

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

September 9, 2014

Matthew A. Gabel & Jane C. TRS
1018 Sunnyhills Road
Oakland, CA 94610

Subject: Case Closure for Fuel Leak Case No. RO0003043 and GeoTracker Global ID T0600100621, Gabel Property, 1018 Sunnyhills Road, Oakland, CA 94610

Dear Responsible Party:

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 Matthew Soby at (510) 567-6725. Thank you.

Sincerely,

A handwritten signature in blue ink that reads 'Dilan Roe'.

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

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

Cc w/enc.:

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

Leroy Griffin, Oakland Fire Department, 150 Frank H. Ogawa Plaza, Suite 3341, Oakland, CA 94612-2032 (sent via electronic mail to lgriffin@oaklandnet.com)

Mark Gomez, Oakland Public Works, 250 Frank Ogawa Plaza, Suite 5301, Oakland, CA 94612 (sent via e-mail to mmgomez@oaklandnet.com)

Kwablah Attiogbe, Alameda County Public Works Agency, 399 Elmhurst Street, Hayward, CA 94544 (sent via e-mail to kwablah@acpwa.org)

Responsible Parties

RO0003043

September 9, 2014 Page 2

Sandra Rivera, Alameda County Planning Dept., Community Development Agency, 224 West Winton Ave, Room 111, Hayward, CA 94544 (sent via e-mail to sandra.rivera@acgov.org)

Ken Minn, East Bay Municipal Utility District, PO Box 24055, Oakland, CA 94623 (sent via e-mail to kminn@ebmud.com)

Case Worker (sent via electronic mail to matthew.soby@acgov.org)

e-File, GeoTracker



REMEDIAL ACTION COMPLETION CERTIFICATION

September 9, 2014

Matthew A. Gabel & Jane C. TRS
1018 Sunnyhills Road
Oakland, CA 94610

Subject: Case Closure for Fuel Leak Case No. RO0003043 and GeoTracker Global ID T0600100621, Gabel Property, 1018 Sunnyhills Road, Oakland, CA 94610

Dear Responsible Party:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) 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

UST Case Closure Summary Form

Agency Information

Date: September 9, 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: 510-567-6725
Staff Person: Matthew Soby	Title: Hazardous Materials Technician

Case Information

Facility Name: Gabel Property		
Facility Address: 1018 Sunnyhills Rd., Oakland, CA 94610		
RB LUSTIS Case No.: ----	Local Case No.: ----	LOP Case No.: RO0003043
URF Filing Date: ----	GeoTracker Global ID: T0600100621	
APN: 11-895-11	Current Land Use: Residential	
Responsible Party(s):	Address:	Phone:
Matthew A. Gabel & Jane C. TRS	1018 Sunnyhills Rd, Oakland, CA 94610	----

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place/ Removed/Active	Date
----	366	Kerosene	Removed	July 25, 1990

LTCP Groundwater Specific Criteria (Attachment 1)

LTCP Vapor Specific Criteria (Attachment 2)

LTCP Direct Contact and Outdoor Air Exposure Criteria (Attachment 3)

Conceptual Site Model (GeoTracker CSM Report, Attachment 4)

Closure Criteria Met (GeoTracker LTCP Checklist, Attachment 5)

Site Map

Attachment 6 Google Aerial Photo (1 pp)

Analytical Data

Attachment 7 Soil Analytical Data (7 pp)

UST Case Closure Summary Form

Additional Information:

Water Supply Wells in Vicinity:

There are zero (0) California Dept. of Public Health (CDPH) water supply wells within 0.5 miles of the site per GeoTracker Groundwater Ambient Monitoring & Assessment (GAMA) database.

There are zero (0) domestic or irrigation wells within a 2,000 foot radius of the site per Alameda County Public Works Agency (ACPWA).

Site Management Requirements:

NO RESTRICTIONS

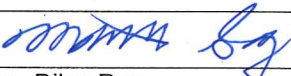
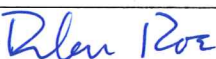
This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board (SWRCB) Low-Threat Underground Storage Tank Closure Policy (LTCP). Based on this evaluation, no site management requirements appear to be necessary. However, excavation or construction activities 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.

