



March 2, 2018

Mr. Chuck Carmel
Remediation Manager Services Company
An Affiliate of Atlantic Richfield Company
4 Centerpointe Drive Suite 200 Room LPR 4-222
La Palma, CA 90623 (Sent via E-mail to: charles.carmel@bp.com)

Edgar M. Buttner Trust
121 St. James Drive
Piedmont, CA 94611-3603

Webster Equity LLC
Mr. Sammy Joselewitz
1900 Webster Street, Suite B
Oakland, CA 94612-2946 (Sent via E-mail to: sammy@highcomsecurityservices.com)

Subject: Case Closure Public Notification, List of Landowners Form, Well Destruction and Investigation Derived Waste Removal for Fuel Leak Case No. RO0003100 and Geotracker Global ID T10000004348, Buttner Property, 1900 Webster Street, Oakland, CA 94612-2946

Ladies and Gentlemen:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the fuel leak case file for the above-referenced site and determined that the site appears to qualify for case closure in accordance with the State Water Board's Low-Threat Underground Storage Tank Case Closure Policy. Therefore, no further action related to the underground storage tank fuel release is required at this time. As part of the case closure process, public notification of case closure must be performed in accordance with CCR Title 23, Division 3, Chapter 16, §2728, all current record owners of fee title to the site must be notified by the primary or active responsible party of the proposed closure action in accordance with H&SC 25297.15, and the monitoring wells must be properly destroyed in accordance with California Water Code and Alameda County Ordinance Code 6.88.

TECHNICAL COMMENTS

1. **Public Notification of Case Closure** – As stated above, public notification of proposed case closure is required. To that end, ACDEH has sent out the enclosed public participation fact sheet, which describes the site and the proposed case closure. Public comments on the proposed case closure will be accepted for a period of sixty days beginning **March 6, 2018 through May 5, 2018**. Following the public comment period, the comments received, will be reviewed and considered prior to issuance of the Remedial Action Completion Certificate.
2. **Landowner Notification Form** – Thank you for submitting the “List of Landowners Form”.
3. **Soil Vapor Well Destruction** – As part of case closure, the soil vapor wells must be properly destroyed. However, soil vapor well destruction cannot be approved and/or conducted until the public notification period is completed. Therefore, to expedite the case closure process, ACDEH requests that you initiate the following as soon as possible.

- Begin the well destruction permitting process now by contacting Alameda County Public Works Agency at (510) 567-6791 to obtain the necessary permits.
- Schedule well destruction by May 21, 2018 (within fifteen (15) days following the end of public notification period) to properly destroy the well(s).
- Electronically upload the well destruction report (which includes confirmation of investigation derived waste disposal) to the State Water Board's Geotracker website by June 5, 2018 (within thirty (30) days following the end of public notification period). Electronic reporting is described in Attachment 1.

Following the completion of the public notification period, receipt of the completed Landowner Notification Form, and well destruction report (which includes signed confirmation of investigation derived waste disposal), this office will issue you the Remedial Action Completion Certificate.

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule and complete the fieldwork activities by the date specified below and provide ACDEH with at least three (3) business days notification prior to conducting the fieldwork.

TECHNICAL REPORT REQUEST

Please upload the requested document to the State Water Resources Control Board's Geotracker website, in accordance with the following specified file naming convention and schedule:

- **May 21, 2018** – Well Destruction (within fifteen (15) days following the end of public notification period).
- **June 5, 2018** – Well Destruction Report and documentation of Investigation Derived Wastes Removal (within thirty (30) days following the end of public notification period).

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.

Sincerely,

Karel Detterman, PG
Senior Hazardous Materials Specialist

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

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

cc: Bill Patzelt, Antea Group, 11010 White Rock Road, Suite 140, Rancho Cordova, CA 95670 (Sent via e-mail to: bill.patzelt@anteagroup.com)

Karel Detterman, ACDEH, (Sent via e-mail to: karel.detterman@acgov.org)

Dilan Roe, ACDEH, (Sent via e-mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH, (Sent via e-mail to: paresh.khatri@acgov.org)

Electronic File, GeoTracker

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

**BUTTNER PROPERTY
1900 WEBSTER STREET, OAKLAND, CA 94612-2946
FUEL LEAK CASE RO0003100
GEOTRACKER GLOBAL ID T10000004348**

March 6, 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 as an empty lot 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 May 5, 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 RO0003100 in any correspondence.

