



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

September 30, 2016

Mr. Marc Silvani
California Glass Company
5825 Old School Road
Pleasanton, CA 94588

JJCH, LLC
Mr. John Huang and Ms. Cathy Lee
105 Jackson Street
Oakland, CA 94607

Subject: Fuel Leak Case No. RO0003126 and GeoTracker Global ID T10000005132, California Glass Company, 155 98th Avenue, Oakland, CA 94603-1003

Ladies and 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 Department of Environmental Health (ACDEH) 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>).

Due to residual contamination, the site was closed with Site Management Requirements that require notifying ACDEH of a change in land use to any residential, or conservative land use, or if any redevelopment occurs and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities. Site Management Requirements are further described in the *Additional Information* Section of the attached Case Closure Summary. If you have any questions, please call Karel Detterman at (510) 567-6708. Thank you.

Sincerely,

Dilan Roe, P.E.
Chief – Land Water Division

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

cc with enclosure:

Mr. Leonard Silvani, 6525 Swainland Road, Oakland, CA 94611-1185
Dilan Roe, ACDEH (sent via electronic mail to: dilan.roe@acgov.org)
Karel Detterman, ACDEH, (sent via electronic mail to: karel.detterman@acgov.org)
Case Electronic File, GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502

REMEDIAL ACTION COMPLETION CERTIFICATION

September 30, 2016

Mr. Marc Silvani
California Glass Company
5825 Old School Road
Pleasanton, CA 94588

JJCH, LLC
Mr. John Huang and Ms. Cathy Lee
105 Jackson Street
Oakland, CA 94607

Subject: Fuel Leak Case No. RO0003126 and GeoTracker Global ID T1000005132, California Glass Company, 155 98th Avenue, Oakland, CA 94603-1003

Dear Responsible Parties:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks 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,

A handwritten signature in blue ink that reads "Ronald Browder".

Ronald Browder
Director

Underground Storage Tank Case Closure Summary Form

Agency Information

Date: September 30, 2016

Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Case Worker: Karel Detterman	Title: Hazardous Materials Specialist

Case Information

Facility Name: California Glass Company		
Facility Address: 155 98 th Avenue, Oakland, CA 94603-1003		
Regional Water Board LUSTIS Case No: 01-1806	Former ACDEH Case No.: ----	Current LOP Case No.: RO0003125
Unauthorized Release Form Filing Date: ----	State Water Board GeoTracker Global ID: T10000005132	
Assessor Parcel Number: Current APN: 44-5020-5-58 Formerly APN: 44-5020-5-32	Current Land Use: Commercial	
Responsible Party(s):	Address:	Phone:
JJCH, LLC Mr. John Huang Ms. Cathy Lee	105 Jackson Street Oakland, CA 94607	----
Mr. Marc Silvani California Glass Company	5825 Old School Road Pleasanton, CA 94588	----

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
---	8,000-gallon	Gasoline	Removed	March 11, 2009
----	12, 000-gallon	Diesel	Removed	March 11, 2009

Underground Storage Tank Case Closure Summary Form

Site Closure Evaluation Summary

This UST release case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants.

Refer to Attachments 1 through 5 for analysis details.

The subject site is currently in commercial use as a food products supplier business (Current APN: 44-5020-5-58, former APN: 44-5020-5-32). San Leandro Creek, the closest surface water body is located 480 feet northeast of and up/cross gradient to the site at its closest point. The direction of groundwater flow is towards the southwest- southwest based on the closed Fuel Leak Case RO0000869, also located at 155 98th Avenue.

Two generations of underground storage tanks (USTs) have been located at the site. A case (RO0000869) was opened after the first generation USTs were removed in 1994 and was subsequently closed in 1996. The second generation of USTs consisted of an 8,000 gallon gasoline UST, a 12,000 gallon diesel UST, and a dispenser located on top of the USTs that were removed in March 2009. A water sample collected from the tank excavation detected up to 25,000 micrograms per liter (ug/L) total petroleum hydrocarbons (TPH) as gasoline, 8,790 ug/L TPH as diesel, and 1,050 ug/L benzene. In July 2014 six soil borings, B-1 through B-6 were advanced on four sides of the both the 2nd and 1st generation USTs and one soil vapor point SVP-1 was installed between UST pit and the building. TPH as diesel was the only analyte detected in soil at 21 milligrams per kilogram (mg/kg). TPH as diesel, benzene, and MTBE were detected in grab groundwater at 510 ug/L, 0.23 ug/L, and 4.8 ug/L, respectively.

Site Management Requirements

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

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). The case meets all the general and media-specific criteria of the LTCP with the exception of media-specific criteria of direct contact to outdoor air. ACDEH has made the determination that there is low potential for direct contact exposure because the entire site is paved and the site is in current commercial land use.

Due to residual contamination at the site, the site is closed as a commercial site with site management requirements. If there is a proposed change in land use to any residential, or conservative land use, or if any redevelopment occurs, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment. 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.

Institutional Controls

Not Applicable

Engineering Controls


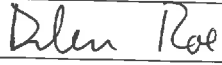
Not Applicable

Underground Storage Tank Case Closure Summary Form

Case Closure Public Notification Information

Agency Type	Agency Name	Contact Information
Regional Water Board	San Francisco Bay	Laurent Meillier 1515 Clay Street, Suite 1400, Oakland, CA 94612
Municipal and County Water Districts	East Bay Municipal Utility District	Chandra Johannesson P.O. Box 24055, MS 702 Oakland, CA 94623
Water Replenishment Districts	Not Applicable	----
Groundwater Basin Managers	Not Applicable	----
Planning Agency	City of Oakland Planning and Zoning	250 Frank Ogawa Plaza, Ste. 2114 Oakland, CA 94612
Public Works Agency	City of Oakland Public Works	250 Frank Ogawa Plaza, Ste.3341 Oakland, CA 94612
Owners and Occupants of Property and Adjacent Parcels	See List in Attachment 7	----

Local Agency Signatures

Case Worker: Karel Detterman, P.G.	Title: Hazardous Materials Specialist
Signature: 	Date: <i>Sept. 30, 2016</i>
Program Manager: Dilan Roe, P.E.	Title: LOP and SCP Program Manager
Signature: 	Date: <i>SEPTEMBER 30, 2016</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 Department of Environmental Health (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>). 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 ACDEH website.

Attachment 1, Conceptual Site Model (1 page)

Attachment 2, Low Threat Closure Policy (LTCP) Checklist (1 page)

Attachment 3, Groundwater Evaluation and Data (12 pages)

Attachment 4, Vapor Intrusion Evaluation and Data (3 pages)

Attachment 5, Soil Evaluation and Data (4 pages)

Attachment 6, Responsible Party Information (8 pages)

Attachment 7, Case Closure Public Notification Information (3 pages)

ATTACHMENT 1

CSM Report

CALIFORNIA GLASS COMPANY (T1000005132) - [MAP THIS SITE](#)

COMPLETED - CASE CLOSED

155 98TH AVENUE
OAKLAND, CA 94603-1003
ALAMEDA COUNTY

[ACTIVITIES REPORT](#)

[PUBLIC WEBPAGE](#)

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

CLEANUP OVERSIGHT AGENCIES

ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003126

CASEWORKER: [KAREL DETTERMAN](#) - SUPERVISOR: [DILAN ROE](#)

SAN FRANCISCO BAY RWQCB (REGION 2)

CASEWORKER: [Regional Water Board](#) - SUPERVISOR: NONE SPECIFIED

THIS PROJECT WAS LAST MODIFIED BY [KAREL DETTERMAN](#) ON 9/30/2016 10:48:19 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 SCUFIS)

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE
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PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
CALIFORNIA GLASS COMPANY (Global ID: T1000005132) 155 98TH AVENUE OAKLAND, CA 94603-1003	Completed - Case Closed	9/29/2016	4/23/2009	7	ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003126 CASEWORKER: KAREL DETTERMAN - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) CASEWORKER: Regional Water Board - SUPERVISOR: NONE SPECIFIED

STAFF NOTES (INTERNAL)

<NO STAFF NOTES ENTERED>

SITE HISTORY

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

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 currently in commercial use as a food products supplier business (Current APN: 44-5020-5-58, former APN: 44-5020-5-32). San Leandro Creek, the closest surface water body is located 480 feet northeast of and up/cross gradient to the site at its closest point. The direction of groundwater flow is towards the southwest- southwest based on the closed Fuel Leak Case R00000869, also located at 155 98th Avenue.

Two generations of underground storage tanks (USTs) have been located at the site. A case (R00000869) was opened after the first generation USTs were removed in 1994 and was subsequently closed in 1996. The second generation of USTs consisted of an 8,000 gallon gasoline UST, a 12,000 gallon diesel UST, and a dispenser located on top of the USTs that were removed in March 2009. A water sample collected from the tank excavation detected up to 25,000 micrograms per liter (ug/L) total petroleum hydrocarbons (TPH) as gasoline, 8,790 ug/L TPH as diesel, and 1,050 ug/L benzene. In July 2014 six soil borings, B-1 through B-6 were per kilogram (mg/kg). TPH as diesel, benzene, and MTBE were detected in grab groundwater at 510 ug/L, 0.23 ug/L, and 4.8 ug/L, respectively.

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). The case meets all the general and media-specific criteria of the LTCP with the exception of media-specific criteria of direct contact to outdoor air. ACEH has made the determination that there is low potential for direct contact exposure because the entire site is paved and the site is in current commercial land use.

