



Linda S. Adams
Secretary for
Environmental Protection

California Regional Water Quality Control Board San Diego Region

9174 Sky Park Court, Suite 100, San Diego, California 92123-4340
(858) 467-2952 • Fax (858) 571-6972
<http://www.waterboards.ca.gov/sandiego>



Arnold Schwarzenegger
Governor

RF

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
7007 3020 0001 0040 6570

April 16, 2008

Mr. Victor H. Mostacero
c.o. Downtown Tire Shop
2717 Imperial Avenue
San Diego, CA 92102-4030

In reply refer to:
TSMC: T0608160699:cprowell

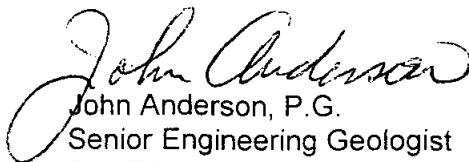
Dear Mr. Mostacero,

**RE: INVESTIGATIVE ORDER NO. R9-2008-0010 FOR SOIL AND GROUND WATER
INVESTIGATION FOR VICTOR H. MOSTACERO, DOWNTOWN TIRE SHOP
(T0608160699)**

Enclosed is Investigative Order No. R9-2008-0010, issued pursuant to California Water Code section 13267, requiring you to submit technical reports regarding the investigation and clean-up of the unauthorized release of petroleum hydrocarbons at 2717 Imperial Avenue, San Diego, California. The Order is issued by the California Regional Water Quality Control Board, San Diego Region (Regional Board) to you, because the records for this case indicate that you owned and operated the underground storage tank at the time of the release, and are the current owner of the property. The Order was originally mailed to your mailing address as listed on the attached Property Tax Assessors record. A copy of the certified mail envelope is attached, showing that the Order was returned as unclaimed. As a second attempt to reach you, this copy is being sent to the Downtown Tire Shop property address with a duplicate copy sent to your mailing address. Please provide the Regional Board with your current contact information.

If you have any questions, or require additional assistance, please contact Ms. Cheryl Prowell of my staff at (858) 467-2745.

Respectfully,


John Anderson, P.G.
Senior Engineering Geologist
San Diego Regional Water Quality Control Board

JA:cg:clp

cc: Victor H. Mostacero
6780 Friars Road, Unit 213
San Diego, CA 92108-1117

California Environmental Protection Agency

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4/16/2008

Westlaw.

APN: 535-692-01-00

Page 1

REAL PROPERTY TAX ASSESSOR RECORD

Tax Roll Certification Date: 06-29-2007
 Owner Information Current Through: 12-14-2007
 County Last Updated: 12-24-2007
 Current Date: 01/15/2008
 Source: TAX
 ASSESSOR

SAN

DIEGO, CALIFORNIA

OWNER INFORMATION

Owner(s): MOSTACERO VICTOR H
 Owner Relationship: SINGLE MAN
 Absentee Owner: YES
 Property Address: 2717 IMPERIAL AVE
 SAN DIEGO, CA 92102-4030
 Mailing Address: 6780 FRIARS RD UNIT 213
 SAN DIEGO, CA 92108-1117
 Phone: 619-220-7039

PROPERTY INFORMATION

County: SAN DIEGO
 Assessor's Parcel Number: 535-692-01-00
 Property Type: SERVICE
 Land Use: SERVICE STATION
 Zoning: 7
 Lot Size: 7000
 Lot Acreage: 0.1607
 Width Footage: 170
 Subdivision: HENSLEYS ADD BLKS 01-13
 Plat Recording: Book 535, Page 69
 Legal Description: LOT A & N 20 FT LOT B BLK 8
 Tract/Subdivision Number: 208
 Block Number: 8
 Lot Number: A, B

TAX ASSESSMENT INFORMATION

Tax Year: 2006
 Calculated Land Value: \$231,553.00
 Calculated Improvement Value: \$5,511.00
 Assessed Total Value: \$237,064.00
 Valuation Method: ASSESSED
 Tax Amount: \$3,181.34

