

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWA, Agency Director



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

October 2, 2018

Joe Bernardini
(Sent via E-mail to: jdhauling@hotmail.com)
JD Recycling LLC
745 Kevin Court
Oakland, CA 94621

Robert A. Elliott Sr. (& Trust)
c/o: Mark Elliott (Sent via E-mail to: coachelliott@me.com)
408 Silver Chief Way
Danville, CA 94526

Robert A. & Leslie C. Elliot (& Trust)
415 Blue Ridge Drive
Martinez, CA 94553

Robert E. Moore (& Trust)
1855 Olympic Boulevard
Walnut Creek, CA 94596

Subject: Case Closure for Leaking Underground Storage Tank Cleanup Site Case No. RO0003159 and GeoTracker Global ID T10000006491, Roofing Facility, 745 Kevin Court, Oakland, CA 94621

Dear Responsible Parties:

This letter transmits the enclosed Remedial Action Completion Certificate and Case Closure Summary Form for the subject Leaking Underground Storage Tank Cleanup Site (LUST) case. These documents confirm the completion of the investigation and cleanup of the unauthorized release at the subject site.

ACDEH has evaluated this case for closure in accordance with the State Water Resource Control Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants and has determined that the site qualifies for closure as a low risk site. ACDEH's closure determination was based on an analysis of risk to human health and the environment under the current land use scenario and was limited to:

- Exposure to releases of petroleum related contamination from underground storage tank systems, and
- Identified receptors at and in the vicinity of the site under the land use scenarios and site development configurations at the time of case closure.

Risk to receptors under different land use scenarios or site configurations, or from other potential contaminants of concern associated with historic land use at and/or in the vicinity of the site were not considered in the closure determination of this LUST case.

Due to residual subsurface contamination on the property associated with historic land use and operations, the property owner is responsible for complying with the following requirements:

1. Notifying contractors and utility workers of residual subsurface contamination at the site prior to implementing any work that could result in exposure to subsurface contamination. Each contractor shall be responsible for the safety of its employees and site visitors, and must adhere to a site-specific health and safety plan prepared for the work in accordance with California Occupational Safety and Health Administration requirements and use properly trained personnel in accordance with California Code of Regulations, Title 29, Part 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) standards; and

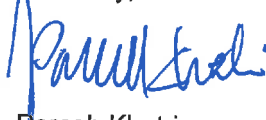
2. Notifying ACDEH (as required by Government Code Section 65850.2.2) prior to permitting and implementation of site redevelopment activities that modify the existing site configuration or land use at the time of this case closure. Upon notification, ACDEH will re-evaluate the risk to human health relative to the proposed modifications to existing site improvements or proposed redevelopment project. ACDEH recommends that notification be provided in the initial stages of the planning and permitting process to facilitate interagency coordination and an efficient permitting process.

ACDEH recommends that during property transactions or bank refinancing for the site or properties in the vicinity of the site that environmental due diligence activities include an evaluation of potential contaminants of concern from all historic land uses at and in the vicinity of the site and associated risk to human health and the environment. Online case files for environmental cases associated with contamination related to historic land use and operations at and in the vicinity of the site can be viewed over the Internet at:

- ACDEH website (<http://www.acgov.org/aceh/index.htm>)
- State Water Resources Control Boards GeoTracker database: <https://geotracker.waterboards.ca.gov>;
- California Department of Toxics Substances Control Board's Envirostor database: http://www.dtsc.ca.gov/sitecleanup/cleanup_sites_index.cfm;
- United States Environmental Protection Agency's (EPA) Site Specific National Cleanup database: <https://www.epa.gov/cleanups/site-specific-national-cleanup-databases>

If you have any questions, please call Karel Detterman at (510) 567-6708 or send her an e-mail to karel.detterman@acgov.org

Sincerely,



Paresh Khatri
LOP Supervisor



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

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

cc w/enc.:

Susan Hugo, Alameda County Department of Environmental Health CUPA, (sent via e-mail to: susan.hugo@acgov.org)

Mark Arniola, City Of Oakland Public Works Environmental Services, 250 Frank H. Ogawa Plaza, Suite 5301, Oakland, CA 94612 (sent via e-mail to: marniola@oaklandnet.com)

Robert Kitay, Clean Earth Geologic, LLC, 1001 Rolling Woods Way, Concord, CA 94521 (sent via e-mail to: cleaneearthgeo@gmail.com)

Karel Detterman, ACDEH, (sent via electronic mail to: karel.detterman@acgov.org)
eFile, GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

October 2, 2018

Joe Bernardini
(Sent via E-mail to: jdhauling@hotmail.com)
JD Recycling LLC
745 Kevin Court
Oakland, CA 94621

Robert A. Elliott Sr. (& Trust)
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415 Blue Ridge Drive
Martinez, CA 94553

Robert E. Moore (& Trust)
1855 Olympic Boulevard
Walnut Creek, CA 94596

Subject: Case Closure for Fuel Leak Case No. RO0003159 and GeoTracker Global ID
T10000006491, Roofing Facility, 745 Kevin Court, Oakland, CA 94621

Dear Responsible Parties:

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

ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
LEAKING UNDERGROUND STORAGE TANK CLEANUP SITE
CASE CLOSURE SUMMARY FORM

Roofing Facility, 745 Kevin Court, Oakland, CA
Case No. RO0003159, Geotracker ID T0000006491

October 2, 2018

This Case Closure Summary Form was prepared by Alameda County Department of Environmental Health (ACDEH) for the case identified above. This form provides a summary of information on the case and the basis for case closure. ACDEH's closure determination was based upon information in the case file and a case closure evaluation conducted in accordance with the State Water Resources Control Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. Based on this evaluation, and with the provision that the information provided to this agency is accurate and representative of site conditions, ACDEH has determined that there is a low threat to human health and safety and the environment at and in the vicinity of the site from residual subsurface contamination associated with the unauthorized release of petroleum related constituents from underground storage tank systems at the site.

Information in this Case Closure Summary Form is organized as follows:

- **Section 1 – Case Information:** Facility/site address, case identification numbers, lead regulatory oversight agency information, and responsible party information;
- **Section 2 – Property Information:** Assessor parcel numbers, historic land use and operations, environmental cases associated with the property, and land use at time of case closure;
- **Section 3 – Case Summary:** Reason the case was opened, investigation and cleanup activities, and the basis for the case closure determination;
- **Section 4 – Residual Contamination:** Constituents evaluated during site investigation activities and residual contamination remaining at closure;
- **Section 5 – Engineering and Institutional Controls:** Engineering and institutional controls established for the property; and
- **Section 6 – Completion of Closure Activities:** Status of monitoring and remediation wells and probes and disposal of investigation and remediation derived waste, and stakeholder notification of the proposed case closure.

