



February 6, 2018

Mr. Leland Douglas (Sent via e-mail to: lee@douglasparking.com)
1721 Webster Street
Oakland, CA 94612

MASH-Holland 1721 Webster Investors, LLC
1970 Broadway, Suite 300
Oakland, CA 94612

Attention: Mr. John Wayland (Sent via e-mail to: jwayland@hollandpartnergroup.com)

Subject: Subject: Fuel Leak Case No. RO0000129 and Geotracker Global ID T0600100140,
Douglas Parking Company, 1721 Webster Street, Oakland, CA 94612

Gentlemen:

Alameda County Department of Environmental Health (ACDEH) is considering the above referenced site for potential case closure. As you are aware, numerous site investigations for the underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party. Thank you for submitting the List of Landowner Form.

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 fuel leak case closure, ACDEH will distribute the *Notification of Potential Case Closure* to addresses in the immediate vicinity. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACDEH regarding potential case closure. ACDEH will consider all comments from the public prior to potential case closure. ACDEH will provide you with written notification if any comments are received during the following Public Comment Period:

- **February 9, 2018** – Public Comment Period Begins
- **April 10, 2018** – Public Comment Period Ends

Monitoring Well Destruction and Waste Removal Activities

The monitoring well destruction and waste removal activities were completed for this case on October 26, 2017 as requested by ACDEH during a meeting on October 6, 2017.

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) 567-6708 or send me an e-mail message at karel.detterman@acgov.org

These actions 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.

Mr. Leland Douglas
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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.

Sincerely,

Karel Detterman, PG
Senior Hazardous Materials Specialist

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

Attachment 2 – *Invitation to Comment – Potential Case Closure* and Address List

cc: Bob Clark-Riddell, PANGEA, 1710 Franklin Street, Suite 200, Oakland, CA 94612, (Sent via E-mail to: briddell@pangeaenv.com)

Brian McKim, Holland Partnership Group, 4301 Hacienda Drive, Suite 250, Pleasanton, CA 94588
(Sent via E-mail to: bmckim@hollandpartnergroup.com)

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

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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.

ATTACHMENT 2



INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**Douglas Parking Company
1721 Webster Street
Oakland, CA 94612
FUEL LEAK CASE RO0000129
GEOTRACKER GLOBAL ID T0600100140**

