



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

June 20, 2013

Angel LaMarca (*Sent via E-mail to angelcpt@gmail.com*)
Grimit Family Trust
945 S. Lehigh Drive
Anaheim Hills, CA 92807

Peggy Garcia (*Sent via E-mail to peggy.h.garcia@sbcglobal.net*)
14618 Dublin Avenue
Gardena, CA 90549

Subject: Fuel Leak Case No. RO0000413 and GeoTracker Global ID T0600100667, Grimit Auto Repair and Service, 1970 Seminary Avenue, Oakland, CA 94621

Dear Ms. La Marca and Ms. Garcia:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the following documents prepared by Stratus Environmental, Inc. (Stratus) for the subject site on your behalf.

1. *Feasibility Study/Corrective Action Plan* (Draft FS/CAP), dated August 8, 2012. The FS/CAP presents three alternatives to remediate petroleum hydrocarbons and volatile organic compounds (VOCs) in shallow groundwater at the site. Stratus recommended Remedial Option #1 consisting of a phased approach. The first phase would be temporary dual phase extraction (DPE) to initially target removal of the contaminant mass from the subsurface in the dissolved and vapor phases in shallow soil and groundwater at the site. Following DPE implementation Stratus proposes a second phase of remediation consisting of ozone injection (OI) into shallow groundwater to further remediate petroleum hydrocarbons and VOCs.
2. *Supplement to Feasibility Study/Corrective Action Plan* (Draft FS/CAP Supplement) dated December 31, 2012. The Supplement provided information to support the recommended remedial alternative presented in the FS/CAP as requested by ACEH. Specifically, ACEH requested the following additional information:
 - Depths of the proposed DPE extraction wells and OI injection wells.
 - Justification that the proposed spacing of the DPE wells is close enough to remediate the farthest points with the highest concentrations.
 - An evaluation of chromium at the site before ozone injection is performed, to determine if the addition of ozone will generate hexavalent chromium (CR⁺⁶), and a contingency plan during remediation. ACEH requested chromium samples to be collected from groundwater prior to start of ozone injection.

- A discussion of the effectiveness of ISCO on tetrachloroethylene (PCE) degradation through ethene. ACEH is concerned that degradation will stall at the vinyl chloride stage leaving a much more toxic chemical in place of PCE.
 - A work plan to evaluate the VOC contamination in deeper groundwater.
3. *Technical Memorandum* (Draft FS/CAP Memorandum) dated May 22, 2013. The Memorandum provides additional information requested by ACEH and discussed during a May 2, 2013 meeting with ACEH and Stratus prior to making a determination on the appropriateness of the proposed corrective action plan. During this meeting ACEH discussed concerns that the site conceptual model (SCM) does not adequately assess groundwater conditions at the site, Stratus' determination of the deep and shallow groundwater zones, associated groundwater gradients, and the appropriateness of the monitoring well network.

ACEH has evaluated the data and recommendations presented in the above-mentioned reports, in conjunction with the case files, and the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Based on our review, ACEH conditionally approves implementation of Alternative 1 (DPE and ozone injection) presented in the Draft FS/CAP and companion documents (i.e., Draft FS/CAP Supplement and Draft FS/CAP Memorandum). Based on the information presented in the Draft FS/CAP Supplement ACEH concurs with the original proposal for six DPE wells. Please note, conditional approval is contingent on completion of the public participation notification comment period and the submittal, and acceptance of a CAP Implementation Plan. Therefore, at this juncture ACEH requests that you address the following technical comments and send us the reports in accordance with the schedule provided in the Technical Report Request section below.

TECHNICAL COMMENTS

1. **Phase 1 – DPE Implementation** - ACEH generally concurs that DPE may be an effective alternative to remediate petroleum hydrocarbons and VOCs in shallow soil and groundwater at the site. However, prior to implementing the CAP, ACEH requests submittal of a CAP Implementation Plan that expands upon the DPE conceptual plans presented in the Draft FS/CAP and companion documents. Please present implementation details at a level commensurate with the *Revised Draft Corrective Action Plan* dated April 29, 2013, prepared by Stratus for Fuel Leak Case RO0000373, Former Olympic Service Station including:
- Design drawings and specifications for the DPE system including installation details for the six original DPE wells proposed in the Draft FS/CAP
 - Operation and maintenance plans
 - System optimization, performance metrics and proposed reporting including submittal of monthly progress reports
 - Post-remediation monitoring and verification plans with proposed strategy for collecting groundwater, soil and soil vapor monitoring and confirmation samples. Provide

installation details for the two downgradient groundwater monitoring wells (MW-10 and MW-11) proposed in the Draft FS/CAP Memorandum

- An updated detailed cost estimate for the proposed work
- Updated cleanup goals utilizing the 2013 Regional Water Quality Control Board - San Francisco Region's Environmental Screening Levels for VOCs and LTCP screening levels for petroleum hydrocarbons
- Implementation schedule with milestone dates
- A strategy for collecting soil data within the upper 10 feet of soil at the site during DPE well installation, if appropriate, to fulfill the requirements for the LTCP Media Specific Criteria for Direct Contact and Outdoor Air

Please note, implementation of the Phase 1 of the CAP is contingent on submittal and ACEH acceptance of Corrective Action Implementation Plan.

