



March 9, 2018

Mr. Chris Hawk
Penske Truck Leasing
Route 10 Green Hills, P.O. Box 7635
Reading, PA 19603-7635 (Sent via e-mail to: Christopher.Hawk@penske.com)

Subject: Case Closure Public Notification, List of Landowners Form, Monitoring Well Destruction and Investigation Derived Waste Removal for Fuel Leak Case RO0000354 - Hertz-Penske, Geotracker Global ID TO600101062, 725 Julie Ann Way, Oakland, CA 94621

Dear Mr. Hawk:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the above-referenced fuel leak case file for proposed case closure pursuant to California Health and Safety Code (H&SC) Section 25296.10 and the State Water Board's Low-Threat Underground Storage Tank Case Closure Policy (LTCP). Based on our review, ACDEH has determined that the site appears to qualify for case closure and therefore, no further action related to the underground storage tank fuel release is required at this time. ACDEH has sent out the enclosed public participation fact sheet (**Attachment 1**), which describes the site and the proposed case closure. Public comments on the proposed case closure will be accepted for a period of sixty (60) days beginning **March 12, 2018** through **May 11, 2018**. ACDEH will send you written notification if any comments are received. ACDEH will consider all comments from the public prior to potential case closure and will respond to all comments prior to issuance of the Remedial Action Completion Certificate (RACC). Response to comments may impact the well destruction schedule.

Prior to case closure you must complete the following actions:

1. Notify all current record owners of fee title to the site in accordance with H&SC 25297.15;
2. Properly destroy all groundwater monitoring wells in accordance with California Water Code and Alameda County Ordinance Code 6.88 under permit by the well permitting agency; and
3. Remove all waste piles, drums, debris and other investigation or remediation derived material in accordance with State laws.

Therefore at this juncture, ACDEH requests that you address the following comments, perform the proposed work, and submit the documents requested below by the associated compliance dates. Upon completion of the public comment period and receipt of the requisite documents, ACDEH will close the case and issue a Remedial Action Completion Certificate (RACC).

COMMENTS

1. **Landowner Notification Form** – Pursuant to H&SC Section 25297.15, ACDEH 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 H&SC Chapter 6.7 unless the primary or active responsible party has notified all current record owners of fee title to the site of the proposed action.

To satisfy this requirement, please complete the List of Landowners Form in **Attachment 2** and mail or e-mail it back to ACDEH by the compliance date listed below.

- **Submittal of Landowner Notification Form – March 24, 2018**

2. **Monitoring Well Destruction** – All groundwater, soil vapor monitoring, and remediation wells must be properly destroyed under permit by the appropriate well permitting agency. In order to expedite the case closure process, ACDEH requests that you initiate the well destruction permitting process upon receipt of this letter by contacting Alameda County Public Works Agency at (510) 567-6791 to obtain the necessary permits. Please note however, that **monitoring well destruction cannot be conducted until after the public notification period is completed and well destruction is approved by ACDEH.**

To satisfy this requirement, please submit a table to ACDEH via email correspondence listing the status of all historic site wells (i.e., destroyed, lost, remaining) and copies of well permits for destruction of the remaining wells, and complete the destruction of remaining wells by the compliance dates listed below.

- **Well Status Information and Well Destruction Permits – May 11, 2018**

- **Well Destruction – May 26, 2018**

3. **Waste Removal** – All investigation and remediation derived materials must be removed from the site and properly disposed of at an appropriate designated facility in accordance with applicable State laws.

To satisfy this requirement, please complete waste removal activities by the compliance date listed below.

- **Waste Removal – May 26, 2018**

4. **Well Destruction and Waste Removal Report** – Prepare a report documenting well destruction and waste removal activities. The report must include the well status table, well destruction permits, and waste manifests signed by the accepting disposal facility.

To satisfy this requirement, please submit the report to the State Water Board's Geotracker website in accordance the compliance date listed below.

- **Well Destruction and Waste Removal Report – June 10, 2018**

NOTIFICATION OF FIELDWORK ACTIVITIES

Please provide ACDEH with at least three (3) business day notification prior to conducting the fieldwork.

SUBMITTAL REQUIREMENTS

Please submit all requested documents in accordance with the requirements in **Attachment 3** (Attention: Karel Detterman).

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Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 567- 6708 or send me an electronic mail message at karel.detterman@acgov.org.