Supporting documentation is provided in the following attachments:

- **Attachment A – LTCP Evaluation:** Geotracker LTCP checklist, site conceptual model summary, and LTCP media specific evaluation for groundwater, vapor intrusion and direct contact/outdoor air exposure;
- **Attachment B – Site Investigation Data:** Preferential pathways and sensitive receptor survey data, boring logs and media specific data;
- **Attachment C – Responsible Party & Property Information:** Responsible party identification, assessor's office property information, site configuration at time of case closure, and institutional controls (if applicable);
- **Attachment D – Case Closure Public Notification Information:** Public notification fact sheet and distribution list;
- **Attachment E:** List of attachment subcategories, and acronyms and symbols used in the Closure Summary Form.

Additional information on this case can be viewed in the online case file over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Both databases should be reviewed to obtain a complete history.

CASE CLOSURE SUMMARY FORM

SECTION 1 - CASE INFORMATION

A. Facility/Site Address (Case Name & Address)

Project Name	Address
Roofing Facility	745 Kevin Court Oakland, CA 94621

B. Case Identification Numbers

Cleanup Oversight Agencies	Case/ID No
Alameda County Local Oversight Program (LOP) - Lead Agency	RO0003159
San Francisco Bay Regional Water Quality Control Board (Region 2)	None
State Water Resources Control Board GeoTracker Global ID	T10000006491

C. Lead Agency Information

Agency Name:	Agency Address:	Agency Phone:
Alameda County Department of Environmental Health (ACDEH)	1131 Harbor Bay Parkway, Alameda, CA 94502-6577	(510) 567-6700
Case Worker:	LOP Supervisor:	Land Water Division Chief:
Karel Detterman, PG 5628	Paresh Khatri	Dilan Roe, PE C73703

D. Responsible Party Information

Responsible Parties:	Address:
JD Recycling LLC	745 Kevin Court Oakland, CA 94621
Robert A. & Leslie C. Elliott (& Trust)	415 Blue Ridge Drive Martinez, CA 94553
Richard E. Moore (& Trust)	1855 Olympic Blvd Walnut Creek, CA 94596
Robert A. Elliott Sr. (& Trust)	408 Silver Chief Way Danville, CA 94526

CASE CLOSURE SUMMARY FORM

SECTION 2 - PROPERTY INFORMATION

A. Assessor Parcel Numbers (APNs) & Associated Addresses

	APN(s)	Addresses
Current	41-3912-4-1	745 Kevin Court
Former	41-3912-4 and 41-3912-5	None Identified

B. Identified Historic Land Use & Operations

Type	Description
Undeveloped	The property was a marshland until at least 1946. From 1958 through 1964, the land had been reclaimed as dry land but remained vacant and undeveloped
Commercial (Roofing Company)	Historical Sanborn maps show that by 1974 the property was developed with sheds on the west side of the property and by 1981 the existing buildings were present on the east and west sides of the property. City directories indicate that a roofing company (Sun Roofing Company) operated on this lot from 1965 and the business name changed to Elliott and Elliott Roofing Company sometime prior to 2000.
Recycling Operation	At the time of the Phase I site visit in September 22, 2014 the property was reportedly being used by a recycling operation for a storage yard. The yard and office buildings were unused at the time of the site visit.
Office	At the time of the Phase I site visit on September 22, 2014, an office building was identified which were empty and unused.
Workshop and storage area	At the time of the Phase I site visit on September 22, 2014, a shed was identified which appeared to have been used for a workshop(including automotive maintenance) and storage. Two steel 55-gallon drums and one plastic 55-gallon drum were located near the propane AST and appeared to be used to store waste oil pending proper disposal.
Above Ground Storage Tanks (ASTs)	Three ASTs located on the property were observed during the Phase 1 site reconnaissance. The ASTs were used to store gasoline, lubricating oil, and propane. A plastic tote in a metal frame was stored in the AST area; the tote contained a transparent liquid but the tote was did not have a legible label. No leaks or spills were noted in these hazardous materials storage areas.
Other Site Uses	Unknown

C. Environmental Cases Associated with Property

Case Type	Lead Agency	LOP Case No; Geotracker ID	Case Name	Associated Historic Land Use	Primary PCOCs	Year Case Opened/Closed
Case Associated with this Case Closure Summary Form						
LUST ¹	ACDEH	RO0003159; T0000006491	Roofing Facility	Roofing Business	Fuel UST: TPH (g, d), BTEX, naphthalene, MTBE	2015/2018
Other Cases Associated with the Property						
None	----	----	----	----	----	----

CASE CLOSURE SUMMARY FORM

SECTION 3 – CASE SUMMARY

A. Known UST Systems & Service Station Infrastructure

UST System Component	Size/Quantity	Material Stored	Status	URF Filing Date
UST	1,000-gallon	Gasoline	Removed	12/31/2014

B. Unauthorized Release Description & Reason Case Opened

A 1,000-gallon gasoline UST was formerly utilized on the subject property and was reportedly removed in 1991; however no documentation of the UST removal actions, confirmation sampling, or remedial activities associated with the UST removal have been located. Petroleum hydrocarbons were detected in grab groundwater samples collected near a former UST during a November 2014 Phase II subsurface investigation. Maximum grab groundwater concentrations reported were 6,200 micrograms per liter (ug/L) total petroleum hydrocarbons as gasoline (TPHg) and 73 ug/L benzene. These data indicate that an unauthorized release has occurred. No details regarding the removal of the UST, including the depth of the excavation, were in the case files. Leaking Underground Storage Tank (LUST) Cleanup Site Case No. T10000006491/RO0003159 – Roofing Facility was formally opened by ACDEH in 2015. The case was opened to investigate and evaluate impacts to human health and the environment associated with the unauthorized release from the UST system components that were removed from the site in 1991.

C. Site Investigations

Site investigation activities were conducted from 2014 to 2017 to evaluate the extent of onsite subsurface impacts to soil, soil vapor and groundwater from the release. Site investigation activities included collection and analysis of grab groundwater samples from four hydropunch borings (SB-1-W, HP-2, HP-3, and HP-4), collection and analysis of soil and grab groundwater samples from nine soil borings (BH-A, BH-B, BH-C, BH-D, BH-E, BH-F, BH-G, BH-H, & BH-I), and installation of two soil vapor probes (SVW-1 and SWV-2). Analytical data from soil, groundwater and soil vapor samples indicated that the subsurface beneath the site had been impacted by petroleum hydrocarbons and fuel-related constituents including, but not limited to TPHg, TPHd, BTEX, naphthalene, MTBE, and TBA. Analyses of halogenated VOCs, SVOCs, and metals were not conducted on any soil or groundwater samples during any investigations.

