



# Transmittal

8/9/18

To: Ms. Karel Detterman  
Alameda County Department of Environmental  
Health Services (ACDEH)  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 4502-6577

Ref. No.: 062164

From: Matthew Davis

GHD Tel: 253-302-8281

Subject: Site Management Plan

No. of Copies	Description/Title	Drawing No./ Document Ref.	Issue
1	Site Management Plan	13	

Issued for:  Your information       As requested       Construction       Quotation  
 Your approval/comments       Returned to you       For re-submission

Sent by:  Overnight courier       Same day courier       Other: Geotracker

Remarks:

Copy to: Brittany Frost, Ed Ralston

Completed by: Matthew Davis  
[Please Print]

Signed: *Matthew Davis*

Filing: Correspondence File



**Brittany Frost**  
Project Manager  
Marketing Business Unit

**Chevron Environmental  
Management Company**  
6001 Bollinger Canyon Road  
San Ramon, CA 94583  
Tel (925) 842-6103  
[bfrost@chevron.com](mailto:bfrost@chevron.com)

Ms. Karel Detterman  
Alameda County Environmental Health (ACEH)  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

Re: Former Tidewater Service Station 373378  
7600 MacArthur Boulevard  
Oakland, California

I have reviewed the attached Site Management Plan.

I agree with the conclusions and recommendations presented in the referenced report. The information in this report is accurate to the best of my knowledge and all local Agency/Regional Board guidelines have been followed. This report was prepared by GHD Services, Inc., upon whose assistance and advice I have relied.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Sincerely,

A handwritten signature in black ink that reads "B. Frost".

Brittany Frost  
Project Manager

Attachment: Site Management Plan



# Site Management Plan

Former Tidewater Service Station

Phillip 66 Site 5677/Chevron Site 373378

7600 MacArthur Boulevard

Oakland, California

ACDEH Fuel Leak Case No. RO3087

Prepared For:

Ms. Karel Detterman

Alameda County Department of Environmental Health Services (ACDEH)

1131 Harbor Bay Parkway, Suite 250

Alameda, California 4502-6577

**GHD** | 732 Broadway Suite 301, Tacoma, Washington 98402 USA

062164 | 2018 | Report No 13 | August 9, 2018



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## 1. Introduction

GHD is submitting this *Site Management Plan* for the Former Tidewater Service Station located at 7600 MacArthur Boulevard, Oakland, California (Figure 1) on behalf of Chevron Environmental Management Company (EMC) and Phillips 66 Company (Phillips 66). GHD submitted a *Low-Threat Closure Request Report* to the Alameda County Department of Environmental Health Services (ACDEH) on August 11, 2017. The RWQCB provided a response letter dated March 13, 2018 (Appendix A) concurring with the closure request and providing directives for the closure process including a Site Management Plan (SMP). The SMP is being requested by ACDEH due to historical land use as a service station and auto repair facility and the inadequate documentation of facility demolition including tank removal. The purpose of the SMP is to ensure that current and future owners and tenants at the Site understand the following:

- The former source areas and nature of the previously impacted media at the Site
- What the exposure risks are associated with the any potential residual impacted media, should it be encountered during redevelopment activities
- What control measures are in place to mitigate exposure to potential residual impacts
- What protocol should be followed if potential residual impacts are encountered

This SMP has been completed in accordance with the ACDEH SMP guidance document.

## 2. Site Conditions

### 2.1 Site Description

The site is located at 7600 MacArthur Boulevard in Oakland, California (Figure 1), and is currently a vacant lot with no structures present. Historically, the Site was used as a service station originally constructed by Associated Oil Company (later becoming Tidewater Oil) in 1939. The Site operated as a service station until 1975. The service station facilities were decommissioned and removed in 2007. Based on information provided by ACDEH, Phillips Petroleum Company owned the property from 1966 through 1973. A Site Plan showing the location of the historical facilities is presented on Figure 2. The Site is located on Assessor's Parcel Number (APN) 040A-3410-040.

