

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

April 23, 2018

Ms. Leslie Mulholland
Leslie Mulholland Trust
132 Guilford Road
Piedmont, CA 94611

(Sent via electronic mail to: airleslie@hotmail.com)

Subject: Case Closure Public Notification, List of Landowners Form, Monitoring Well Destruction and Investigation Derived Waste Removal for Fuel Leak Case RO0003070 and GeoTracker Global ID T1000002521, Mulholland Residence, 132 Guilford Road, Piedmont, CA 94611

Dear Ms. Mulholland:

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 will send out the enclosed public participation fact sheet (**Attachment 1**) and Distribution List (**Attachment 2**), 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 **April 25, 2018 through June 24, 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 (vapor) wells installed as a part of the investigation; 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 update the List of Landowners Form in **Attachment 3** and mail or e-mail it back to ACDEH by the compliance date listed below.

- **Submittal of Landowner Notification Form – May 11, 2018**

2. **Vapor Well Destruction** – All soil vapor monitoring wells must be properly destroyed prior to case closure.

Please complete the destruction of vapor well by the compliance dates listed below.

- **Well Destruction – May 25, 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. Please note that non-contaminated construction debris does not require manifesting. To satisfy this requirement, please complete waste removal activities by the compliance date listed below.

- **Waste Removal – May 25, 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 8, 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 4** (Attention: Mark Detterman). Please note ACDEH no longer accepts reports on the ftp site.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Mark E. Detterman, PG 4799, CEG 1788
Senior Hazardous Materials Specialist

Attachment 1 - Invitation to Comment – Potential Case Closure

Attachment 2 - Distribution List

Attachment 3 - List of Landowners Form

Attachment 4 – Responsible Party(ies) Legal Requirements / Obligations and Electronic Report Upload Instructions

cc: Megan Walsh, Esq., 1550 Vista Street, Oakland, CA 94602
(Sent via electronic mail to: meganwalshesq@gmail.com)

Brent Wheeler, Wheeler Group Environmental, LLC, 369-B Third Street, Suite 221, San Rafael, CA 94519 (Sent via electronic mail: bwheeler@wheelergroupenvironmental.com)

Mark Youngkin, Wheeler Group Environmental, LLC, 369-B Third Street, Suite 221, San Rafael, CA 94519 (Sent via electronic mail: mark.youngkin@gmail.com)

Ms. Mulholland
RO0003070
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Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker



INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**Mulholland Residence
132 Guilford Road, Piedmont, California
FUEL LEAK CASE RO0003070
GEOTRACKER GLOBAL ID T100002521**

April 23, 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.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. 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 Mark Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by June 24, 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, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACDEH case RO0003070 in any correspondence.

