



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

November 18, 2015

Mr. Jeffrey Jung (*Sent via e-mail to: [jeffsjung@gmail.com](mailto:jeffsjung@gmail.com)*)  
109 Shooting Star Isle  
Foster City, CA 94404

640 Brooklyn Avenue, LLC  
c/o Mr. Peter Hansen (*Sent via e-mail to: [phansen999@gmail.com](mailto:phansen999@gmail.com)*)  
920 Ensenada Avenue  
Berkeley, CA 94707-2204

Subject: Case Closure for Fuel Leak Case No. RO0003114 and GeoTracker Global ID T10000004795,  
Casa Amiga Apartments, 640 Brooklyn Avenue, Oakland, CA 94606

Gentlemen:

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>).

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. This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

If you have any questions, please call Karel Detterman at (510) 567-6708. 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

Responsible Parties

RO0003114

November 18, 2015, Page 2

cc with enclosure:

Mark J. Arniola, City of Oakland Public Works, 250 Frank H. Ogawa Plaza, Suite 5301, Oakland, CA 94612

(Sent via e-mail to: [marniola@oaklandnet.com](mailto:marniola@oaklandnet.com))

Susan Hugo, Alameda County Environmental Health, (Send via e-mail to: [susan.hugo@acgov.org](mailto:susan.hugo@acgov.org))

Trevor Hartwell, Stratus Inc. (sent via e-mail to: [thartwell@stratusinc.net](mailto:thartwell@stratusinc.net))

Karel Detterman, ACEH, (sent via electronic mail to [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org))

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

Electronic File, GeoTracker



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**REMEDIAL ACTION COMPLETION CERTIFICATION**

November 18, 2015

Mr. Jeffrey Jung (*Sent via e-mail to: [jeffsjung@gmail.com](mailto:jeffsjung@gmail.com)*)  
109 Shooting Star Isle  
Foster City, CA 94404

640 Brooklyn Avenue, LLC  
c/o Mr. Peter Hansen (*Sent via e-mail to: [phansen999@gmail.com](mailto:phansen999@gmail.com)*)  
920 Ensenada Avenue  
Berkeley, CA 94707-2204

Subject: Case Closure for Fuel Leak Case No. RO0003114 and GeoTracker Global ID T10000004795,  
Casa Amiga Apartments, 640 Brooklyn Avenue, Oakland, CA 94606

Gentlemen:

This letter confirms the completion of a site investigation and remedial action for the fuel spill 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,

A handwritten signature in blue ink, appearing to read "Ronald Browder".

Ronald Browder  
Acting Director

# UST Case Closure Summary Form

## Agency Information

Date: November 18, 2015

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: 510-567-6708
Staff Person: Karel Detterman	Title: Hazardous Materials Specialist

## Case Information

Facility Name: Casa Amiga Apartments		
Facility Address: 640 Brooklyn Avenue Oakland, CA 94606		
RB LUSTIS Case No:	Local Case No.: ----	LOP Case No.: RO0003114
URF Filing Date: March 19, 2013	GeoTracker Global ID: T10000004795	
APN: 23-410-20	Current Land Use: Residential	
Responsible Party(s):	Address:	Phone:
Jeffrey Jung	109 Shooting Star Isle Foster City, CA	None given
Peter Hansen 640 Brooklyn Avenue, LLC	920 Ensenada Avenue, Berkeley, CA	None given

## Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place/ Removed/Active	Date
1	750	Diesel	Removed	February 19, 2013

**Conceptual Site Model (Attachment 1, 2 pages) (GeoTracker CSM Report)**

**Closure Criteria Met (Attachment 2, 1 page) (GeoTracker LTCP Checklist)**

**LTCP Groundwater Specific Criteria (Attachment 3, 1 page)**

**LTCP Vapor Specific Criteria (Attachment 4, 1 page)**

**LTCP Direct Contact and Outdoor Air Exposure Criteria (Attachment 5, 1 page)**

**Site maps (Attachment 6, 6 pages)**

**Analytical Data (Attachment 7, 2 pages)**

# UST Case Closure Summary Form

## Additional Information:

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

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

## RWQCB Notification

Notification Date: April 16, 2015

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

Prepared by: Karel Detterman, PG	Title: Hazardous Materials Specialist
Signature: <i>Karel Detter</i>	Date: <i>11/19/2015</i>
Approved by: Dilan Roe, PE	Title: LOP and SCP Program Manager
Signature: <i>Dilan Roe</i>	Date: <i>11/19/2015</i>

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

**CASA AMIGA APARTMENTS (T10000004795) - [MAP THIS SITE](#)**

**COMPLETED - CASE CLOSED**

640 BROOKLYN AVE  
OAKLAND, CA 94606  
ALAMEDA COUNTY

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

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

**CLEANUP OVERSIGHT AGENCIES**

ALAMEDA COUNTY LOP (**LEAD**) - CASE #: RO0003114  
**CASEWORKER:** [KAREL DETTERMAN](#) - **SUPERVISOR:** DILAN ROE  
SAN FRANCISCO BAY RWQCB (REGION 2)  
**CASEWORKER:** [Cherie McCaulou](#) - **SUPERVISOR:** Cheryl L. Prowell

CUF Claim #: 20019 CUF Priority Assigned: A CUF Amount Paid: **\$26,329**  
CR Site ID #: NOT SPECIFIED

THIS PROJECT WAS LAST MODIFIED BY [KAREL DETTERMAN](#) ON 11/20/2015 9:55:13 AM - [HISTORY](#)