2. **Phase 2 – ISCO Injection** –Prior to implementation of the Phase 2 corrective action activities (i.e., ISCO injection), ACEH requests an evaluation of the Phase 1 DPE events be conducted to justify the need for further remedial action in shallow soil and groundwater at the site. If based on the evaluation, ISCO is justified, ACEH requests submittal of a Phase 2 CAP Implementation Plan that expands upon the ISCO conceptual plans presented in the Draft FS/CAP and companion documents. The plan should include the Phase 1 evaluation and present a contingency in the event that hexavalent chromium is generated during ISCO injection including proposed baseline sampling in each of the wells for chromium (total and hexavalent) before ISCO injection is started, and in all sampling events during ISCO injection and in post remedial monitoring. The plan should also include an updated detailed cost estimate for ISCO injection. Implementation of Phase 2 of the proposed corrective actions is contingent on submittal and ACEH acceptance of the Phase 2 CAP Implementation Plan.
3. **Phase 3 - Investigation of VOCs in Deeper Groundwater** – Please prepare a work plan to investigate the source and extent of VOC contamination in deeper groundwater zones beneath and in the vicinity of the site, as previously requested in ACEH letters dated May 31, 2012 and October 12, 2012. Consider using transects of borings to define the extent of contamination quickly and inexpensively. Please note that implementation of the Phase 1 corrective action activities is contingent on submittal and ACEH approval of the VOC Investigation Work Plan.
4. **Public Participation Notification** – Public participation is a requirement for the Corrective Action Plan process. Therefore, you are required to notify potentially affected stakeholders who live or own property in the surrounding area of the proposed remediation described in the Draft FS/CAP and companion documents through the mailing of a Fact Sheet. Please distribute the attached Fact Sheet (Attachment A) to the attached List of Recipients (Attachment B). Following distribution of the Fact Sheet, please provide your personal certification by e-mail or letter, that the Fact Sheet was distributed by U.S. Mail to the attached mailing list no later than **July 1, 2013**.

At the end of the 30-day public comment period, ACEH will request that you address the public comments received. If no public comments are received, ACEH will approve implementation of Phase 1 of the proposed corrective action activities contingent upon ACEH approval of the CAP Implementation Plan and VOC Investigation Work Plan described in Items 1 and 3 above.

5. **Path to Closure Schedule** – The State Water Resources Control Board passed Resolution No. 2012-0062 on November 6, 2012 which requires development of a “Path to Closure Plan” by December 31, 2013 that addresses the impediments to closure for the site. The Path to Closure must have milestone dates tied to calendar quarters which will achieve site cleanup and case closure in a timely and efficient manner and minimizes the cost of corrective action. Therefore, please prepare a Path to Closure Schedule (further detailed in Attachment C) for your site that incorporates the items identified by ACEH in the Technical Comments above as impediments to closure. ACEH staff utilizes a Data Gap Identification Tool (DGIT) while reviewing cases for compliance with the LTCP criteria and identification of impediments to closure. We encourage you to also utilize the DGIT to (1) evaluate your site and develop an efficient path to site closure by focusing data collection efforts, if necessary, on the LTCP criteria, and (2) assist and expedite ACEH staff review of work plans and request for closures. ACEH will provide the DGIT as a PDF form via e-mail upon request. ACEH will review the schedule to ensure that all key elements are included.
6. **Landowner Notification** - Pursuant to Section 25297.15 (a), 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 the above-mentioned requirement, please complete the enclosed “List of Landowners Form,” and mail it back to ACEH by the date specified below.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Barbara Jakub), according to the following schedule:

- **July 1, 2013** – Send out Fact Sheet
- **July 15, 2013** – Certification of Fact Sheet Distribution
(File to be named: RO346_CAP_PPRP_CERT_L_yyyy-mm-dd)
- **July 15, 2013** – Landowner Notification Form
(File to be named LNDOWNR_R_yyyy-mm-dd)
- **August 23, 2013** – Phase 1 CAP Implementation Plan

Ms. La Marca and Ms. Garcia
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(File to be named RDIP_R_yyyy-mm-dd)