D. Remediation

In October 2017, approximately 17 tons of impacted soil were excavated and removed from the site in the vicinity of borings BH-D, BH-G, and BH-H that detected TPHd concentrations in groundwater ranging between 5,900 ug/L to 7,000 ug/L in the northern portion of the site. The final dimension of the excavation was 21 feet in length by 5-feet wide by 5 to 6 feet in depth. Little to no water was observed in the excavation initially, no PID readings above 0 parts per million were observed, and no sheen or non-aqueous phase liquid (NAPL) was observed. The excavation was backfilled with virgin aggregate material obtained from Vulcan Material, Pleasanton, CA.

E. Closure Evaluation

This LUST case was evaluated for closure consistent with the State Water Resource Control Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. ACDEH determined that the site does meet all the LTCP General Criteria and Media Specific Criteria for Direct Contact and Outdoor Air Exposure. The site does not meet the Media Specific Criteria for Groundwater and the Media Specific Criteria for Vapor Intrusion to Indoor Air. Although the site does not meet the distance criteria to the nearest surface water body, ACDEH has determined that the length of the plume is less than the distance to the nearest surface water body. Additionally, although the site does not meet the soil vapor sampling depth criteria, soil vapor concentrations detected at three feet bgs meet both the residential and commercial no bioattenuation zone vapor concentrations at a commercial facility. Therefore, the site poses a low risk to human health and safety and the environment. The determination was based on receptors and environmental conditions identified at and in the vicinity of the site at the time of closure and reasonably anticipated near-term future scenarios.

CASE CLOSURE SUMMARY FORM

SECTION 4 – RESIDUAL CONTAMINATION

A. Constituents Evaluated & Residual Contamination Remaining at Closure

Material Stored/Dispensed in UST System	Analytes	Sampled, Residual	Media						
			S	GW	SW	SV	SS	IA	OA
Engine Fuels	TPHg ¹	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Gasoline Fuel (1, 2, 9, 10, 11, 12, 13, 14)	TPHd ²	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Diesel Fuel (2, 9, 10)	TPH-mo ³ (soil only)	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Jet Fuel (1, 2, 4, 9, 10)	TPH-jf ⁴	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Unknown Fuel (1, 2, 4, 9, 10, 11, 12, 13, 14)	TPH-k ⁵	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating Oils	TPH-ss ⁶	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Kerosene (2, 5, 9, 10)	TPH-bo ⁷	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Residential Heating Oils (2, 3, 9, 10)	TPH- ho ⁸	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Commercial & Industrial Heating Oils (1, 2, 3, 7, 9, 10, 15, 16)	BTEX ⁹	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Oils	Naphthalene ¹⁰	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Waste (Used) Oil (1, 2, 3, 9, 10, 15, 16, 17, 18)	MTBE/TBA ¹¹	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Hydraulic Oil (8, 16, 17)	EDB/EDC ¹²	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dielectric Oil (2, 3, 10, 16, 17)	Organic Lead ¹³ (TML, TEL)	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Unknown Oil (1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18)	Fuel Oxygenates ¹⁴ (DIPE, TAME, EtOH, ETBE)	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solvents	VOCs ¹⁵ (full scan)	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Hydrocarbon Solvents (2, 3, 6, 9, 10)	SVOCs ¹⁶	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Chlorinated Solvents (15)	PCBs ¹⁷	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Metals ¹⁸ <input type="checkbox"/> (Cd, Cr, Pb, Ni, Zn) <input type="checkbox"/> (CAM 17)	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

S = Soil, GW = Groundwater, SW = Surface Water, SV = Soil Vapor, SS = Sub-Slab Vapor, IA = Indoor Air, OA = Outdoor Air

CASE CLOSURE SUMMARY FORM

SECTION 5 – ENGINEERING AND INSTITUTIONAL CONTROLS

A. Land Use & Operations at Time of LUST Case Closure

At the time of closure of LUST Case No. RO0003159/TO00006491, a debris removal service company occupies the site. Services offered by the company include hauling, debris box delivery and pick up service, hazardous waste dumpsters and transportation, front load service, trucking and equipment transportation, scrap metal recycling, landscape materials, portable toilet rentals, septic pumping, and recycling. Land use near the site consists of a mixture of commercial and light industrial properties. The site was bounded on the south by Kevin Court, on the east and north by the railroad tracks, and on the west, by a commercial business.

The parcel is approximately a 33,900 square feet and is developed with two single story office buildings, single story shed buildings and storage sheds along an approximately 8,720 square feet area. The office buildings were of concrete block construction on concrete pads with wooden roofs. The offices are nearly empty and unused. The sheds are made of wooden frame with concrete flooring.

Most of the site is developed with asphalt/concrete pavement with minor landscaping on the margin of the property. Future modifications to site improvements and/or land use at the site or in the vicinity of the site may change the low risk closure determination.

There were no known plans to redevelop the site.

B. Engineering and Institutional Controls

Engineering Controls
Not Applicable
Institutional Controls
Not Applicable

CASE CLOSURE SUMMARY FORM

SECTION 6 - COMPLETION OF CLOSURE ACTIVITIES

As a condition of case closure all monitoring and remediation wells and probes must be properly destroyed (unless the owner of the property on which the monitoring point is located certifies that the monitoring point will be maintained); all remediation systems must be decommissioned; all investigation and remediation derived waste must be properly disposed of; and all stakeholders notified of the proposed case closure.

A. Well Status (Groundwater)

No. of Wells Installed: 0	No. of Wells Lost: 0
No. of Wells Destroyed: 0	No. of Wells Retained: 0

B. Vapor Probe Status

No. of Soil Vapor Probes (VP) Installed: 2 (SVW-1 and SVW-2) No. of Sub-Slab Probes Installed: 0	No. of VPs Lost: 0
No. of VPs Destroyed: 2	No. of VPs Retained: 0

C. Remediation System Decommissioning

Type of System	None

D. Investigation and Remediation Derived Waste Removal Status

All investigation and remediation derived waste associated with the UST releases was removed from the site.

E. Public Comment

A 60 day public notification period was completed on May 14, 2018. Two comments were received; however, none of the comments impacted case closure.

