



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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April 9, 2015

Jennifer Sedlachek
Exxon Mobil
4096 Piedmont Avenue #194
Piedmont, CA 94611
(Sent via E-mail to: jennifer.c.sedlachek@exxonmobil.com)

Victor and Lye Chu
3915 Forest Hill Ave.
Oakland, CA 94602

Mohammed Mashoon
Mash Petroleum
428 13th Street, 10th Floor
Oakland, CA 94612
(Sent via E-mail to: mashpetroleum@yahoo.com)

Subject: Fuel Leak Case No. RO0000491 and GeoTracker Global ID T0600100552, EXXON #7-3006, 720 High Street, Oakland, CA 94601

Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Soil Assessment, Groundwater Monitoring Report and Request for Closure* (RFC) dated January 30, 2015, prepared and submitted on your behalf by Cardno ERI (Cardno) in conjunction with the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Thank you for submitting the RFC.

The case appears to be eligible for closure contingent on addressing the two Technical Comments as requested in the Directive Letter sent via e-mail on April 6, 2015 and included in Attachment 2. In the interim, ACEH is updating the *Notice of Responsibility* (NOR) which was last updated in 2008.

As you are aware, numerous site investigations and groundwater monitoring events for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

List of Landowners Form

Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, 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 this chapter 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. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete Attachment 3, *List of Landowners Form*, and mail or e-mail it back to ACEH by the date identified below.

TECHNICAL REPORT REQUEST

Please submit the document to the Alameda County Environmental Health ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance Attachment 1 and the following specified file naming convention and schedule:

- **May 11, 2015** – Return of *List of Landowner Form*
File to be named: RO491_LNDOWNR_F_yyyy-mm-dd

If your email address does not appear on the cover page of this notification ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

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

Sincerely,

Karel Detterman, PG
Hazardous Materials Specialist

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

Attachment 2 – ACEH April 6, 2015 Directive Letter

Attachment 3 - *List of Landowners Form*

cc: Greg Gurss, Cardno (Sent via E-mail to: greg.gurss@cardno.com)
David Daniels, Cardno, (Sent via E-mail to: david.daniels@cardno.com)
Mansour Sepehr, Soma Environmental (Sent via E-mail to: msepehr@somaenv.com)
Dilan Roe, ACEH, (sent via e-mail to: dilan.roe@acgov.org)
Karel Detterman, ACEH, (sent via e-mail: karel.detterman@acgov.org)
Geotracker, Electronic File

ATTACHMENT 1

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.

ATTACHMENT 2

From: [Detterman, Karel, Env. Health](#)
To: ["Sedlachek, Jennifer C"; "David R. Daniels"; "Mansour Sepehr"; Greg Gursts; mashpetroleum@yahoo.com](#)
Cc: [Roe, Dilan, Env. Health](#)
Subject: Fuel Leak Case No. RO491 and GeoTracker Global ID T0600100552, EXXON #7-3006, 720 High Street, Oakland, CA 94601
Date: Monday, April 06, 2015 3:28:40 PM
Attachments: [RO1135 Well Survey pages from SCM SWI R 2013-11-08.pdf](#)
[Well Survey Map and Table from RO 475 RFC R 2011-07-29.pdf](#)

Hello everyone:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Soil Assessment, Groundwater Monitoring Report and Request for Closure* (RFC) dated January 30, 2015, prepared and submitted on your behalf by Cardno ERI (Cardno) in conjunction with the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Thank you for submitting the RFC.

The case appears to be eligible for closure contingent on addressing the two following Technical Comments in an RFC Addendum:

TECHNICAL COMMENTS:

- 1. Request for Updated Sensitive Receptor Survey:** The RFC's Section 7, *Sensitive Receptors*, it states that Records from the Department of Water Resources (DWR) and Public Works (Alameda County Public Works Agency [ACPWA]) do not indicate the presence of municipal or domestic wells within a 2,000-foot radius of the site. However, Cardno's July 14, 2014 *Updated SCM and Soil and Groundwater Investigation and Groundwater Monitoring Report* refers to a CH2MHill Report well survey for a neighboring fuel leak case, Southern Pacific Transportation Company, RO0001135, 744 High Street, Oakland, which included DWR and ACPWA records indicating the existence of three potential downgradient water supply wells within a 2,000-foot radius of the site as shown in the Attachment from *RO1135 Well Survey*. To resolve this discrepancy, please confirm the presence of the water supply wells by performing a 2,000-foot well survey from both ACPWA and DWR records. ACEH requests review of both ACPWA and DWR well data sources for a complete inventory of vicinity water supply wells. ACEH requests the identification and location on a site vicinity figure all active, inactive, standby, decommissioned (sealed with concrete), unrecorded, and abandoned (improperly decommissioned or lost) wells including irrigation, water supply, industrial, dewatering, and cathodic protection wells within a 2,000-foot radius of the site, as shown in the attached *Well Survey Map and Table for RO 475*. Please provide a figure indicating numbered well locations, a table listing addresses of numbered well locations, distance and direction from site, and well use. Please include both the ACPWA and DWR records in an appendix.
- 2. Improve Legibility of Figure 4:** Please revise and resubmit the RFC's Figure 4, *Dissolved Phase Hydrocarbons in Groundwater* to make the salient features of the figure legible by magnifying or enlarging the figure, highlighting the 90th Percentile and Average Plume Lengths and monitoring well locations, and fading-out the underlying aerial photograph base map.

TECHNICAL REPORT REQUEST

Please address the two Technical Comments in an RFC Addendum and upload technical report to the ACEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the following specified file naming convention and schedule:

- **May 4, 2015 – Request for Closure Addendum**
File to be named: RO491_RFC_ADDEND_R_YYYY-MM-DD

This report is 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.

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.

Thank you,

Karel Detterman, PG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6708
Fax: 510.337.9335
Email: karel.detterman@acgov.org

PDF copies of case files can be downloaded at:

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

ATTACHMENT 3

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: Exxon #7-3006

Address: 720 High Street

City, State, Zip: Oakland, CA 94601

Record ID #: RO0000491

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