Due to residual contamination at the site, the site is closed as a commercial site with site management requirements. If there is a proposed change in land use to any residential, or conservative land use, or if any redevelopment occurs, Alameda County Environmental health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the site relative to the proposed redevelopment. 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
JOHN HUANG & CATHY LEE	JJCH LLC	105 JACKSON STREET	OAKLAND	
MARC SILVANI	CALIFORNIA GLASS CO	5825 OLD SCHOOL ROAD	PLEASANTON	

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
Diesel, Gasoline		Industrial		Other	4/23/2009	Close and Remove Tank	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	EBMUD	9/28/2016	8/12/2014	7/30/2014		9/12/2014

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
044 502000558	Santa Clara Valley - East Bay Plain (2-9.04)	South Bay - East Bay Cities (204.20)

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

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

FIELD PT NAME	DATE	TPH _g	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-1	7/1/2014	OTHER	ND	ND	ND	OTHER	9.72 UG/L	ND
B-2	7/1/2014	OTHER	ND	ND	ND	OTHER	4.8 UG/L	ND
B-3	7/1/2014	OTHER	ND	ND	ND	OTHER	ND	ND
B-4	7/1/2014	OTHER	ND	ND	ND	OTHER	1.4 UG/L	ND
B-5	7/1/2014	OTHER	ND	ND	ND	OTHER	ND	ND
B-6	7/1/2014	OTHER	ND	ND	ND	OTHER	2.7 UG/L	ND

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

FIELD PT NAME	DATE	TPH _g	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-1	7/1/2014	ND	ND	ND	ND	ND	ND	ND
B-2	7/1/2014	ND	ND	ND	ND	ND	ND	ND
B-3	7/1/2014	ND	ND	ND	ND	ND	ND	ND
B-4	7/1/2014	ND	ND	ND	ND	ND	ND	ND
B-5	7/1/2014	ND	ND	ND	ND	ND	ND	ND
B-6	7/1/2014	ND	ND	ND	ND	ND	ND	ND

MOST RECENT GEO_WELL DATA - [HIDE](#)

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

[VIEW ESI SUBMITTALS](#)

ATTACHMENT 2

LTCP Checklist [Go]

CALIFORNIA GLASS COMPANY (T10000005132) - MAP THIS SITE

COMPLETED - CASE CLOSED

155 98TH AVENUE
OAKLAND, CA 94603-1003
ALAMEDA COUNTY

ACTIVITIES REPORT
PUBLIC WEBPAGE

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003126
CASEWORKER: KAREL DETTERMAN - SUPERVISOR: DILAN ROE
SAN FRANCISCO BAY RWQCB (REGION 2)
CASEWORKER: Regional Water Board - SUPERVISOR: NONE SPECIFIED

VIEW PRINTABLE CASE SUMMARY FOR THIS SITE

THIS PROJECT WAS LAST MODIFIED BY KAREL DETTERMAN ON 9/30/2016 10:48:19 AM - 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 9/27/2016

CHECKLIST INITIATED ON 9/5/2013

CLOSURE POLICY HISTORY

General Criteria - The site satisfies the policy general criteria - CLEAR SECTION ANSWERS

YES

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

YES

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

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

NO

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

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:

Exposure Type:

Residential Commercial Utility Worker

Petroleum Constituents in Soil:

≤ 5 Feet bgs >5 Feet bgs and ≤10 Feet bgs Unknown

Soil Concentrations of Benzene:

> 1.9 mg/kg and ≤ 2.8 mg/kg > 2.8 mg/kg and ≤ 8.2 mg/kg > 8.2 mg/kg and ≤ 12 mg/kg > 12 mg/kg and ≤ 14 mg/kg > 14 mg/kg Unknown

Soil Concentrations of EthylBenzene:

> 21 mg/kg and ≤ 32 mg/kg > 32 mg/kg and ≤ 89 mg/kg > 89 mg/kg and ≤ 134 mg/kg > 134 mg/kg and ≤ 314 mg/kg > 314 mg/kg Unknown

Soil Concentrations of Naphthalene:

> 9.7 mg/kg and ≤ 45 mg/kg > 45 mg/kg and ≤ 219 mg/kg > 219 mg/kg Unknown

Soil Concentrations of PAH:

> 0.063 mg/kg and ≤ 0.68 mg/kg > 0.68 mg/kg and ≤ 4.5 mg/kg > 4.5 mg/kg Unknown

Area of Impacted Soil:

Area of Impacted Soil > 82 by 82 Feet Unknown

Additional Information

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

Explain:

Soil samples were not collected and analyzed between 0 to 5 feet below grade because shallow soil was removed during tank removal activities in 2009.

YES NO

Has this LTCP Checklist been updated for FY 16/17?

YES NO

SPELL CHECK

Save Form as Partially Completed

Save Form as Complete

ATTACHMENT 3

Attachment 3 – Groundwater Evaluation and Data

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM

Closure Scenario

Site has not affected groundwater; **Scenario 1**; Scenario 2; Scenario 3; Scenario 4;
 Scenario 5; This case should be closed in spite of not meeting the groundwater specific media criteria

Shading indicates Site Specific Data and Bold Text indicates Evaluation Criteria

Site Specific Data		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Plume Length	< 100 feet	<100 feet	<250 feet	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, 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.
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product	
Plume Stable or Decreasing	Stable or decreasing	Stable and decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing	
Dept to Groundwater and flow direction	9 feet in UST pit; 15 feet in borehole; southwest-southeast	No criteria	No criteria	No criteria	No criteria	
Distance to Nearest Water Supply Well (from plume boundary)	1,094 feet (DWR / ACPWA) >2,000 (GAMA)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water Body (from plume boundary)	San Leandro Creek 480 feet northeast and cross-up gradient	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Benzene Concentrations (µg/l)	Historic Max: 1,050 ¹ Current Max: 0.23	No criteria	<3,000	<1,000	<1,000	
MTBE Concentrations (µg/l)	Historic Max: <22 Current Max: 4.8	No criteria	<1,000	<1,000	<1,000	
Property Owner Willing to Accept a Land Use Restriction	Not applicable	Not applicable	Not applicable	Yes	Not applicable	

Notes: ¹ = Tank pit water sample

DWR = Department of Water Resources

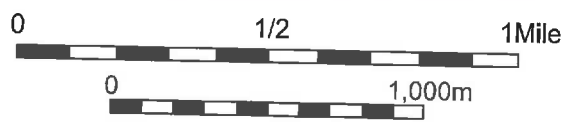
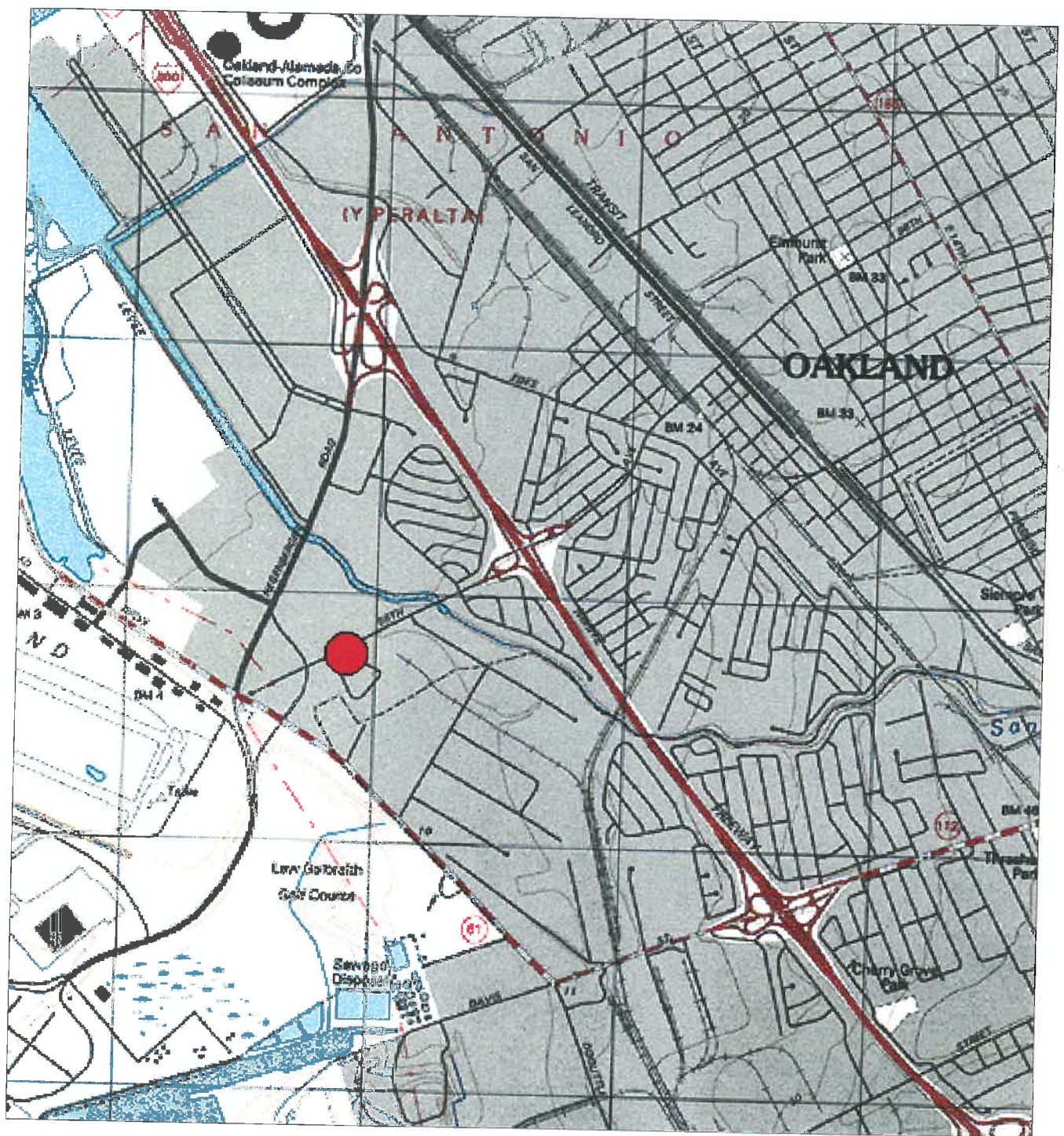
ACPWA = Alameda County Public Works Agency

GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

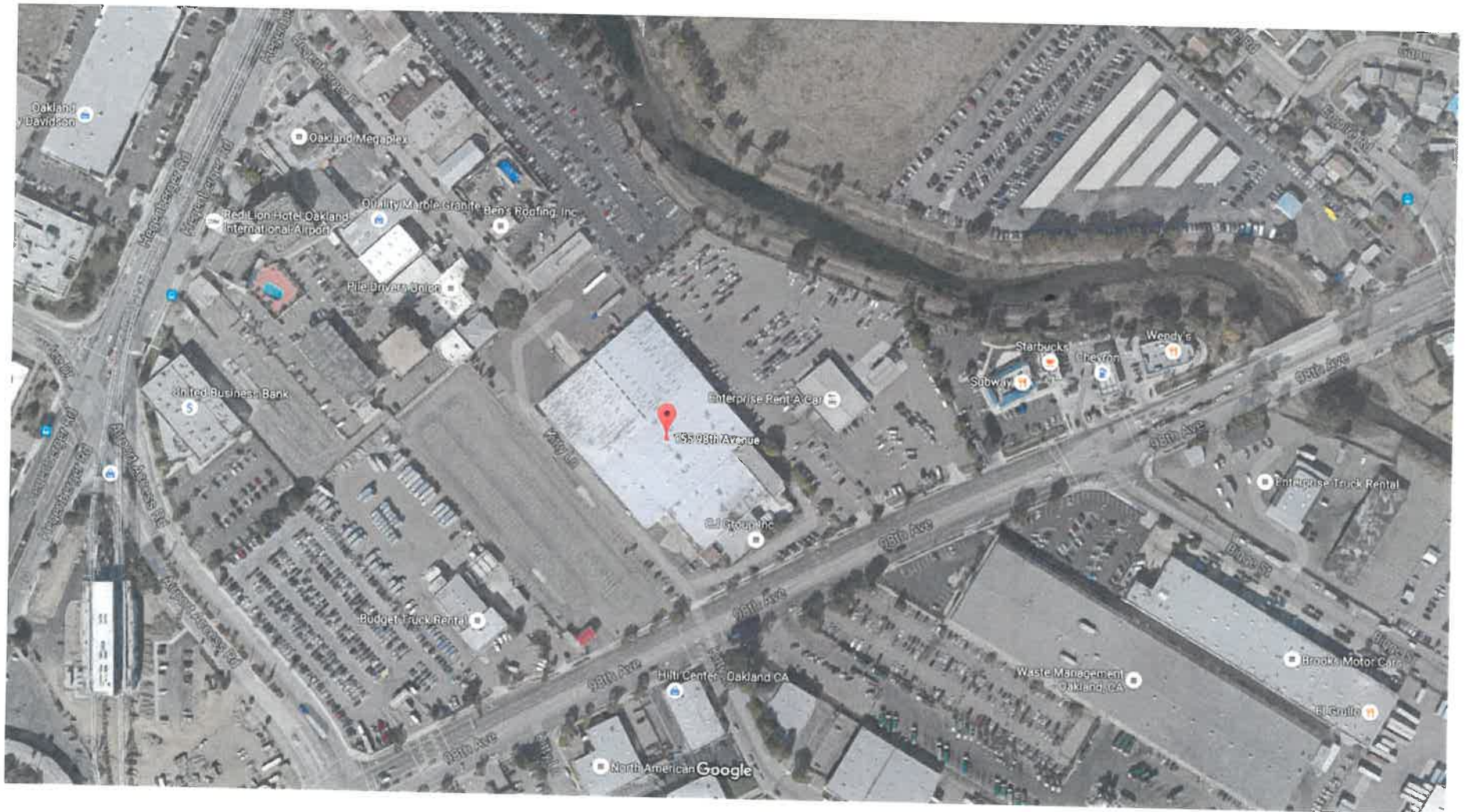
Attachment 3 – Groundwater Evaluation and Data

Analysis	
Plume Length	Defined to water quality objectives. (Contaminant plume that exceeds water quality objectives is less than 100 feet.)
Free Product	Not observed at site.
Plume Stability	Plume is stable in aerial extent. (The contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.)
Water Supply Wells	An Alameda County Public Works Agency (ACPWA) and the Department of Water Resources (DWR) well survey indicate there are two public water supply wells within 2,000 feet of the site: an irrigation well is located 1,094 feet cross-up gradient at 191 98 th Avenue, Oakland and an irrigation well is located 1,244 feet cross-up gradient at 1990 Tunis Road, Oakland. Based on the location of the wells with respect to the site, the wells are not expected to be receptors for the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	San Leandro Creek is cross-up gradient to the northeast at an approximate distance of 480 feet. San Leandro Bay is 3,200 feet cross gradient to the west.

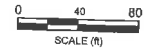
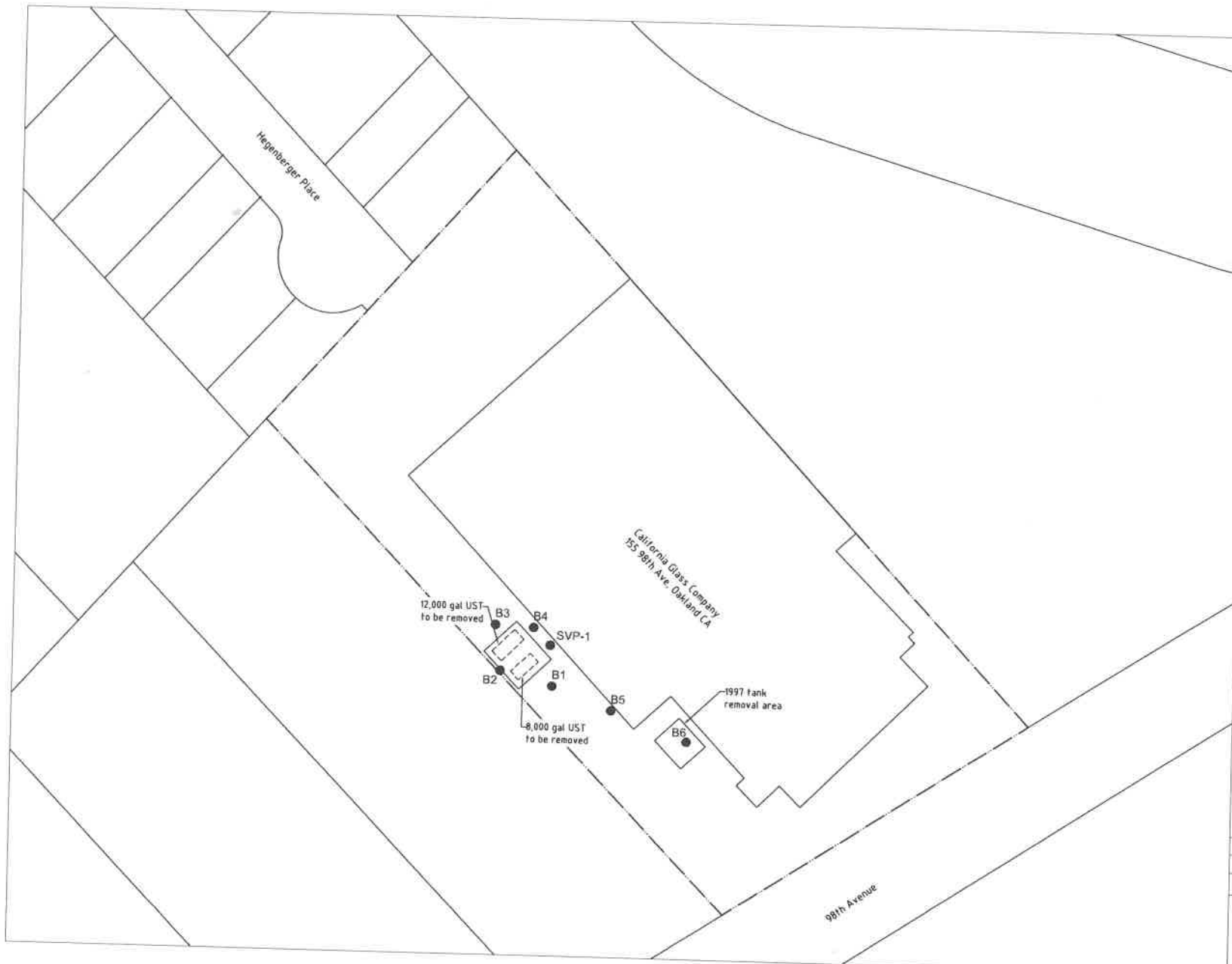
S:\Environmental_Development\Site\UST Removal\155 98th Ave Oakland, CA\2009 UT TP 155 98th Ave E001.dwg, 1/5/2009 11:58:14 AM, John



	<p>● Site Location</p>	<p>California Glass Company 155 98th Avenue Oakland, California</p>	<p>FIGURE</p> <p>1</p>	<p>TITLE</p> <p>Vicinity Map</p>
	Map By: TOPO!	<p>262 Michelle Court So. San Francisco, CA 94080 Main: (650) 616-1200 Fax: (650) 616-1244</p>		
	Date: 01/05/2009			
Drafted By: LC				



Imagery ©2016 Google, Map data ©2016 Google 100 ft



LEGEND

- B1** Boring Location
- UST** Underground Storage Tank
- UST location
- Property Line

Former California Glass Company
155 98th Avenue
Oakland, California

FIGURE 2
Site Map

Revision:	
Date:	5/15/2014
Drafted By:	RD

TEC 262 Michelle Court
ACCURITE So. San Francisco, CA 94080
 Main: (650) 616-1200
 Fax: (650) 616-1244

GEOTRACKER
REGULATOR MAP

Sites and Facilities

Cleanup Sites

- LUST Cleanup Sites
- Cleanup Program Sites
- Military Cleanup Sites
- DTSC Cleanup Sites

Permitted Facilities

- Waste Discharge Requirements (WDR) Sites
- Permitted USTs - [INFO](#)
- DTSC Hazardous Waste Sites
- Land Disposal Sites
- Irrigated Lands Regulatory Program Sites
- Oil / Gas Sites
- Confined Animal Sites

Other Sites

- Project Sites
- Non-Case Information Sites
- Sampling Points - Private
- Sampling Points - Public
- Field Points