ATTACHMENT A-1

Geotracker LTCP Evaluation Checklist

ROOFING FACILITY (T1000006491) - CASE CLOSED PUBLIC PAGE

745 KEVIN COURT
OAKLAND, CA 94621
ALAMEDA COUNTY
LUST CLEANUP SITE (INFO)
STATUS: COMPLETED - CASE CLOSED

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0003159 - KAREL DETTERMAN
SAN FRANCISCO BAY RWQCB (REGION 2) - Regional Water Board

Activities Report Documents / Data Environmental Conditions Admin Funding Case Reviews

THIS PROJECT WAS LAST MODIFIED BY KAREL DETTERMAN ON 10/5/2018 12:58:25 PM - HISTORY

CLOSURE POLICY THIS VERSION IS FINAL AS OF 10/5/2018 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: 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 **NO**

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

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

Plume Length (That Exceeds Water Quality Objectives):
 ≥ 100 Feet and < 250 Feet ≥ 250 Feet and < 1,000 Feet ≥ 1,000 Feet Unknown

Plume is Stable or Decreasing in AREAL Extent:
 No Unknown

Free Product in Groundwater:
 Yes No Unknown

Free Product Has Been Removed to the Maximum Extent Practicable:
 No Unknown

For sites with free product, the Plume Has Been Stable or Decreasing for 5-Years (info):
 No Unknown

For sites with free product, owner Willing to Accept a Land Use Restriction (if required):
 No Unknown

Free Product Extends Offsite:
 Yes Unknown

Benzene Concentration:
 ≥ 1,000 µg/l and < 3,000 µg/l ≥ 3,000 µg/l Unknown

MTBE Concentration:
 ≥ 1,000 µg/l Unknown

Nearest Supply Well (From Plume Boundary):
 ≤ 250 Feet > 250 Feet and ≤ 1,000 Feet Unknown

Nearest Surface Water Body (From Plume Boundary):
 ≤ 250 Feet > 250 Feet and ≤ 1,000 Feet Unknown

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 **NO**

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

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

Soil Gas Samples:
 No Soil Gas Samples Taken Incorrectly

Exposure Type:
 Residential Commercial

Free Product:
 In Groundwater In Soil Unknown

TPH in the Bioattenuation Zone:
 ≥ 100 mg/kg Unknown Soil samples not taken at two depths within 5 ft. zone (only for Scenario 4 with BioZone)

Bioattenuation Zone Thickness:
 < 5 Feet (No BioZone) ≥ 5 Feet and < 10 Feet ≥ 10 Feet and < 30 Feet ≥ 30 Feet 30ft BioZone Compromised TPH > 100mg/kg Unknown

O2 Data in Bioattenuation Zone:
 No O2 Data O2 < 4% O2 ≥ 4%

Benzene in Groundwater:
 ≥ 100 µg/l and < 1,000 µg/l ≥ 1,000 µg/l Unknown

Soil Gas Benzene:
 ≥ 85 µg/m³ and < 280 µg/m³ ≥ 280 µg/m³ and < 85,000 µg/m³ ≥ 85,000 µg/m³ and < 280,000 µg/m³ ≥ 280,000 µg/m³ Unknown

Soil Gas EthylBenzene:
 ≥ 1,100 µg/m³ and < 3,600 µg/m³ ≥ 3,600 µg/m³ and < 1,100,000 µg/m³ ≥ 1,100,000 µg/m³ and < 3,600,000 µg/m³ ≥ 3,600,000 µg/m³ Unknown

Soil Gas Naphthalene:
 ≥ 93 µg/m³ and < 310 µg/m³ ≥ 310 µg/m³ and < 93,000 µg/m³ ≥ 93,000 µg/m³ and < 310,000 µg/m³ ≥ 310,000 µg/m³ Unknown

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(a) - 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

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

Explain:

This LUST case was evaluated for closure consistent with the State Water Resource Control Board's Low-Threat Underground Storage Tank Closure Policy (LUCP) for petroleum related contaminants. ACDEH determined that the site meets all the LTCP General Criteria and Media Specific Criteria for Direct Contact and Outdoor Air Exposure. The site does not meet the Media Specific Criteria for Groundwater and the Media Specific Criteria for Vapor Intrusion to Indoor Air. Although the site does not meet the distance criteria to the nearest surface water body, ACDEH has determined that the length of the plume is sufficiently less than the distance to the nearest surface water body. Additionally, although the site does not meet the soil vapor sampling depth criteria of five feet below the building foundation, soil vapor concentrations detected at three feet bgs meet both the residential and commercial no bioattenuation zone vapor concentrations at a commercial facility. Therefore, the site poses a low risk to human health and safety and the environment. The determination was based on receptors and environmental conditions identified at and in the vicinity of the site at the time of closure and reasonably anticipated near-term future scenarios.

YES NO

Has this LTCP Checklist been updated for FY 18/19? YES NO

[SPELL CHECK](#)

ATTACHMENT A-2

Site Conceptual Model Summary

ATTACHMENT A-2

A. Site Geology & Hydrogeology

The geologic and hydrogeologic characteristics of the site were evaluated using data from the site's boring logs generated during site investigations. Soil encountered during drilling generally consisted of clayey silt from beneath the concrete surface to approximately 2.5 feet bgs, silty sand from 2.5-feet bgs to 5 feet bgs, and silty clay or clayey silt from 5-feet bgs to the total depth explored of 12 feet bgs. An exception was BH-F that contained silty sand for the entire length of the boring to 8-feet bgs. Fill material may be present at the site because the property was a marshland until at least 1946. From 1958 through 1964, the land had been reclaimed as dry land but remained vacant and undeveloped.

Groundwater was encountered at a depth of approximately 4 feet bgs. The boring logs do not indicate whether groundwater is a water table, confined, or semiconfined. The site-specific groundwater gradient at the site is unknown, however, based on a nearby fuel leak case located at 725 Julie Ann Way, Oakland (RO000354), the groundwater gradient direction is estimated to be towards the northwest.

B. Dissolved Phase Contaminant Plume

Groundwater data was collected between 2014 and 2017 from grab groundwater samples SB-1-W, HP-2, HP-3, HP-4B, BH-A through BH-I to delineate hydrocarbon impacts to on site groundwater.

- TPHd: Grab groundwater samples (BH-A through BH-I) were taken in January 2016 and May 2017 and all samples detected TPH diesel with SGC ranging from 800 ug/L to 16,000 ug/L (BH-F). The highest TPHd concentrations were found to be clustered in BH-D, BH-G, and BH-H located in the northern portion of the site. Groundwater samples taken in November 2014 were not analyzed for TPHd. The groundwater plume for TPHd appears to be defined to the east of the former UST, but not to the south, west, and north where TPHg concentrations exceeded the water quality objective of 100 ug/L.
- TPHg: Groundwater samples taken in November 2014 detected TPHg from less than 50 ug/L to 6,200 ug/L. The highest concentration was detected in HP-2 located directly north of the former 1,000 gallon UST and the laboratory included an analytical qualifier indicating the presence of lighter than water immiscible sheen/product in the sample. Grab groundwater samples collected in January 2016 detected the maximum TPHg concentration of 1,000 ug/L in BH-C in the vicinity of the former 1,000 gallon UST. The groundwater plume for TPHg appears to be defined to the east of the former UST, but not to the south, west, and north where TPHg concentrations exceeded the water quality objective of 100 ug/L.
- Benzene: The highest benzene concentration of 73 ug/L was detected in HP-2 located directly north of the former 1,000-gallon UST on November 2014. The highest concentration detected in the following sampling event in January 2016 detected the highest benzene concentration of 16 ug/L in grab groundwater sample BH-C, which is in the vicinity of the former 1,000 gallon UST. The groundwater plume for benzene appears to be defined to the east of the former UST, but not to the south, west, and north since benzene concentrations exceeded the water quality objective of 1.0 ug/L.
- MTBE: MTBE was detected in concentrations ranging between 0.83 ug/L and 9.4 ug/L in January 2016, with the maximum concentration detected in BH-C located west of the former 1,000 gallon UST. Concentrations appear to have reached data quality objectives for MTBE to the east of the UST; however analysis for MTBE was only performed on grab groundwater samples collected November 2014 and January 2016.