THIS SITE HAS SUBMITTALS. CLICK [HERE](#) TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

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

**UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUIIS)**

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	FIVE YEAR REVIEW INFORMATION				
							REVIEW NUM	REVIEWER	FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE
20019	A	JEFFREY JUNG 109 SHOOTING STAR ISLE, FOSTER CITY CA 94404	640 BROOKLYN AVENUE OAKLAND, CA 94606	\$26,329	2						

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

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
CASA AMIGA APARTMENTS (Global ID: T10000004795) 640 BROOKLYN AVE OAKLAND, CA 94606	Completed - Case Closed	11/19/2015	4/9/2013	3	ALAMEDA COUNTY LOP ( <b>LEAD</b> ) - CASE #: RO0003114 <b>CASEWORKER:</b> <a href="#">KAREL DETTERMAN</a> - <b>SUPERVISOR:</b> DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) <b>CASEWORKER:</b> <a href="#">Cherie McCaulou</a> - <b>SUPERVISOR:</b> Cheryl L. Prowell

**STAFF NOTES (INTERNAL)**

<NO STAFF NOTES ENTERED>

**SITE HISTORY**

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 Alameda County Environmental Health website at: <http://www.acgov.org/aceh/lop/ust.htm>

The subject site is located at 640 Brooklyn Avenue in Oakland, CA. The site is currently used as a residential apartment complex in a residential neighborhood. The subject site is at an elevation of approximately 95 feet above mean sea level (amsl). Lake Merritt, the closest surface water body, is located approximately 1,100 feet west of the property at an elevation of approximately 4 feet amsl. The direction of groundwater flow in the area appears to be west towards Lake Merritt.

One 750-gallon underground storage tank (UST) containing residual diesel fuel was discovered beneath the sidewalk along Brooklyn Avenue in front of the subject site during a Phase I environmental site assessment. Soil discoloration and petroleum hydrocarbon odor was observed during removal of the UST on February 19, 2013. Holes were observed in the UST during removal and the soil sample collected beneath the UST detected 4,820 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as diesel (TPHd). The UST was situated 8 feet below ground surface (bgs), measured 8 feet in length by 4 feet in width, and was constructed of single-wall bare steel. Over-excavation around the former tank location was conducted to 16 feet bgs on March 27, 2013. Two confirmation soil samples collected from the base of the excavation detected 875 mg/kg TPHd in the western sample and 227 mg/kg TPHd in the eastern sample. Approximately 7.85 tons of over-excavated soil was transported offsite for proper disposal. Stockpiled overburden, along with 10 yards of clean imported, was used to backfill the excavation. Groundwater was not encountered during the excavation.

In February 2014 four soil borings, SB-1 through SB-4, were advanced through and on three sides of the former UST location. No analytes were detected above the laboratory detection limits in soil samples except SB-2 at 4 feet bgs detected 1.3 mg/kg TPHd.

Water was encountered in SB-1 at a depth of 12 feet bgs and was thought to be perched water at the interface between the gravel UST pit backfill and the native silty clay. TPHd was detected at 2,000 micrograms per liter (ug/L) in the water sample, however, benzene, toluene, ethylbenzene, and total xylenes (BTEX), methyl tertiary butyl ether (MTBE), or naphthalene were not detected above the laboratory detection limits in the water sample.

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.

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

**RESPONSIBLE PARTIES**

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
JEFFREY JUNG	NA	109 SHOOTING STAR ISLE	FOSTER CITY	<a href="mailto:jeffsjung@gmail.com">jeffsjung@gmail.com</a>
PETER N. HANSEN	640 Brooklyn Avenue, LLC	920 ENSENADA AVENUE	BERKELEY	<a href="mailto:phansen999@gmail.com">phansen999@gmail.com</a>

