

ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

COLLEEN CHAWLA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
LOCAL OVERSIGHT PROGRAM (LOP)  
For Hazardous Materials Releases  
1131 HARBOR BAY PARKWAY, SUITE 133  
ALAMEDA, CA 94502  
(510) 567-6700  
FAX (510) 337-9335

November 8, 2018

Melinda Ellis Evers (Sent via E-mail to: [melinda@ellispartners.com](mailto:melinda@ellispartners.com))

Managing Member

Jack London Square Ventures, LLC

111 Sutter Street, Suite 800

San Francisco, CA 94104

Subject: Notification of Potential Case Closure Consideration for Site Cleanup Program Case No. RO0003242 and GeoTracker Global ID T10000010636, 245 2<sup>nd</sup> Street located at 245 2<sup>nd</sup> Street, Oakland, CA 94607

Dear Ms. Evers:

Alameda County Department of Environmental Health (ACDEH) is considering closing the above referenced fuel case. As you are aware, site investigations and a groundwater monitoring event for hydraulic oil spill has been performed at the subject property to which you are named as the primary or active responsible party. Thank you for submitting the completed List of Landowners Form requested in ACDEH's October 17, 2018 Directive Letter. As required by Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, CCR, please upload the List of Landowners Form to the State Water Board's GeoTracker website by December 10, 2018.

**PUBLIC PARTICIPATION**

Public participation is a requirement for the case closure processes. In order to notify potentially affected members of the public of the potential Site Cleanup Program case closure, ACDEH will distribute the attached *Notification of Potential Case Closure* to addresses in the immediate vicinity. The *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACDEH regarding potential case closure. ACDEH will provide you with written notification if any comments are received during the following Public Comment Period:

**Public Comment Period Begins:** Thursday, November 8, 2018

**Public Comment Period Ends:** Monday, December 10, 2018

ACDEH will consider all comments from the public prior to potential case closure.

**MONITORING WELL DESTRUCTION AND WASTE REMOVAL ACTIVITIES**

After public comments have been addressed, you will be requested to properly destroy the site monitoring wells and remove any remaining investigation, remediation, and well destruction derived waste from the site. ACDEH will request the well destruction in a separate letter following the conclusion of the public notification period.

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)777-2478 or send me an electronic mail message at [pareskhatri@acgov.org](mailto:pareskhatri@acgov.org).

**Ms. Evers**  
**November 8, 2018**  
**RO0003242, Page 2 of 2**

Sincerely,

Paresh C. Khatri  
Supervising Hazardous Materials Specialist  
Local Oversight and Site Cleanup Program Manager

**ENCLOSURES:**

Attachment 1 – Responsible Party (ies) Legal Requirements/ Obligations  
Attachment 2 – Fact Sheet: Invitation to Comment-Potential Case Closure  
Attachment 3 – List of Fact Sheet Recipients

**DISTRIBUTION LIST:**

Peter Magaddino, (Sent via E-mail to: [peter@ellispartners.com](mailto:peter@ellispartners.com))  
Jon Rosso, REI (Sent via E-mail to: [jrosso@rossoenv.com](mailto:jrosso@rossoenv.com))  
Dilan Roe, ACDEH, Chief Land, Water Division (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Paresh Khatri, ACDEH (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Electronic File, GeoTracker

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> December 14, 2017
	<b>ISSUE DATE:</b> July 25, 2012
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> 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/](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 values<sup>1</sup> 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
<b>2016 Subsurface Investigation Report</b>	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<b>2012 Site Assessment Work Plan</b>	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2010 GW Investigation Report</b>	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	✓	✓	✓	✓	✓

<sup>1</sup> GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> NA
	<b>ISSUE DATE:</b> December 14, 2017
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> 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/](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.



## **INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**245 2<sup>nd</sup> Street  
245 2<sup>nd</sup> Street, Oakland, California 94607  
SITE CLEANUP PROGRAM CASE RO0003242  
GEOTRACKER GLOBAL ID T10000010636**

**November 8, 2018**

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) for the investigation and cleanup of a release of petroleum hydrocarbons (hydraulic oil) from an elevator system that released hydraulic oil in the elevator pit sump, which ultimately flowed onto a landscaped area adjacent to the elevator tower hoistway. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACDEH is considering closure of the case. Due to the residual contamination on site that is unrelated to the hydraulic oil release, 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 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 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 Paresh Khatri at ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by Monday, December 10, 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, Paresh Khatri at 510-777-2478 or by email at [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org). Please refer to ACDEH case RO0003242 in any correspondence.