ATTACHMENT A-2

SITE CONCEPTUAL MODEL SUMMARY (CONTINUED)

C. Light Non Aqueous Phase Liquid (LNAPL)

LNAPL was not directly observed in any of the investigations, however, the laboratory included an analytical qualifier indicating the presence of lighter than water immiscible sheen/product in the groundwater sample collected from HP-2 in November 2014, located directly north of the former 1,000 gallon UST. Additionally, grab groundwater samples collected from BH-A, BH-D, BH-F, BH-G, and BH-H detected TPHd concentrations (with SGC) exceeding 5,000 ug/L, which, according to the LTCP Technical Justification for Vapor Intrusion Media-Specific Criteria, is indicative of the presence of LNAPL.

D. Soil Impacts

Soil data was obtained from 9 soil borings, BH-A through BH-I at depths of 3.5 feet bgs, 7.5 feet bgs and 11.5 feet bgs. Concentrations of TPHd with SGC were detected in soil samples collected from 3.5 feet bgs ranging from <0.25 mg/kg to 240 mg/kg, with the highest concentration of 240 milligram per kilograms (mg/kg) occurring in BH-D at a depth of 3.5 feet bgs. Naphthalene, ethylbenzene and benzene were not detected above the detection limit of 0.005 mg/kg. The maximum detection of TPHg was 6.7 mg/kg in BH-B at 3.5 feet bgs. No offsite soil samples were collected.

E. Preferential Pathways

A preferential pathway survey was conducted to evaluate the potential for contaminant migration via preferential utility lines, utility vaults, and trenches within the site vicinity. The conduit study identified several subsurface utilities at or near the site. Two storm drains are located at the west end of Kevin Court, where the Alameda County Flood Control Channel passes beneath Kevin Court.

F. Sensitive Receptors & Exposure Pathways

A sensitive receptor survey was conducted that included a search for domestic and municipal wells within 0.25 mile or 1,320 feet radius of the site and identification of the nearest surface water bodies and land usage near the site. The purpose of the sensitive receptor survey was to help determine if site contamination poses risks to human health and the environment. The closest residential properties to the site were identified to be located 1,166 feet to the northeast. The closest surface water body was identified as an Alameda County Flood Control Channel which flows to Seminary Creek and to the San Francisco Bay. The Flood Control Channel is located approximately 530 west-southwest and down gradient of the site. An industrial well was identified on 57th Street, approximately 1,930 feet north-northeast and cross gradient of the site. The groundwater flow direction at the site has historically flowed towards the west northwest, towards the Alameda County Flood Control Channel which then flows to Seminary Creek, and the San Francisco Bay.

ATTACHMENT A-3

LTCP Media Specific Evaluation for Groundwater

ATTACHMENT A-3

LTCP Media Specific Evaluation - Groundwater					
Closure Scenario					
<input type="checkbox"/> Exemption - Site has not affected groundwater; <input type="checkbox"/> Scenario 1 – Short stabilized contaminant plume; <input type="checkbox"/> Scenario 2, <input type="checkbox"/> Scenario 3 – Moderate stabilized contaminant plumes; <input type="checkbox"/> Scenario 4 – Long stabilized contaminant plumes; <input checked="" type="checkbox"/> Scenario 5 – Site specific conditions demonstrate that the contaminant plume poses a low threat to the human health and the environment					
Evaluation Criteria					
Key: Shading = site specific data; <input checked="" type="checkbox"/> = type of data or criteria met; hatched box indicates no criteria					
Element Evaluated	Site Specific Data	Short Plume Scenario 1	Moderate Plume Scenarios 2 & 3		Long Plume Scenario 4
Plume Length (feet)	<input type="checkbox"/> <100 <input type="checkbox"/> <250 <input checked="" type="checkbox"/> <1,000 <input type="checkbox"/> ≥1,000	<input type="checkbox"/> <100	<input type="checkbox"/> <250	<input type="checkbox"/> <250	<input checked="" type="checkbox"/> <1,000
Free Product	<input checked="" type="checkbox"/> No FP <input type="checkbox"/> FP Onsite <input type="checkbox"/> FP Offsite <input type="checkbox"/> Removed to Max Extent	<input checked="" type="checkbox"/> No FP	<input checked="" type="checkbox"/> No FP	<input type="checkbox"/> Removed to max extent onsite; <input type="checkbox"/> Does not extend offsite	<input checked="" type="checkbox"/> No FP
Plume Stability	<input checked="" type="checkbox"/> Extent Undefined <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing <input type="checkbox"/> ≥5 Years	<input type="checkbox"/> Stable or decreasing	<input type="checkbox"/> Stable or decreasing	<input type="checkbox"/> Stable or decreasing for ≥ 5 years	<input type="checkbox"/> Stable or decreasing
Distance to Nearest Water Supply Well from Plume Boundary (feet)	<input type="checkbox"/> <250 <input type="checkbox"/> >250 <input checked="" type="checkbox"/> >1,000	<input checked="" type="checkbox"/> >250	<input checked="" type="checkbox"/> >1,000	<input checked="" type="checkbox"/> >1,000	<input checked="" type="checkbox"/> >1,000
Distance to Nearest Surface Water Body from Plume Boundary (feet)	<input checked="" type="checkbox"/> >250 <input type="checkbox"/> >1,000	<input checked="" type="checkbox"/> >250	<input type="checkbox"/> >1,000	<input type="checkbox"/> >1,000	<input type="checkbox"/> >1,000
Maximum Benzene Concentrations @ Closure (µg/l)	<input checked="" type="checkbox"/> < 1,000 <input checked="" type="checkbox"/> < 3,000 <input type="checkbox"/> > 3,000		<input checked="" type="checkbox"/> <3,000		<input checked="" type="checkbox"/> <1,000
Maximum MTBE Concentrations @ Closure (µg/l)	<input checked="" type="checkbox"/> < 1,000 <input type="checkbox"/> > 1,000		<input checked="" type="checkbox"/> <1,000		<input checked="" type="checkbox"/> <1,000
Land Use Restriction	<input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Recorded			<input type="checkbox"/> Recorded	

