



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

January 21, 2014

Reed Rinehart
Rino Pacific
2401 North State Street
Ukiah, CA 95482

Tony Muir and Lillie Earls
P.O. Box 328
Wilsonville, OR 97070-328

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000234 and GeoTracker Global ID T0600102136, Rino Pacific/Oakland Truck Stop, 1107 5th Street, Oakland, CA 94607

Dear Mr. Rinehart:

In the document entitled, *"Fourth Review Summary Report – Closure, Claim 13192; Rino Pacific/Oakland Truck Stop, 107 5th St, Oakland,"* (Review) dated October 24, 2013, the State Water Resources Control Board Cleanup Fund (Cleanup Fund) indicated that case closure is warranted for the fuel leak case referenced above. Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and will proceed with landowner and public participation requirements leading to case closure. The case is expected to be closed with the site management requirements described below.

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). Soil contamination has been observed within five feet of the ground surface. The potential for vapor intrusion to future buildings has not been assessed. Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. Therefore, case closure is granted for the current commercial land use as an active fueling station.

If a change in land use to any residential, commercial other than as a commercial fueling station, or 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.

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.”

All investigation activities and 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 21, 2014** – List of Landowners Form
File to be named: LNDOWNR_F_YYYY-mm-dd RO234
- **March 27, 2014** – End of Public Comment Period

Responsible Parties
RO0000234
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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: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)

Brian Millman, GeoEnvironmental, Inc., 837 Shaw Road, Stockton, CA 95215 (*Sent via E-mail to: bmillman@advgeoenv.com*)

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

MAILING LIST FOR FACT SHEET (2 PAGES)

Thomas Francis
East Bay Municipal Utility District
375 11th Street, M.S.407
Oakland, CA 94607-1055

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: cmccaulou@waterboards.ca.gov)

Leroy Griffin
Oakland Fire Department
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032 2032
(Sent via E-mail to: lgriffin@oaklandnet.com)

FIDT INVESTMENT LLC
Parcel #: 4-27-13
1131 EAGLE NEST CT
DANVILLE CA 94506

HALL ROBERT C & CAROLYN
Parcel #: 4-27-15
219 BRANNAN ST #8D
SAN FRANCISCO CA 94107

MADISON PARK PARTNERS II
Parcel #: 4-27-5-1
PO BOX 687
OAKLAND CA 94604

MUIR TONY D & EARLS LILLIE
Parcel #: 4-27-12
PO BOX 328
WILSONVILLE OR 97070

RED STAR INDUSTRIAL
Parcel #: 4-21-4
PO BOX 7891
BURBANK CA 91510

RESIDENT
Parcel #: 4-21-4
330 CHESTNUT ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-21-2-1
5TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-27-5-1
1155 5TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-27-15
ADELINE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-27-11
5TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-27-13
360 ADELINE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-27-14
336 ADELINE ST
OAKLAND CA 94607

RESIDENT
Parcel #: 4-27-12
1125 5TH ST
OAKLAND CA 94606

ROBINSONEARLS LILLIE
Parcel #: 4-27-11
9105 GOLF LINKS RD
OAKLAND CA 94605

SAN FRANCISCO BAY AREA
Parcel #: 4-21-2-1
PO BOX 12688
OAKLAND CA 94604

SUTTA & SUTTA LLC
Parcel #: 4-27-14
2230 LAKESHORE AVE #8
OAKLAND CA 94606

SVENHARDS PARTNERSHIP LP
Parcel #: 4-27-6
335 ADELINE ST
OAKLAND CA 94607



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**RINO PACIFIC/OAKLAND TRUCK STOP
1107 5TH STREET
OAKLAND, CA 94607
FUEL LEAK CASE RO0000234
GEOTRACKER GLOBAL ID T0600102136**

JANUARY 21, 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 27, 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 RO0000234 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: Rino Pacific/Oakland Truck Stop

Address: 1107 5th Street

City, State, Zip: , Oakland, CA 94607

Record ID #: RO00000234

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: Reed Rinehart, Rino Pacific

Address: 2401 North State Street

City, State, Zip: Ukiah, CA 95482

E-mail Address: _____

Name: Tony Muir and Lillie Earls

Address: P.O. Box 328

City, State, Zip: Wilsonville, OR 97070-328

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