Sincerely,

Karel Detterman, PG 5628
Senior Hazardous Materials Specialist

Attachment 1 - *Invitation to Comment – Potential Case Closure* and Address List

Attachment 2 - *List of Landowners Form*

Attachment 3 - Responsible Party(ies) Legal Requirements/Obligations and Electronic Report Upload Instructions

cc: Eva Hey, Stantec Consulting Services, Inc., 1340 Treat Boulevard, Suite 300 Walnut Creek, CA 94597-7966 (Sent via E-mail to: eva.hey@stantec.com)
Neil Doran, P.G., Stantec, (Sent via E-mail to: neil.doran@stantec.com)

Dilan Roe, ACEH (Sent via E-mail to: dilan.roe@acgov.org)

Karel Detterman, ACEH (Sent via E-mail to: karel.detterman@acgov.org)

Paresh Khatri, ACDEH, (Sent via E-mail to: paresh.khatri@acgov.org)

Electronic File, GeoTracker

ATTACHMENT 1



INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**HERTZ-PENSKE
725 JULIE ANN WAY, OAKLAND, CA 94621
FUEL LEAK CASE RO0000354
GEOTRACKER GLOBAL ID TO600101062**

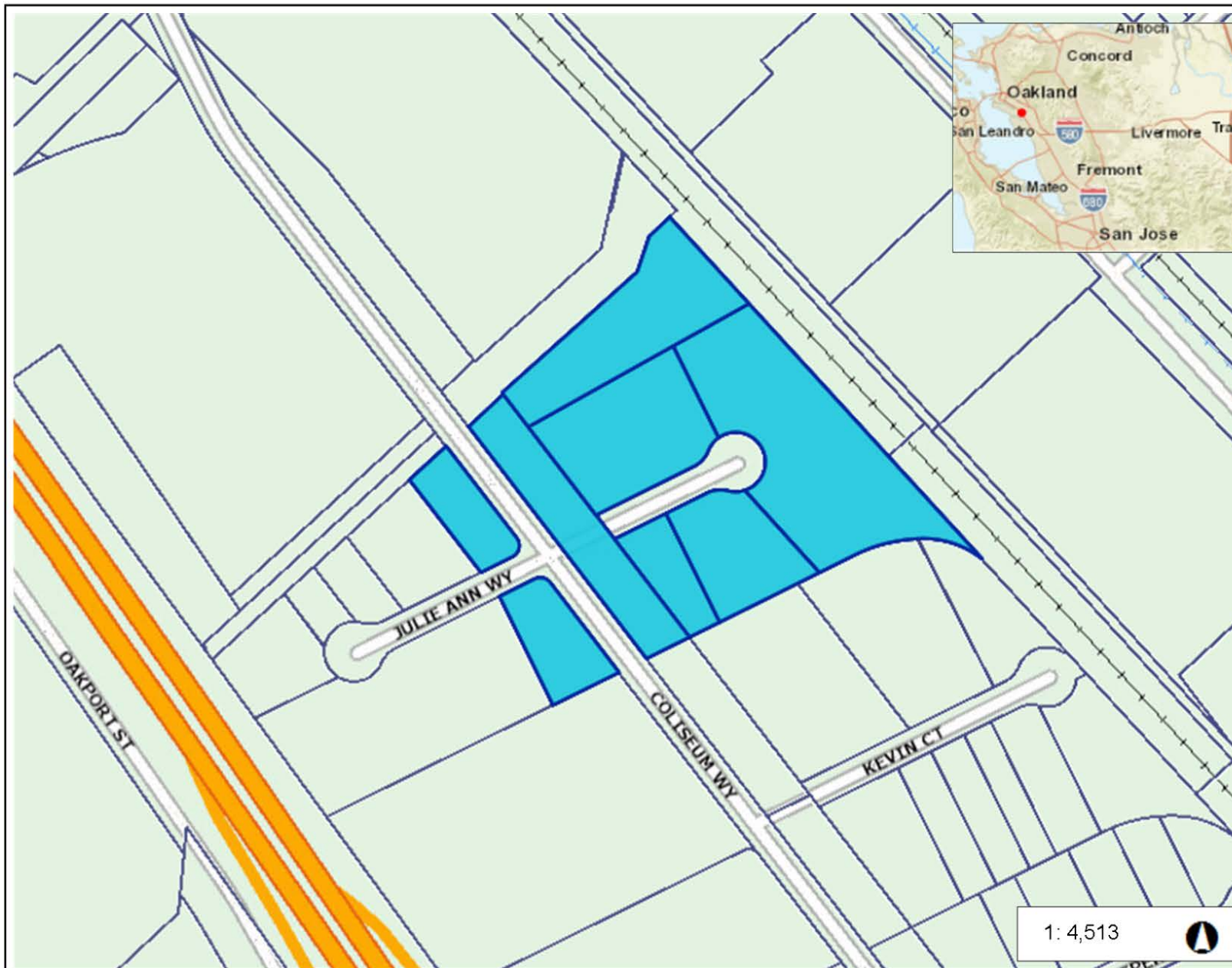
March 12, 2018

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) 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, ACDEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed to existing use 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 ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Ms. Karel Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by May 11 2018** 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 ACDEH caseworker, Karel Detterman at 510-567-6708 or by email at karel.detterman@acgov.org. Please refer to ACDEH case RO0000354 in any correspondence.




- ### Legend
- Parcels
 - BART Station
 - BART Tracks
 - Railroads
 - Freeway_Single 25k to 100
 - Freeways 25k to 100
 - <all other values>
 - 1
 - 3
 - Streets 0 to 10k
 - Ramps 25k to 100
 - Unnamed Streets
 - Waterbodies**
 - LakePond
 - SwampMarsh
 - Bay
 - Rivers
 - Parks
 - East Bay Parks
 - Planning Areas
 - Cities**
 - Alameda
 - Albany
 - Berkeley
 - Dublin
 - Emeryville

Notes

Notes

RO354 Hertz Penske
725 Julie Ann Way
Oakland, CA



1: 4,513 



WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
