



REMEDIAL ACTION COMPLETION CERTIFICATION

May 29, 2014

Kaitz Property Holdings LLC
Spencer and Roberta Kaitz
774 Mays Blvd, #10
Incline Village, NV 89451

Spencer and Roberta Kaitz
2811 Castro Valley Blvd, Suite 111
Castro Valley, CA 94546

Subject: Case Closure for Fuel Leak Case No. RO0003081 and GeoTracker Global ID T10000003416, Kaitz Residential Property, 40 Crocker Avenue, Piedmont, CA 94611

Dear Mr. & Mrs. Kaitz:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,


Ariu Levi
Director

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

ALEX BRISCOE, Director



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

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Dear Mr. & Mrs. Kaitz:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

If you have any questions, please call Mark Detterman at (510) 567--6876. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Dilan Roe". The signature is fluid and cursive.

Dilan Roe, P.E.
LOP and SCP Program Manager

Enclosures: 1. Remedial Action Completion Certification
2. Case Closure Summary

Cc w/enc.: 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

**CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

I. AGENCY INFORMATION

Date: May 29, 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Responsible Staff Person: Mark Detterman	Title: Senior Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Kaitz Residential Property		
Site Facility Address: 40 Crocker Avenue, Piedmont, California 94611		
RB Case No.: NA	STID No.: NA	LOP Case No.: RO0003081
URF Filing Date: 4/14/2010	Geotracker ID: T10000003416	APN: 51-4726-15-2
Current Land Use: Residential		
Responsible Parties	Addresses	Phone Numbers
Kaitz Property Holdings, LLC Spencer & Roberta Kaitz	774 Mays Blvd, #10-262, Incline Village, NV 89451	No phone number

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
----	1,500	- Diesel / heating oil	Removed	4/8/2010
Piping			Removed	Not Reported

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Release from underground storage tank (UST) system.		
Site characterization complete? Yes		
Monitoring wells installed? No	Number: 0	Proper screened interval? ----
Highest GW Depth Below Ground Surface: Unknown	Lowest Depth: Unknown	Flow Direction: Unknown
Most Sensitive Current Groundwater Use: Potential drinking water source.		

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Release from underground storage tank (UST) system.		
Number of monitoring wells installed: No	Number of monitoring wells destroyed: 0	Number of monitoring wells remaining: ----
Highest Groundwater Depth Below Ground Surface: ----	Lowest Depth: ----	Flow Direction: ----
Most Sensitive Current Groundwater Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: Ten water supply wells are located within a 1,000 foot radius of the subject site. The wells are classified as domestic or irrigation. The closest well is located approximately 170 feet upgradient. The closest well towards the west (presumed to be the approximate downgradient direction) is located at a distance of approximately 290 feet to the northwest. Based on the trace concentrations in a pit water sample these wells are not expected to be receptors for the site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest Surface Water Name: Wildwood Creek is approximately 450 feet southwest of the site.

LTCP GROUNDWATER SPECIFIC CRITERIA

LTCP Groundwater Specific Scenario under which case was closed: Scenario 5

Site Data		LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Plume Length	Unknown	<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	Unknown	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	170 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	450 feet southwest	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	Not applicable for groundwater specific criteria.	Not applicable	Not applicable	Yes	Not applicable

GROUNDWATER CONCENTRATIONS

Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)	LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Benzene	----	----	No criteria	3,000	No criteria	1,000
MTBE	----	----	No criteria	1,000	No criteria	1,000

Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?

Yes

LTCP VAPOR SPECIFIC CRITERIA

LTCP Vapor Specific Scenario under which case was closed: Scenario 3A

Active Fueling Station Active as of: Not applicable

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria
Unweathered NAPL	No NAPL	LNAPL in groundwater	LNAPL in soil	No NAPL	No NAPL	No NAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	>5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Bioattenuation Zone	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm
Maximum Current Benzene Concentration in Groundwater	2.3	No criteria	No criteria	<100 ppb	≥100 and <1,000 ppb	<1,000 ppb	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	No data	No criteria	No criteria	No criteria	No criteria	No criteria	≥5 feet

SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS

Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum (µg/m ³)	Current Maximum (µg/m ³)	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000

If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?

If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA

LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below.