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Linda S. Adams
Secretary for
Environmental Protection



Arnold Schwarzenegger
Governor

2008 APR 14 P 12:58

SAN DIEGO REGIONAL
WATER QUALITY
CONTROL BOARD

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
7007 3020 0001 0040 6525

March 20, 2008

Mr. Victor H. Mostacero
6780 Friars Road Unit 213
San Diego, CA 92108-1117

In reply refer to:
TSMC: T0608160699:cprowell

Dear Mr. Mostacero;

**RE: INVESTIGATIVE ORDER NO. R9-2008-0010 FOR SOIL AND GROUND
WATER INVESTIGATION FOR VICTOR H. MOSTACERO, DOWNTOWN TIRE
SHOP (T0608160699)**

Enclosed is Investigative Order No. R9-2008-0011, issued pursuant to California Water Code section 13267, requiring you to submit technical reports regarding the investigation and clean-up of the unauthorized release of petroleum hydrocarbons at 2717 Imperial Avenue, San Diego, California. The Order is issued by the California Regional Water Quality Control Board, San Diego Region (Regional Board) to you, because the records for this case indicate that you owned and operated the underground storage tank at the time of the release, and are the current owner of the property. On January 16, 2008, you were notified that the San Diego County Department of Environmental Health (DEH) had transferred your unauthorized release case (referenced ab

OF THE RETURN ADDRESS, FOR STATE REGULATOR OVERSIGHT. Subsequent to

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REGIONAL WATER QUALITY CONTROL
SAN DIEGO REGION
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CONTROL BOARD
Cheryl Rowse

4/16/2008



Linda S. Adams
Secretary for
Environmental Protection

California Regional Water Quality Control Board San Diego Region

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Arnold Schwarzenegger
Governor

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
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March 20, 2008

Mr. Victor H. Mostacero
6780 Friars Road Unit 213
San Diego, CA 92108-1117

In reply refer to:
TSMC: T0608160699:cpowell

Dear Mr. Mostacero,

**RE: INVESTIGATIVE ORDER NO. R9-2008-0010 FOR SOIL AND GROUND
WATER INVESTIGATION FOR VICTOR H. MOSTACERO, DOWNTOWN TIRE
SHOP (T0608160699)**

Enclosed is Investigative Order No. R9-2008-0011, issued pursuant to California Water Code section 13267, requiring you to submit technical reports regarding the investigation and clean-up of the unauthorized release of petroleum hydrocarbons at 2717 Imperial Avenue, San Diego, California. The Order is issued by the California Regional Water Quality Control Board, San Diego Region (Regional Board) to you, because the records for this case indicate that you owned and operated the underground storage tank at the time of the release, and are the current owner of the property. On January 16, 2008, you were notified that the San Diego County Department of Environmental Health (DEH) had transferred your unauthorized release case (referenced above) to the Regional Board for regulatory oversight. Subsequent to the release in 1998, no further information regarding the case has been submitted to document that the release neither has caused nor threatens to cause impacts to the environment.

The enclosed Order directs you to provide the Regional Board with a workplan for a preliminary assessment, a technical report presenting the findings of the preliminary assessment, and quarterly reports for the site referenced above. You are encouraged to review and comply with the specific instructions regarding these reports included in the order. These reports are required under Title 23 of the California Code of Regulations (CCR), Chapter 16 and are necessary to determine if permanent closure of the leaking underground storage tank case is appropriate or if further corrective action is needed.

Any person failing or refusing to furnish information required under the authority of California Water Code (CWC) section 13267 or falsifying information submitted to the

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Regional Board pursuant to such a directive is guilty of a misdemeanor and may be subject to civil liability. Under CWC section 13268, a civil liability may be imposed administratively by the Regional Board in an amount of up to \$1,000 per day of violation (i.e., for each day of delay in submitting all information requested, or for each day that false information remains uncorrected).