### 2.2 Environmental Regulatory Case Summary

Petroleum impacted soil was encountered during tank removal activities in 2007. An environmental release was reported to Alameda County and assigned ACDEH Fuel Leak Case No. RO0003087. The Site was also assigned Geotracker ID No. T10000003434. Subsequent subsurface investigations completed in 2007 and 2014 included advancing 13 soil borings and installing three monitoring wells to characterize the nature and extent of the petroleum impacts. In July 2016, ACDEH provided a response letter and technical request report requesting that GHD provide the following:



- Further justification to show compliance with General Criteria F – Secondary Source Has Been Removed to the Extent Practicable
- Development of wells MW-1, MW-2, and MW-3 and four quarters of sampling to verify compliance with the media-specific criteria for groundwater
- Further evaluation of the media-specific criteria for vapor intrusion to indoor air
- A Data Gap Work Plan and updated Site Conceptual Model (SCM)

In response to the ACDEH technical report request, GHD submitted a *Data Gap Investigation Work Plan and Site Conceptual Model* on September 23, 2016. The September 2016 report summarized the hand auger activities completed in 2014 and concluded that no additional underground storage tanks were present at the site based on the hand auger results. The SCM identified a data gap for four quarterly groundwater monitoring and sampling events to evaluate the media-specific criteria for groundwater and soil vapor intrusion. Four consecutive quarterly monitoring events were completed between third quarter 2016 and second quarter 2017.

The results of the Site investigation activities indicate that the Site meets the requirements for low-threat closure. In August 2017, GHD requested Site closure under the California Low-Threat Closure Policy. ACDEH accepted the request for closure as outlined in their response letter dated March 13, 2018 (Appendix A).

### 2.3 Chemicals of Concern and Impacted Media

The primary chemicals of concern (COCs) are petroleum hydrocarbons as gasoline (TPHg), petroleum hydrocarbons as diesel (TPHd), and petroleum hydrocarbons as oil (TPHo). Based on historical data collected at the Site, impacted soil may be present at the Site. The two source areas and extent of historical soil and groundwater impacts at the Site are presented on Figure 2.

### 2.4 Potential Exposure Routes for COCs

Impacted media at the Site have been determined not to be an exposure risk based on the current state and use of the property. However, redevelopment of the property including excavation and removal of potentially impacted soil or groundwater could create the following exposure routes:

- Direct contact with petroleum impacted media
- Volatilization to outdoor air if impacted media is exposed
- Unexpected conditions such as previously unidentified areas of impacted soil or underground structures such as underground storage tanks (USTs) and associated piping could be exposed

## 3. Administrative Controls

As part of the Site closure, ACDEH has required that a Land Use Covenant (LUC) be placed on the Site property. A LUC is a deed restriction document that “runs with the land” and is recorded with



Alameda County detailing restrictions on property use. The LUC ensures that the property owner and subsequent owners are protected from potential impacts that may be left in place.

The LUC for the Site prohibits any subsurface work or change in property use from occurring at the Site without first notifying ACDEH. Sampling and monitoring may be required as part of Site development or subsurface activities. Any impacted media that is brought to the surface by grading, excavation, trenching, or dewatering will be managed by the responsible party.

## 4. Roles and Responsibilities

This Section outlines the roles, responsibilities, and contact information for the regulatory oversight agency, owner representatives, responsible parties, and environmental consultant.

Table 4.1: Roles and Responsibilities

Role	Name	Responsibilities	Contact Information
Lead Regulatory Agency	ACDEH	Provide regulatory oversight of environmental activities at the Site and ensure control measures are in place.	Karel Detterman ACDEH Case Worker (510) 567-6708
Owner Representative	Ms. Hong Gardner	Ensure that this SMP is followed and proper communication is made if site development activities take place.	(510) 776-2304
Responsible Party	Chevron Environmental Management Company	Responsible for proper control and disposal of any impacted media encountered during site development activities.	Brittany Frost (925) 842-6103
Responsible Party	Phillips 66 Company	Responsible for proper control and disposal of any impacted media encountered during site development activities.	Ed Ralston (916) 558-7633
Environmental Consultant	GHD Services, Inc	Assist responsible parties with characterization and disposal of impacted soil, if encountered.	Matthew Davis (253) 302-8281

## 5. Management of Subsurface Work

### 5.1 Notification Protocols

The following activities constitute work that is covered under this SMP:

- **Subsurface Construction or Repair** – Any activity occurring beneath the grade level of the existing or future ground surface



- **Utility Line Work** – Any subterranean inspection, excavation, or repair of electrical telephone, water, sanitary sewer, or storm drains occurring within or outside of the existing vaults
- **Groundwater Extraction** – Any installation of a well and extraction of groundwater beneath the site for any purpose
- **Other** – other subgrade activities not expressly listed above (e.g., deep landscaping work greater than 1 foot below grade, sub-slab work, building foundation construction, etc.)