ATTACHMENT A-3

LTCP Media Specific Evaluation - Groundwater	
Element	Analysis
Plume Length	The petroleum hydrocarbon dissolved phase plume was determined to approximately 140 feet. This determination was based on grab groundwater samples collected during the site investigations.
Free Product	LNAPL was not directly observed in any of the investigations, however, the laboratory included an analytical qualifier indicating the presence of lighter than water immiscible sheen/product in the groundwater sample collected from HP-2 in November 2014 located directly north of the former 1,000 gallon UST. Additionally, grab groundwater samples collected from BH-A, BH-D, BH-F, BH-G, and BH-H detected TPHd concentrations (with silica gel cleanup [SGC]) exceeding 5,000 micrograms per liter (ug/L), which, according to the LTCP Technical Justification for Vapor Intrusion Media-Specific Criteria, is indirect evidence of the presence of LNAPL.
Plume Stability	The groundwater plume appears to be defined to the east of the former UST, but not to the south, west, and north; however, because both benzene and MTBE concentrations are less than 1,000 ug/L and meet the LTCP, ACDEH has made the determination that because the UST was removed in 1991, and additional soil excavation was completed in 2017, the contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.
Benzene Concentrations	The maximum concentration of benzene, 73 ug/L, was detected in HP-2 located directly north of the former 1,000-gallon UST in November 2014. The highest concentration detected in the following sampling event in January 2016 similarly showed the highest benzene concentration of 16 ug/L in grab groundwater sample BH-C which is in the vicinity of the former 1,000 gallon UST.
MTBE Concentrations	MTBE was not detected above an elevated method detection limit of 50 ug/L in the grab groundwater sample from HP-2 in November 2014. The maximum MTBE concentration of 9.4 ug/L was detected in BH-C -2 located west and downgradient of the former 1,000-gallon UST in January 2016.
Water Supply Wells	A search of the Department of Water Resources, Alameda County Public Works Agency, and State Water Resources Control Board GeoTracker Groundwater Ambient Monitoring Assessment databases indicates that the closest permitted water supply well is an industrial well located at 1175 57 th Street, Oakland, a distance of approximately 1,950 feet north-northeast and cross gradient of the site. Due to the cross gradient direction and distance from the site, it is unlikely the site's groundwater plume would impact the industrial well.
Surface Water Bodies	The closest surface water body was identified as an Alameda County Flood Control Channel, an unlined channel, located approximately 530 west-southwest and down gradient of the site which flows to Seminary Creek and to the San Francisco Bay. Although the site does not meet the distance criteria to the nearest surface water body, ACDEH has determined that the length of the plume (approximately 140 feet) is less than the distance to the nearest surface water body.

ATTACHMENT A-4

LTCP Media Specific Evaluation for Vapor Intrusion

ATTACHMENT A-4

LTCP Media Specific Evaluation – Vapor Intrusion							
Closure Scenario							
<input type="checkbox"/> Exemption (Onsite) - Active fueling station exempt from vapor specific criteria; <input type="checkbox"/> Scenario 1 – Unweathered free phase LNAPL on groundwater; <input type="checkbox"/> Scenario 2 – Unweathered residual LNAPL in soil; <input type="checkbox"/> Scenario 3a, <input type="checkbox"/> Scenario 3b, <input type="checkbox"/> Scenario 3c – Dissolved phase benzene concentrations in groundwater; <input checked="" type="checkbox"/> Scenario 4a - Soil vapor concentrations without bioattenuation zone; <input type="checkbox"/> Scenario 4b - Soil vapor concentrations with bioattenuation zone; <input type="checkbox"/> Site specific risk assessment demonstrates human health is protected; <input type="checkbox"/> Exposure controlled through use of mitigation measures or institutional or engineering controls							
Evaluation Criteria.							
Key: Shading = site specific data; <input checked="" type="checkbox"/> = type of data or criteria met; hatched box indicates no criteria							
Element Evaluated	Site Specific Data	High Concentration Source Scenarios 1, 2	Low Concentration Source Scenarios 3a, 3b, 3c			Soil Vapor Scenarios 4a, 4b	
		Unweathered NAPL	Maximum Dissolved Phase Benzene Concentration in Groundwater @ Closure			Without Bio. Zone	With Bio. Zone
Groundwater <input checked="" type="checkbox"/> WT <input type="checkbox"/> SC <input type="checkbox"/> CF	Max Benzene Concentration: (µg/L): Historic = 73 At Closure = 16		<input checked="" type="checkbox"/> <100	<input type="checkbox"/> ≥100 & <1,000	<input checked="" type="checkbox"/> <1,000		
NAPL <input checked="" type="checkbox"/> No NAPL <input type="checkbox"/> NAPL in Soil <input type="checkbox"/> NAPL on GW	<input type="checkbox"/> Direct Evidence <input checked="" type="checkbox"/> Indirect Evidence <input checked="" type="checkbox"/> W; <input type="checkbox"/> UW	<input type="checkbox"/> UW in Soil or <input type="checkbox"/> UW on GW	<input checked="" type="checkbox"/> No UW in Soil or GW				
Foundations <input type="checkbox"/> None <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Slab on Grade <input type="checkbox"/> Crawl Space <input type="checkbox"/> Subterranean Features						
Bioattenuation Zone	Highest Historic Water Level (ft bgs): 4.0	<input type="checkbox"/> ≥30	<input type="checkbox"/> ≥5	<input type="checkbox"/> ≥10	<input checked="" type="checkbox"/> ≥5	<input checked="" type="checkbox"/> <5 or <input type="checkbox"/> ≥5	<input type="checkbox"/> ≥5
	TPH(g+d) Concentration (mg/kg): 240	<input type="checkbox"/> <100	<input type="checkbox"/> <100	<input type="checkbox"/> <100	<input type="checkbox"/> <100	<input type="checkbox"/> <100 <input checked="" type="checkbox"/> ≥100	<input type="checkbox"/> <100 (at 2 depths)
	Bio Zone Thickness (ft): <input checked="" type="checkbox"/> <5; <input type="checkbox"/> ≥5; <input type="checkbox"/> ≥10; <input type="checkbox"/> ≥30	<input type="checkbox"/> ≥30	<input type="checkbox"/> ≥5	<input type="checkbox"/> ≥10	<input type="checkbox"/> ≥5	<input checked="" type="checkbox"/> <5 or <input type="checkbox"/> ≥5	<input type="checkbox"/> ≥5
	Oxygen Conc (%): <input type="checkbox"/> <4; <input checked="" type="checkbox"/> ≥4; <input type="checkbox"/> No data		<input type="checkbox"/> No data <input type="checkbox"/> <4, <input checked="" type="checkbox"/> ≥4	<input type="checkbox"/> No data <input type="checkbox"/> <4, <input checked="" type="checkbox"/> ≥4	<input checked="" type="checkbox"/> ≥4	<input type="checkbox"/> <4 <input checked="" type="checkbox"/> ≥4	<input checked="" type="checkbox"/> ≥4 (at bottom)
Soil Vapor (Current Conditions) <input type="checkbox"/> No Samples Collected	Sample Depth (ft bgs) <input type="checkbox"/> Subslab = Not Applicable <input checked="" type="checkbox"/> Soil Gas =3.0					<input checked="" type="checkbox"/> <5 or <input type="checkbox"/> ≥5	<input type="checkbox"/> ≥5
	Benzene Concentration (µg/m³): 6.1					<input checked="" type="checkbox"/> R<85 <input checked="" type="checkbox"/> C<280	<input type="checkbox"/> C<85,000 <input type="checkbox"/> C<280,000
	Ethylbenzene Concentration (µg/m³): <2.2					<input checked="" type="checkbox"/> R<1,100 <input checked="" type="checkbox"/> C<3,600	<input type="checkbox"/> R<1,100,000 <input type="checkbox"/> C<3,600,000
	Naphthalene Concentration (µg/m³): <5.3					<input checked="" type="checkbox"/> R<93 <input checked="" type="checkbox"/> R<310	<input type="checkbox"/> R<93,000 <input type="checkbox"/> C<310,000