SHOWS A CLOSED SITE

Data Filters

STATUS FILTER
All Statuses

LEAD AGENCY FILTER
All Agencies

ONLY SHOW SITES WITH LAND USE RESTRICTIONS

Tools

Measure a Distance

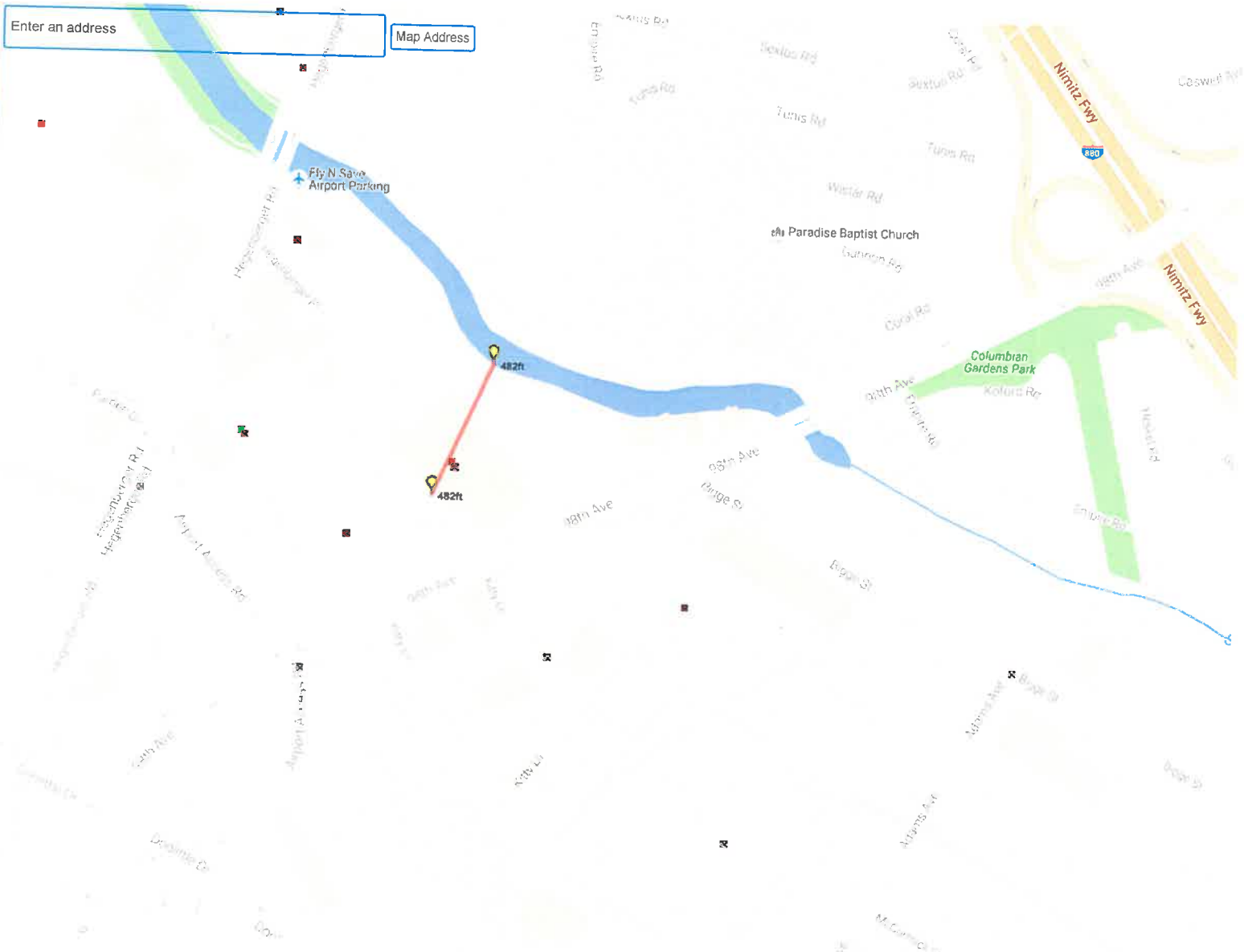
Site Quick Search

[View current map location on GAMA](#)

Right-click or perform a long left-click on the map to access additional location specific tools

[TAKE A TOUR OF MAP FEATURES](#)