If any of the above activities is to occur, the lead regulatory agency, ACDEH, must be notified at the above number noted in Table 4.1 and a work plan submitted to ACDEH prior to the start of work. ACDEH may notify the responsible parties and ensure that a representative is available to provide monitoring, sampling, and proper waste disposal during subsurface activities.

## 5.2 Emergency Work

In the event that emergency subsurface work is necessary before notification can be made to ACDEH, work should proceed with caution and all personnel should be made aware of the potential for impacted soil to be encountered. Proper PPE should be worn as to avoid contact with potentially impacted media. All excavated soils should be stockpiled onsite and covered with plastic until ACDEH and a responsible party representative can sample and evaluate soil for disposal.

## 5.3 Unexpected Affected Soils or Subsurface Structures

If any unexpected impacted soil or subsurface structures are encountered during Site activities, work should be stopped and ACDEH should be notified before proceeding with Site activities.

## 5.4 Waste Management Protocols

During subsurface activities, a Responsible Party representative will be onsite to screen any soils and/or groundwater that are removed from the subsurface. Media that are determined to be impacted by the petroleum release will be segregated from unimpacted media and characterized for proper disposal. The responsible party will assume responsibility for disposal of the impacted media. If additional soil is needed for backfill, clean imported backfill may be used.

## 5.5 Site Access

ACDEH and/or their designated representative will have access to the Site for the purpose of conducting inspections of any engineering controls or to ensure that administrative controls are being implemented.

# 6. Reporting Requirements

All groundwater removal and soil excavation, disposal and import activities will be documented in daily field reports by the Contractor and/or responsible party representative and made available to ACDEH upon request. Documentation will include at a minimum the following, as applicable:





- **Groundwater** – volume of groundwater that is removed, characterization, treatment, and destination (transported to temporary holding tanks, used as dust suppression, and/or disposed of off-Site)
- **Underground Structures** – type, contents, characterization, and destination (abandoned in place or disposed of off-Site)
- **Impacted Soil** – origin, volume, characterization, and destination (transported to temporary soil locations within the Site, disposed of off-Site, and/or re-used on-Site)
- **Imported Soil** – origin, volume, characterization, and destination (location on-Site)
- **Off-site Disposal Records** – date, time, trucking company, driver and vehicles used for the trip, equipment decontamination and tarping, waste/material type, volume, copies of bills-of-lading, and hazardous waste manifests
- **Analytical Reports** – copies of waste characterization laboratory analytical results

Following completion of the work covered by this SMP, the responsible party will prepare a report for submittal to ACDEH that documents compliance with this SMP including soil and/or groundwater sampling, removal and management of unknown structures, chemical analysis and proper disposal of impacted materials and soil import. The report will include at a minimum the information described in this section.

Should you have any questions regarding this Site Management Plan, Please contact ACDEH or the responsible party as noted on Table 4.1.

