



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

August 26, 2015

Mr. John Murray
John Murray Productions
1196 32nd Street, Oakland, CA 94608
(Sent via email to johnm@johnmurray.com)

Mr. Reid Settlemier
RWW Properties LLC
6114 LaSalle Avenue, #535
Oakland, CA 94611
(Sent via email to reid@rww-llc.com)

Subject: Technical Report Request, Site Cleanup Program (SCP) Case No. RO0003142, and GeoTracker Global ID T0000006053; Adeline Foundry, 3037-3115 Adeline Street, Oakland, CA 94608

Dear Mr. Murray and Mr. Settlemier:

Alameda County Environmental Health (ACEH) is reviewing the case file for the above referenced site for potential case closure. As you are aware, a number of site investigations have been performed at the subject property to which you have been identified as the primary or active responsible party.

List of Landowners Form

Alameda County Environmental Health (ACEH), the local agency, cannot 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 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.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or email it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

Site Management Requirements

Due to residual contamination, ACEH has reviewed the case for possible closure with a recorded Land Use Covenant and a Site Management Plan to manage the residual contamination in the future. Draft copies have been provided and will be reviewed for completeness prior to closure.

Public Participation

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 has distributed the attached *Notification of Potential Case Closure* to addresses in the immediate vicinity. The *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure by September 30, 2015. ACEH will consider all comments from the public prior to potential case closure. ACEH will provide written notification if any comments are received.

Request for Verified Waste Removal Documentation

By the date identified below, please provide ACEH with documentation that all investigation derived waste has been removed from the site and disposed of at an approved disposal facility.

TECHNICAL REPORT REQUEST

Please submit the following documents to Alameda County Environmental Health (Attention: Karel Detterman), according to the following schedule:

- **August 31, 2015** – Public Comment Period Begins
- **September 11, 2015** - Return *List of Landowner Form*
- **September 25, 2015** - Confirmation of Waste Removal
- **September 30, 2015** – Public Comment Period Ends

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

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, P.G., C.E.G.
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements/Obligations and Electronic Report Upload (ftp) Instructions

Attachment 2 - *List of Landowners Form*

Attachment 3 – *Invitation to Comment - Potential Case Closure* and Mailing List

cc: Clinton Stockton, John Murray Productions, Inc, 1196 32nd Street, Oakland, CA 94608; (Sent via E-mail to: Clinton@johnmurray.com)

David Siegel, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via E-mail to: dave@eras.biz)

Curtis Payton, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via E-mail to: curtis@eras.biz)

Andrew Savage, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via E-mail to: andrew@eras.biz)

Dilan Roe (sent via electronic mail to dilan.roe@acgov.org)

Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)

Geotracker, Electronic File

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.

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: Adeline Foundry

Address: 3037-3115 Adeline Street

City, State, Zip: Oakland, CA 94608

Record ID #: RO0003142

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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1131 Harbor Bay Parkway, Suite 250
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INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**Adeline Foundry
3037 – 3115 Adeline Street, Oakland, CA 94608
SITE CLEANUP PROGRAM CASE RO0003142
GEOTRACKER GLOBAL ID T0000006053**

August 26, 2015

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) for the investigation of petroleum hydrocarbons, metals, and semi-volatile organic compound contamination in soil that appears to be related to the former presence of a bronze foundry furnace at the subject addresses. Site investigation activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment if the contamination is managed with a Site Management Plan and a Deed Restriction. Due to the residual contamination on site, the Site Management requirements require further evaluation if excavation at the site is needed, inclusive of utility repairs, or if redevelopment is under consideration at the site in the future. Therefore, ACEH is considering closure of the case.

This notice is 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 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 Mark Detterman at ACEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by September 30, 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, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACEH case RO0003142 in any correspondence.

COMMON AREA OF PM 8009 27 - 38
PARCEL #: 5-464-39
655 3RD ST #3
OAKLAND CA 94607-3559

FALLA FULLMOIE L
PARCEL #: 5-463-26
3102 MAGNOLIA ST
OAKLAND CA 94608-4416

KARLSSON KENT
PARCEL #: 5-463-28
3110 MAGNOLIA ST
OAKLAND CA 94608-4416

MARTZ NANCY
PARCEL #: 5-463-31-2
3126 MAGNOLIA ST
OAKLAND CA 94608-4416

MURPHY PAUL A
PARCEL #: 5-463-30
3118 MAGNOLIA ST
OAKLAND CA 94608-4416

OCCUPANT
PARCEL #: 5-463-34
3101 ADELIN ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-463-12-1
3115 ADELIN ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-463-35
3037 ADELIN ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-464-39
3032 ADELIN ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-464-58
ADELIN ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-463-31-1
3122 MAGNOLIA ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-463-29
3114 MAGNOLIA ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-463-25
MAGNOLIA ST
OAKLAND CA 94608

OCCUPANT
PARCEL #: 5-464-20
3028 ADELIN ST
OAKLAND CA 94608

PHILLIPS ANNE
PARCEL #: 5-463-24-6
3031 ADELIN ST
OAKLAND CA 94608-4434

PLANK JAMES E
PARCEL #: 5-463-25
2362 BANCROFT WAY
BERKELEY CA 94704-1604

RECO INVESTORS LLC
PARCEL #: 5-463-34
6114 LA SALLE AVE #535
OAKLAND CA 94611-2802

RECO INVESTORS LLC
PARCEL #: 5-463-12-1
6114 LA SALLE AVE #535
OAKLAND CA 94611-2802

RECO INVESTORS LLC
PARCEL #: 5-463-35
6114 LA SALLE AVE #535
OAKLAND CA 94611-2802

SINGH AVTAR
PARCEL #: 5-463-31-1
4431 CASA LA CRESTA
CASTRO VALLEY CA 94546-2103

SMITH RAHAJANEH TRUST & JAMES RAYMO
PARCEL #: 5-464-20
PO BOX 14407
SAINT PETERSBURG FL 33733-4407

STEEL WORKS LOFTS OWNERS ASSOCIATIC
PARCEL #: 5-464-58
1 KAISER PLZ #750
OAKLAND CA 94612-3611

TYLER CATHERINE B
PARCEL #: 5-463-27
3106 MAGNOLIA ST
OAKLAND CA 94608-4416

WRIGHT MARGARET C
PARCEL #: 5-463-29
21735 ASHFORD GROVE
KATY TX 77450-5513