**CLEANUP ACTION INFO**

NO CLEANUP ACTIONS HAVE BEEN REPORTED

# CASA AMIGA APARTMENTS

RISK INFORMATION		<a href="#">VIEW LTCP CHECKLIST</a>	<a href="#">VIEW PATH TO CLOSURE PLAN</a>	<a href="#">VIEW CASE REVIEWS</a>				
<b>CONTAMINANTS OF CONCERN</b>	<b>CURRENT LAND USE</b>	<b>BENEFICIAL USE</b>	<b>DISCHARGE SOURCE</b>	<b>DATE REPORTED</b>	<b>STOP METHOD</b>	<b>NEARBY / IMPACTED WELLS</b>		
Diesel	Residential	GW - Municipal and Domestic Supply	Tank	4/9/2013	Close and Remove Tank	0		
<b>FREE PRODUCT NO</b>	<b>OTHER CONSTITUENTS NO</b>	<b>NAME OF WATER SYSTEM</b>	<b>LAST REGULATORY ACTIVITY</b>	<b>LAST ESI UPLOAD</b>	<b>LAST EDF UPLOAD</b>	<b>EXPECTED CLOSURE DATE</b>	<b>MOST RECENT CLOSURE REQUEST</b>	
NO	NO	EBMUD	7/10/2015	10/12/2015	3/19/2014			
<b>CDPH WELLS WITHIN 1500 FEET OF THIS SITE</b>								
NONE								
<b>CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)</b>								
<b>APN</b>	<b>GW BASIN NAME</b>	<b>WATERSHED NAME</b>						
023 041002000	Santa Clara Valley - East Bay Plain (2-9.04)	South Bay - East Bay Cities (204.20)						
<b>COUNTY</b>	<b>PUBLIC WATER SYSTEM(S)</b>							
Alameda	• EAST BAY MUD - 375 ELEVENTH STREET, OAKLAND, CA 94607							
<b>MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - <a href="#">HIDE</a></b>						<a href="#">VIEW ESI SUBMITTALS</a>		
<b>FIELD PT NAME</b>	<b>DATE</b>	<b>TPHq</b>	<b>BENZENE</b>	<b>TOLUENE</b>	<b>ETHYL-BENZENE</b>	<b>XYLENES</b>	<b>MTBE</b>	<b>TBA</b>
SB-1	2/21/2014	<a href="#">OTHER</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
<b>MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - <a href="#">HIDE</a></b>						<a href="#">VIEW ESI SUBMITTALS</a>		
<b>FIELD PT NAME</b>	<b>DATE</b>	<b>TPHq</b>	<b>BENZENE</b>	<b>TOLUENE</b>	<b>ETHYL-BENZENE</b>	<b>XYLENES</b>	<b>MTBE</b>	<b>TBA</b>
SB-1-16	2/21/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-2-16	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-2-20	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-2-4	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-2-8	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-3-16	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-3-24	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-3-4	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-3-8	2/20/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-4-16	2/21/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-4-20	2/21/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-4-4	2/21/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
SB-4-8	2/21/2014		<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	<a href="#">ND</a>	
<b>MOST RECENT GEO_WELL DATA - <a href="#">HIDE</a></b>						<a href="#">VIEW ESI SUBMITTALS</a>		
NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE								

LOGGED IN AS KDETTERMAN

[CONTACT GEOTRACKER HELP](#)



# ATTACHMENT 2

**CASA AMIGA APARTMENTS (T10000004795) - [MAP THIS SITE](#)**

OPEN - ELIGIBLE FOR CLOSURE

640 BROOKLYN AVE  
OAKLAND, CA 94606  
ALAMEDA COUNTY

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

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

**CLEANUP OVERSIGHT AGENCIES**

ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003114  
CASEWORKER: [KAREL DETTERMAN](#) - SUPERVISOR: [DILAN ROE](#)  
SAN FRANCISCO BAY RWQCB (REGION 2)  
CASEWORKER: [Cherie McCaulou](#) - SUPERVISOR: [Cheryl L. Prowell](#)

CUF Claim #: 20019 CUF Priority Assigned: A CUF Amount Paid: [\\$26,329](#)

CR Site ID #: NOT SPECIFIED

THIS PROJECT WAS LAST MODIFIED BY [KAREL DETTERMAN](#) ON 11/12/2015 4:02:20 PM - [HISTORY](#)

THIS SITE HAS SUBMITTALS. CLICK [HERE](#) TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

**CLOSURE POLICY**

**THIS VERSION IS FINAL AS OF 11/12/2015**

CHECKLIST INITIATED ON 7/26/2013

[CLOSURE POLICY HISTORY](#)

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

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

Name of Water System :

EBMUD

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 [\(info\)](#).

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](#)**

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

YES  NO

Does the site meet any of the Groundwater specific criteria scenarios?

YES  NO

1.1 - The contaminant plume that exceeds water quality objectives is <100 feet in length. There is no free product. The nearest existing water supply well or surface water body is >250 feet from the defined plume boundary.

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](#)**

**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):

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](#)**

**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

3.1 - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table [\(LINK\)](#) for the specified depth below ground surface.

YES  NO

**Additional Information**

This case should be kept OPEN in spite of meeting policy criteria.

YES  NO

Has this LTCP Checklist been updated for FY 15/16?

YES  NO

[SPELL CHECK](#)

# ATTACHMENT 3

**ATTACHMENT 3  
LTCP GROUNDWATER SPECIFIC CRITERIA**

LTCP Groundwater Specific Scenario under which case was closed: Scenario 1

Site Data		LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Plume Length	<100 feet	<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	Stable	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	> 1,000 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	1,100 feet east of Lake Merritt	>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 (µg/L)	Current Site Maximum (µg/L)	LTCP Scenario 1 Criteria (µg/L)	LTCP Scenario 2 Criteria (µg/L)	LTCP Scenario 3 Criteria (µg/L)	LTCP Scenario 4 Criteria (µg/L)
Benzene	<0.50	<0.50	No criteria	3,000	No criteria	1,000
MTBE	<0.50	<0.50	No criteria	1,000	No criteria	1,000

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

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# ATTACHMENT 4

**ATTACHMENT 4  
LTCP VAPOR SPECIFIC CRITERIA**

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

Active Fueling Station	Active as of Not applicable						
Site Data	LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria	
Unweathered NAPL	No NAPL	LNAPL in groundwater	LNAPL in soil	No NAPL	No NAPL	No NAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	> 5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Bioattenuation Zone	< 100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm
Maximum Current Benzene Concentration in Groundwater	< 0.5 ppb	No criteria	No criteria	<100 ppb	≥100 and <1,000 ppb	<1,000 ppb	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	----	No 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 <sup>3</sup> )	Current Maximum (µg/m <sup>3</sup> )	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000

If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?	----
If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health?	----

# ATTACHMENT 5

**ATTACHMENT 5  
LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA**

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

Are maximum concentrations less than those in Table 1 below?		Yes				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 10 feet bgs (ppm)
Site Maximum	Benzene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	<0.005	7.1	<0.005	7.1	7.1
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	*	*	*	*	*
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?		----				
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?		----				