GW = Groundwater WT = Water Table SC = Semi-Confined CF = Confined W= Weathered UW = Unweathered R=Residual C=Commercial

ATTACHMENT A-4

LTCP Media Specific Evaluation – Vapor Intrusion	
Location	Analysis
Onsite	The site was evaluated for vapor intrusion risk based on the current site configuration as a commercial business with two single story office buildings constructed of concrete blocks on concrete pads with wooden roofs, storage sheds, and parking lot. The site does not meet the LTCP's Media Specific Vapor Intrusion to Indoor Air due to the lack of a bioattenuation zone and soil vapor sample collection at a depth of three feet bgs due to the presence of shallow groundwater at four feet bgs. However, soil vapor concentrations detected at three feet bgs met both the residential and commercial no bioattenuation zone vapor concentrations at this commercial site.
Offsite	Offsite soil vapor intrusion risk was not evaluated.

ATTACHMENT A-5

LTCP Media Specific Evaluation for Direct Contact & Outdoor Air Exposure

ATTACHMENT A-5

LTCP Media Specific Evaluation – Direct Contact & Outdoor Air						
Closure Scenario						
<input type="checkbox"/> Exemption (no petroleum hydrocarbons in upper 10 feet); <input checked="" type="checkbox"/> Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below; <input type="checkbox"/> Maximum concentrations of petroleum constituents are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health; <input type="checkbox"/> 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 or engineering controls; <input type="checkbox"/> This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria						
Evaluation Criteria						
Key: Shading = site specific data; <input checked="" type="checkbox"/> = type of data or criteria met; hatched box indicates no criteria						
Constituent (LTCP Criteria & Site Maximum)		Residential		Commercial/Industrial		All Scenarios
		Direct Contact	Volatilization to Outdoor Air	Direct Contact	Volatilization to Outdoor Air	Construction or Utility Worker
		0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 10 ft bgs (mg/kg)
Analysis Required For All USTs						
Benzene	Current Site Max	<0.005	<0.005	<0.005	<0.005	<0.005
	LTCP Criteria	<input type="checkbox"/> ≤1.9	<input type="checkbox"/> ≤2.8	<input type="checkbox"/> ≤8.2	<input type="checkbox"/> ≤12	<input type="checkbox"/> ≤14
Ethylbenzene	Current Site Max	<0.005	<0.005	<0.005	<0.005	<0.005
	LTCP Criteria	<input type="checkbox"/> ≤21	<input type="checkbox"/> ≤32	<input type="checkbox"/> ≤89	<input type="checkbox"/> ≤134	<input type="checkbox"/> ≤314
Naphthalene	Current Site Max	<0.005	<0.005	<0.005	<0.005	<0.005
	LTCP Criteria	<input type="checkbox"/> ≤9.7	<input type="checkbox"/> ≤9.7	<input type="checkbox"/> ≤45	<input type="checkbox"/> ≤45	<input type="checkbox"/> ≤219
Analysis Required For USTs with Waste Oil, Bunker C Fuel or Unknown Contents						
PAHs ¹	Current Site Max	NR	NR	NR	NR	NR
	LTCP Criteria	<input type="checkbox"/> ≤0.063		<input type="checkbox"/> ≤0.68		<input type="checkbox"/> ≤4.5

NR = Not Required NA = Not Analyzed

Notes:

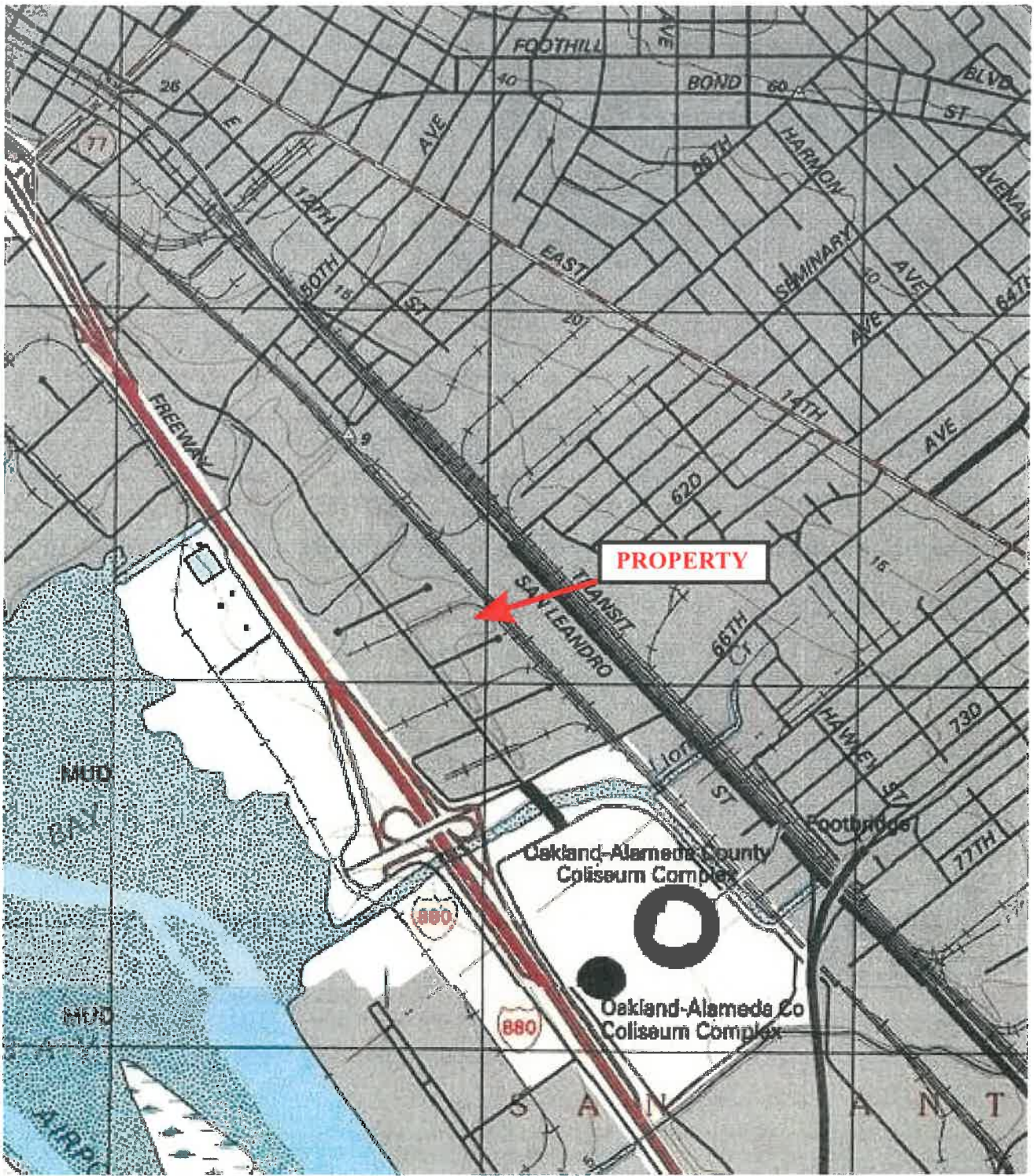
1. Based on the seven carcinogenic poly-aromatic hydrocarbons (PAHs) as benzo(a)pyrene toxicity equivalent (BaPe).
2. The area of impacted soil where a particular exposure occurs is ≤ 82 by 82 feet