Respectfully Submitted,

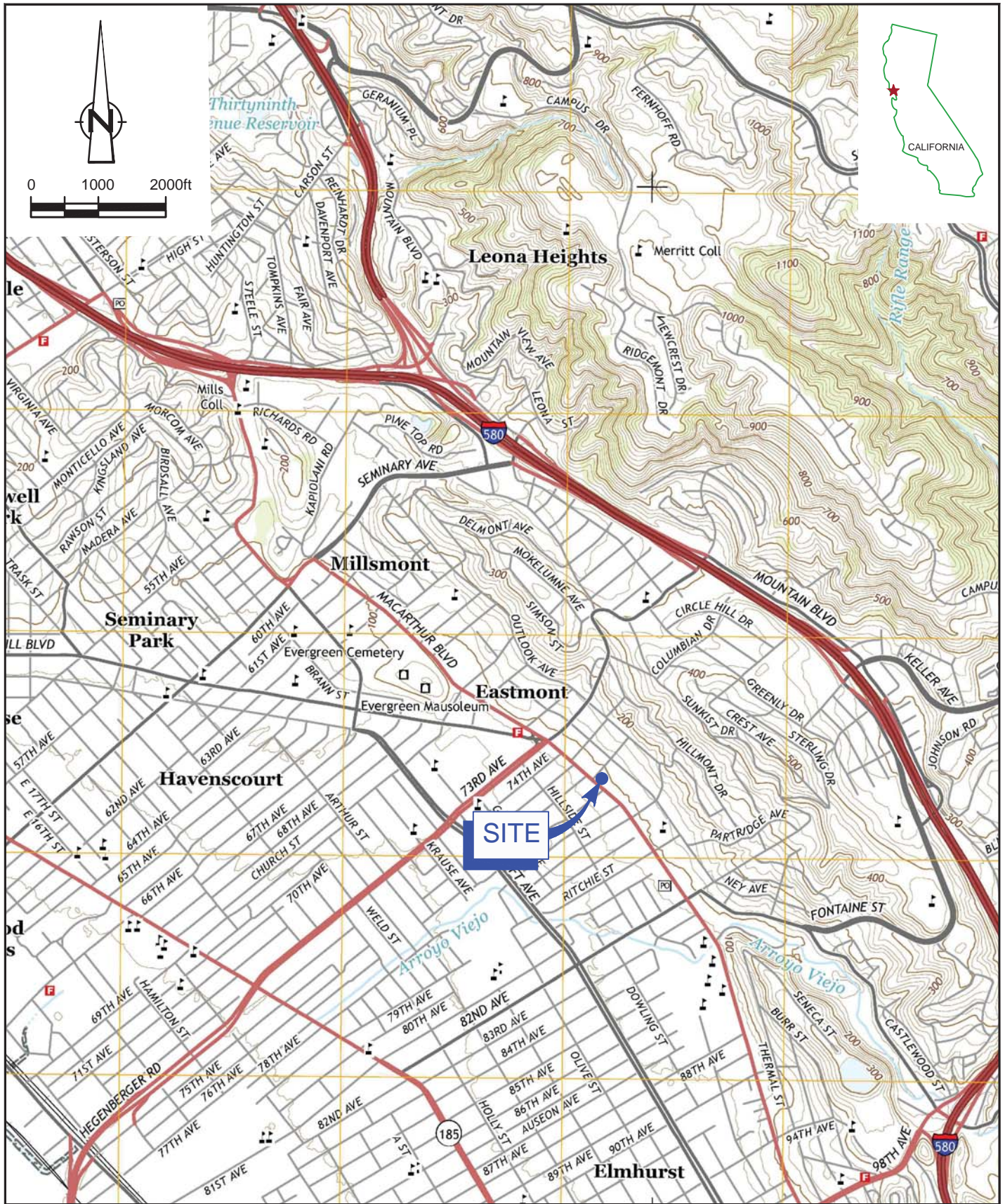
GHD

Matthew Davis

Greg Barclay PG 6260



# Figures



SOURCE: USGS QUADRANGLE MAP; OAKLAND EAST, CALIFORNIA, 2015.



FORMER CHEVRON-BRANDED SERVICE STATION 373378  
 7600 MACARTHUR BLVD  
 OAKLAND, CALIFORNIA

62164-2018

Jun 6, 2018

VICINITY MAP

FIGURE 1



SOURCE: MORROW SURVEYING, OCTOBER 8, 2014.

0 10 20ft

Coordinate System:  
CALIFORNIA  
STATE PLANE  
ZONE 3

FORMER CHEVRON-BRANDED SERVICE STATION 373378  
7600 MACARTHUR BLVD  
OAKLAND, CALIFORNIA

62164-2018  
Jun 6, 2018

**SITE PLAN**

**FIGURE 2**

# Appendices

# Appendix A

## Regulatory Correspondence



March 13, 2018

Ms. Hong Gardner  
Hong J. Gardner Trust  
P.O. Box 2790  
Union City, CA 94587-7790  
(Sent via E-mail to: [honggardner@gmail.com](mailto:honggardner@gmail.com))