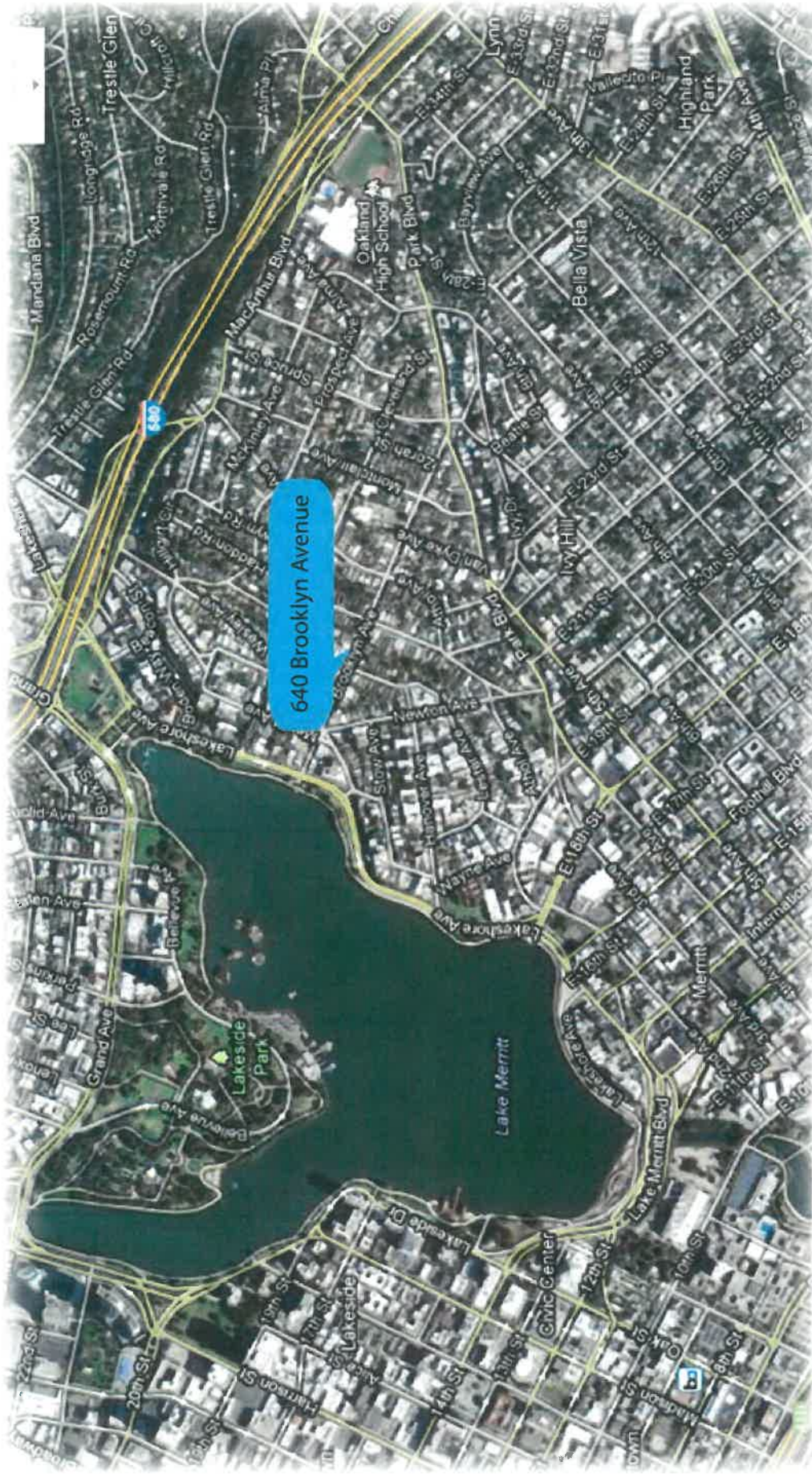
\* No waste oil UST present at site.