RWQCB Notification

Notification Date: December 20, 2013

RWQCB Staff Name: Cherie McCaulou	Title: Engineering Geologist
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Local Agency Representative

Prepared by: Matthew Soby	Title: Hazardous Materials Technician
Signature: 	Date: 09/08/2013
Approved by: Dilan Roe	Title: LOP and SCP Program Manager
Signature: 	Date: 9/8/2014

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) 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>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

ATTACHMENT 1

UST Case Closure Summary Form

Attachment 1

LTCP GROUNDWATER SPECIFIC CRITERIA						
LTCP Groundwater Specific Scenario under which case was closed: Site has not affected groundwater.						
Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3 Criteria	LTCP Scenario 4 Criteria	
Plume Length	<100 feet	<100 feet	<250 feet	<250 feet	<1,000 feet	
Free Product (light non-aqueous phase liquid (LNAPL))	No free product observed in underground storage tank (UST) excavation.	No free product	No free product	Removed to maximum extent practicable	No free product	
Plume Stable or Decreasing	Decreasing as UST has been removed, impacted soil was over-excavated, and confirmation soil sampling concentration indicates residual soil mass insignificant to leach to groundwater.	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing	
Distance to Nearest Water Supply Well	2,200 feet north to north-east	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water and Direction	Sausal Creek is 4,000 feet east and up-gradient. Groundwater flow direction likely mirrors topography and flows southwest.	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Property Owner Willing to Accept a Land Use Restriction?	----	Not applicable	Not applicable	Yes	Not applicable	
GROUNDWATER CONCENTRATIONS						
Constituent	Historic Site Maximum (ug/L)	Current Site Maximum (ug/L)	LTCP Scenario 1 Criteria (ug/L)	LTCP Scenario 2 Criteria (ug/L)	LTCP Scenario 3 Criteria (ug/L)	LTCP Scenario 4 Criteria (ug/L)
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 <u>determination been made</u> 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?						----
COMENTS:						
Site has not affected groundwater based on observations of: No LNAPL in excavation to six (6) feet below ground surface (bgs); No holes in the UST; Soils demonstrating elevated levels of total petroleum hydrocarbon (TPH) and kerosene were over-excavated; Depth to water in the Oakland hills lies between 13 to 150 feet bgs based on ACPWA water well survey; Soil matrix reportedly silty clay, this soil type would inhibit downward migration of LNAPL or leachate.						

ATTACHMENT 2

UST Case Closure Summary Form

Attachment 2

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 LNAPL	No LNAPL	LNAPL in groundwater	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	> 6 feet based on over-excavation depth	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Bioattenuation Zone	< 100 mg/kg (50 mg/kg TPH-kerosene)	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	----	No criteria	No criteria	<100 ug/L	≥100 and <1,000 ug/L	<1,000 ug/L	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 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 <u>site-specific risk assessment</u> for the vapor intrusion pathway demonstrate that human health is protected?				----			
If the site does not meet scenarios 1 through 4, has a <u>determination been made</u> that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health?				----			

UST Case Closure Summary Form

COMMENTS:

Methyl-tertiary butyl ether (MTBE), benzene, toluene, ethylbenzene, xylenes (BTEX), and naphthalene were appropriately not analyzed as this was a home heating oil / kerosene UST. The analytical laboratory quantified the TPH results as kerosene and noted the TPH results did not elute in the diesel range. Based on UST excavation soil samples, Volatile Organic Compounds (VOCs) are not likely present in sufficient quantities to be a human health risk for vapor intrusion to indoor air.

ATTACHMENT 3

UST Case Closure Summary Form

Attachment 3

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA						
LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health.						
Are maximum concentrations less than those in Table 1 below?			----			
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	----	----	----	----	----
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	----	----	----	----	----
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 <u>site-specific risk assessment</u> ?				----		
If maximum concentrations are greater than those in Table 1, has a <u>determination been made</u> 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?				Yes. Soil concentrations initially reported at 5,100 mg/kg TPH-kerosene at 3 feet bgs. Soil over-excavation to 6 feet bgs reduced concentrations to 50 mg/kg TPH-kerosene. This site was a kerosene release and VOCs / polyaromatic hydrocarbons (PAHs) are not likely present in sufficient petroleum hydrocarbon composition quantities to warrant a risk from direct contact.		

UST Case Closure Summary Form

Site Management Requirements:

1) NO RESTRICTIONS

This fuel leak case has been evaluated for closure consistent with the State Water Resource 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.