Ms. Brittany Frost  
Chevron Environmental Management Company  
6001 Bollinger Canyon Road, C2114  
San Ramon, CA 94583  
(Sent via E-mail to: [bfrost@chevron.com](mailto:bfrost@chevron.com))

Mr. Ed Ralston - Program Manager  
Phillips 66 Company  
76 Broadway  
Sacramento, CA 95818  
Sent via e-mail to: [Ed.C.Ralston@p66.com](mailto:Ed.C.Ralston@p66.com)

Subject: Case Closure Public Notification, List of Landowners Form, Monitoring Well Destruction and Investigation Derived Waste Removal for Fuel Leak Case RO0003087 and GeoTracker Global ID T10000003434, Hong Gardner Property, 7600 MacArthur Boulevard, Oakland, CA 94605-2944

Ladies and Gentlemen:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the above-referenced fuel leak case file for proposed case closure pursuant to California Health and Safety Code (H&SC) Section 25296.10 and the State Water Board's Low-Threat Underground Storage Tank Case Closure Policy (LTCP). Based on our review, ACDEH has determined that the site appears to qualify for case closure and therefore, no further action related to the underground storage tank fuel release is required at this time.

However, due to the current land use as a vehicle storage area and the historic use of the site as a commercial service station and auto repair facility, and demolition of these facilities prior to August 2006 without oversight or documentation of the removal of associated infrastructure, ACDEH is requiring the submittal of a Site Management Plan (SMP) and recordation of a Land Use Covenant (LUC) on the property as part of the closure process. A LUC is required on sites when the property is not suitable for unrestricted use and restrictions are necessary to protect public health. Historic infrastructure that may remain at the site and therefore triggers the recordation of a LUC includes the following:

- Auto repair building slabs;
- Four (4) 1,000 gallon USTs and vent pipes;
- Dispenser islands and piping;
- One (1) 110 gallon waste oil tank and piping;
- Waste oil drain;
- Hydraulic lifts, lift control tank and piping; and
- Grease trap to sanitary sewer.

## **PATH TO CLOSURE STEPS**

### **1. ACDEH Public Notification of Potential Case Closure Requirements**

ACDEH has sent out the enclosed public participation fact sheet (**Attachment 1**), which describes the site and the proposed case closure. Public comments on the proposed case closure will be accepted for a period of sixty (60) days beginning **March 16, 2018** through **May 15, 2018**. ACDEH will send you written notification if any comments are received. ACDEH will consider all comments from the public prior to case closure and will respond to all comments prior to issuance of the Remedial Action Completion Certificate (RACC).

### **2. Responsible Party Requirements**

Prior to case closure and receipt of the RACC you must complete the following actions:

- a. **Landowner Notification Form:** Provide a list of current record fee title owners and their mailing addresses for the subject site. To satisfy this requirement, please complete the List of Landowners Form in **Attachment 2** and mail or e-mail it back to ACDEH by the compliance date listed below.

- **Submittal of Landowner Notification Form – March 28, 2018**

- b. **Monitoring Well Destruction:** Destroy all remediation and monitoring wells associated with this case under permit by the appropriate well permitting agency. To satisfy this requirement, please complete well destruction activities and submit a Well Destruction Report with a figure showing the location of all historic wells associated with the case, a table listing the status of all historic site wells (i.e., destroyed, lost, remaining), copies of well destruction permits, and waste manifests signed by the accepting disposal facility.

In order to expedite the case closure process, ACDEH requests that you initiate the well destruction permitting process upon receipt of this letter by contacting Alameda County Public Works Agency at (510) 567-6791 to obtain the necessary permits. Please note however, that **monitoring well destruction cannot be conducted until after the public notification period is completed and well destruction is approved by ACDEH**. Also, please note, comments received during the public notification period may impact the schedule for well destruction activities.

- **Well Destruction – May 30, 2018**
- **Submittal of Well Destruction Report – June 14, 2018**

- c. **Waste Removal:** Remove and dispose of all investigation and remediation derived waste (including but not limited to drums, debris and other materials) at offsite facilities in accordance with applicable State laws. To satisfy this requirement, please complete waste removal activities and submit a Waste Removal Report documenting waste removal activities and including waste manifests signed by the accepting disposal facility by the compliance dates listed below.