# ATTACHMENT 6

# AERIAL MAP

640 Brooklyn Avenue, Oakland, CA 94606



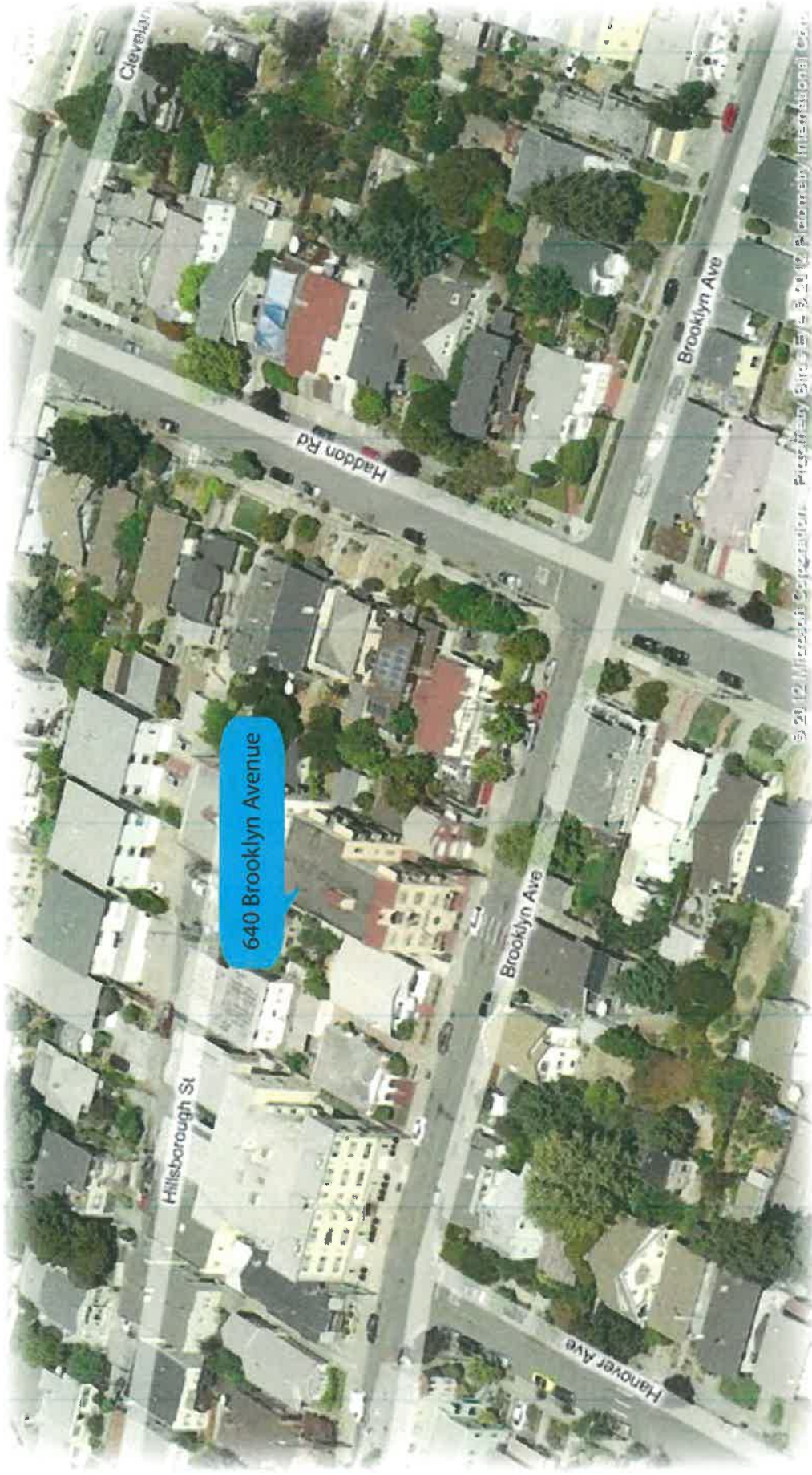
# CASA AMIGA

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# AERIAL MAP

640 Brooklyn Avenue, Oakland, CA 94606

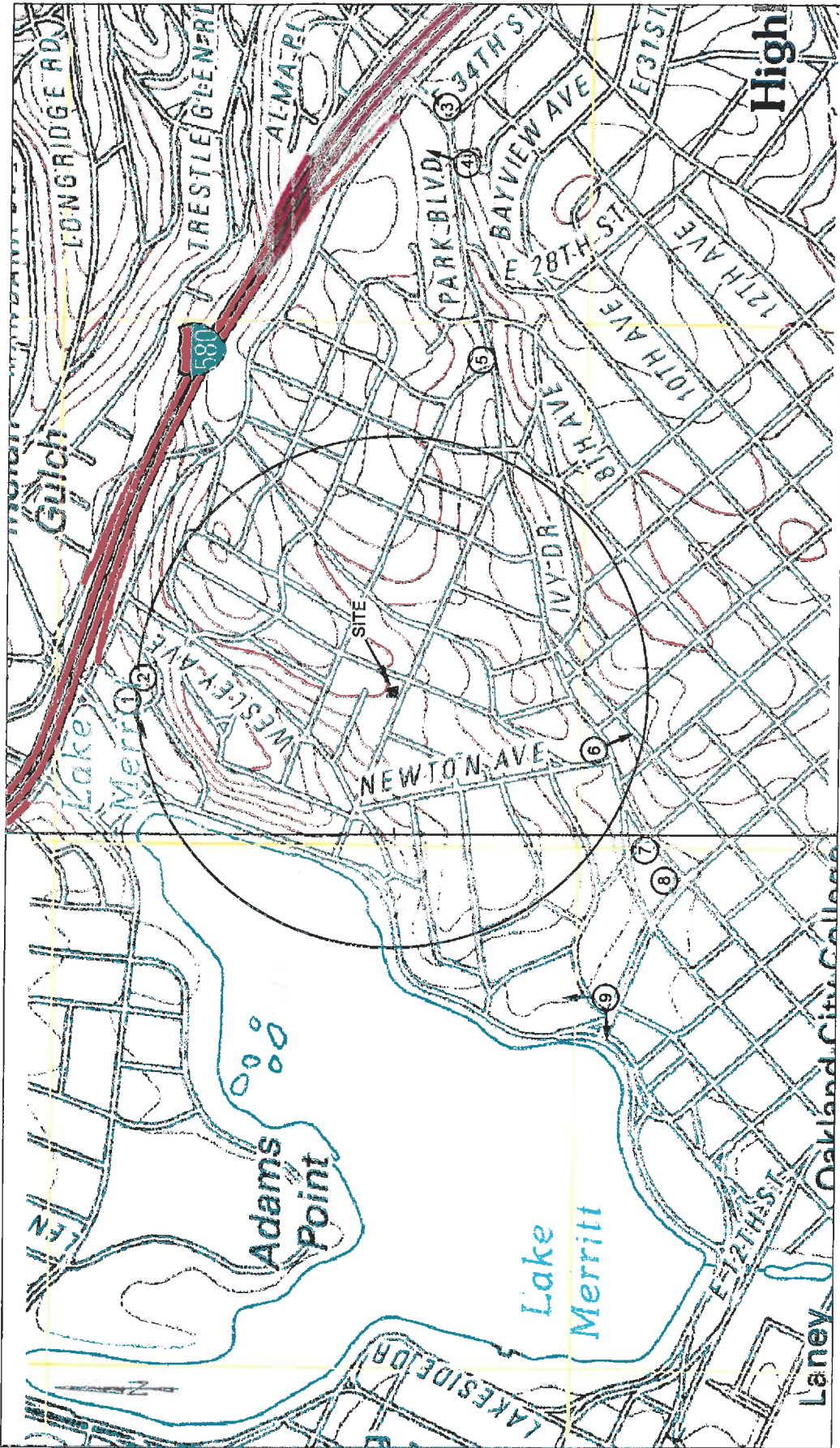


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# CASA AMIGA

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① ALAMEDA COUNTY ENVIRONMENTAL HEALTH SITES  
