

From: [Detterman, Karel, Env. Health](#)
To: lee@douglasparking.com; [Brian McKim](#); [Annette Stella](#); ["Bob Clark-Riddell"](#); ["Skov, Erik"](#); ["Jon Wactor"](#)
Cc: [Roe, Dilan, Env. Health](#); [John Wayland](#)
Subject: Fuel Leak Case No. RO0000129 and GeoTracker Global ID T0600100140, Douglas Parking Company, 1721 Webster Street, Oakland, CA 94612
Date: Monday, September 26, 2016 4:13:09 PM
Attachments: [Attachment 1 and ftpUploadInstructions 2014-05-15.pdf](#)

Hello Everyone:

Thank you for participating in a conference call with Alameda County Department of Environmental Health (ACDEH) on September 21, 2016. The purpose of the conference call was to discuss the regulatory status of the case with reference to the State Water Resources Control Board's (SWRCB) Low Threat Underground Storage Tank Case Closure Policy (LTCP) and proposed future site redevelopment plans of the buyer that is in contract with the current property owner and Responsible Party (RP), Mr. Leland Douglas.

ACDEH understands that the property, consisting of two parcels (APN 8-624-6 and 8-624-7) is currently under contract to be sold to the Holland Partnership Group (Holland) and that Holland intends to redevelop the two parcels into a 23-story high rise including below grade parking. The two parcels (hereafter referred to as the Site) will be excavated to a depth of 17 feet below ground surface (bgs) for the parking garage, and up to 23 bgs to accommodate an elevator bank that will be located in approximately the center of the Site. Site-wide construction dewatering is not anticipated except in the area of the elevator bank. Holland is pursuing an aggressive construction schedule targeting ground-breaking in the Fall of 2017.

ACDEH understands that a pre-application was filed with the City of Oakland Planning Department on August 29, 2016. ACDEH also understands that Phase I and Phase II reports have been prepared for Holland by AECOM; a work plan describing the Phase II work was first submitted and approved by ACDEH prior to completion.

To facilitate evaluation of the known existing Site conditions and residual contamination relative to the proposed site development plans ACDEH requests that you submit the items requested below by the specified due date.

TECHNICAL REPORT REQUEST:

1. Phase I and II reports generated in association with the pending property transaction and proposed site redevelopment.
2. Conceptual Site Development Plans including:
 - a. A timeline with the proposed site redevelopment schedule including approval/permits from the City of Oakland (entitlement, demolition and building permits, CEQA), etc.
 - b. A copy of plans submitted to the City of Oakland for the pre-application meeting.
 - c. A site map showing the location of the former underground storage tanks (USTs), UST system appurtenances, all previous and proposed boring locations, and the proposed site development plans including, but not limited to, the building footprint, the elevator shafts, stairwells, sub-grade parking and all other subterranean structures, landscaping, etc.
 - d. Site cross-sections that include:
 - i. Depths of proposed foundation elements including sub-grade parking garage, elevators, and any other underground structure;

- ii. Depths of former USTs, suspected USTs, product lines, and dispenser;
- iii. Historical soil borings;
- iv. Depth to groundwater; and
- v. Thickness of existing fill and proposed cut fill extents and volumes;

TECHNICAL REPORT SUBMITTAL DATES

Please upload the documents to the ACDEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with Attachment 1 and the following specified file naming convention and schedule:

- **September 30, 2016 – Phase I Report**
File to be named: RO129_PHASE_I_R_YYYY-MM-DD
- **October 28, 2016 – Phase II Report**
File to be named: RO129_SWI_R_YYYY-MM-DD
- **October 28, 2016 – Electronic submittal of Phase I and Phase II analytical data and figures**
- **December 22, 2016 – Conceptual Site Development Plans**
File to be named: RO129_SITE_REDEV_R_YYYY-MM-DD

These documents and 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.

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

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please send me an e-mail message at karel.detterman@acgov.org or call me at (510) 567-6708.

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PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

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.