Are maximum concentrations less than those in Table 1 below?

Yes

Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 10 feet bgs (ppm)
Site Maximum	Benzene	<0.250	<0.250	<0.250	<0.250	<0.250
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	<0.250	<0.250	<0.250	<0.250	<0.250
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	----	----	----	----	----
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	----	----	----	----	----
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5

If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?

If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?

IV. CLOSURE

Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, closure of this site appears to be consistent with the policies established by the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy which became effective on August 17, 2012.

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). Based on this evaluation, no site management requirements appear to be necessary. However, 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.

Should corrective action be reviewed if land use changes? No

Was a deed restriction or deed notification filed? No

Date Recorded: ----

V. ADDITIONAL COMMENTS AND CONCLUSION

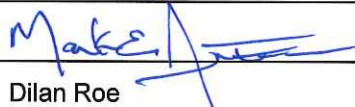

Additional Comments:

Naphthalene was not an analyte in shallow soil samples. However, the highest concentration detected at the site was <10 mg/kg TPH as diesel, without the use of silica gel cleanup. Consequently, naphthalene concentrations in shallow soil are not likely to exceed the LTCP media-specific criteria.

Conclusion:

Alameda County Environmental Health staff believe that the site meets the conditions for case closure under the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy. Based upon the information available in our files to date, no further investigation or cleanup for the fuel leak case is necessary at this time.


VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Mark Detterman, P.G., C.E.G.	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 5/29/2014
Approved by: Dilan Roe	Title: LOP and SCP Program Manager
Signature: 	Date: 5/29/2014

VII. REGIONAL BOARD AND PUBLIC NOTIFICATION

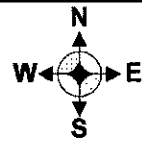
Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Regional Board Notification Date: November 21, 2013	
Public Notification Date: November 21, 2013	

VIII. MONITORING WELL DESTRUCTION

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	All Monitoring Wells Decommissioned: NA
Reason Wells Retained: ----		
Additional requirements for submittal of groundwater data from retained wells: ----		
ACEH Concurrence - Signature: 	Date: 5/29/2014	

Attachments:

1. Site Vicinity Map and Aerial Photo (2 pp)
2. Site Plan (1 p)
3. Soil and Groundwater Analytical Data (1 pp)



MAPQUEST



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Map Data © 2009 NAVTEQ or TeleAtlas

GOLDEN GATE TANK REMOVAL, INC.
3730 Mission Street
San Francisco, CA 94110
Ph (415) 512-1555 Fx (415) 512-0964