041 390600200	41-3906-2	BELTRAN BERNARD J & JULIAN ETAL	3517 FELLER AVE		SAN JOSE CA	95127	4403
041 390600200	41-3906-2	OCCUPANT	5901 COLISEUM WAY		OAKLAND CA	94621	
041 390601300	41-3906-13	HOANG HUEY B	2157 CLINTON AVE		ALAMEDA CA	94501	6620
041 390601300	41-3906-13	OCCUPANT	6161 COLISEUM WAY		OAKLAND CA	94621	
041 391200102	41-3912-1-2	KIRONDE KALIBALA B & PEGGY D	142 RIDGE RD		FAIRFAX CA	94930	1974
041 391200102	41-3912-1-2	OCCUPANT	700 JULIE ANN WAY		OAKLAND CA	94621	
041 391200105	41-3912-1-5	JULIE ANN COLISEUM HOLDINGS LLC	986 RIDGE DR		CONCORD CA	94518	1452
041 391200105	41-3912-1-5	OCCUPANT	725 JULIE ANN WAY		OAKLAND CA	94621	
041 391200109	41-3912-1-9	KJBK PROPERTIES LLC	3155 SANTA MARIA DR		CONCORD CA	94518	2815
041 391200109	41-3912-1-9	OCCUPANT	722 JULIE ANN WAY		OAKLAND CA	94621	
041 391200111	41-3912-1-11	JULIE ANN COLISEUM HOLDINGS LLC	986 RIDGE DR		CONCORD CA	94518	1452
041 391200111	41-3912-1-11	OCCUPANT	740 JULIE ANN WAY		OAKLAND CA	94621	
041 391200113	41-3912-1-13	JULIE ANN COLISEUM HOLDINGS LLC	986 RIDGE DR		CONCORD CA	94518	1452
041 391200113	41-3912-1-13	OCCUPANT	5900 COLISEUM WAY		OAKLAND CA	94621	
041 391200804	41-3912-8-4	P G & E CO 135-1-16G-2	PO BOX 770000		SAN FRANCISCO CA	94177	0001
041 391200804	41-3912-8-4	OCCUPANT	COLISEUM WAY		OAKLAND CA	94608	

		SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKAND CA	94612	CHERIE MCCAULOU	CMCCAULOU@WATERBOARD.SF.GOV
		EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION	P.O. BOX 24055	MS 702	OAKLAND CA	94623 1055	CHANDRA JOHANNESSON	cjohanne@ebmud.com
		CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA	250 FRANK H. OGAWA PLAZA	SUITE 5301	OAKLAND CA	94612	MARK JOHANNES ARNIOLA	MArnola@oaklandnet.com
			SUSAN.HUGO@ACGOV.ORG				SUSAN HUGO	

ATTACHMENT 2

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: Hertz-Penske, Oakland, CA
Address: 725 Julie Ann Way
City, State, Zip: Oakland, CA 94621
Record ID #: RO0000354

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

ATTACHMENT 3

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

¹ GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.