BERLEKAMP ELWYN & JENNIFER TRS
PARCEL #: 51-4676-24-1
120 HAZEL LN
PIEDMONT CA 94611-4033

BERLEKAMP ELWYN & JENNIFER TRS
PARCEL #: 51-4676-24-1
120 HAZEL LN
PIEDMONT CA 94611-4033

CALVIN & JANE CULLINANJAMES FAMILY TRI
PARCEL #: 51-4676-3-1
777 HIGHLAND AVE
PIEDMONT CA 94611-3808

CASTRO ROBERTO B & FRANCISCO NORMA
PARCEL #: 51-4676-5
137 GUILFORD RD
PIEDMONT CA 94611-3804

CITY OF PIEDMONT
PARCEL #: 51-4680-1-4
760 MAGNOLIA AVE
PIEDMONT CA 94611-4047

CITY OF PIEDMONT
PARCEL #: 51-4676-1
120 VISTA AVE
PIEDMONT CA 94611-4031

CITY OF PIEDMONT
PARCEL #: 51-4676-27
120 VISTA AVE
PIEDMONT CA 94611-4031

CLARK FREDERIC H & NOLAN MARGARET H
PARCEL #: 51-4676-25-1
114 HAZEL LN
PIEDMONT CA 94611-4033

COLBY CHRISTOPHER P & SOLOMON PHYLL
PARCEL #: 51-4676-29
104 HAZEL LN
PIEDMONT CA 94611-4033

GOLDMAN JAY M & GOLDFINE MONA S
PARCEL #: 51-4676-7
793 HIGHLAND AVE
PIEDMONT CA 94611-3850

JEWELL NICHOLAS P & DEBRA TRS
PARCEL #: 51-4676-28
108 HAZEL LN
PIEDMONT CA 94611-4033

JOSEPH CATHERINE TR & JOSEPH TOM & AF
PARCEL #: 51-4676-20
38650 MISSION BLVD
FREMONT CA 94536-4391

KELSON JOHN M & ELIZABETH D TRS
PARCEL #: 51-4676-6
791 HIGHLAND AVE
PIEDMONT CA 94611-3850

KINCH KELLY B & THEODORE
PARCEL #: 51-4676-18
135 GUILFORD RD
PIEDMONT CA 94611-3804

KWAN SIMON H & CHAN KRAMMIE M
PARCEL #: 51-4676-40-2
124 HAZEL LN
PIEDMONT CA 94611-4035

MANOLIS PAUL G & ELENE Z TRS
PARCEL #: 51-4676-21
100 GUILFORD RD
PIEDMONT CA 94611-3805

MULHOLLAND LESLIE D TR
PARCEL #: 51-4676-19
132 GUILFORD RD
PIEDMONT CA 94611-3805

NEWTON PAUL & DEBORAH K
PARCEL #: 51-4676-17
131 GUILFORD RD
PIEDMONT CA 94611-3804

OCCUPANT
PARCEL #: 51-4676-20
124 GUILFORD RD
PIEDMONT CA 94611

OCCUPANT
PARCEL #: 51-4680-1-4
MAGNOLIA AVE
PIEDMONT CA 94611

OCCUPANT
PARCEL #: 51-4676-1
711 HIGHLAND AVE
PIEDMONT CA 94611

OCCUPANT
PARCEL #: 51-4676-16
90 HAZEL LN
PIEDMONT CA 94611

OCCUPANT
PARCEL #: 51-4676-27
HAZEL LN
PIEDMONT CA 94610

OCCUPANT
PARCEL #: 51-4680-1-4
711 HIGHLAND AV
PIEDMONT 94611

OCCUPANT
PARCEL #: 51-4680-1-4
750 MAGNOLIA AV
PIEDMONT 94611

OCCUPANT
PARCEL #: 51-4676-3-1
777 HIGHLAND AV
PIEDMONT 94611

OCCUPANT
PARCEL #: 51-4676-4-1
781 HIGHLAND AV
PIEDMONT 94611

OCCUPANT
PARCEL #: 51-4676-6
791 HIGHLAND AV
PIEDMONT 94611

OCCUPANT
PARCEL #: 51-4676-7
793 HIGHLAND AV
PIEDMONT 94611

SCHMIDT DAVID E & MARION TRS
PARCEL #: 51-4676-4-1
781 HIGHLAND AVE
PIEDMONT CA 94611-3808

SEAVEY WILLIAM A TR ETAL
PARCEL #: 51-4676-16
1310 CONN VALLEY RD
ST HELENA CA 94574-9610

STOCK JOHN V & PEGGY M TRS
PARCEL #: 51-4676-2
50 GUILFORD RD
PIEDMONT CA 94611-3805

STRAUCH ROGER A & KULHANJIAN JULIE A
PARCEL #: 51-4676-23
125 GUILFORD RD
PIEDMONT CA 94611-3804

SULLIVAN WILLIAM J TR
PARCEL #: 51-4676-22
129 GUILFORD RD
PIEDMONT CA 94611-3804

THEIS DAVID S & ROYCE SARAH TRS
PARCEL #: 51-4676-30
100 HAZEL LN
PIEDMONT CA 94611-4033

Ms. Chandra Johannesson
East Bay Municipal Utility District
P.O. Box 24055,
Oakland, CA 94623

cjohanne@ebmud.com

Ms. Kate Black
Planning Director
City of Piedmont
120 Vista Avenue
Piedmont, CA 94611

kblack@ci.piedmont.ca.us

Mr. Chester Nakahara
City of Piedmont
120 Vista Avenue
Piedmont, CA 94611

cnakahara@ci.piedmont.ca.us

Laurent Meillier
Engineering Geologist
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay St, Ste 1400
Oakland, CA 94612

laurent.meillier@waterboards.co.gov

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: Mulholland Residence
Address: 132 Guilford Road
City, State, Zip: Piedmont, CA 94611
Record ID #: RO0003070

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

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|--|--|
| 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.