 → RECORDED GROUNDWATER GRADIENT, DIRECTION BASED ON AVAILABLE DATA.

**STRATUS**  
 ENVIRONMENTAL, INC.

CASA AMIGA APARTMENTS  
 640 BROOKLYN AVENUE  
 OAKLAND, CALIFORNIA

NEARBY SITE LOCATION MAP

FIGURE  
**1**

PROJECT NO.  
 2185-0640-01

TABLE 1

NEARBY SITE LIST

Casa Amiga Apartments

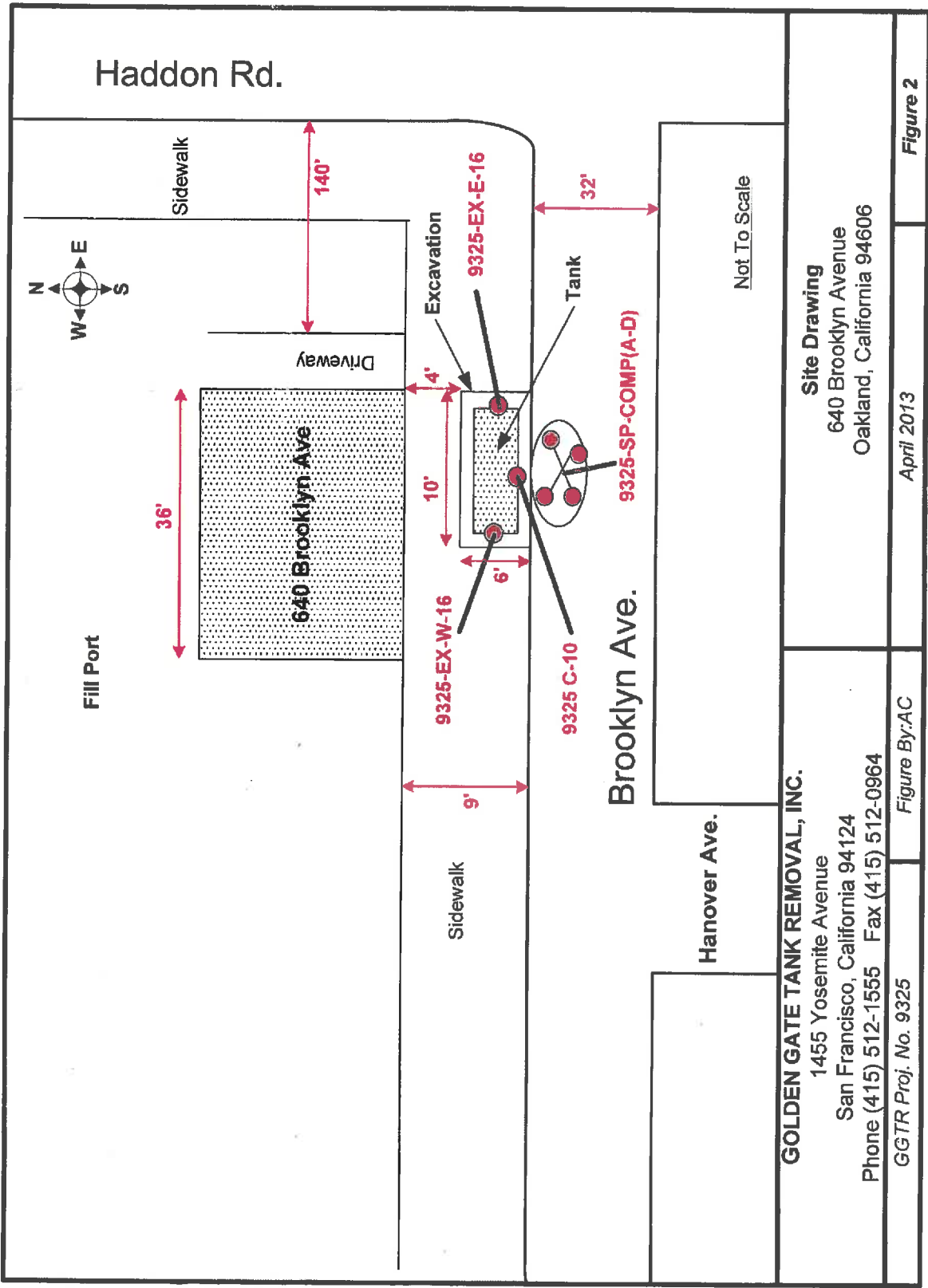
640 Brooklyn Avenue, Oakland, California