ATTACHMENT 4

CSM Report

[GEOTRACKER HOME](#) | [MANAGE PROJECTS](#) | [REPORTS](#) | [SEARCH](#) | [LOGOUT](#)

GABEL PROPERTY (T0600100621) - [MAP THIS SITE](#)

OPEN - ELIGIBLE FOR CLOSURE

1018 SUNNYHILLS RD
OAKLAND, CA 94610
ALAMEDA COUNTY

[ACTIVITIES REPORT](#)

[PUBLIC WEBPAGE](#)

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

CLEANUP OVERSIGHT AGENCIES

ALAMEDA COUNTY LOP (**LEAD**) - CASE #: RO0003043

CASEWORKER: [MATTHEW SOBY](#) - SUPERVISOR: DILAN ROE

SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 01-0676

CASEWORKER: [Cherie McCaulou](#) - SUPERVISOR: Cheryl L. Prowell

THIS PROJECT WAS LAST MODIFIED BY [MATTHEW SOBY](#) ON 9/3/2014 5:09:51 PM - [HISTORY](#)

CSM REPORT - [VIEW PUBLIC NOTICING VERSION OF THIS REPORT](#)

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIIS)

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FIVE YEAR REVIEW INFORMATION		
									FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
GABEL PROPERTY (Global ID: T0600100621) 1018 SUNNYHILLS RD OAKLAND, CA 94610	Open - Eligible for Closure	7/25/2013	8/17/1990	24	ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0003043 CASEWORKER: MATTHEW SOBY - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 01-0676 CASEWORKER: Cherie McCaulou - SUPERVISOR: Cheryl L. Prowell

STAFF NOTES (INTERNAL)

<NO STAFF NOTES ENTERED>

SITE HISTORY

UST removed from the site. Analytical data and/or Tank Removal Report received 7/13/2010; UST removal report dated circa August 17, 1990 from Subsurface Consultants. Release from home heating oil UST. Initial soil sample 5,100 mg/kg TPH kerosene at 3 feet bgs - confirmation sample collected from base of UST overexcavation - 50 mg/kg TPH kerosene at 5 feet bgs. According to the LTCP, sites with soil that do not contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria in the policy shall be considered low threat sites for the groundwater medium.

RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
MATTHEW A & JANE C GABEL	MATTHEW A & JANE C GABEL TRS	1018 SUNNYHILLS RD	OAKLAND	

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

[VIEW LTCP CHECKLIST](#)

[VIEW PATH TO CLOSURE PLAN](#)

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Kerosene	Residential	GW - Municipal and Domestic Supply	Other	8/17/1990	Other Means	0

FREE PRODUCT	OTHER CONTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	EBMUD	12/20/2013			5/12/2014	

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
011 089501100		South Bay - East Bay Cities (20420)

COUNTY	PUBLIC WATER SYSTEM(S)
Alameda	• EAST BAY MUD - 375 ELEVENTH STREET, OAKLAND, CA 94607

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - [HIDE](#)

[VIEW ESI SUBMITTALS](#)

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - [HIDE](#)

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA - [HIDE](#)

[VIEW ESI SUBMITTALS](#)

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

LOGGED IN AS MATTSOBY

[CONTACT GEOTRACKER HELP](#)

ATTACHMENT 5

LTCP Checklist

[GEOTRACKER HOME](#) | [MANAGE PROJECTS](#) | [REPORTS](#) | [SEARCH](#) | [LOGOUT](#)

GABEL PROPERTY (T0600100621) - [MAP THIS SITE](#)

OPEN - ELIGIBLE FOR CLOSURE

1018 SUNNYHILLS RD
OAKLAND, CA 94610
ALAMEDA COUNTY

[ACTIVITIES REPORT](#)
[PUBLIC WEBPAGE](#)

CLEANUP OVERSIGHT AGENCIES

ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003043
CASEWORKER: [MATTHEW SOBY](#) - SUPERVISOR: DILAN ROE
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 01-0676
CASEWORKER: [Cherie McCaulou](#) - SUPERVISOR: Cheryl L. Prowell

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

THIS PROJECT WAS LAST MODIFIED BY [MATTHEW SOBY](#) ON 8/27/2014 1:37:49 PM - [HISTORY](#)

CLOSURE POLICY

THIS VERSION IS FINAL AS OF 6/26/2014

CHECKLIST INITIATED ON 7/25/2013

[CLOSURE POLICY HISTORY](#)

General Criteria - *The site satisfies the policy general criteria* - [CLEAR SECTION ANSWERS](#)

NO

a. Is the unauthorized release located within the service area of a public water system?

