



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

December 16, 2013

Jane Allen
2 Lone Tree Avenue
Mill Valley, CA 94941-1741

Teresa Pucci
Pucci Enterprises
6369 Stone Bridge Road
Santa Rosa, CA 95409-5859

Subject: Landowner and Public Notification of Potential Case Closure for Fuel Leak Case No. RO0002930 and GeoTracker Global ID T0600108713, Allen Property, 325 Martin Luther King Jr Way, Oakland, CA 94607

Dear Ms. Allen and Ms. Pucci:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring 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 the enclosed *List of Landowners Form*, and mail or e-mail 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.

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, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

Site Management Requirements

This case is expected to be closed with the following site management requirements:

"This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Residual petroleum hydrocarbons remain in place in the area of the closed-in-place underground storage tank. Under the current land use, the residual contamination is below the floor of the building and does not appear to pose a risk for direct contact or vapor intrusion to indoor air. Therefore, case closure is granted for the current commercial building.

If redevelopment or construction is planned that involves removal of the existing building floor or excavation below a depth of two feet in the area of the closed-in-place underground storage tank, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities."

Groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **January 19, 2014** – List of Landowners Form
File to be named: LNDOWNR_F_YYYY-MM-DD RO2930
- **February 25, 2014** – End of Public Comment Period

Responsible Parties
RO0002930
December 16, 2013, Page 3

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. 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.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachments: Invitation to Comment - Potential Case Closure
Mailing List
List of Landowners Form

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
(Sent via E-mail to: lgriffin@oaklandnet.com)

Robert Flory, AEI Consultants, 2500 Camino Diablo Blvd., Suite 200
Walnut Creek, CA 94597 (sent via E-mail to rflory@aeiconsultants.com)

Adrian Angel, AEI Consultants, 2500 Camino Diablo Blvd., Suite 200
Walnut Creek, CA 94597 (sent via E-mail to aangel@aeiconsultants.com)

Dilan Roe, ACEH (Sent via E-mail to: dilan.roe@acgov.org)
Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)
GeoTracker, eFile

MAILING LIST FOR FACT SHEET (2 PAGES)

Leroy Griffin
Oakland Fire Department
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032
(Sent via E-mail to: lgriffin@oaklandnet.com)

Thomas Francis
East Bay Municipal Utility District
375 11th Street, M.S.407
Oakland, CA 94607-1055

Cherie McCaulou
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
San Francisco Bay Regional Water Quality
(Sent via E-mail to: cmccaulou@waterboards.ca.gov)

ALLEN JANE A TR
Parcel #: 1-121-31-1
2 LONE TREE AVE
MILL VALLEY CA 94941

CARDANAL PARTNERS LLC
Parcel #: 1-125-1
4517 WALNUT BLVD
WALNUT CREEK CA 94596

CATHOLIC CHARITIES OF THE
Parcel #: 1-121-13
433 JEFFERSON ST
OAKLAND CA 94607

DELANEY MICHAEL B &
Parcel #: 1-121-17
407 M L KING JR WAY
OAKLAND CA 94607

DIRUOCCO CARLO & MARIE F
Parcel #: 1-121-32
23 DRESDEN BAY
ALAMEDA CA 94502

DIRUOCCO CARLO TR
Parcel #: 1-121-31-2
23 DRESDEN BAY
ALAMEDA CA 94502

DROGOS DONNA L
Parcel #: 1-121-19
666 4TH ST
OAKLAND CA 94607

JENZEH MICHAEL TR
Parcel #: 1-121-18
PO BOX 21152
OAKLAND CA 94620

MERRITT TWO LP
Parcel #: 1-119-1-1
1939 HARRISON ST #410
OAKLAND CA 94612

RESIDENT
Parcel #: 1-121-29-1
680 4TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-123-9
301 JEFFERSON ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-125-1
202 M L KING JR WAY
OAKLAND CA 94607

RESIDENT
Parcel #: 1-121-27-3
418 CASTRO ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-121-31-1
671 4TH ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-121-31-2
678 3RD ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-121-32
300 CASTRO ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-123-7-1
401 JEFFERSON ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-123-10
636 3RD ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-119-1-1
655 3RD ST
OAKLAND CA 94607

RESIDENT
Parcel #: 1-121-13
M L KING JR WAY
OAKLAND CA 94607

RESIDENT
Parcel #: 1-121-18
403 M L KING JR WAY
OAKLAND CA 94607

RESIDENT
Parcel #: 1-121-30
699 4TH ST
OAKLAND CA 94607

RODRIGUES DARLENE TR
Parcel #: 1-121-29-1
689 4TH ST
OAKLAND CA 94607

RODRIGUES DARLENE TR
Parcel #: 1-121-30
689 4TH ST
OAKLAND CA 94607

SAN FRANCISCO BAY AREA
Parcel #: 1-121-27-3
PO BOX 12688
OAKLAND CA 94604

SAN FRANCISCO BAY AREA
Parcel #: 1-123-7-1
PO BOX 12688
OAKLAND CA 94604

TERRADEV JEFFERSON LLC
Parcel #: 1-123-9
PO BOX 530
ALAMEDA CA 94501

VLAZAKIS EMMANUEL P &
Parcel #: 1-123-10
250 SEA VIEW AVE
PIEDMONT CA 94610

WILLIAMS ELSIE TRUST
Parcel #: 1-121-16
409 M L KING JR WAY
OAKLAND CA 94607

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: Allen Property

Address: 325 Martin Luther King Jr Way

City, State, Zip: Oakland, CA 94607

Record ID #: RO00002930

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: Jane Allen

Address: 2 Lone Tree Avenue

City, State, Zip: Mill Valley, CA 94941-1741

E-mail Address: _____

Name: Teresa Pucci, Pucci Enterprises

Address: 6369 Stone Bridge Road

City, State, Zip: Santa Rosa, CA 95409-5859

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



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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**ALLEN PROPERTY
325 MARTIN LUTHER KING JR WAY
OAKLAND, CA 94607
FUEL LEAK CASE RO0002930
GEOTRACKER GLOBAL ID T0600108713
DECEMBER 16, 2013**

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) 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, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed 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 ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. Comments **received by February 25, 2014** 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, Jerry Wickham at 510-567-6791 or by email at jerry.wickham@acgov.org. Please refer to ACEH case RO0002930 in any correspondence.