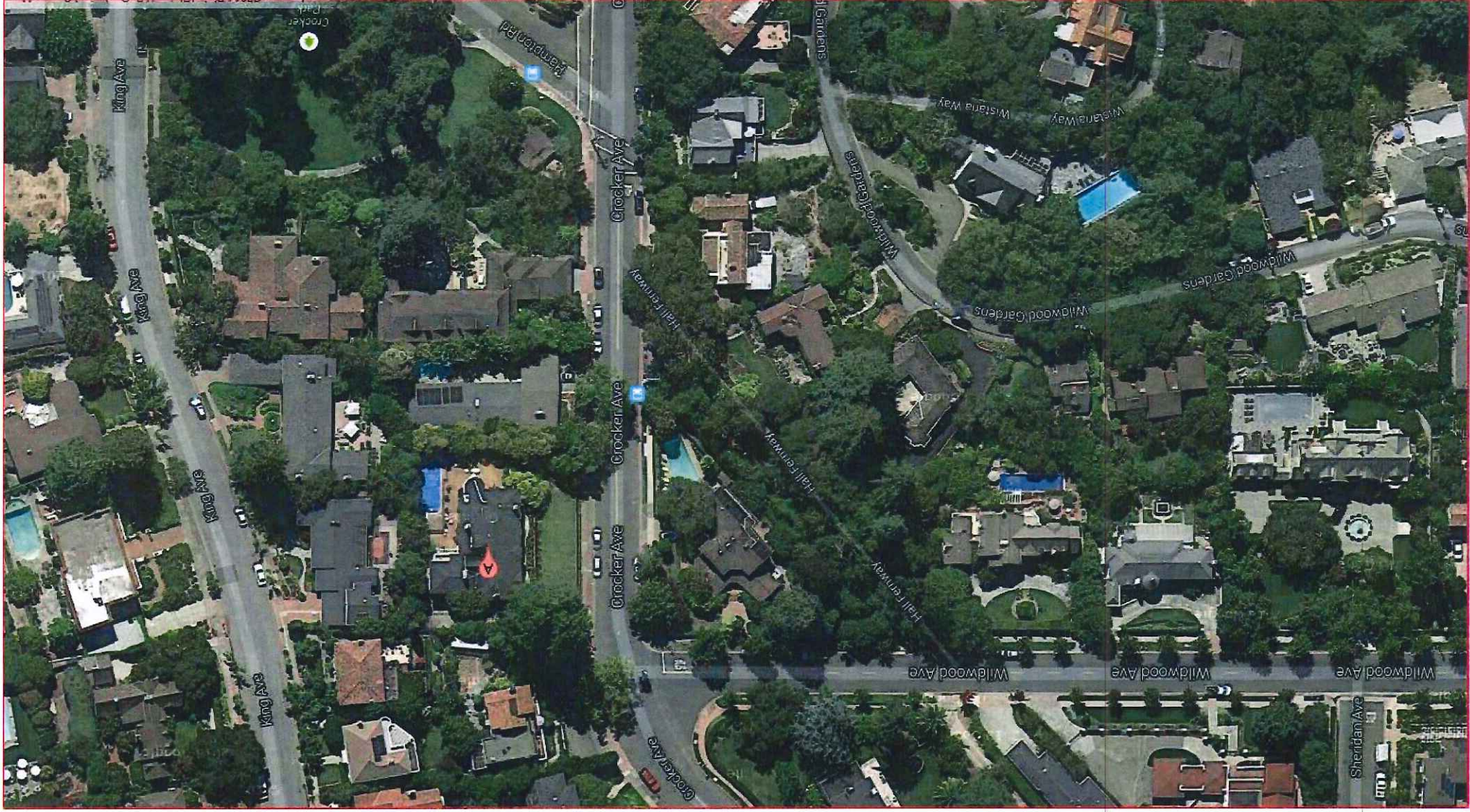
VICINITY MAP
40 Crocker Avenue
Piedmont, CA 94611

