SWRCB 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. Therefore, no site management requirements are placed on the site though 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 Keith Nowell at the address below; all comments will be forwarded to the responsible party. **Comments received by May 7, 2013** will be considered and responded to prior to a final determination on the proposed case closure.

Additional information: Contact Keith Nowell of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6764 or by email at [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org).

ALIASGARI ALI  
Parcel #: 80C-500-7  
15803 E 14TH STREET  
SAN LEANDRO CA 94578

COELHO APARTMENTS LLC  
Parcel #: 80C-500-6  
4000 E THIRD AVE #600  
FOSTER CITY CA 94404

EISENMAN ROBERT JR &  
Parcel #: 80-57-16-4  
607 BROOKSIDE DR  
DANVILLE CA 94526

KATIBY NAIM S & ANJILA A  
Parcel #: 80C-500-22  
953 WINSFORD CT  
SAN RAMON CA 94583

RESIDENT  
Parcel #: 80C-500-6  
1319 ~~1311~~ 159TH AVE  
SAN LEANDRO CA 94578

RESIDENT  
Parcel #: 80C-500-7  
15803 E 14TH ST  
SAN LEANDRO CA 94578

RESIDENT  
Parcel #: 80C-500-22  
15921 E 14TH ST  
SAN LEANDRO CA 94578

RESIDENT  
Parcel #: 80-57-16-4  
15900 E 14TH ST  
SAN LEANDRO CA 94578

RESIDENT  
Parcel #: 80-40-73-4  
15850 E 14TH ST  
SAN LEANDRO CA 94578

RESIDENT  
Parcel #: 80-40-78-10  
15800 E 14TH ST  
SAN LORENZO CA 94580

SCHMELZER N L & MARCIA G  
Parcel #: 80-40-73-4  
PO BOX 1159  
DEERFIELD IL 60015

SCHMELZER N L & MARCIA G  
Parcel #: 80-40-78-10  
PO BOX 1159  
DEERFIELD IL 60015



Tennant	The Hamlet Apts	1327 159th Street,	Apt #416	San Leandro, CA 94578
Tennant	The Hamlet Apts	1327 159th Street,	Apt #417	San Leandro, CA 94578
Tennant	The Hamlet Apts	1327 159th Street,	Apt #513	San Leandro, CA 94578
Tennant	The Hamlet Apts	1327 159th Street,	Apt #514	San Leandro, CA 94578
Tennant	The Hamlet Apts	1327 159th Street,	Apt #515	San Leandro, CA 94578
Tennant	The Hamlet Apts	1327 159th Street,	Apt #516	San Leandro, CA 94578
Tennant	The Hamlet Apts	1327 159th Street,	Apt #517	San Leandro, CA 94578

**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: Unocal #6277

Address: 15803 E. 14<sup>th</sup> Street

City, State, Zip: San Leandro, CA 94578

Record ID #: RO0002969

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