Name of Water System :

YES NO

b. The unauthorized release consists only of petroleum [\(info\)](#).

YES NO

c. The unauthorized ("primary") release from the UST system has been stopped.

YES NO

d. Free product has been removed to the maximum extent practicable [\(info\)](#).

FP Not Encountered YES NO

e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed [\(info\)](#).

Description (Check all that Apply):

- GW Not Evaluated
- Groundwater Assessment Incomplete - Areal Extent of Contamination Not Defined
- Groundwater Assessment Incomplete - Depth of Contamination Not Defined
- Hydrogeology Not Adequately Defined
- Potential Receptors Not Identified
- Soil Assessment Incomplete - Areal Extent Not Defined
- Soil Assessment Incomplete - Depth Unknown
- Soil Vapor Not Evaluated
- Other -

YES NO

f. Secondary source has been removed to the extent practicable [\(info\)](#).

YES NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.

Not Required YES NO

h. Does a nuisance exist, as defined by [Water Code section 13050](#).

YES NO

1. Media-Specific Criteria: Groundwater - *The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.* - [CLEAR SECTION ANSWERS](#)

YES

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - [Info](#))

YES NO

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c* - [CLEAR SECTION ANSWERS](#)

YES

EXEMPTION - Active Commercial Petroleum Fueling Facility

YES NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios?

YES NO

2a - Scenario 3 ([example](#)): Dissolved Phase Benzene Concentrations Only in Groundwater (Low concentration groundwater scenarios with or without O2 measurements must satisfy one i, ii, or iii):

YES

i. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are <100 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.

YES NO

ii. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are >100 µg/L but <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.

YES NO

iii. For bioattenuation zone with oxygen ≥ 4% and benzene concentration are <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.

YES NO

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - *The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.* - [CLEAR SECTION ANSWERS](#)

YES

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination

YES NO

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?

YES NO

3.3 - The regulatory agency has determined the concentration of petroleum constituents in soil will have no significant risk or adversely affect human health.

YES NO

Additional Information

Should this case be closed in spite of NOT meeting policy criteria?

Explain:

Release from home heating oil UST - confirmation sample collected from base of UST overexcavation - 50 mg/kg TPH kerosene. According to the LTCP site with soil that does not contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria in the policy shall be considered low threat sites for the groundwater medium.

YES NO

Has this LTCP Checklist been updated for FY 14/15?

YES NO

[SPELL CHECK](#)

Save Form as Partially Completed

LOGGED IN AS MATTSOBY

[CONTACT GEOTRACKER HELP](#)

ATTACHMENT 6



1018 Sunnyhills Rd Oakland CA 94610

Grosvenor Pl

Sunnyhills Rd

Hubert Rd

© 2014 Google

Google earth

Google earth

feet
meters



Image date 9/3/2012



ATTACHMENT 7

Subsurface Consultants

CHAIN OF CUSTODY RECORD
& ANALYTICAL TEST REQUEST

Project Name: 1018 Sunnyhills Road
 SCI Job Number: 604,002
 Project Contact at SCI: Sean Carson
 Sampled By: " "
 Analytical Laboratory: Curtis + Tompkins
 Analytical Turnaround: 24 hrs

Sample ID	Sample Type ¹	Container Type ²	Sampling Date	Hold	Analysis	Analytical Method
<u>A-1</u>	<u>S</u>	<u>T</u>	<u>7/25/90</u>	<u></u>	<u>TEH</u>	<u>8015/3550</u>
<u>1e3"</u>	<u>S</u>	<u>T</u>	<u>7/25/90</u>	<u>x</u>	<u>TEH</u>	<u></u>

* * * * *

Released by: *J. L. B...* Date: _____
 Released by Courier: _____ Date: _____
 Received by Laboratory: *Mary...* Date: 7/26/90 10:00
 Relinquished by Laboratory: _____ Date: _____
 Received by: _____ Date: _____

¹ Sample Type: W = water, S = soil, O = other (specify)
² Container Type: V = VOA, P = plastic, G = glass, T = brass tube, O = other (specify)

Notes to Laboratory:
 -Notify SCI if there are any anomalous peaks on GC or other scans
 -Questions/clarifications...contact SCI at (415) 268-0461