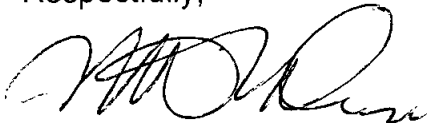
As indicated in the Order, you may request an evidentiary hearing before the Regional Water Board. The Water Board's Executive Officer may elect to hold an informal hearing or a "paper hearing" in lieu of scheduling a hearing before the Regional Board itself. If you decide to request an evidentiary hearing, send your request the Regional Board, attention: Ms. Cheryl Prowell. Such a request must be received within 30 days of the date of this Final Order. Your request must include all comments, technical analysis, documents, reports and any other evidence to support rescission or modification of the Final Order. You are not required to submit documents that are already in the record, which consists of documents and other materials that the Regional Board has previously received regarding this site.

The Executive Officer or Regional Board may deny your request for a hearing after reviewing the evidence. If you do not request an evidentiary hearing, the State Water Resources Control Board may prevent you from submitting new evidence in support of a State Water Board petition.

A request for an evidentiary hearing, if you submit one, does not stay the effective date of the Final Order, whether or not a hearing is scheduled. A request for a hearing does not extend the 30-day period to file a petition with the State Water Board. However, I recommend that you ask the State Water Board to hold the petition in abeyance while your request for a hearing before the Regional Board is pending. (See, 23 Cal. Code of Regs., § 2050.5(d).) The Final Order includes additional information about State Water Board petitions.

If you have any questions, or require additional assistance, please contact Ms. Cheryl Prowell of my staff at (858) 467-2745.

Respectfully,



MICHAEL P. McCANN
Assistant Executive Officer
San Diego Regional Water Quality Control Board

JHR:rwm:clp



CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION

INVESTIGATIVE ORDER NO. R9-2008-0010

VICTOR H. MOSTACERO
(DOWNTOWN TIRE SHOP)
2717 IMPERIAL AVENUE
SAN DIEGO, CALIFORNIA

Pursuant to California Water Code section 1327, the California Regional Water Quality Control Board, San Diego Region (herein after Regional Board) finds:

- 1. Unauthorized Discharge of Waste:** In 1998, an unauthorized discharge of petroleum hydrocarbon waste to soil was discovered at the Downtown Tire Shop located at 2717 Imperial Avenue in San Diego, San Diego County, California. The waste was discharged from the underground storage tank (UST) system located on the property. Total petroleum hydrocarbons as gasoline (TPH-g) were detected in soil samples collected during tank removal at maximum concentrations of 1,600 mg/kg. On June 4, 2001, the San Diego County Department of Environmental Health issued a notice that an unauthorized release occurred at the site. It is suspected that this release could affect the quality of water within the Chollas Hydrologic Subarea.
- 2. Parties Responsible for the Discharge:** Mr. Victor H. Mostacero is the party responsible for the discharge. At the time of the unauthorized discharge of waste, Mr. Mostacero owned the property and operated the UST system on the property. The property was owned by the John S. Carrol Revocable Living Trust, for a period of time subsequent to the release; however, as of November 13, 2002, Mr. Mostacero resumed ownership of the property. As the current owner of the property, and owner and operator of the UST system at the time of the release, the Discharger caused the initial discharge of petroleum waste to soil at the facility.
- 3. California Code of Regulations Chapter 16 Requirements.** California Code of Regulations (CCR)¹ Title 23, Division 3, Chapter 16, Article 11 applies to responsible parties for an UST whenever there is any reportable unauthorized release. Applicable requirements of Chapter 16 including the following:

¹ All references to CCR herein are to Title 23 unless otherwise noted.

- a. CCR, Section 2652 (d) requires submission of reports to the local agency or Regional Water Quality Control Board every three months until investigation and cleanup are complete.
- b. CCR, Section 2654 requires that in the event of an undocumented unauthorized release, an initial site characterization is performed, providing data including the nature and estimated quantity of the release; water quality, use and approximate locations of wells potentially affected by the release.
- c. CCR, Section 2722 (c) requires the responsible party to submit a workplan for Proposed activities under the Preliminary Site Assessment Phase, if directed by the regulatory agency.

