



March 13, 2018

Michael Waltz (Sent via e-mail to: [f40racer@gmail.com](mailto:f40racer@gmail.com))  
Michael J. Waltz Trust  
9524 West Cottonwood Drive  
Sun City, AZ 85373-2128

Samuel Schnear  
1814 Everett Street  
Alameda, CA 94501

Ky Truong (Sent via e-mail to: [kytruong891@yahoo.com](mailto:kytruong891@yahoo.com))  
1818 Everett Street  
Alameda, CA 94501

Subject: Case Closure Public Notification and Investigation Derived Waste Removal for RO0003193 and GeoTracker Global ID T10000007934, Waltz Living Trust, 1814 Everett Street, Alameda, CA 94501

Ladies and Gentlemen:

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 16, 2018** through **May 15, 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).

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 (if present) 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** – Thank you for submitting the Land Owner Form.

2. **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 30, 2018**

3. **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.

- **Waste Removal Report – June 14, 2018**

#### **SUBMITTAL REQUIREMENTS**

Please submit all requested documents in accordance with the requirements in **Attachment 2** (Attention: Karel Detterman).

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](mailto: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 - Responsible Party(ies) Legal Requirements/Obligations and Electronic Report Upload Instructions

cc: Dave Siegel, Eras Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via E-mail to: [dave@eras.biz](mailto:dave@eras.biz))

Dilan Roe, ACEH (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Karel Detterman, ACEH (Sent via E-mail to: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org))  
Paresh Khatri, ACDEH, (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Electronic File, GeoTracker

# ATTACHMENT 1



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**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**WALTZ LIVING TRUST  
1814 EVERETT STREET, ALAMEDA, CA 94501  
FUEL LEAK CASE RO0003193  
GEOTRACKER GLOBAL ID T10000007934  
March 16, 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 15, 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](mailto:karel.detterman@acgov.org). Please refer to ACDEH case RO0003193 in any correspondence.

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
070 016600100	70-166-1	TRUONG KY V TR	1818 EVERETT ST		ALAMEDA CA	94501	1531
070 016600200	70-166-2	TRUONG KY V TR	1818 EVERETT ST		ALAMEDA CA	94501	1531
070 016600200	70-166-2	OCCUPANT	2514 CLEMENT AVE		ALAMEDA CA	94501	
070 016600300	70-166-3	TRUONG KY V TR	1818 EVERETT ST		ALAMEDA CA	94501	1531
070 016600300	70-166-3	OCCUPANT	2516 CLEMENT AVE		ALAMEDA CA	94501	
070 016600400	70-166-4	ABASOLO JULIAN TR	2520 CLEMENT AVE		ALAMEDA CA	94501	1523
070 016601900	70-166-19	CHEVREUX JOSETTE TR	1105 SHELL GATE PL		ALAMEDA CA	94501	5949
070 016601900	70-166-19	OCCUPANT	2521 EAGLE AVE		ALAMEDA CA	94501	
070 016602000	70-166-20	CHAN SHUI K & KWAN LEON S	2519 EAGLE AVE		ALAMEDA CA	94501	1526
070 016602100	70-166-21	CHOP MALYKA & CAUCHIECHOP LAURENCE	2515 EAGLE AVE		ALAMEDA CA	94501	1526
070 016602200	70-166-22	RHM AMY E TR	2511 EAGLE AVE		ALAMEDA CA	94501	1526
070 016602300	70-166-23	BAUER MARIA A	2501 EAGLE AVE		ALAMEDA CA	94501	1526
070 016602400	70-166-24	FOLTZ DANIEL E & SARAH TRS	1057 SAN ANTONIO AVE		ALAMEDA CA	94501	3963
070 016602400	70-166-24	OCCUPANT	1806 EVERETT ST		ALAMEDA CA	94501	
070 016602500	70-166-25	SHEPARD PAULA J TR	2111 DEVONSHIRE CT		WALNUT CREEK CA	94596	6213
070 016602500	70-166-25	OCCUPANT	1808 EVERETT ST		ALAMEDA CA	94501	
070 016602600	70-166-26	HALE JERRY M & RONALD M	1812 EVERETT ST		ALAMEDA CA	94501	1531
070 016602700	70-166-27	TRUONG KY V TR	1818 EVERETT ST		ALAMEDA CA	94501	1531
070 016602700	70-166-27	OCCUPANT	1814 EVERETT ST		ALAMEDA CA	94501	
070 019300700	70-193-7	PERRY RICHARD G TR & PERRY RICHARD G	1829 EVERETT ST		ALAMEDA CA	94501	1530
070 019300800	70-193-8	DELARIMAN VELFREIDEN A TR & ALCONTIN FROILAN A TR	1825 EVERETT ST		ALAMEDA CA	94501	1530
070 019300900	70-193-9	HARRIS ROBERT D TR	1821 EVERETT ST		ALAMEDA CA	94501	1530
070 019301000	70-193-10	LONCHAR JOHN M	P O BOX 8557		SPOKANE WA	99203	0557
070 019301000	70-193-10	OCCUPANT	1817 EVERETT ST		ALAMEDA CA	94501	
070 019301100	70-193-11	HOUSING AUTHORITY OF THE CITY OF ALAMEDA	701 ATLANTIC AVE		ALAMEDA CA	94501	2161
070 019301100	70-193-11	OCCUPANT	EAGLE AVE		ALAMEDA CA	94501	
070 019400700	70-194-7	CURRAN THEODORE	1901 EVERETT ST		ALAMEDA CA	94501	1532
070 019600100	70-196-1	PETERSEN DAVID E & KATHERINE A TRS ETAL	764 ST MARYS RD		LAFAYETTE CA	94549	5339
070 019600100	70-196-1	OCCUPANT	2507 CLEMENT AVE		ALAMEDA CA	94501	
070 019601900	70-196-19	PARKS TYLER J & PAULA	2519 CLEMENT AVE		ALAMEDA CA	94501	1522
070 019602000	70-196-20	GUTLEBEN KENNETH H & CANDACE A TRS	3021 THOMPSON AVE		ALAMEDA CA	94501	1753
070 019602000	70-196-20	OCCUPANT	2517 CLEMENT AVE		ALAMEDA CA	94501	
070 019602100	70-196-21	WONG KIRK R & AMY Y TRS	2515 CLEMENT AVE		ALAMEDA CA	94501	1522

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD

1515 CLAY STREET

SUITE 1400

OAKAND CA

94612

CHERIE MCCAULOU

EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION  
CITY OF ALAMEDA PLANNING AND BUILDING DEPARTMENT  
ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA

P.O. BOX 24055  
2263 SANTA CLARA AVENUE  
SUSAN.HUGO@ACGOV.ORG

MS 702  
ROOM 190

OAKLAND CA  
ALAMDEA, CA

94623 1055  
94501

CHANDRA JOHANNESSON  
4477 ANDREW THOMAS  
SUSAN HUGO

MCCAULO  
LOU@W  
ATERBO  
cjohnne  
@ebmud.  
com





### 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

**RO3193**  
**1814 Everett St, Alameda, CA**

1: 2,256

376.0 0 188.00 376.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

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**

# ATTACHMENT 2

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> December 14, 2017
	<b>ISSUE DATE:</b> July 25, 2012
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> 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/](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 values<sup>1</sup> 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
<b>2016 Subsurface Investigation Report</b>	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<b>2012 Site Assessment Work Plan</b>	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2010 GW Investigation Report</b>	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	✓	✓	✓	✓	✓

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



<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> NA
	<b>ISSUE DATE:</b> December 14, 2017
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> 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/](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.