- **August 23, 2013** – Phase 3 - VOC Investigation Work Plan
(File to be named WP_yyyy-mm-dd)
- **August 23, 2013** – Path to Closure Schedule
(File to be named PROJ_SCH_yyyy-mm-dd)
- **TBD** – Phase 1 Monthly Remediation Progress Reports
(File to be named REM_R_yyyy-mm-dd)
- **Prior to Implementation of Phase 2 Work** – Phase 2 CAP Implementation Plan
(File to be named RDIP_ADEND_R_yyyy-mm-dd)

If you have any questions or concerns regarding this correspondence or your case, please call me at (510) 639-1287 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,

Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Enclosure: Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

Attachments: A – Fact Sheet
B – List of Recipients
C – Pathway to Closure Requisite Elements
D – Landowner Notification Form

cc: Scott Bittinger, Stratus Environmental, Inc., 3380 Cameron Park Drive, Ste 550, Cameron Park, CA 95682 (Sent via E-mail to: sbittinger@stratusinc.net)
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)
Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Barbara Jakub, ACEH (Sent via E-mail to: barbara.jakub@acgov.org)
GeoTracker
File

Attachment 1

Responsible Party(ies) Legal Requirements/Obligations

REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. Please visit the SWRCB website for more information on these requirements: (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 7835, and 7835.1) 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 registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional 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.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: July 25, 2012
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (petroleum UST and SCP) require submission of all reports in electronic form to the county's FTP site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single Portable Document Format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh.loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

ATTACHMENT A

Fact Sheet



FACT SHEET ON ENVIRONMENTAL ASSESSMENT

Grimit Auto Repair and Service

1970 Seminary Avenue, Oakland, CA 94621
Fuel Leak Case No. RO0000413 and
GeoTracker Global ID T0600100667

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and groundwater cleanup at Gritmit Auto Repair and Service located at 1970 Seminary Avenue, Oakland, California. Ms. La Marca and Ms. Garcia, the responsible party for the fuel leak case is proposing to perform dual phase extraction to remove soil vapors and free product at the site and then perform ozone injection to complete the destruction of contaminants in groundwater at the site.

Site Background

The site was operated as an automotive repair shop located on Seminary Avenue and Harmon Avenue in a primarily residential area. Shallow soil and groundwater are impacted by petroleum hydrocarbon constituents and volatile organic solvents due to underground storage tanks (USTs) that were located at the site. The USTs were removed. However, free product remains in one well and volatile organic compounds such as 1,2 dichloroethene (1,2-DCE) and vinyl chloride are present in shallow groundwater at the site.

Impacts to deeper groundwater have also been identified at the site and in the site vicinity. Current investigation activities are underway and, if appropriate, remedial actions will be performed in the future.

Remediation Alternative: Dual-Phase Extraction/ Ozone Injection:

Dual-phase extraction (DPE) utilizing six-newly constructed extraction wells will be performed to remove both soil vapor and groundwater. The six wells will be spaced to effectively capture vapors within the 20-foot radius of influence as determined by a pilot test performed in 1997. Vapors and groundwater will be captured and treated at the site before being discharged under permit to the local publically owned treatment works (POTW). Vapors will be permitted by the Bay Area Air Quality Management District. The DPE system will be operated between three and five months until influent concentrations in the vapor phase declines appreciably and free product has been abated.

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

After DPE is completed, ozone may be injected into ten new remediation wells, if needed and if feasible. Ozone injection will target the remaining groundwater contamination in the shallow groundwater zone and is expected to continue for approximately 2-½ years. Groundwater monitoring will be performed to determine the long-term effectiveness of the remediation.

Next Step

The responsible party is working with Alameda County Environmental Health (ACEH) to implement soil and groundwater cleanup at the site. The proposed alternative is described in the reports *Feasibility Study/Corrective Action Plan* dated August 8, 2012, *Supplement to Feasibility Study/Corrective Action Plan* dated December 31, 2012, and *Technical Memorandum* dated May 22, 2013 prepared by Stratus Environmental, Inc. on behalf of Ms. La Marca and Ms. Garcia. The public is invited to review and comment on the proposed cleanup action. The reports are available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). Please send written comments regarding the corrective action to Barbara Jakub at the address below. All written comments received by **August 1, 2013** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

For Additional information, please contact:

Barbara Jakub	Scott Bittinger
Alameda County Environmental Health	Stratus Environmental, Inc.
1131 Harbor Bay Parkway, Ste 250	3380 Cameron Park Drive, Suite 550
Alameda, CA 94502	Cameron Park, CA 95682
Phone: 510-639-1287	Phone: 510-268-0461
E-mail: barbara.jakub@acgov.org	E-mail: sbittinger@stratusinc.net