CCR, Section 2723 specifies that the Preliminary Site Assessment Phase includes the initial site characterization specified in Section 2654 and reporting must be conducted according to Section 2562.

- 4. Necessity of Reporting:** A Preliminary Site Assessment is required to comply with 23 CCR Chapter 16 Sections 2654 and 2723. As of this date, the Discharger has not provided any updates or documentation of assessment activities. Consequently, the information in the record for this case is insufficient to determine the nature and quantity of the release or determine if the release poses a threat to human health or the environment. The workplan for the Preliminary Site Assessment is required pursuant to CCR, Section 2722(c), to allow regulatory review of the proposed activities. Quarterly reporting is required pursuant to Section 2652 (d).
- 5. Regulatory Authority.** California Water Code section 13267 provides that the Regional Board can require any person who has discharged, discharges, proposes to discharge or is suspected of having discharged or discharging waste to investigate, monitor, and report information. The burden, including the costs, of preparing the reports must bear a reasonable relationship to the need for and the benefits to be obtained from the reports. These findings provide the Dischargers with a written explanation with regard to the need for the reports and identify the evidence that supports the requirement to submit the reports. The associated costs bear a reasonable relationship to the need for the actions, specifically the protection of water quality and beneficial uses in the Chollas hydrologic subarea. The required information and subsequent regulatory review are necessary to determine whether and to what extent the waste discharged has impacted and/or poses a threat to human health or the environment.

- 6. Qualified Professionals.** Discharger reliance on qualified professionals promotes proper planning, implementation, and long-term cost-effectiveness of investigation, and cleanup and abatement activities. Professionals should be qualified, licensed where applicable, and competent and proficient in the fields pertinent to the required activities. California Business and Professions Code Sections 6735, 7835, and 7835.1 require that engineering and geologic evaluations and judgments be performed by or under the direction of registered professionals.

IT IS HEREBY ORDERED, pursuant to section 13267 of the California Water Code, that the Discharger must report results from field investigations on the effects of the discharge and comply with the following directives:

A. REPORTS

- 1. Workplan for Preliminary Site Assessment Investigation (PSAI).** A workplan is due no later than **May 30, 2008**. The workplan shall include the proposed actions and a proposed schedule for their completion as required by CCR Section 2723 (d). The workplan shall include a discussion of the conceptual site model and how the proposed actions will address data gaps in the conceptual site model.
- 2. Preliminary Site Assessment Report.** The Preliminary Site Investigation Report is due no later than **July 30, 2008**. The report shall describe the activities conducted under the Workplan for Preliminary Site Assessment Investigation and provide an update of the conceptual site model. The report must include the following information as required by CCR sections 2653 and 2654:
 - a. Data on the nature and estimated quantity of the release. To assess the nature of the release analytical data should be provided for TPH-g, benzene, toluene, ethylbenzene, total xylenes, (BTEX) methyl tertiary butyl ether (MTBE), chlorinated hydrocarbons, tertiary butyl alcohol (TBA) and other fuel oxygenates. The estimation of quantity of the release should be based on lateral and vertical delineation of contaminated soil, groundwater, and free product and specifically address whether contaminated soils are or may be in contact with surface water or groundwater.
 - b. Status of investigations to determine the possible presence of free product.

- c. Characterization of the geology and hydrogeology of the site with respect to transport of the wastes. The characterization shall include a discussion of subsurface soil conditions, locations of subsurface utilities, climatological conditions, and land use.
- d. Evaluation of the impacts of the wastes on all existing and future sensitive receptors that could be affected by the wastes.

The Preliminary Site Assessment Report should be submitted to the Regional Board no later than July 30, 2008. It may be combined with a quarterly report.

- 3. Quarterly Reports.** Until investigation and cleanup are complete, reports shall be submitted to the Regional Board every three months. Reports shall include but not be limited to:
- a. An update on any investigation, monitoring, corrective or remedial actions which have occurred during the reporting period.
 - b. The method of cleanup implemented to date, proposed cleanup actions, and a time schedule for implementing the proposed actions.