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
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 062500101	8-625-1-1	OKEEFFE 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 062500102	8-625-1-2	OKEEFFE DAVID & KARI TRS	188 KING ST	605	SAN FRANCISCO CA	94107	4907
008 062500102	8-625-1-2	OCCUPANT	331 19TH ST		OAKLAND CA	94612	
008 062500201	8-625-2-1	LMV 19H HOLDINGS LP	95 ENTERPRISE	200	ALISO VIEJO CA	92656	2611
008 062500201	8-625-2-1	OCCUPANT	301 19TH 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 063601001	8-636-10-1	PARK PLAZA OAKLAND LP	1305 FRANKLIN ST	500	OAKLAND CA	94612	3224
008 063601001	8-636-10-1	OCCUPANT	1939 HARRISON ST		OAKLAND CA	94612	
008 063601101	8-636-11-1	CIM OAKLAND 1901 HARRISON LP	PO BOX 131237		CARLSBAD CA	92013	1237
008 063601101	8-636-11-1	OCCUPANT	1901 HARRISON ST		OAKLAND CA	94612	
008 063601301	8-636-13-1	BGD BUILDING LLC	334 19TH ST		OAKLAND CA	94612	3406
008 063601500	8-636-15	WEBSTER EQUITY LLC	1900 WEBSTER	B	OAKLAND CA	94612	2946
008 063601500	8-636-15	OCCUPANT	1900 WEBSTER ST		OAKLAND CA	94612	
008 063601600	8-636-16	1922 WEBSTER STREET LLC	21 LOCUST AVE	1	MILL VALLEY CA	94941	2852
008 063601600	8-636-16	OCCUPANT	1922 WEBSTER ST		OAKLAND CA	94612	
008 063601801	8-636-18-1	PARK MICHAEL K	119 VIA FLOREADO		ORINDA CA	94563	1926
008 063601801	8-636-18-1	OCCUPANT	1940 WEBSTER ST		OAKLAND CA	94612	
008 063601900	8-636-19	PARK MICHAEL K	119 VIA FLOREADO		ORINDA CA	94563	1926
008 063601900	8-636-19	OCCUPANT	WEBSTER ST		OAKLAND CA	94612	
008 063602005	8-636-20-5	CSHV 1956 WEBSTER LLC	601 S FIGUEROA ST	3400	LOS ANGELES CA	90017	5739
008 063602005	8-636-20-5	OCCUPANT	1956 WEBSTER ST		OAKLAND CA	94612	
008 063700500	8-637-5	WESTERN ALLIANCE BANCORPORATION	1951 WEBSTER ST		OAKLAND CA	94612	2909
008 063700806	8-637-8-6	KAISER FOUNDATION HEALTH PLAN INC	1800 HARRISON ST	6TH	OAKLAND CA	94612	3470
008 063700806	8-637-8-6	OCCUPANT	1950 FRANKLIN ST		OAKLAND CA	94612	
008 063700808	8-637-8-8	P G & E CO 135-1-84A-1	PO BOX 770000		SAN FRANCISCO CA	94177	0001
008 063700808	8-637-8-8	OCCUPANT	1919 WEBSTER ST		OAKLAND CA	94612	

SAN FRANCISCO BAY REGIONAL WATER
QUALITY CONTROL BOARD
EAST BAY MUNICIPAL UTILITY DISTRICT
INDUSTRIAL DISCHARGE SECTION

1515 CLAY STREET
P.O. BOX 24055

SUITE 1400
MS 702

OAKAND CA
OAKLAND CA

94612
94623

1055

CHERIE MCCAULOU
CHANDRA JOHANNESON

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CITY OF OAKLAND PUBLIC WORKS
ENVIRONMENTAL SERVICES

250 FRANK H. OGAWA PLAZA

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