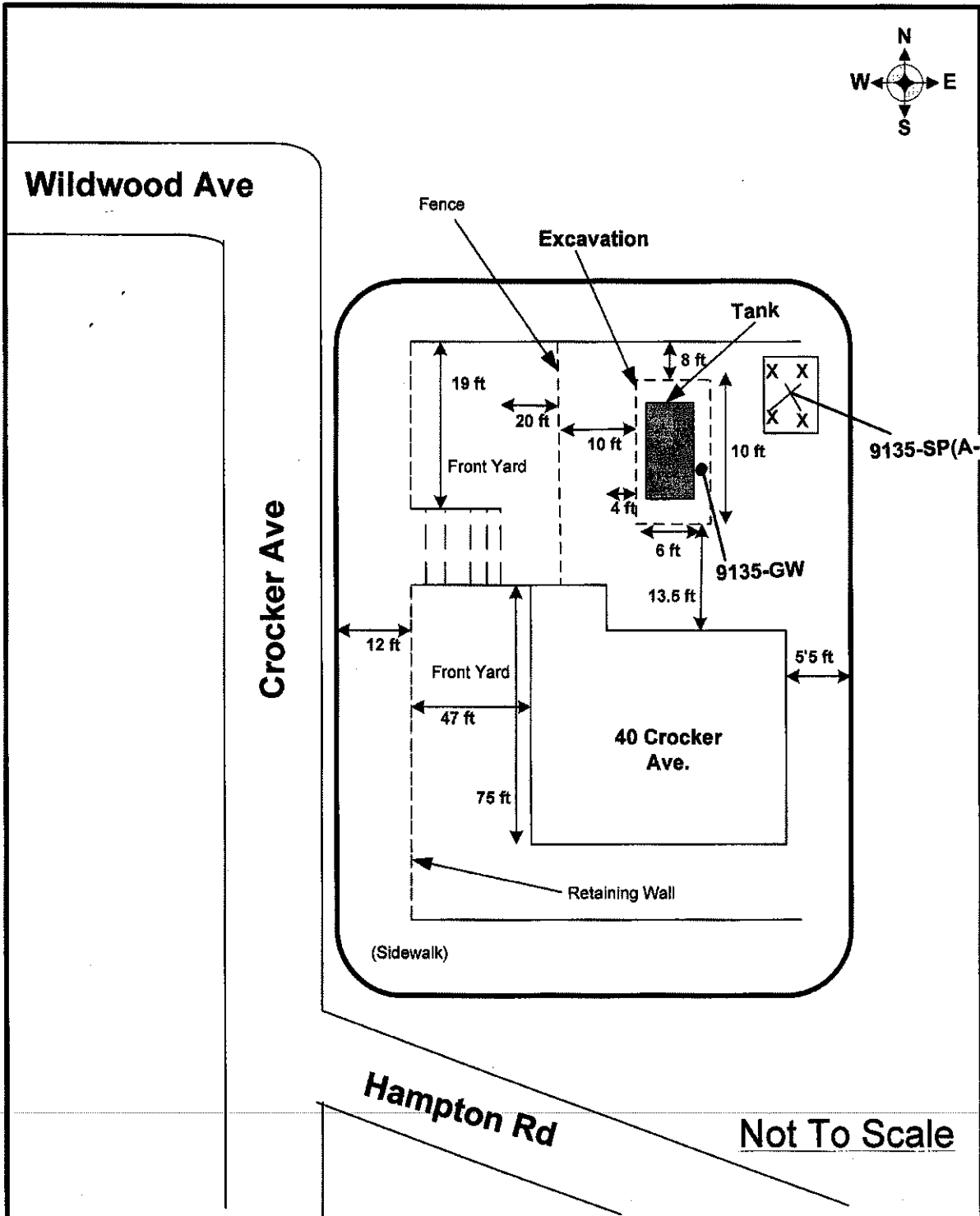
GGTR Project No.9135

Drawing By: AC

March 2010

Figure 1





GOLDEN GATE TANK REMOVAL, INC. 3730 Mission Street San Francisco, CA 94110 Ph (415) 512-1555 Fx (415) 512-0964		Site Drawing 40 Crocker Avenue Piedmont, CA 94611	
GGTR Project No. 9135	Drawing By: AC	March 2010	Figure 2

SAMPLING RESULTS FORM

Underground Storage Tank Site Address:

40 Crocker Avenue, Piedmont, CA 94611

Business Site Name: Residential

Description Sample ID <small>(Specify location: i.e., tank, pipe, stockpile) and number</small>	Sample Depth (Indicate depth of sample from grade)	Media (soil/water)	Date (Date Sample was collected)	Soil Type (specify if sand, clay, fill, etc.)	Results expressed in parts per million (ppm)										
					TPH-D	B	T	E	X	1,2-DCA	DIPE	ETBE	MTBE	TAME	TBA
9135-SP(A-D)Comp (Stockpile)	Not Applicable	soil	4/13/2010	rock/clay	ND<10	ND<0.250	ND<0.250	ND<0.250	ND<0.500	ND<0.250	ND<0.250	ND<0.250	ND<0.250	ND<0.250	ND<2
9135-GW (Ground Water)	Not Applicable	water	4/13/2010	NA	1.64*	0.0023	0.0014	ND<0.001	0.00093	ND<0.001	ND<0.005	ND<0.005	ND<0.001	ND<0.005	ND<0.010
9135-R3 (Rinsate Sample)	Not Applicable	water	4/9/2010	NA	18.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

TPH-D = Total Petroleum Hydrocarbons Diesel

BTEX = Benzene, Toluene, Ethylbenzene, Xylene

* =Petroleum hydrocarbon pattern elutes primarily between C10 and C36.

NA = Not Analyzed

ND = Non-Detectable Results

1,2-DCA=1,2-Dichloroethane

DIPE= Di-Isopropyl ether

ETBE= Ethyl tert-Butyl Ether

MTBE= Methyl Tert Butyl Ether

TAME= Tert-Butyl Methyl Ether

TBA= Tert Butyl Alcohol

List of additional analytical results and detection limits on attached certified lab report