Quarterly reports shall be submitted according to the following schedule:

| Monitoring Period | Due Date for Report |
|-----------------------------------|------------------------------|
| First Quarter (January-March) | Due no later than April 30 |
| Second Quarter (April-June) | Due no later than July 30 |
| Third Quarter (July-September) | Due no later than October 30 |
| Fourth Quarter (October-December) | Due no later than January 30 |

B. PROVISIONS

- 1. Contractor/Consultant Qualifications.** All reports, plans and documents required under this Order shall be prepared under the direction of appropriately qualified professionals. The lead professional performing engineering and geologic evaluations and judgments shall sign and affix their professional geologist or civil engineering registration stamp to all technical reports, plans or documents submitted the Regional Board.
- 2. Lab Qualifications.** All samples must be analyzed by California State-certified laboratories using approved EPA methods for the type of analysis

to be performed. All laboratories must maintain quality assurance/quality control (QA/QC) records for Regional Board review.

3. **Reporting of Changed Owner or Operator.** The Dischargers must notify the Regional Board of any changes in site occupancy or ownership associated with the property described in this Order.
4. **Penalty of Perjury Statement.** All reports must be signed by the Dischargers' principal executive officer or their duly authorized representative, and must include a statement by the official, under penalty of perjury, that the report is true and correct to the best of the official's knowledge.
5. **Electronic Data Submittals.** All information submitted to the Regional Board in compliance with this Order in paper copy format is also required to be submitted electronically via the Internet into the GeoTracker database. To comply with section 3893, Title 23, CCR; your update to the Geotracker database must include the following minimum information:
 - a. Data generated after the effective date of the regulations by chemical analysis of soil, vapor, or water samples (including surface water, groundwater and influent/effluent water samples from remediation systems), shall be submitted in Electric Data File (EDF) format.
 - b. The latitude and longitude of any permanent monitoring well for which data is reported in EDF format, accurate to within 1 meter and referenced to a minimum of two reference points from the California Spatial Reference System (CSRS-H), if available.
 - c. The surveyed elevation relative to a geodetic datum of any permanent monitoring well.
 - d. The elevation of groundwater in any permanent monitoring well relative to the surveyed elevation.
 - e. A site map or maps showing the location of all sampling points referred to in the report.
 - f. The depth to the screened interval and the length of screened interval for any permanent monitoring well.
 - g. Boring logs, in PDF format.

- h. A complete copy of the report, in PDF format, which includes the signed transmittal letter and professional certification.

The GeoTracker website address is <http://www.geotracker.waterboards.ca.gov>. Deadlines for electronic submittals coincide with deadlines for paper copy submittals.

Dated this 20th day of March 2008

BY THE EXECUTIVE OFFICER



MICHAEL P. McCANN
Assistant Executive Officer
March 20, 2008

Signed pursuant to the authority
delegated by the Executive Officer to
the Assistant Executive Officer

NOTIFICATIONS

1. Failure to comply with the requirements of this order directed pursuant to Water Code section 13267 may subject you to enforcement action, including but not limited to: imposition of administrative civil liability under water code section 13268 or referral to the attorney general for injunctive relief or civil or criminal liability
2. Any person affected by this action of the Regional Board to require certain technical or monitoring reports under Water Code section 13267 may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Section 13320 of the California Water Code and Title 23, California Code of Regulations, Section 2050. The petition must be received by the State Water Board, Office of Chief Counsel, P.O. Box 100, Sacramento, California 95812, within 30 days of the date of this Final Order. Copies of the law and regulations applicable to filing petitions will be provided upon request.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Victor H Mostacero
 C.O. Downtown Tire Shop
 2717 Imperial Avenue
 San Diego, CA 92102-4030

2. Article Number

(Transfer from service label)

7007 3020 0001 0040 6570

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

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 City, State, ZIP+4: San Diego CA 92102-4030

PS Form 3800, August 2006

See Reverse for Instructions

4/18/2008