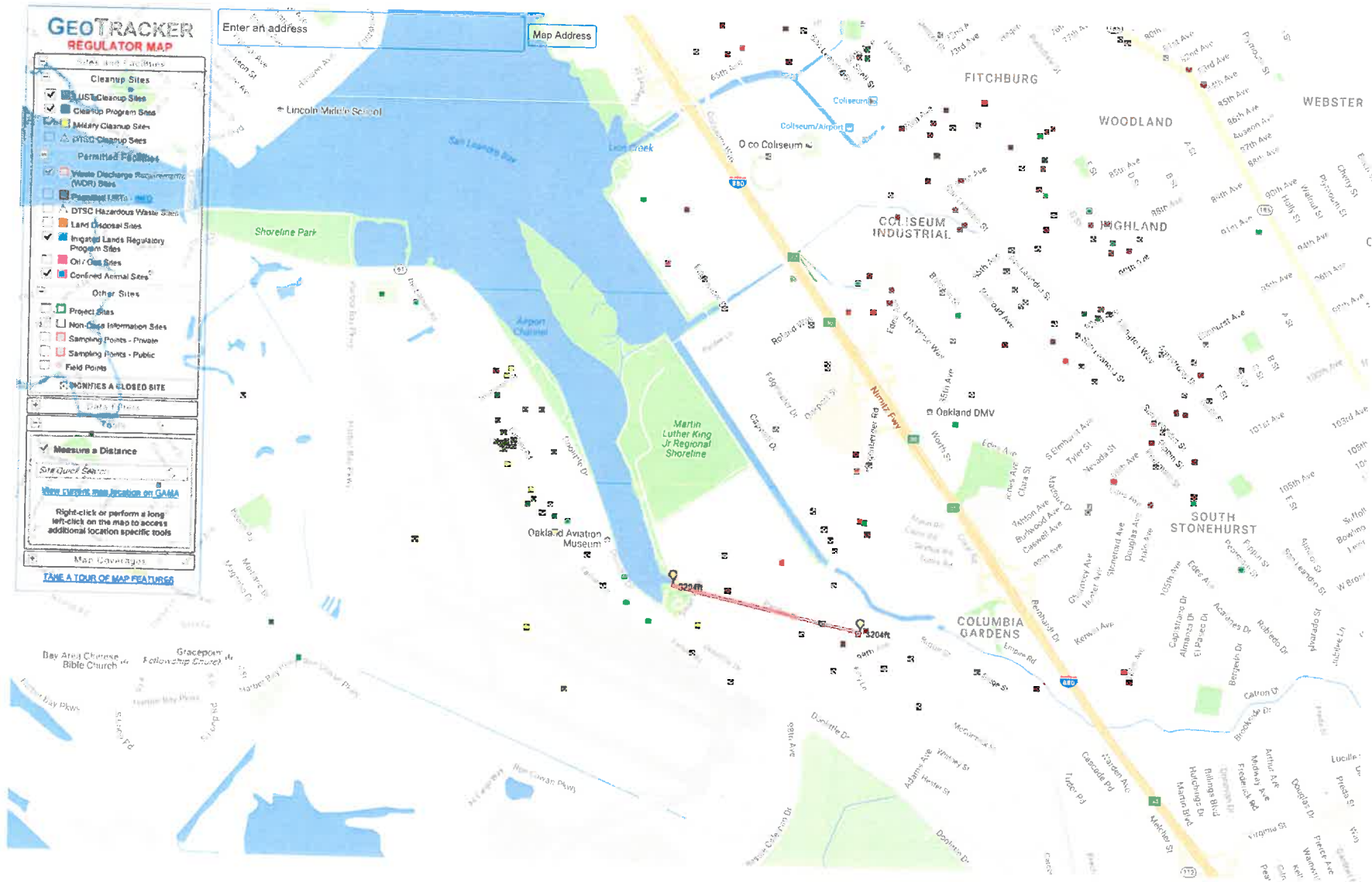
Enter an address Map Address



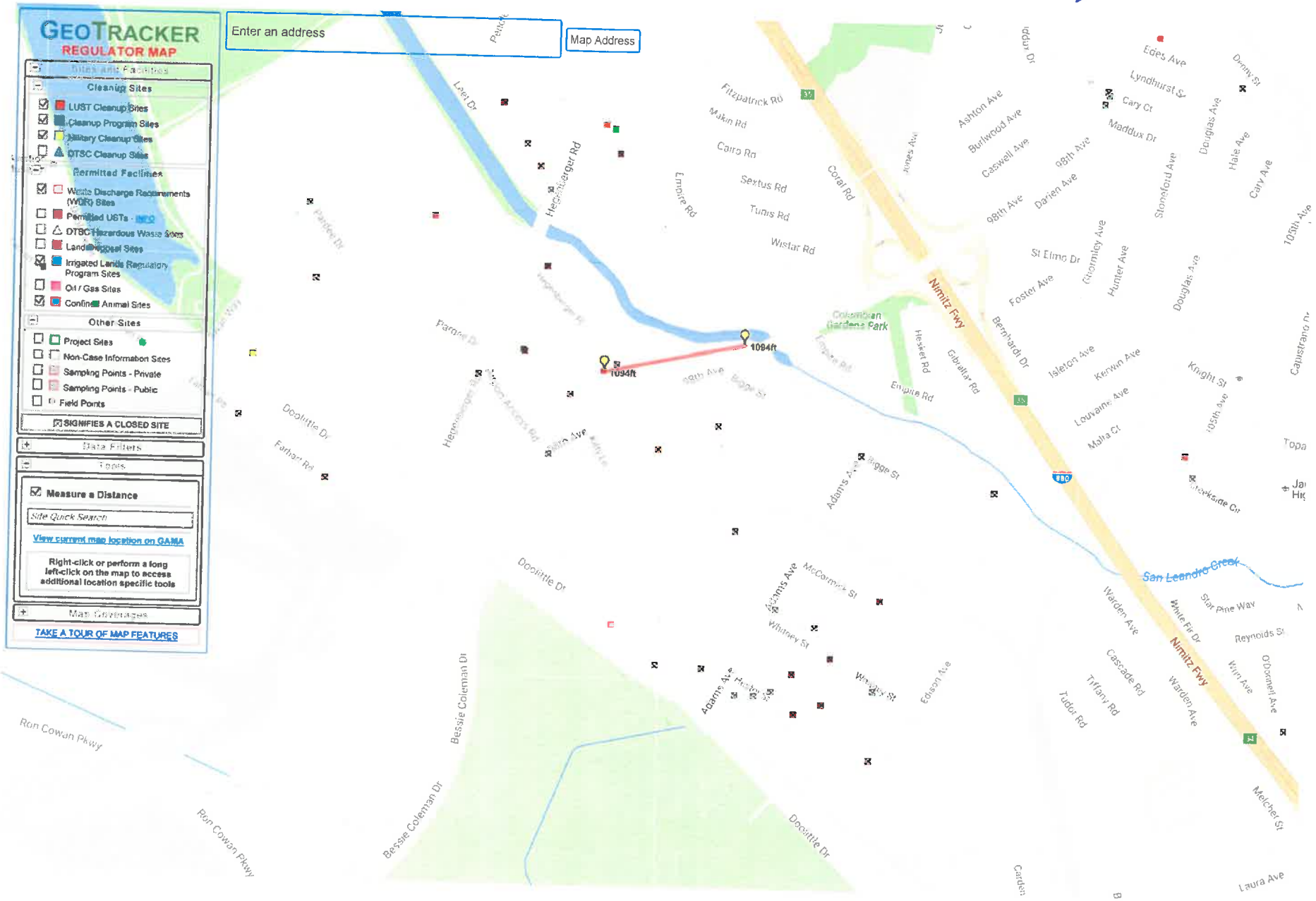
SITES CURRENTLY VISIBLE ON MAP

50 m

Map data ©2016 Google



191 98th Ave Irrigation Well



SITES CURRENTLY VISIBLE ON MAP

100 m

Map data ©2016 Google

190 Tunis Rd Irrigation Well



SITES CURRENTLY VISIBLE ON MAP

100 m

Map data ©2016 Google

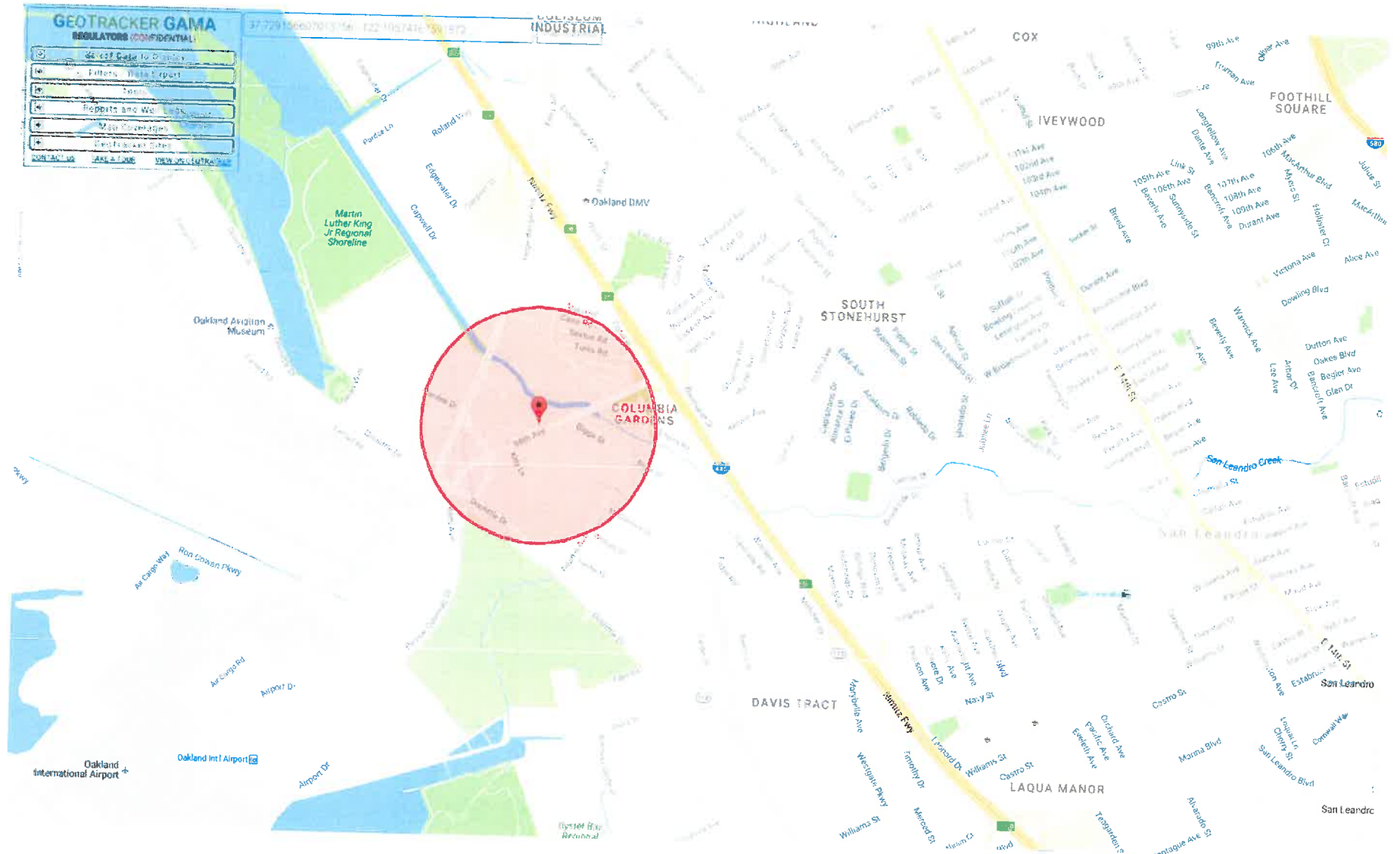


Table 1
Summary of Soil and Grab Groundwater Analytical Results

California Glass Company
 155 98th Avenue
 Oakland, California

Sample ID	Sample Matrix	Date Sampled	Sample Depth (ft bsg)	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylene	MTBE	DIPE	ETBE	TAME	TBA	Naphthalene
				(mg/kg)		(mg/kg)									
¹ ESL:				110	500	0.044	2.9	3.3	2.3	0.023	NA	NA	NA	0.075	1.200
² ESL:				110	770	0.044	2.9	3.3	2.3	0.023	NA	NA	NA	0.075	1.2
Stock Pile (Comp 1- 4)	Soil	3/11/2009	N/A	35	0.45 ^x	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	--
NW	Soil	3/11/2009	10	3.36 ^y	1.9 ^y	<0.01	<0.01	0.03	0.14	<0.01	<0.01	<0.01	<0.01	<0.05	--
NE	Soil	3/11/2009	10	<2	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	--
SW	Soil	3/11/2009	10	<2	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	--
SE	Soil	3/11/2009	10	5.32	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	--
B-1 @ 8'	Soil	7/1/2014	8	4.0 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-1 @ 13'	Soil	7/1/2014	13	9.8 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-2 @ 8'	Soil	7/1/2014	8	6.7 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-2 @ 13'	Soil	7/1/2014	13	17 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-3 @ 8'	Soil	7/1/2014	8	3.9 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-3 @ 13'	Soil	7/1/2014	13	15 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-4 @ 8'	Soil	7/1/2014	8	21 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-4 @ 10'	Soil	7/1/2014	10	15 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-4 @ 13'	Soil	7/1/2014	13	11 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-5 @ 8'	Soil	7/1/2014	8	8.4 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-5 @ 13'	Soil	7/1/2014	13	5.3 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-6 @ 8'	Soil	7/1/2014	8	<40 ²	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
B-6 @ 13'	Soil	7/1/2014	13	7.5 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01
Sample ID	Sample Matrix	Date Sampled	Sample Depth (ft bsg)	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylene	MTBE	DIPE	ETBE	TAME	TBA	Naphthalene
				(µg/L)		(µg/L)									
³ ESL:				NA	NA	27	95,000	310	37,000	9,900	NA	NA	NA	NA	160
⁴ ESL:				100	100	1	40	30	20	5	NA	NA	NA	12	6
⁵ ESL:				640	500	27	130	43	100	1,800	NA	NA	NA	18,000	24
Pit Water	Groundwater	3/11/2009	9	8,790 ^c	25,000	1,050	4,300	889	5,020	<22	<22	<22	<22	<440	--
B-1	Groundwater	7/1/2014	20	170 ¹	<62	0.19 ^J	0.12 ^J	<0.62	<1.82	0.72	<0.62	<0.62	<0.62	<6.2	<1.2
B-2	Groundwater	7/1/2014	20	510 ¹	<60	0.12 ^J	0.072 ^J	<0.60	<1.82	4.8	<0.60	<0.60	<0.60	<6.0	<1.2
B-3	Groundwater	7/1/2014	20	<130	<59	0.16 ^J	0.11 ^J	<0.59	<1.79	<0.59	<0.59	<0.59	<0.59	<5.9	<1.2
B-4	Groundwater	7/1/2014	20	290 ¹	<70	0.17 ^J	0.13 ^J	<0.70	<2.1	1.4	<0.70	<0.70	<0.70	<7.0	<1.4
B-5	Groundwater	7/1/2014	20	<130	<56	0.2	0.17	<0.56	<1.66	0.54 ^J	<0.56	<0.56	<0.56	<5.6	<1.1
B-6	Groundwater	7/1/2014	20	<130	<60	0.23	0.22	<0.60	<1.82	<0.60	<0.60	<0.60	<0.60	<6.0	<1.2



Table 1
Summary of Soil and Grab Groundwater Analytical Results
California Glass Company
155 98th Avenue
Oakland, California

Abbreviations:

TPHd = total petroleum hydrocarbons quantified as diesel
TPHg = total petroleum hydrocarbon quantified as gasoline
MTBE = methyl tert-butyl ether
DIPE = diisopropyl ether
ETBE = ethyl tert-butyl ether
TAME = tert-amyl methyl ether
TBA = tert-butyl alcohol
mg/kg = milligrams per kilogram
µg/L = micrograms per liter
NA = not applicable; an ESL has not been established
ft bsg = feet below surface grade

Notes:

TPHd analyzed by EPA Method 8015B(M), all other compounds analyzed by EPA Method 8260B
Stock Pile (Comp 1 - 4) = soil stockpile sample, collected from four locations and composited into a single sample for analysis
UST removal soil samples collected from each corner of the open UST excavation pit (sample ID corresponds to pit location)
x = Not typical gasoline, reported value due to heavy amount of hydrocarbons (C5 - C12 range) quantified as gasoline
y = Although gasoline constituents present, result does not resemble typical gasoline. Reported value includes significant portion of heavy hydrocarbon (C5 - C12 range) quantified as gasoline
z = Not typical diesel, hydrocarbons within diesel range (possibly aged diesel) quantified as diesel
1 = Chromatographic pattern does not resemble typical reference standard; unknown organics within diesel range slightly heavier than diesel quantified as diesel.
2 = Sample analyzed at a dilution factor due to high concentration of non target compound suppressing surrogate recovery.
J = Indicates a value between the MDL and PQL and that the reported concentration should be considered as estimated rather than quantitative.
< = Concentration less than laboratory reporting limits
- = not analyzed
Highlighted rows are current data

ESL: Environmental Screening Level established by California Water Quality Control Board, San Francisco Bay Region: *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*; revised December 2013
1 = Environmental Screening Level for deep soil (>3 meters bgs), commercial/industrial area, groundwater is a current or potential drinking water resource, Table A-2
2 = Environmental Screening Level for deep soil (>3 meters bgs), commercial/industrial area, groundwater is not a current or potential drinking water resource, Table A-2
3 = Environmental Screening Level for groundwater, evaluation of potential vapor intrusions, Table E-1
4 = Environmental Screening Level for groundwater, groundwater is a current or potential drinking water resource, Table F-1a
5 = Environmental Screening Level for groundwater, groundwater is not a current or potential drinking water resource, Table F-1b

ATTACHMENT 4

Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA - PETROLEUM

Closure Scenario

Exemption: Active fueling station exempt from vapor specific criteria; Active as of date: _____

Scenario 1; Scenario 2; **Scenario 3a**; Scenario 3b; Scenario 4a without bioattenuation zone;
 Scenario 4b with bioattenuation zone; Site specific risk assessment demonstrates human health is protected;
 Exposure controlled through use of mitigation measures or institutional controls;
 Case closed in spite of not meeting the vapor specific media criteria

Shading indicates Site Specific Data and Bold Text indicates Evaluation Criteria

Site Specific Data		Scenario 1	Scenario 2	Scenario 3a	Scenario 3b	Scenario 3c	Scenario 4a	Scenario 4b
Unweathered LNAPL	No LNAPL	LNAPL in gw	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	≥ 5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet
Depth to Shallowest Groundwater	9 feet in UST pit; 15 feet in borehole	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet
Total TPHg & TPHd in Soil in Bioattenuation Zone	15 mg/kg at 10 feet and 21 mg/kg at 8 feet	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	No criteria	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	0.23 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria	No criteria
Oxygen Data in Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	No criteria	≥4% at bottom of zone
Soil Vapor Depth Beneath Foundation	Not measured	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet
Benzene Concentrations (µg/m ³)	Not measured	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations (µg/m ³)	Not measured	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 1,100; Com: < 3,600	Res: < 1,100K; Com: < 3,600K
Naphthalene Concentrations (µg/m ³)	Not measured	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 93; Com: < 310	Res: < 93K; Com: < 310K

Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM (cont.)	
Vapor Intrusion to Indoor Air Analysis	
Onsite	The site meets Scenario 3a of the Low Threat Closure Policy.
Offsite	The petroleum hydrocarbon plume does not extend offsite.



LEGEND

- B1 ● Boring Location
- UST ● Underground Storage Tank
- UST location
- Property Line

Former California Glass Company
 155 88th Avenue
 Oakland, California

FIGURE 2

Site Map

Revisiion: _____
 Date: 5/15/2014
 Drawn By: RD

TEC ASSOCIATES
 262 Mitchell Court
 San Ramon, CA 94583
 Phone: (925) 715-7200
 Fax: (925) 318-1244

ATTACHMENT 5

Attachment 5 – Direct Contact Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPSURE CRITERIA						
Closure Scenario						
<p><input type="checkbox"/> Exemption (no petroleum hydrocarbons in upper 10 feet), <input type="checkbox"/> Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below, <input type="checkbox"/> Site-specific risk assessment, <input type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, <input checked="" type="checkbox"/> A determination has 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, <input type="checkbox"/> This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.</p>						
Shading indicates Site Specific Data and Bold Text indicates Evaluation Criteria						
Are maximum concentrations less than those in Table 1 below?			No			
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	No Data	<0.01	No Data	<0.01	<0.01
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	No Data	0.03	No Data	0.03	0.03
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	No Data	<0.01	No Data	<0.01	<0.01
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	No Data	No Data	No Data	No Data	No Data
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
Direct Contact and Outdoor Air Analysis						
Onsite		<p>Soil samples were not collected and analyzed between 0 to 5 feet below grade because shallow soil was removed during tank removal activities in 2009. Soil was not analyzed for polyaromatic hydrocarbons (PAHs) because a waste oil UST was not present at the site. All soil samples taken at 8 feet bgs were less than the laboratory detection limit.</p> <p>Additionally, under the current land use, the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure under the current land use. Excavation or construction activities in areas of potential residual contamination will be managed with a land use restriction, and require planning and implementation of appropriate health and safety procedures by the responsible party, or current property owner, prior to and during excavation and construction activities.</p>				
Offsite		The petroleum hydrocarbon plume does not extend offsite.				



LEGEND

- B1 Boring Location
- UST Underground Storage Tank
- UST location
- Property Line