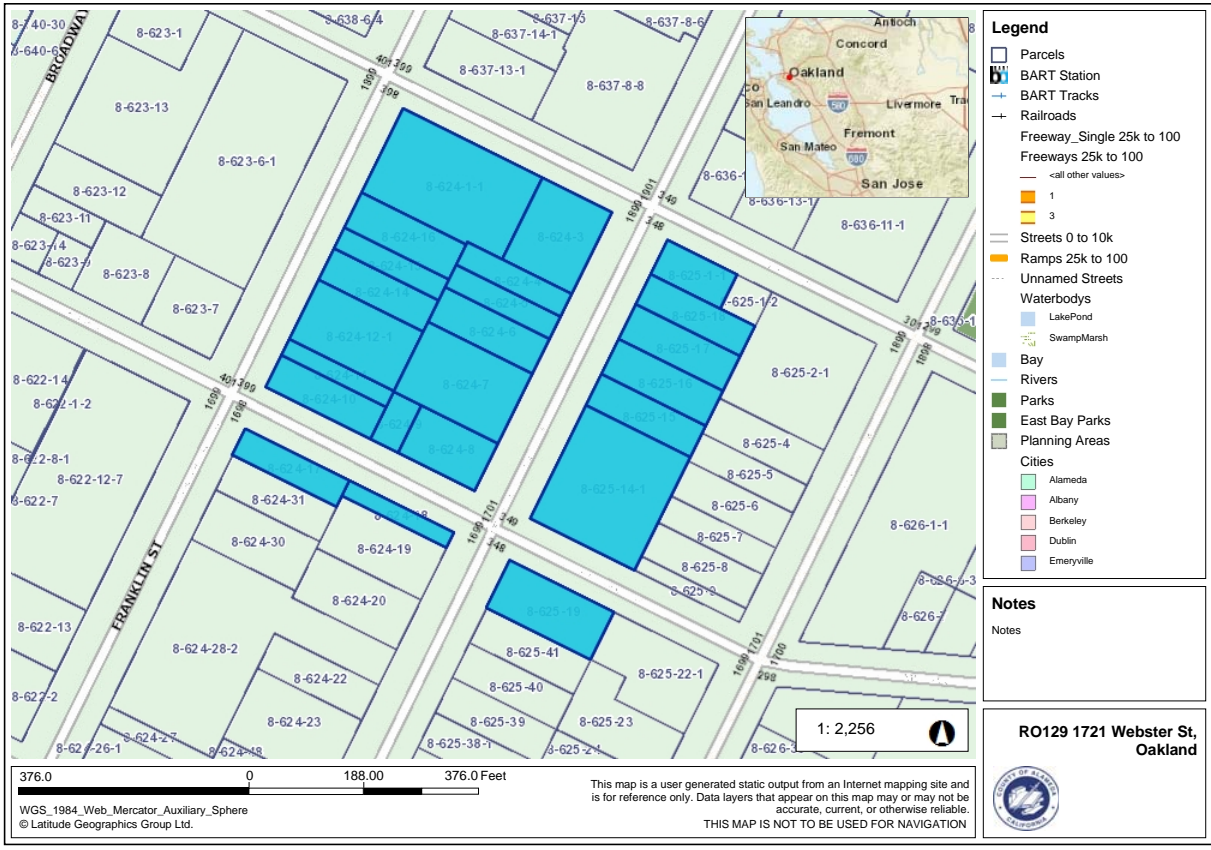
February 9, 2018

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 April 10, 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. Please refer to ACDEH case RO0000129 in any correspondence.