LIST OF FACT SHEET RECIPIENTS

APN: 1-151-53  
55 HARRISON 255 SECOND OWNER LLC  
PO BOX 131237  
CARLSBAD CA 92013-1237

APN: 18-425-2-40  
BEX FMCA LLC  
P O BOX 59365  
SCHAUMBURG IL 60159-0365

APN: 1-157-107  
CITY OF OAKLAND  
505 14TH ST  
OAKLAND CA 94612-1406

APN: 1-157-7  
CITY OF OAKLAND  
505 14TH ST609  
OAKLAND CA 94612-1406

APN: 1-151-55  
CITY OF OAKLAND  
505 14TH ST609  
OAKLAND CA 94612-1406

APN: 1-151-54  
CITY OF OAKLAND  
505 14TH ST609  
OAKLAND CA 94612-1406

APN: 18-425-2-43  
CITY OF OAKLAND  
505 14TH ST609  
OAKLAND CA 94612-1406

APN: 18-425-2-42  
CITY OF OAKLAND  
505 14TH ST609  
OAKLAND CA 94612-1406

APN: 18-425-2-41  
CITY OF OAKLAND  
505 14TH ST609  
OAKLAND CA 94612-1406

APN: 18-420-4-2  
CITY OF OAKLAND  
505 14TH ST609  
OAKLAND CA 94612-1406

APN: 1-159-5  
CROFT JAMES E TR & CROFT JAMES M & DANIEL E T ETAL  
175 2ND ST  
OAKLAND CA 94607-4535

APN: 18-420-2  
EAST BAY MUNICIPAL UTILITY DISTRICT  
375 11TH ST  
OAKLAND CA 94607-4246

APN: 18-425-2-39  
FOX TELEVISION STATIONS INC  
P.O. BOX 4630  
NEW YORK NY 10185-4630

APN: 1-157-10  
HUANG JOHN J & LEE YIN T  
105 JACKSON ST  
OAKLAND CA 94607-4323

LIST OF FACT SHEET RECIPIENTS

APN: 18-420-4-1  
JACK LONDON SQUARE DEVELOPMENT OAKLAND OWNER LLC  
PO BOX 131237  
CARLSBAD CA 92013-1237

APN: 1-165-123  
OCCUPANT  
125 2ND ST  
OAKLAND CA 94607-

APN: 1-157-107  
OCCUPANT  
2ND ST  
OAKLAND CA 94607-

APN: 1-157-8  
OCCUPANT  
225 2ND ST  
OAKLAND CA 94607-

APN: 1-157-7  
OCCUPANT  
245 2ND ST  
OAKLAND CA 94607-

APN: 1-151-55  
OCCUPANT  
255 2ND ST  
OAKLAND CA 94607-

APN: 1-151-54  
OCCUPANT  
255 2ND ST  
OAKLAND CA 94607-

APN: 1-151-53  
OCCUPANT  
255 2ND ST  
OAKLAND CA 94607-

APN: 18-425-2-43  
OCCUPANT  
EMBARCADERO W  
OAKLAND CA 94607-

APN: 18-425-2-40  
OCCUPANT  
99 EMBARCADERO W  
OAKLAND CA 94607-

APN: 18-425-2-42  
OCCUPANT  
EMBARCADERO W  
OAKLAND CA 94607-

APN: 18-425-2-39  
OCCUPANT  
2 MADISON ST  
OAKLAND CA 94607-

APN: 18-425-2-41  
OCCUPANT  
EMBARCADERO W  
OAKLAND CA 94607-

APN: 18-420-4-2  
OCCUPANT  
55 HARRISON ST  
OAKLAND CA 94607-

LIST OF FACT SHEET RECIPIENTS

APN: 18-420-4-1  
OCCUPANT  
40 JACK LONDON SQ  
OAKLAND CA 94607-

APN: 18-420-2  
OCCUPANT  
ALICE ST  
OAKLAND CA 94607-

APN: 18-425-2-39  
OCCUPANT  
2 JACK LONDON SQ  
OAKLAND 94607-

APN: 1-151-55  
OCCUPANT  
150 HARRISON ST  
OAKLAND 94607-

APN: 1-165-123  
OCCUPANT  
127 2ND ST  
OAKLAND 94607-

APN: 1-165-123  
TR AQUA VIA CORP  
425 CALIFORNIA ST1800  
SAN FRANCISCO CA 94104-2203

APN: 1-157-8  
VUKASIN FAMILY LIMITED PARTNERSHIP  
260 OAK ST  
OAKLAND CA 94607-4512

CITY OF OAKLAND PUBLIC WORKS  
MARK JOHANNES ARNIOLA ([MARNIOLA@OAKLANDNET.COM](mailto:MARNIOLA@OAKLANDNET.COM))  
250 Frank H. Ogawa Plaza Suite 5301  
OAKLAND, CA 94612-

EAST BAY MUNICIPAL UTILITY DISTRICT (public water system)  
CHANDRA JOHANNESSON ([CJOHANNE@EBMUD.COM](mailto:CJOHANNE@EBMUD.COM))  
P.O. BOX 24055, MS 702  
OAKLAND, CA 94623-1055

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD  
CHERIE MCCAULOU ([CMCCAULOU@WATERBOARDS.CA.GOV](mailto:CMCCAULOU@WATERBOARDS.CA.GOV))  
1515 Clay Street  
OAKLAND, CA 94612-

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