Former California Glass Company
 155 98th Avenue
 Oakland, California

FIGURE 2
Site Map

Revision:	
Date:	6/15/2014
Drafted By:	RD



262 Michelle Court
 So. San Francisco, CA 94080
 Phone: (650) 616-1200
 Fax: (650) 916-1244

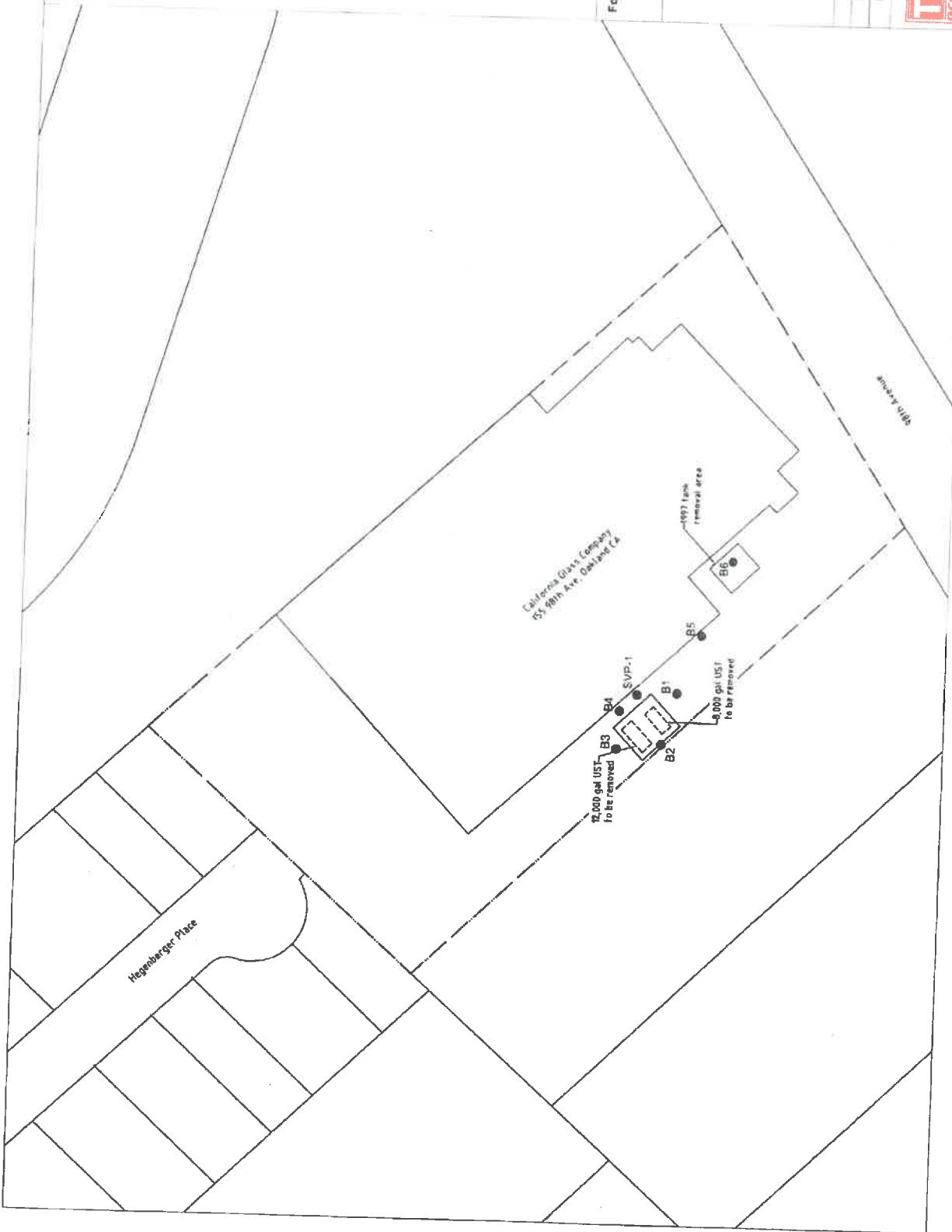


Table 1
Summary of Soil and Grab Groundwater Analytical Results
 California Glass Company
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Sample ID	Sample Matrix	Date Sampled	Sample Depth (ft bsg)	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylene	MTBE	DIPE	ETBE	TAME	TBA	Naphthalene	
				(mg/kg)												
				¹ ESL:	110	500	0.044	2.9	3.3	2.3	0.023	NA	NA	NA	0.076	1.200
				² ESL:	110	770	0.044	2.9	3.3	2.3	0.023	NA	NA	NA	0.075	1.2
Stock Pile (Comp 1-4)	Soil	3/11/2009	N/A	35	0.45 ^e	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	-	
NW	Soil	3/11/2009	10	3.36 ^y	1.9 ^y	<0.01	<0.01	0.03	0.14	<0.01	<0.01	<0.01	<0.01	<0.05	-	
NE	Soil	3/11/2009	10	<2	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	-	
SW	Soil	3/11/2009	10	<2	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	-	
SE	Soil	3/11/2009	10	5.32	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	-	
B-1 @ 8'	Soil	7/1/2014	8	4.0 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	-	
B-1 @ 13'	Soil	7/1/2014	13	9.8 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-2 @ 8'	Soil	7/1/2014	8	6.7 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-2 @ 13'	Soil	7/1/2014	13	17 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-3 @ 8'	Soil	7/1/2014	8	3.9 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-3 @ 13'	Soil	7/1/2014	13	15 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-4 @ 8'	Soil	7/1/2014	8	21 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-4 @ 10'	Soil	7/1/2014	10	15 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-4 @ 13'	Soil	7/1/2014	13	11 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-5 @ 8'	Soil	7/1/2014	8	8.4 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-5 @ 13'	Soil	7/1/2014	13	5.3 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-6 @ 8'	Soil	7/1/2014	8	<40 ²	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
B-6 @ 13'	Soil	7/1/2014	13	7.5 ¹	<0.1	<0.01	<0.01	<0.01	<0.015	<0.01	<0.01	<0.01	<0.01	<0.05	<0.01	
				TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylene	MTBE	DIPE	ETBE	TAME	TBA	Naphthalene	
				(µg/L)												
				³ ESL:	NA	NA	27	95,000	310	37,000	9,900	NA	NA	NA	NA	160
				⁴ ESL:	100	100	1	40	30	20	5	NA	NA	NA	12	6
				⁵ ESL:	640	500	27	130	43	100	1,800	NA	NA	NA	18,000	24
Pit Water	Groundwater	3/11/2009	9	8,780 ^e	25,000	1,050	4,300	888	5,020	<22	<22	<22	<22	<440	-	
B-1	Groundwater	7/1/2014	20	170 ¹	<62	0.19 ^j	0.12 ^j	<0.62	<1.82	0.72	<0.62	<0.62	<0.62	<6.2	<1.2	
B-2	Groundwater	7/1/2014	20	510 ¹	<60	0.12 ^j	0.072 ^j	<0.60	<1.82	4.8	<0.60	<0.60	<0.60	<6.0	<1.2	
B-3	Groundwater	7/1/2014	20	<130	<59	0.16 ^j	0.11 ^j	<0.59	<1.79	<0.59	<0.59	<0.59	<0.59	<5.9	<1.2	
B-4	Groundwater	7/1/2014	20	290 ¹	<70	0.17 ^j	0.13 ^j	<0.70	<2.1	1.4	<0.70	<0.70	<0.70	<7.0	<1.4	
B-5	Groundwater	7/1/2014	20	<130	<56	0.2	0.17	<0.56	<1.68	0.54 ^j	<0.56	<0.56	<0.56	<5.6	<1.1	
B-6	Groundwater	7/1/2014	20	<130	<60	0.23	0.22	<0.60	<1.82	<0.60	<0.60	<0.60	<0.60	<6.0	<1.2	



Table 1
Summary of Soil and Grab Groundwater Analytical Results
 California Glass Company
 155 98th Avenue
 Oakland, California

Abbreviations:

TPHd = total petroleum hydrocarbons quantified as diesel
 TPHg = total petroleum hydrocarbon quantified as gasoline
 MTBE = methyl tert-butyl ether
 DIPE = diisopropyl ether
 ETBE = ethyl tert-butyl ether
 TAME = tert-amyl methyl ether
 TBA = tert-butyl alcohol
 mg/kg = milligrams per kilogram
 µg/L = micrograms per liter
 NA = not applicable; an ESL has not been established
 ft bgs = feet below surface grade

Notes:

TPHd analyzed by EPA Method 8015B(M), all other compounds analyzed by EPA Method 8260B
 Stock Pile (Comp 1 - 4) = soil stockpile sample, collected from four locations and composited into a single sample for analysis
 UST removal soil samples collected from each corner of the open UST excavation pit (sample ID corresponds to pit location)
 x = Not typical gasoline, reported value due to heavy amount of hydrocarbons (C5 - C12 range) quantified as gasoline
 y = Although gasoline constituents present, result does not resemble typical gasoline. Reported value includes significant portion of heavy hydrocarbon (C5 - C12 range) quantified as diesel
 z = Not typical diesel, hydrocarbons within diesel range (possibly aged diesel) quantified as diesel
 ? = Chromatographic pattern does not resemble typical reference standard; unknown organics within diesel range slightly heavier than diesel quantified as diesel
 2 = Sample analyzed at a dilution factor due to high concentration of non target compound suppressing surrogate recovery.
 U = Indicates a value between the MDL and PQL and that the reported concentration should be considered as estimated rather than quantitative.
 < = Concentration less than laboratory reporting limits
 — = not analyzed

Highlighted rows are current data

ESL: Environmental Screening Level established by California Water Quality Control Board, San Francisco Bay Region: *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*; revised December 2013
¹ = Environmental Screening Level for deep soil (>3 meters bgs), commercial/industrial area, groundwater is a current or potential drinking water resource, Table A-2
² = Environmental Screening Level for deep soil (>3 meters bgs), commercial/industrial area, groundwater is not a current or potential drinking water resource, Table C-2
³ = Environmental Screening Level for groundwater, evaluation of potential vapor intrusions, Table E-1
⁴ = Environmental Screening Level for groundwater, groundwater is a current or potential drinking water resource, Table F-1a
⁵ = Environmental Screening Level for groundwater, groundwater is not a current or potential drinking water resource, Table F-1b



ATTACHMENT 6



COUNTY OF ALAMEDA
Assessor's Office
Property Value System

[Help](#)

[New Query](#)

Name	Parcel No	Property Address	USE	Links
CALIFORNIA GLASS COMPANY	44-5020-5-32	155 98TH AVE , OAKLAND, CA 94603-1003	4200	History Value TransferList Map
JJCH LLC	44-5020-5-58	155 98TH AVE , OAKLAND, CA 94603-1003	4200	History Value TransferList Map

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.
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ASSESSOR'S MAP 44

Code Area Nos.17-032

5020

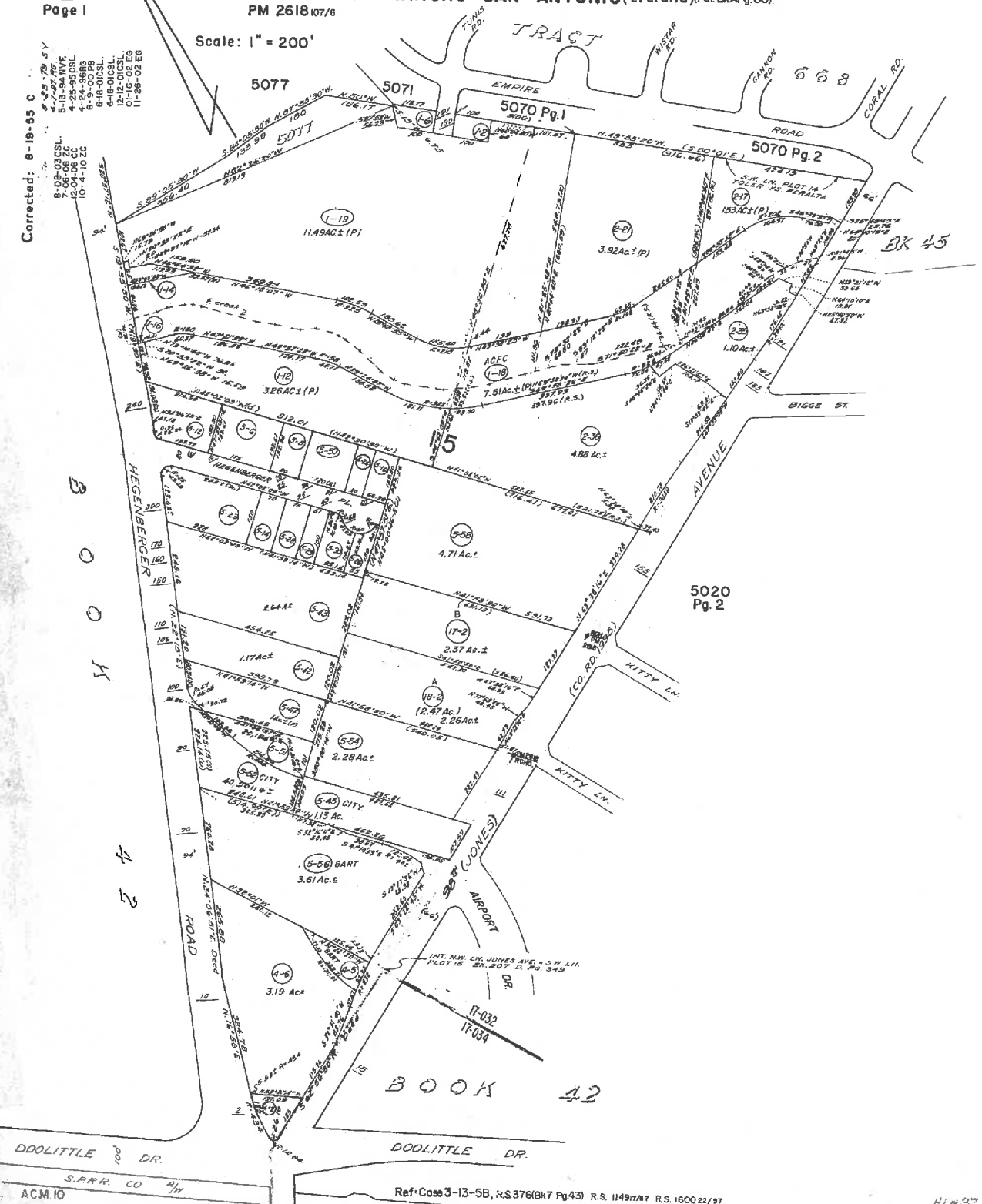
Page 1

PORTION OF RANCHO SAN ANTONIO (Y.Peralta) (Pat. Bk. Pg. 60)
PM 2618 107/6

Scale: 1" = 200'