| Sort APN | Parcel APN | Name | StreetAddress | Unit | City | Zip | Zip 4 |
|---------------|------------|---|---------------------------|------|------------------|-------|-------|
| 008 062400101 | 8-624-1-1 | 1814 FRANKLIN INVESTORS LLC | 6425 CHRISTIE AVE | 220 | EMERYVILLE CA | 94608 | 1073 |
| 008 062400101 | 8-624-1-1 | OCCUPANT | 1814 FRANKLIN ST | | OAKLAND CA | 94612 | |
| 008 062400300 | 8-624-3 | BRADFORD JAMES ETAL | PO BOX 1241 | | ALAMEDA CA | 94501 | 0130 |
| 008 062400300 | 8-624-3 | OCCUPANT | 361 19TH ST | | OAKLAND CA | 94612 | |
| 008 062400400 | 8-624-4 | GIBSON DAVID L & HOODGIBSON BETTY TRS | 1736 FRANKLIN ST | 300 | OAKLAND CA | 94612 | 3451 |
| 008 062400400 | 8-624-4 | OCCUPANT | WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062400500 | 8-624-5 | GIBSON DAVID L & HOODGIBSON BETTY TRS | 1736 FRANKLIN ST | 300 | OAKLAND CA | 94612 | 3451 |
| 008 062400500 | 8-624-5 | OCCUPANT | WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062400600 | 8-624-6 | DOUGLAS MOTOR SERVICE & DOUGLAS PARKING COMPANY | 1721 WEBSTER ST | | OAKLAND CA | 94612 | 3411 |
| 008 062400600 | 8-624-6 | OCCUPANT | 1739 WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062400700 | 8-624-7 | DOUGLAS MOTOR SERVICE & DOUGLAS PARKING COMPANY | 1721 WEBSTER ST | | OAKLAND CA | 94612 | 3411 |
| 008 062400700 | 8-624-7 | OCCUPANT | 1717 WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062400800 | 8-624-8 | 360 LLC | 425 15TH ST | | OAKLAND CA | 94612 | 2801 |
| 008 062400800 | 8-624-8 | OCCUPANT | 1709 WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062400900 | 8-624-9 | LE KIEN V & TRAN MONGLANG T TRS | PO BOX 468 | | PINOLE CA | 94564 | 0468 |
| 008 062400900 | 8-624-9 | OCCUPANT | 378 17TH ST | | OAKLAND CA | 94612 | |
| 008 062401000 | 8-624-10 | BANKER STEVEN H & JENNIFER J ETAL | 388 17TH ST | 200 | OAKLAND CA | 94612 | |
| 008 062401000 | 8-624-10 | OCCUPANT | 394 17TH ST | | OAKLAND CA | 94612 | |
| 008 062401100 | 8-624-11 | RCE PREMIER PROPERTIES LLC | 2404 SAN RAMON VALLEY BLV | | SAN RAMON CA | 94583 | 1602 |
| 008 062401100 | 8-624-11 | OCCUPANT | 1710 FRANKLIN ST | | OAKLAND CA | 94612 | |
| 008 062401201 | 8-624-12-1 | SAMA LAND HOLDINGS LLC | 5674 SONOMA DR | | PLEASANTON CA | 94566 | 8102 |
| 008 062401201 | 8-624-12-1 | OCCUPANT | 1720 FRANKLIN ST | | OAKLAND CA | 94612 | |
| 008 062401400 | 8-624-14 | FONG DAVID M TR ETAL | 1730 FRANKLIN ST | 302 | OAKLAND CA | 94612 | 3417 |
| 008 062401400 | 8-624-14 | OCCUPANT | 1724 FRANKLIN ST | | OAKLAND CA | 94612 | |
| 008 062401500 | 8-624-15 | GIBSON DAVID L & HOODGIBSON BETTY TRS | 1736 FRANKLIN ST | 300 | OAKLAND CA | 94612 | 3451 |
| 008 062401500 | 8-624-15 | OCCUPANT | 1734 FRANKLIN ST | | OAKLAND CA | 94612 | |
| 008 062401600 | 8-624-16 | GIBSON DAVID L & HOODGIBSON BETTY TRS | 1736 FRANKLIN ST | 300 | OAKLAND CA | 94612 | 3451 |
| 008 062401700 | 8-624-17 | THOR 385 17 STREET LLC | 25 W 39TH ST 16TH FLOOR S | | NEW YORK NY | 10018 | |
| 008 062401700 | 8-624-17 | OCCUPANT | 385 17TH ST | | OAKLAND CA | 94612 | |
| 008 062401800 | 8-624-18 | SUKWIWAT THANONGSAK & SERMASAKUL SUTEERA | 388 17TH ST | 200 | OAKLAND CA | 94612 | 3362 |
| 008 062401800 | 8-624-18 | OCCUPANT | 359 17TH ST | | OAKLAND CA | 94612 | |
| 008 062500101 | 8-625-1-1 | OKEEFE DAVID & KARI TRS | 188 KING ST | 605 | SAN FRANCISCO CA | 94107 | 4907 |
| 008 062500101 | 8-625-1-1 | OCCUPANT | 1830 WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062501401 | 8-625-14-1 | 1700 WEBSTER LLC | 1477 NEW EVERETT ST | | PORTLAND OR | 97209 | |
| 008 062501401 | 8-625-14-1 | OCCUPANT | 330 17TH ST | | OAKLAND CA | 94612 | |
| 008 062501500 | 8-625-15 | HARWAL S A | 5 3RD ST | 1000 | SAN FRANCISCO CA | 94103 | 3221 |
| 008 062501500 | 8-625-15 | OCCUPANT | 1734 WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062501600 | 8-625-16 | LMV 19H HOLDINGS LP | 95 ENTERPRISE | 200 | ALISO VIEJO CA | 92656 | 2611 |
| 008 062501600 | 8-625-16 | OCCUPANT | 1750 WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062501700 | 8-625-17 | LMV 19H HOLDINGS LP | 95 ENTERPRISE | 200 | ALISO VIEJO CA | 92656 | 2611 |
| 008 062501700 | 8-625-17 | OCCUPANT | WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062501800 | 8-625-18 | LMV 19H HOLDINGS LP | 95 ENTERPRISE | 200 | ALISO VIEJO CA | 92656 | 2611 |
| 008 062501800 | 8-625-18 | OCCUPANT | 1810 WEBSTER ST | | OAKLAND CA | 94612 | |
| 008 062501900 | 8-625-19 | HOWDEN BUILDING OAKLAND LLC | 395 WEST PORTAL AVE | | SAN FRANCISCO CA | 94127 | 1411 |
| 008 062501900 | 8-625-19 | OCCUPANT | 333 17TH ST | | OAKLAND CA | 94612 | |

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD

1515 CLAY STREET

SUITE 1400

OAKAND CA

94612

CHERIE MCCAULOU

CMCCAULOU@WATERBOARDS.CA.GOV

EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION

P.O. BOX 24055

MS 702

OAKLAND CA

94623

1055

CHANDRA JOHANNESON

cjohanne@ebmud.com

CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES

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SUITE 5301

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MARK JOHANNES ARNIOLA

MArniola@oaklandnet.com

ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA

SUSAN HUGO

SUSAN.HUGO@ACGOV.ORG