- **Waste Removal – May 30, 2018**
- **Submittal of Waste Removal Report – June 14, 2018**



- d. Site Management Plan (SMP):** Prepare an SMP that provides detailed information regarding known environmental conditions at the Site. The SMP must include a figure showing the configuration of the historic site infrastructure of the commercial service station and auto repair facility as shown on the 1953 Architectural Plan and in property photographs included in the Phase I Environmental Site Assessment dated August 21, 2006 prepared on your behalf by AEI Consultants and described above. The site plan must also identify the current surface covering including the location of bare soil, degraded asphalt, and historic concrete slabs and areas where vehicles are stored. The SMP must provide guidance for construction workers about environmental conditions at the site during subsurface work including protocols for health and safety and identification and management of contaminated media, when and if it is encountered.
- e. Land Use Covenant.** Record a Land Use Covenant. To satisfy this requirement, please follow the steps below:
- i. The Covenantor (or successors in interest who hold title to all or any portion of the Burdened Property) must complete a draft LUC using the ACDEH template (provided under separate cover). The draft LUC must include the legal description for the subject property clearly identifying the property as Exhibit A;
  - ii. Once the draft LUC is completed, the Covenantor must send the document to ACDEH for review. ACDEH will notify the Covenantor upon the verification and concurrence of the draft LUC and coordinate the signing of the final LUC by the Covenantor and the Alameda County Department of Environmental Director. The Covenantor is responsible for providing a Notary service (paid by the Covenantor) during the signing of the LUC;
  - iii. The Covenantor must then record the LUC with the Alameda County Assessor's Office and provide a stamped copy of the recorded original to ACDEH;
  - iv. Upon receipt of the recorded original LUC, ACDEH will issue the RACC for the case.

#### **NOTIFICATION OF FIELDWORK ACTIVITIES**

Please provide ACDEH with at least three (3) business day notification prior to conducting the well destruction.

#### **SUBMITTAL REQUIREMENTS**

Please submit all requested documents in accordance with the requirements in **Attachment 3** (Attention: Karel Detterman).

Thank you for your cooperation. Upon completion of the public comment period including response to comments received during the public notification and receipt of the requisite documents, ACDEH will close the case and issue a RACC.

Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 567- 6708 or send me an electronic mail message at [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org).

Ladies and Gentlemen  
RO0003087  
March 13, 2018, Page 4

Sincerely,

Karel Detterman, PG 5628  
Senior Hazardous Materials Specialist

Attachment 1 - *Invitation to Comment – Potential Case Closure* and Address List

Attachment 2 - *List of Landowners Form*

Attachment 3 - Responsible Party(ies) Legal Requirements/Obligations and Electronic Report  
Upload Instructions

cc: Matt Davis, LG, GHD, 732 Broadway, Suite 301, Tacoma, WA 98402 (Sent via E-mail to:  
[matthew.davis@ghd.com](mailto:matthew.davis@ghd.com))

Dilan Roe, ACEH (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))

Karel Detterman, ACEH (Sent via E-mail to: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org))

Paresh Khatri, ACDEH, (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))

Electronic File, GeoTracker

# ATTACHMENT 1



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**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**HONG GARDNER PROPERTY  
7600 MACARTHUR BOULEVARD, OAKLAND, CA 94605-2944  
FUEL LEAK CASE RO0003087  
GEOTRACKER GLOBAL ID T10000003434**

