



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

May 26, 2015

Ms. Vicki ZumBrunnen (Sent via E-mail to: Vicki.ZumBrunnen@PACCAR.com)
PACCAR, Inc.
Corporate Environmental Department
P.O. Box 1518
Bellevue, WA 98009

Hess Properties LLC
c/o Mr. Joseph Hess
2709 Park Avenue
La Verne, CA 91750

Transamerica Title Insurance Company
Address Unknown

Subject: Case File Review and Public Notification for SCP Case No. RO0002483 and GeoTracker Global ID T06019705075, Grand Auto, 4240 International Boulevard, Oakland, CA 94601

Dear Ms. ZumBrunnen, Hess Properties LLC, and Transamerica Title Insurance Company:

Alameda County Environmental Health (ACEH) staff has reviewed the Site Cleanup Program (SCP) case file for the subject site including the document entitled, "*Site Management Plan*," dated March 16, 2015 (Site Management Plan). The Site Management Plan, which was prepared by AllWest Environmental on behalf of PACCAR Inc., presents procedures to address potential future risks posed by volatile organic compounds (VOCs) that are present beneath the site including the on-site building. The VOCs in soil vapor do not appear to pose a significant vapor intrusion risk for the current building and current land use. However, the VOCs detected in soil vapor beneath the site could potentially pose a risk for future buildings and exposure scenarios. Due to the residual contamination, the case will be closed with site management requirements as described in the Site Management Plan and Covenant and Environmental Restriction on Property. These site management requirements are needed to prevent exposure that may result from future construction, redevelopment, or other types of subsurface disturbance. The Site Management Plan dated March 16, 2015 and a draft Covenant and Environmental Restriction on Property received by ACEH from AllWest Environmental on March 16, 2015 are acceptable for use at the site.

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential case closure, ACEH will distribute the attached "*Invitation to Comment – Potential Case Closure*," to the addresses shown on the attached mailing list on or after June 16, 2015. Please provide any comments you may have on the Invitation to Comment by June 15, 2015. We also request that you review the attached mailing list and provide the names and addresses of any persons, corporations, or government agencies you are aware of that may have an interest in this case. The Invitation to Comment requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by July 17, 2015. ACEH will consider all comments from the public prior to potential case closure.

Responsible Parties
RO0002483
May 26, 2015
Page 2

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Case files can be reviewed online 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: Responsible Party(ies) Legal Requirements/Obligations
Invitation to Comment – Potential Case Closure
Mailing List

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leonard Niles, AllWest Environmental, Inc., 530 Howard Street, Suite 300, San Francisco, CA 94105 (Sent via E-mail to: lniles@allwest1.com)

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

GeoTracker, eFile



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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**GRAND AUTO
4240 INTERNATIONAL BOULEVARD
OAKLAND, CA 94601
SITE CLEANUP PROGRAM CASE RO0002483
GEOTRACKER GLOBAL ID T06019705075**

JUNE 16, 2015

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of Alameda County Environmental Health (ACEH) for the investigation of volatile organic compounds beneath the site. The site is currently a commercial building used the sale of auto parts. The VOCs have been detected in soil in the area of a former car wash drainage sump and in soil vapor beneath the current on-site building. Site investigation activities have been completed and it appears that the VOCs in soil vapor do not pose a significant vapor intrusion risk for the current building and land use. However, the VOCs detected in soil vapor beneath the site could potentially pose a risk for future buildings and exposure scenarios. ACEH is considering closure of the case with site management requirements to prevent potential future exposure. The site management requirements would not allow construction, redevelopment, or other types of subsurface disturbance without the review and approval of ACEH.

This notice is being sent to the current occupants and landowners of surrounding properties and known interested parties for this site. The public is invited to review and comment on the potential closure of the 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.waterboards.ca.gov>). Please send written comments to Jerry Wickham at ACEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by July 17, 2015** 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 RO0002483 in any correspondence.

1630 HIGH STREET LLC
PARCEL #: 35-2357-19-1
1234 E 17TH ST
SANTA ANA CA 92701-2612

ABEND WILLIAM M & MARCIA F TRS
PARCEL #: 35-2355-1
388 17TH ST #200
OAKLAND CA 94612-3362

AKBAR MUSTAFA
PARCEL #: 35-2353-12-2
4246 BANCROFT AVE
OAKLAND CA 94601-4528

ALAMEDA COUNTY FLOOD CONTROL
PARCEL #: 33-2147-17-2
399 ELMHURST ST
HAYWARD CA 94544-1307

BARAJAS JAIME
PARCEL #: 35-2354-3
4256 INTERNATIONAL BLVD
OAKLAND CA 94601-4538

CAJUN REALTY LLC
PARCEL #: 35-2353-26-1
980 HAMMOND DR NE #1100
ATLANTA GA 30328-8187

CARDENAS ROBERT R & SALLY M TRS
PARCEL #: 33-2147-8-1
4114 EAST 15TH STREET
OAKLAND CA 94601-4104

CARRILLO MARTHA L
PARCEL #: 35-2353-15
601 SILVER SAGE CT
LIVERMORE CA 94550-8667

CITY OF OAKLAND
PARCEL #: 35-2354-1-1
250 FRANK H OGAWA PLZ
OAKLAND CA 94612-2052

COFFIN VERONICA S TR
PARCEL #: 35-2353-17
2281 2ND ST
NAPA CA 94559-2218

DODG CORPORATION
PARCEL #: 33-2153-4-1
P.O. BOX 14663
OAKLAND CA 94614-2663

DUONG HAI & ELAN
PARCEL #: 35-2353-10-1
1607 HIGH ST
OAKLAND CA 94601-4535

FREITAS LLOYD A TR
PARCEL #: 33-2153-3
157 EL PINAR
LOS GATOS CA 95032-1147

GARIBAY ISMAEL
PARCEL #: 35-2353-13-2
4240 BANCROFT AVE
OAKLAND CA 94601-4528

HESS GREGORY D ETAL
PARCEL #: 35-2354-2
2709 PARK AVE
LA VERNE CA 91750-4345

MCNEIL WILLIS H JR & JEAN M TRS
PARCEL #: 33-2153-1
PO BOX 1056
ORINDA CA 94563-0605

NGUYEN PHUONG
PARCEL #: 35-2353-18
4200 BANCROFT AVE
OAKLAND CA 94601-4528

QUACH ERIC
PARCEL #: 33-2147-25
2903 E 22ND ST
OAKLAND CA 94601-2513

QUAN LI LLC
PARCEL #: 33-2147-23-1
4108 INTERNATIONAL BLVD
OAKLAND CA 94601-4073

RODRIGUEZ YADER E
PARCEL #: 35-2353-16
4220 BANCROFT AVE
OAKLAND CA 94601-4528

RODRIQUEZ RAMON J & RODOLFO J ETAL
PARCEL #: 34-2251-2-1
1244 HIGH ST
OAKLAND CA 94601-4454

SCHILLING HARRY
PARCEL #: 35-2353-24-2
PO BOX 6124
MORAGA CA 94570-6124

SCHILLING HARRY C TR TRUST A & SCHILLIN
PARCEL #: 35-2354-1-2
P.O. BOX 020783
MIAMI FL 33102-0783

TOPETE ROBERT & MARGARET
PARCEL #: 35-2353-14
4234 BANCROFT AVE
OAKLAND CA 94601-4528

TOY WILLIAM & SYLVIA TRS
PARCEL #: 33-2153-2
17 MOSS PT
ALAMEDA CA 94502-6482

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested 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 in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). 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, 6835, 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, later 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 SLIC)	REVISION DATE: May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) 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.