Location No.	ACEHD RO No.	Location Address	Location Name	Approximate Site Elevation (amsl)	GW Gradient	Depth to Water (ft bgs)	Location Description
1	RO0000284	3026 Lakeshore Ave	Chevron #9-0121	10	WSW	4-10	LUST gas station
2	RO0000777	637 Beacon Street	City of Oakland	20	--	--	heating oil tank, removed 2/17/89
3	RO0002498	3418 Park Blvd	Oil Changers/Gas Station	130	--	4-8	LUST gas station
4	RO0002526	3310 Park Blvd	Arco 2107	140	NNW	2-12	LUST gas station
5	RO0000669	2833 Park Blvd.	Buchman property	70	--	--	UST site, closed 1993
6	RO0000380	2101 Park Blvd.	Firmr. Shell Station	20	SSE	3-8	LUST gas station
7	RO0000912	1901 Park Blvd.	Yuen's Exxon	10	--	--	UST site, closed 1997
8	RO0002895	1814 Park Blvd.	Wash Time Laundromat	10	--	5-6	PCE/TCE site
9	RO0000999	200 E. 18th Street	Unocal #0064	10	N&W	0-5	LUST gas station

Notes:

bgs = below ground surface

amsl = above mean sea level



**GOLDEN GATE TANK REMOVAL, INC.**  
 1455 Yosemite Avenue  
 San Francisco, California 94124  
 Phone (415) 512-1555 Fax (415) 512-0964

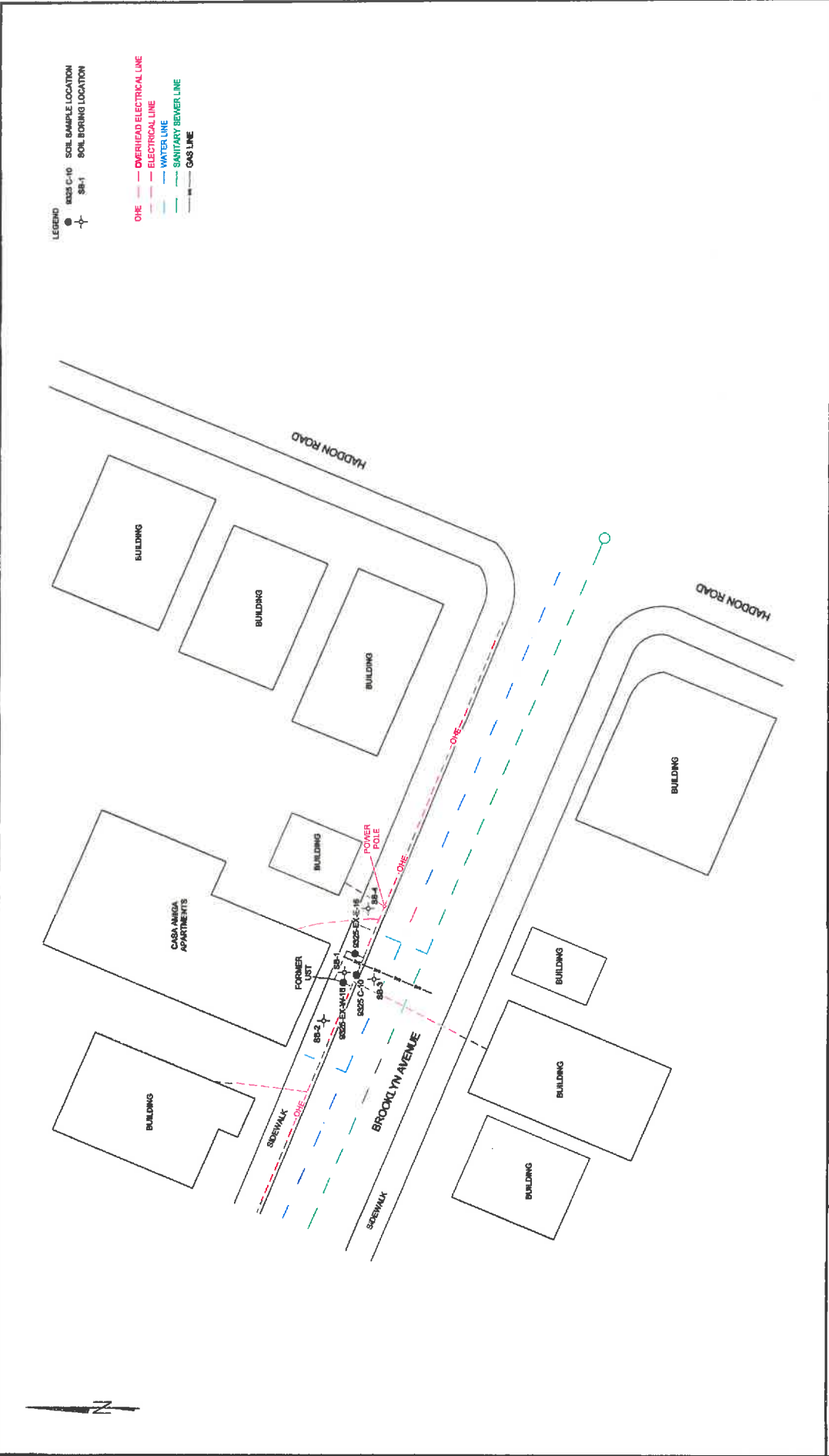
**Site Drawing**  
 640 Brooklyn Avenue  
 Oakland, California 94606