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710. Phone (415) 486-0900

DATE RECEIVED: 07/26/90
DATE REPORTED: 07/27/90
PAGE 1 OF 2

RECEIVED

AUG - 1 1990
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM
↑

LAB NUMBER: 101190

CLIENT: SUBSURFACE CONSULTANTS

REPORT ON: 2 SOIL SAMPLES

PROJECT #: 604.002
LOCATION: 1018 SUNNYHILLS ROAD

RESULTS: SEE ATTACHED

QA/QC Approval

Final Approval

Berkeley

Wilmington

Los Angeles



LABORATORY NUMBER: 101190
CLIENT: SUBSURFACE CONSULTANTS
JOB #: 604.002
LOCATION: 1018 SUNNYHILLS

DATE RECEIVED: 07/26/90
DATE EXTRACTED: 07/26/90
DATE ANALYZED: 07/26/90
DATE REPORTED: 07/27/90
PAGE 2 OF 2

Extractable Petroleum Hydrocarbons in Soils & Wastes
California DOHS Method
LUFT Manual October 1989

LAB ID	CLIENT ID	KEROSENE RANGE (mg/Kg)	DIESEL RANGE (mg/Kg)	REPORTING LIMIT (mg/Kg)
101190-1	A-1	1,400	ND	100
101190-2	1 @ 3"	5,100	ND	100

ND = Not Detected at or above reporting limit.

QA/QC SUMMARY

RPD, %

4

RECOVERY, %

87

Subsurface Consultants

CHAIN OF CUSTODY RECORD & ANALYTICAL TEST REQUEST

Project Name: Sunghills
SCI Job Number: 604.002
Project Contact at SCI: Sean Conroy
Sampled By: " "
Analytical Laboratory: Curtis + Tompkins
Analytical Turnaround: Rapid

Sample ID	Sample Type ¹	Container Type ²	Sampling Date	Hold	Analysis	Analytical Method
<u>Te 5'</u>	<u>S</u>	<u>T</u>	<u>8/7/90</u>		<u>TEH</u>	<u>8015/3550</u>

* * * * *

Released by: Joni L. B... Date: 8/7/90
Released by Courier: _____ Date: _____
Received by Laboratory: Nancy H. Miller Date: 8/7/90 530P
Relinquished by Laboratory: _____ Date: _____
Received by: _____ Date: _____

¹ Sample Type: W = water, S = soil, O = other (specify)
² Container Type: V = VOA, P = plastic, G = glass, T = brass tube, O = other (specify)

Notes to Laboratory:
-Notify SCI if there are any anomalous peaks on GC or other scans
-Questions/clarifications...contact SCI at (415) 268-0461



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710, Phone (415) 486-0900

August 10, 1990

Mr. Sean Carson
Subsurface Consultants, Inc.
171 12th Street
Suite 201
Oakland, CA 94608


RE: SCI Job Number 604.002, Sunnyhills

Dear Sean,

Upon further review of the data generated for sample T @ 5' in support of the above-referenced project, Curtis & Tompkins has revised our Total Extractable Hydrocarbons report. We feel that the hydrocarbon contamination in the sample would best be reported and quantified as kerosene instead of diesel. An amended report is enclosed.

If you have any questions, please feel free to call.

Sincerely,


John Goyette
Operations Manager

Berkeley

Wilmington

Los Angeles



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710. Phone (415) 486-0900

DATE RECEIVED: 08/07/90

DATE REPORTED: 08/10/90

LAB NUMBER: 101321 (REISSUE)

CLIENT: SUBSURFACE CONSULTANTS

REPORT ON: 1 SOIL SAMPLE

PROJECT #: 604.002
LOCATION: SUNNYHILLS

RESULTS: SEE ATTACHED



QA/QC Approval



Final Approval

Berkeley

Wilmington

Los Angeles

LABORATORY NUMBER: 101321
CLIENT: SUBSURFACE CONSULTANTS
JOB #: 604.002
LOCATION: SUNNYHILLS

DATE RECEIVED: 08/07/90
DATE EXTRACTED: 08/08/90
DATE ANALYZED: 08/09/90
DATE REPORTED: 08/10/90

Extractable Petroleum Hydrocarbons in Soils & Wastes
California DOHS Method
LUFT Manual October 1989

LAB ID	CLIENT ID	KEROSENE RANGE (mg/Kg)	DIESEL RANGE (mg/Kg)	REPORTING LIMIT (mg/Kg)
101321-1	T @ 5'	50	ND	10

ND = Not Detected at or above reporting limit.