Figure 1: Site Location and Vicinity Map



ATTACHMENT B

List of Recipients

BROWN SHIRLEY & LEE
Parcel #: 38-3214-41
5912 HOLWAY ST
OAKLAND CA 94621

DAWSON NORRIS E
Parcel #: 38-3214-39
45 MONTWOOD WAY
OAKLAND CA 94605

GALLARDO MARTA J
Parcel #: 38-3211-2
5925 HARMON AVE
OAKLAND CA 94621

GRIMIT DOYLE E TR
Parcel #: 38-3211-1-4
14618 DUBLIN AVE
GARDENA CA 90249

HUANG HUI G & YU MIN H
Parcel #: 38-3211-19
3577 MCSHERRY WAY
ALAMEDA CA 94502

JIMENEZ ISMAEL & MARIA E
Parcel #: 38-3214-42
5918 HOLWAY ST
OAKLAND CA 94621

LOZANO AMOR & AVA
Parcel #: 38-3237-13
1951 SEMINARY AVE
OAKLAND CA 94621

MEANEY TIMOTHY
Parcel #: 38-3211-1-2
1735 WESTWOOD DR
CONCORD CA 94521

NGUYEN HUAN T & LAM
Parcel #: 38-3237-12
1848 DOLLY AVE
SAN LEANDRO CA 94577

NGUYEN MAI T & LAM
Parcel #: 38-3211-57
2108 SEMINARY AVE
OAKLAND CA 94621

OATIS LOUISE
Parcel #: 38-3214-40
5906 HOLWAY ST
OAKLAND CA 94621

PONCE BERTHA & SAMUEL
Parcel #: 38-3237-14
40 W CAVOUR ST
DALY CITY CA 94014

RANCIFER CLEVELAND &
Parcel #: 38-3211-1-3
7 EDGEMONT WAY
OAKLAND CA 94605

RESIDENT
Parcel #: 38-3237-11
1967 SEMINARY AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3237-14
1947 SEMINARY AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3237-12
1955 SEMINARY AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3211-1-3
5909 HARMON AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3211-1-4
1970 SEMINARY AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3211-1-2
5921 HARMON AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3211-19
5900 HARMON AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3211-55
5924 HARMON AVE
OAKLAND CA 94621

RESIDENT
Parcel #: 38-3214-39
5900 HOLWAY ST
OAKLAND CA 94621

SANTANA ADAN C
Parcel #: 38-3211-55
2049 HARRINGTON AVE
OAKLAND CA 94601

TAKLAHOE LLC
Parcel #: 38-3237-11
484 LAKE PARK AVE #70
OAKLAND CA 94610

ATTACHMENT C

Path to Closure Requisite Elements

Path to Closure Project Schedule Requisite Elements

The State Water Resources Control Board passed Resolution No. 2012-0062 on November 6, 2012 which requires development of a "Path to Closure Plan" by December 31, 2013 that addresses the impediments to closure for the site. Please prepare a Path to Closure Schedule that has milestone dates tied to calendar quarters which will achieve site cleanup and case closure in a timely and efficient manner and minimizes the cost of corrective action. The complexity of the Path to Closure Schedule should be commensurate with the complexity of the site and tasks required to achieve case closure. ACEH will review the schedule to ensure appropriate key elements are included.

The Path to Closure Schedule should the following key environmental elements and milestones as appropriate:

- Preferential Pathway Study
- Soil, Groundwater, and Soil Vapor Investigations
- Initial, Updated, and Final/Validated SCMs
- Interim Remedial Actions
- Feasibility Study/Corrective Action Plan
- Pilot Tests
- Remedial Actions
- Soil Vapor and Groundwater Monitoring Well Installation and Monitoring
- Public Participation Program (Fact Sheet Preparation/Distribution/Public Comment Period, Community Meetings, etc.)
- Case Closure Tasks (Request for closure documents, ACEH Case Closure Summary Preparation and Review, Site Management Plan, Institutional Controls, Public Participation, Landowner Notification, Well Decommissioning, Waste Removal, and Reporting.)

Please include time for regulatory and RP in house review, permitting, off-site access agreements, and utility connections, etc.

For complex projects (i.e., redevelopment projects, etc.), please use a critical path methodology/tool to construct a schedule with sufficient detail to support a realistic and achievable Path to Closure Schedule. The schedule is to include at a minimum:

- Defined work breakdown structure including summary tasks required to accomplish the project objectives and required deliverables
- Summary task decomposition into smaller more manageable components that can be scheduled, monitored, and controlled
- Sequencing of activities to identify and document relationships among the project activities using logical relationships
- Identification of critical paths, linkages, predecessor and successor activities, leads and lags, and key milestones
- Identification of entity responsible for executing work
- Estimated activity durations (60-day ACEH review times are based on calendar days)

ATTACHMENT D

Landowner Notification Form

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: Grimit Auto Repair and Service

Address: 1970 Seminary Avenue

City, State, Zip: Oakland, CA 94621

Record ID #: RO0000413

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: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

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,