**March 16, 2018**

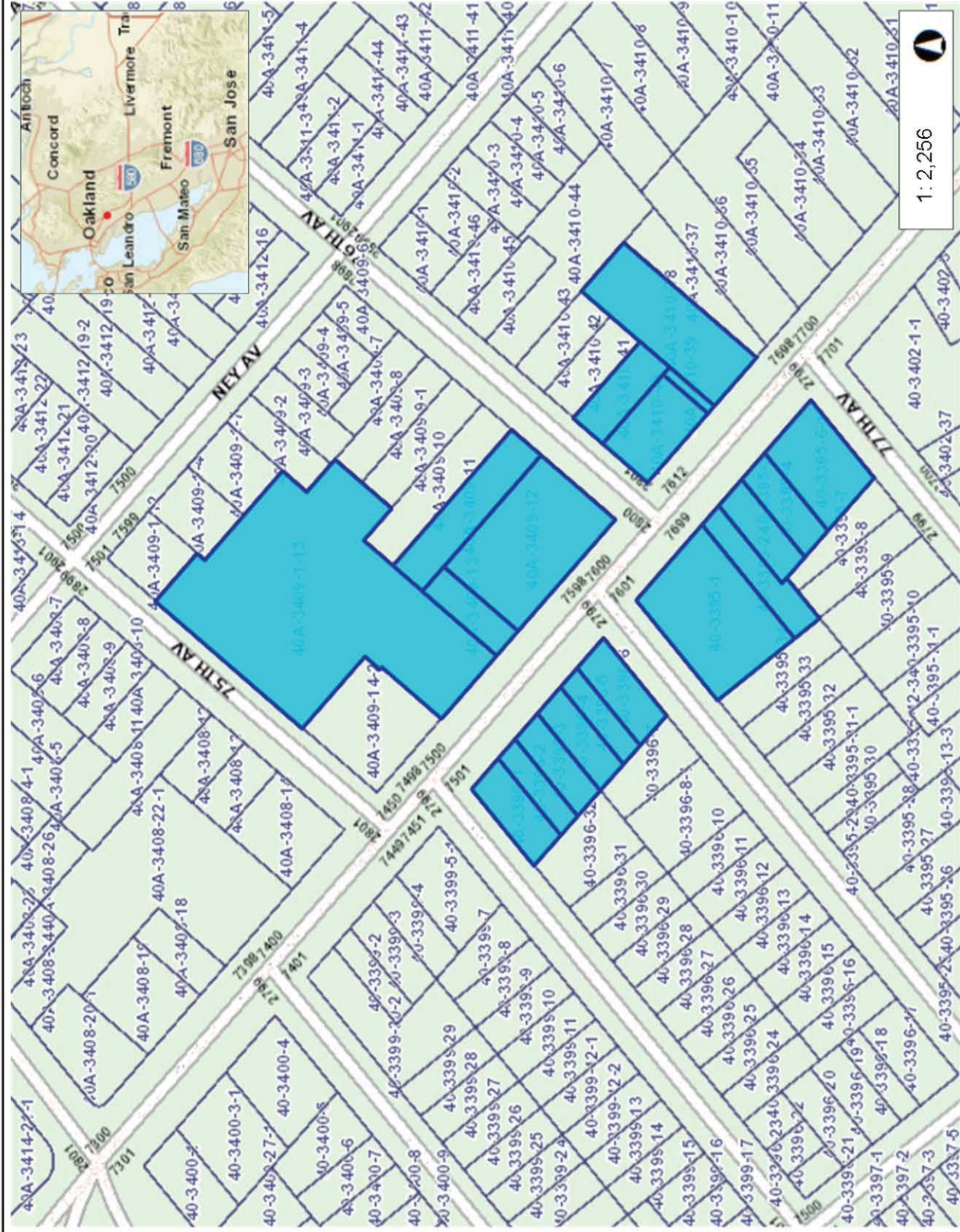
The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation 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 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 15 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](mailto:karel.detterman@acgov.org). Please refer to ACDEH case RO0003087 in any correspondence.