GGTR Proj. No. 9325

Figure By:AC

April 2013

**Figure 2**



LEGEND  
 SB-1 to SB-100 SOIL SAMPLE LOCATION  
 SOIL BORING LOCATION

OVERHEAD ELECTRICAL LINE  
 ELECTRICAL LINE  
 WATER LINE  
 SANITARY SEWER LINE  
 GAS LINE

**STRATUS ENVIRONMENTAL, INC.**

CASA AMIGA APARTMENTS  
 640 BROOKLYN AVENUE  
 OAKLAND, CALIFORNIA

SITE PLAN

FIGURE 2  
 PROJECT NO. 2185-0840-01

30 FT  
 APPROXIMATE SCALE

# ATTACHMENT 7



TABLE 1

SOIL ANALYTICAL DATA SUMMARY

Casa Amiga Apartments  
640 Brooklyn Avenue, Oakland, California

Sample Location	Sample Depth (feet bgs)	Date Collected	TPHd (mg/Kg)	Benzene (mg/Kg)	Toluene (mg/Kg)	Ethylbenzene (mg/Kg)	Total Xylenes (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)	DIPE (mg/Kg)	ETBE (mg/Kg)	TAME (mg/Kg)	1,2-DCA (mg/Kg)	EDB (mg/Kg)	Lead (mg/Kg)	Naphthalene (mg/Kg)
9325 C-10	10	02/14/13	4,820	<2.3	<2.3	<2.3	127	<47	-	-	-	-	-	-	7.1	7.1
9325 SP-COMP (A-D)	SP	02/14/13	13.1	<0.47	<0.47	<0.47	<0.94	<0.94	-	-	-	-	-	-	48	48
9325-EX-E-16	16	03/27/13	227	<2.3	<2.3	<2.3	<4.6	<4.6	<46	<2.3	<2.3	<2.3	<2.3	<2.3	-	-
9325-EX-W-16	16	03/27/13	875	<2.0	<2.0	<2.0	<4.1	<4.1	<41	<2.0	<2.0	<2.0	<2.0	<2.0	-	-
SB-1	16	02/21/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	<0.0050
SB-2	4	02/20/14	1.3*	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	<0.0050
	8	02/20/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	<0.0050
	16	02/20/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	-
	20	02/20/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	-
SB-3	4	02/20/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	<0.0050
	8	02/20/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	<0.0050
	16	02/20/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	-
	24	02/20/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	-
SB-4	4	02/21/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	<0.0050
	8	02/21/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	<0.0050
	16	02/21/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	-
	20	02/21/14	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	-	-	-	-	-	-	-	-

Explanation

TPHd = Total petroleum hydrocarbons as diesel (C10-C28)  
 BTEX = Benzene, toluene, ethylbenzene, and xylenes  
 MTBE = Methyl tertiary butyl ether  
 TBA = Tertiary butyl alcohol  
 DIPE = Di-isopropyl ether  
 ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether  
 1,2-DCA = 1,2-Dichloroethane  
 EDB = 1,2-Dibromoethane  
 mg/Kg = milligrams per kilogram  
 SP = Stockpiled overburden  
 - = not analyzed  
 \* Discrete peaks in diesel range, atypical for diesel fuel

Analytical Laboratory (2013)

Northern California Accutest Laboratories (08258CA)

Analytical Methods (2013)

TPHd analyzed using EPA Method SW846 8015B  
 BTEX, MTBE, TBA, DIPE, ETBE, TAME, 1,2-DCA, and EDB analyzed using EPA Method SW8260C  
 Lead analyzed using EPA Method SW846 6010B

Analytical Laboratory (2014)

Kiff Analytical LLC (08263CA)

Analytical Methods (2013)

TPHd analyzed using EPA Method 8015  
 BTEX, MTBE, and Naphthalene analyzed using EPA Method 8260B



Report Number : 87494

Date : 03/03/2014

Project Name : Casa Amiga

Project Number : 2185-0640-01

Sample : SB-1

Matrix : Water

Lab Number : 87494-14

Sample Date :02/21/2014

Parameter	Measured Value	Method Reporting Limit	Units	Analysis Method	Date/Time Analyzed
Benzene	< 0.50	0.50	ug/L	EPA 8260B	02/28/14 02:02
Toluene	< 0.50	0.50	ug/L	EPA 8260B	02/28/14 02:02
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	02/28/14 02:02
Total Xylenes	< 0.50	0.50	ug/L	EPA 8260B	02/28/14 02:02
Methyl-t-butyl ether (MTBE)	< 0.50	0.50	ug/L	EPA 8260B	02/28/14 02:02
Naphthalene	< 0.50	0.50	ug/L	EPA 8260B	02/28/14 02:02
1,2-Dichloroethane-d4 (Surr)	96.3		% Recovery	EPA 8260B	02/28/14 02:02
Toluene - d8 (Surr)	96.4		% Recovery	EPA 8260B	02/28/14 02:02
4-Bromofluorobenzene (Surr)	91.5		% Recovery	EPA 8260B	02/28/14 02:02
TPH as Diesel	2000	50	ug/L	M EPA 8015	03/01/14 01:23
Octacosane (Diesel Surrogate)	101		% Recovery	M EPA 8015	03/01/14 01:23