Corrected: 8-19-85 C

- 8-25-79 SY
- 8-27-87 AV
- 8-08-03 CSL
- 5-13-94 NVE
- 7-06-08 ZC
- 1-22-08 ZC
- 4-24-98 RA
- 6-9-00 PB
- 8-18-00 CSL
- 9-10-00 CSL
- 12-10-00 CSL
- 01-16-02 EG
- 11-28-02 EG



ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim Director



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1848 1479

September 28, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
CALIFORNIA GLASS COMPANY
155 98TH AVE
OAKLAND, CA 94601

Local ID: R00003126
Related ID: NA
RWQCB ID: NA
Global ID: T10000005132

Responsible Party:

JOHN HUANG & CATHY LEE
JJCH LLC
105 JACKSON STREET
OAKLAND CA 94607

Date First Reported: 4/23/2009
Substance: 12032, 12034 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified JJCH LLC as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker KAREL DETTERMAN at this office at (510) 567-6708 if you have questions regarding your site.


RONALD BROWDER, Director
Contract Project Director

Date: 09-28-2016

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe ACDEH (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

September 28, 2016

Site Name & Address: CALIFORNIA GLASS COMPANY 155 98TH AVE OAKLAND, CA 94601

Local ID:	RO0003126
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000005132

All Responsible Parties

RP has been named a Primary RP - MARC SILVANI
CALIFORNIA GLASS COMPANY
155 98TH AVE | OAKLAND, CA 94603 | Phone (510) 635-7700

RP has been named a Primary RP - JOHN HUANG and CATHY LEE
JCH LLC
105 JACKSON STREET | OAKLAND, CA 94607 | No Phone Number Listed

Responsible Party Identification Background

Alameda County Department of Environmental Health (ACDEH) names a "Responsible Party," as defined under 23 C.C.R. Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ATTACHMENT A RESPONSIBLE PARTIES DATA SHEET (Continued)

September 28, 2016

Responsible Party Identification

Existence of Unauthorized Release

Two underground storage tanks (USTs) and associated piping were removed from the site on March 11, 2009. Water samples collected from the tank excavation had up to 25,000 micrograms per liter (ug/L) total petroleum hydrocarbons (TPH) as gasoline, 8,790 ug/L TPH as diesel, 1,050 ug/L benzene, and 889 ug/L ethylbenzene. Based on these results from the UST removal, an unauthorized release or releases occurred from the UST system.

Responsible Party Identification

California Glass Company purchased the property in 1990. California Glass Company is a responsible party because they were the business owner, tank owner, and tank operator of an underground storage tank (UST) used for the storage of any hazardous substance (Definition 1), they were the property owner where an unauthorized release of a hazardous substance from a UST has occurred (Definition 3), and they had control of the UST at the time of or following an unauthorized release of a hazardous substance (Definition 4).

JJCH LLC purchased the property in 2014. JJCH LLC is a responsible party because they are the property owner where an unauthorized release of a hazardous substance from a UST has occurred (Definition 3).



Certified Mail #: 7009 2820 0001 4359 8013

February 06, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:
CALIFORNIA GLASS COMPANY
155 98TH AVE
OAKLAND, CA 94601-

Local ID: RO0003126
Related ID: NA
RWQCB ID: NA
Global ID: T10000005132

Responsible Party:

MARC SILVANI
CALIFORNIA GLASS COMPANY
155 98TH AVE
OAKLAND CA 94603


Date First Reported: 4/23/2009
Substance: 12032, 12034 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: No

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified CALIFORNIA GLASS COMPANY as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker, at this office at if you have questions regarding your site.


Date: 2/6/14
ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: NEW

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@waterboards.ca.gov) | Donna Drogos (email: donna.drogos@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

February 06, 2014

Site Name & Address:

CALIFORNIA GLASS COMPANY
155 98TH AVE
OAKLAND, CA 94601-

Local ID: RO0003126
Related ID: NA
RWQCB ID: NA
Global ID: T10000005132

All Responsible Parties

RP has been named a Primary RP - MARC SILVANI
CALIFORNIA GLASS COMPANY
155 98TH AVE | OAKLAND, CA 94603 | Phone (510) 635-7700

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R. Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

February 06, 2014

Responsible Party Identification

Existence of Unauthorized Release

Two underground storage tanks (USTs) and associated piping were removed from the site on March 11, 2009. Water samples collected from the tank excavation had up to 25,000 micrograms per liter (ug/L) total petroleum hydrocarbons (TPH) as gasoline, 8,790 ug/L TPH as diesel, 1,050 ug/L benzene, and 889 ug/L ethylbenzene. Based on these results from the UST removal, an unauthorized release or releases occurred from the UST system.

Responsible Party Identification

California Glass Company purchased the property in 1990. California Glass Company is a responsible party because they are the business owner, tank owner, and tank operator an underground storage tank (UST) used for the storage of any hazardous substance (Definition 1), they are the property owner where an unauthorized release of a hazardous substance from a UST has occurred (Definition 3), and had control of the UST at the time of or following an unauthorized release of a hazardous substance (Definition 4).

ATTACHMENT 7



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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**CALIFORNIA GLASS COMPANY
155 98TH AVENUE, OAKLAND, CA 94603-1003
FUEL LEAK CASE RO0003126
GEOTRACKER GLOBAL ID T1000005132**

December 24, 2014

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) 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, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, 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 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 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>). Please send written comments to Karel Detterman at the address below; all comments will be forwarded to the responsible parties. Comments received by February 22, 2015 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 ACEH caseworker, Karel Detterman at 510-567-6708 or by email at karel.detterman@acgov.org. Please refer to ACEH case RO0003126 in any correspondence.

East Bay Municipal Utility District
Ken Minn
P.O. Box 24055,
Oakland, CA 94623

City Of Oakland Fire Department
Leroy Griffin
150 Frank H. Ogawa Plaza Suite 3341
Oakland CA 94612

Oakland Public Works
Mark Gomez
250 Frank H. Ogawa Plaza Suite 5301
Oakland CA 94612

Cherie McCaulou
Engineering Geologist
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay St, Ste 1400
Oakland, CA 94612

<u>Sort APN</u>	<u>Parcel APN</u>	<u>Name</u>	<u>StreetAddress</u>	<u>Unit</u>	<u>City</u>	<u>Zip</u>	<u>Zip 4</u>
044 502000112	44-5020-1-12	250 HEGENBERGER PARTNERS	2150 PORTOLA AVE	D195	LIVERMORE CA	94551	1784
044 502000524	44-5020-5-24	250 HEGENBERGER PARTNERS	2150 PORTOLA AVE	D195	LIVERMORE CA	94551	1784
044 502001702	44-5020-17-2	DODG CORPORATION	PO BOX 2245		OAKLAND CA	94621	0145
044 502000558	44-5020-5-58	JJCH LLC	105 JACKSON ST		OAKLAND CA	94607	
044 502000543	44-5020-5-43	LANDOWNERS OF OAKLAND AIRPORT HOTEL LTD	610 N SANTA ANITA AVE		ARCADIA CA	91006	2722
044 502000803	44-5020-8-3	OCCUPANT	172 98TH AVE		OAKLAND CA	94603	
044 502001702	44-5020-17-2	OCCUPANT	98TH AV		OAKLAND CA	94602	
044 502000236	44-5020-2-36	OCCUPANT	165 98TH AVE		OAKLAND CA	94603	
044 502000558	44-5020-5-58	OCCUPANT	155 98TH AVE		OAKLAND CA	94603	
044 502001900	44-5020-19	OCCUPANT	9850 KITTY LN		OAKLAND CA	94603	
044 502000526	44-5020-5-26	OCCUPANT	65 HEGENBERGER PL		OAKLAND CA	94621	
044 502000543	44-5020-5-43	OCCUPANT	150 HEGENBERGER RD		OAKLAND CA	94621	
044 502000112	44-5020-1-12	OCCUPANT	HEGENBERGER RD		OAKLAND CA	94621	
044 502000524	44-5020-5-24	OCCUPANT	HEGENBERGER PL		OAKLAND CA	94603	
044 502000516	44-5020-5-16	OCCUPANT	60 HEGENBERGER PL		OAKLAND CA	94621	
044 502002800	44-5020-28	P I C INC	136 98TH AVE		OAKLAND CA	94603	1004
044 502000530	44-5020-5-30	PILED RIVER LOCAL UNION NO 34	55 HEGENBERGER PL		OAKLAND CA	94621	1391
044 502000236	44-5020-2-36	RATTO LAND COMPANY	PO BOX 764		SALIDA CA	95368	0764
044 502001900	44-5020-19	S E COMBINED SERVICES OF CALIFORNIA INC	1333 S CLEARVIEW PKWY		JEFFERSON LA	70121	1014
044 502000526	44-5020-5-26	THOMPSON JEAN M & MICHAEL M & JOHNSON SUSAN G TRS	949 BEGIER AVE		SAN LEANDRO CA	94577	3021
044 502000516	44-5020-5-16	VIA ROMERO LEASING INC	155 98TH AVE		OAKLAND CA	94603	1003
044 502000803	44-5020-8-3	WASTE MANAGEMENT OF ALAMEDA COUNTY INC	PO BOX 1450		CHICAGO IL	60690	1450