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4	CHERIE MCCAULOU	MCCALLOU@WATERBOARDS.CA.GOV
04033950100	40-3395-1	TOTAH JOHN B & SELLWEH M TRS	125 BROADMOOR DR		SAN FRANCISCO CA	94132			
04033950100	40-3395-1	FADHLE GAWHAR A	7615 MACARTHUR BLVD		OAKLAND CA	94605			
04033950200	40-3395-2	FADHLE GAWHAR A	7621 MACARTHUR BLVD		OAKLAND CA	94605	2943		
04033950300	40-3395-3	FADHLE GAWHAR A	7629 MACARTHUR BLVD		OAKLAND CA	94605	2943		
04033950300	40-3395-3	FADHLE GAWHAR A	7625 MACARTHUR BLVD		OAKLAND CA	94605			
04033950400	40-3395-4	HU WEN H & ZHAO YUZ	1541 25TH AVE		OAKLAND CA	94601	1081		
04033950400	40-3395-4	OCCUPANT	7631 MACARTHUR BLVD	146-	OAKLAND CA	94605	1881		
04033950601	40-3395-6-1	OCCUPANT	7641 MACARTHUR BLVD		OAKLAND CA	94605			
04033960100	40-3396-1	MT SINAI MISSIONARY BAPTIST CHURCH	7501 MACARTHUR BLVD		OAKLAND CA	94605	2955		
04033960200	40-3396-2	PRAYER MISSION PENTECOSTAL CHURCH	11520 SUN VALLEY DR		OAKLAND CA	94605	5733		
04033960300	40-3396-3	SMITH COTTRELL E	7511 MACARTHUR BLVD		OAKLAND CA	94605	2885		
04033960400	40-3396-4	OCCUPANT	7521 MACARTHUR BLVD		OAKLAND CA	94605	2885		
04033960500	40-3396-5	HELLO HOUSING	1242 MARKET ST	3RD	SAN FRANCISCO CA	94102	4812		
04033960600	40-3396-6	HELLO HOUSING	1242 MARKET ST	3RD	SAN FRANCISCO CA	94102	4812		
04034090100	40-3409-1	OCCUPANT	7533 MACARTHUR BLVD		OAKLAND CA	94605			
04034090113	40-3409-1-13	CITY AUTHORITY OF THE CITY OF OAKLAND	7533 MACARTHUR BLVD		OAKLAND CA	94605	3307		
04034090113	40-3409-1-13	OCCUPANT	7538 MACARTHUR BLVD		OAKLAND CA	94605			
04034090111	40-3409-1-11	HALE BERHAN & WOLDEAB KIDAN	3902 MCCORPARK AVE	4	SAN JOSE CA	95117	1919		
04034090120	40-3409-12	7678 & MACARTHUR LLC	2821 76TH AVE		OAKLAND CA	94605			
04034090120	40-3409-12	OCCUPANT	7540 MACARTHUR BLVD		OAKLAND CA	94605			
04034090130	40-3409-13	PRIME MACARTHUR LLC	7522 MACARTHUR BLVD		OAKLAND CA	94605	2844		
04034100300	40-3410-39	PRIME MACARTHUR LLC	3250 WYMAN ST		OAKLAND CA	94619	3484		
04034100390	40-3410-39	COMMUNITY RISING INVESTMENTS LLC	7614 MACARTHUR BLVD		OAKLAND CA	94605			
04034100400	40-3410-40	GARDNER HONG J TR	PO BOX 2780		UNION CITY CA	94587	7780		
04034100400	40-3410-40	OCCUPANT	7600 MACARTHUR BLVD		OAKLAND CA	94605			
04034100410	40-3410-41	WALTON MICHELE	2172 PISA DR		STOCKTON CA	95206	6525		
04034100410	40-3410-41	OCCUPANT	2812 76TH AVE		OAKLAND CA	94605			
04034100410	40-3410-41	SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKLAND CA	94612			
04034100410	40-3410-41	EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION	P.O. BOX 24955	MS 702	OAKLAND CA	94623	1055		
04034100410	40-3410-41	CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES	250 FRANK H. OGAWA PLAZA	SUITE 5301	OAKLAND CA	94612			
04034100410	40-3410-41	ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH/CUPA	SUSAN HUGO@CCGOV.ORG						
								CHANDRA JOHANNESON	chandra@ehand.com
								MARK JOHANNES ARNICLA	Marnid@oaklandnet.com
								SUSAN HUGO	



**Legend**

- Parcels
- BART Station
- BART Tracks
- Railroads
- Freeway\_Single 25k to 100
- Freeways 25k to 100
- <all other values>
- 1
- 3
- Streets 0 to 10k
- Ramps 25k to 100
- Unnamed Streets
- Waterbodies
- Lake/Pond
- Swamp/Marsh
- Bay
- Rivers
- Parks
- East Bay Parks
- Planning Areas
- Cities
- Alameda
- Albany
- Berkeley
- Dublin
- Emeryville

**Notes**

Notes

1 : 2,256

376.0 0 188.00 376.00Feet

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

**Property**  
**7600 MacArthur Blvd.**



# ATTACHMENT 2

# 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: Hong Gardner Property  
Address: 7600 MacArthur Boulevard  
City, State, Zip: Oakland, CA 94605-2944  
Record ID #: RO0003087

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: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
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



# ATTACHMENT 3

<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.