ATTACHMENT A-5

LTCP Media Specific Evaluation – Direct Contact & Outdoor Air	
Location	Analysis
Onsite	The current maximum concentrations of hydrocarbons in soil within the 0 to 10 foot interval are less than the concentrations in Table 1 for residential, commercial and construction worker exposure. No data has been collected for poly-aromatic hydrocarbons (PAHs) as there was no documented waste oil UST at the site and therefore the analysis is not warranted according to the LUFT Manual.
Offsite	Offsite investigation was not conducted at this site, so it is not known if petroleum hydrocarbon soil contamination extends offsite.

ATTACHMENT B-1

Site Vicinity & Site Maps with Sampling Locations



LEGEND

Date: 1997
Source: USGS

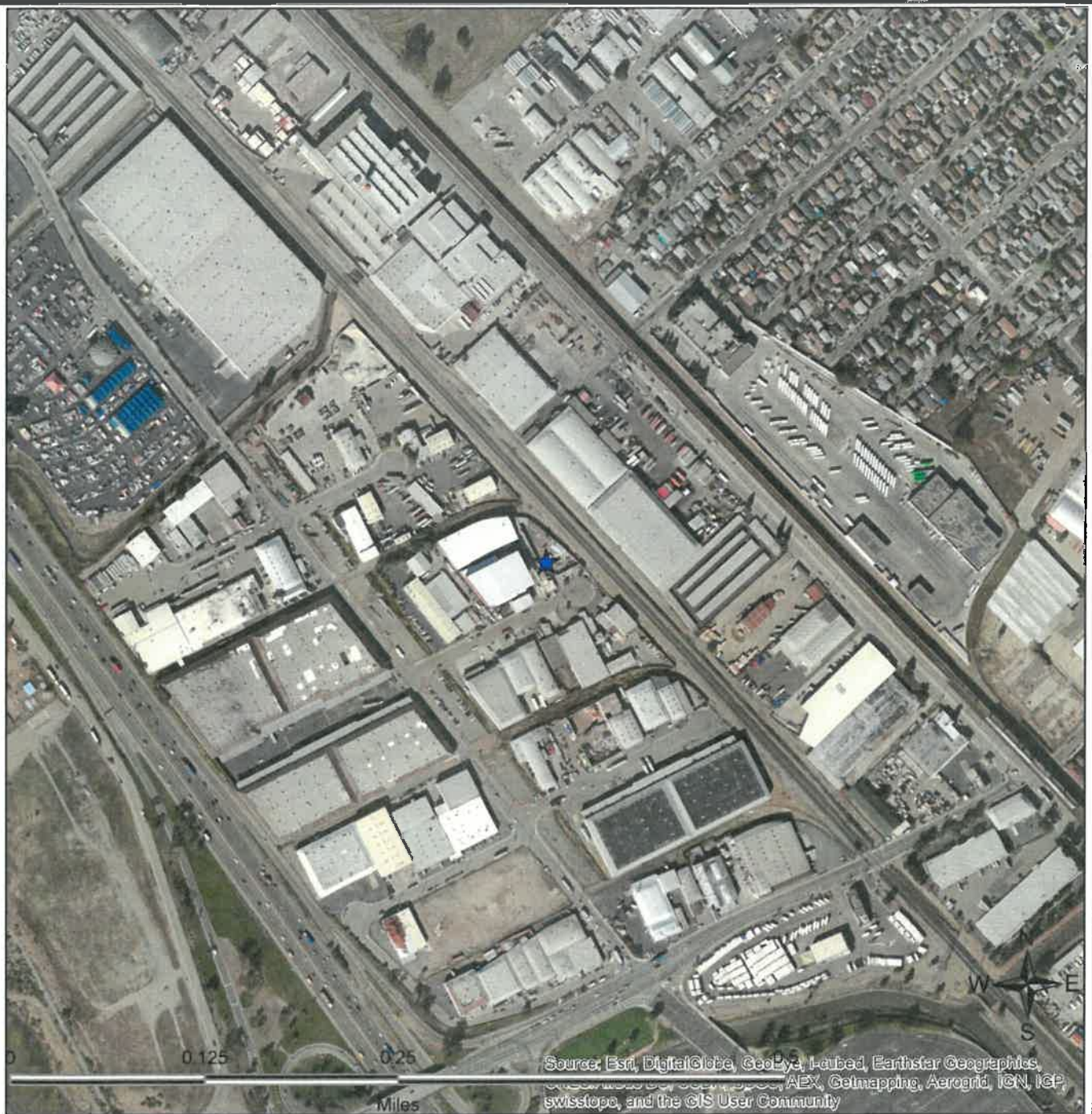


AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK, CALIFORNIA

SITE LOCATION MAP

745 Kevin Court
Oakland California

FIGURE 1
Project No. 336488



SITE LOCATION MAP

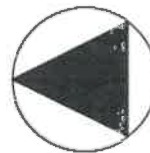
ERAS Environmental, Inc.

745 Kevin Ct.
Oakland, CA 94621

FIGURE: 2
JOB: 14205
DATE: 9/12/2014

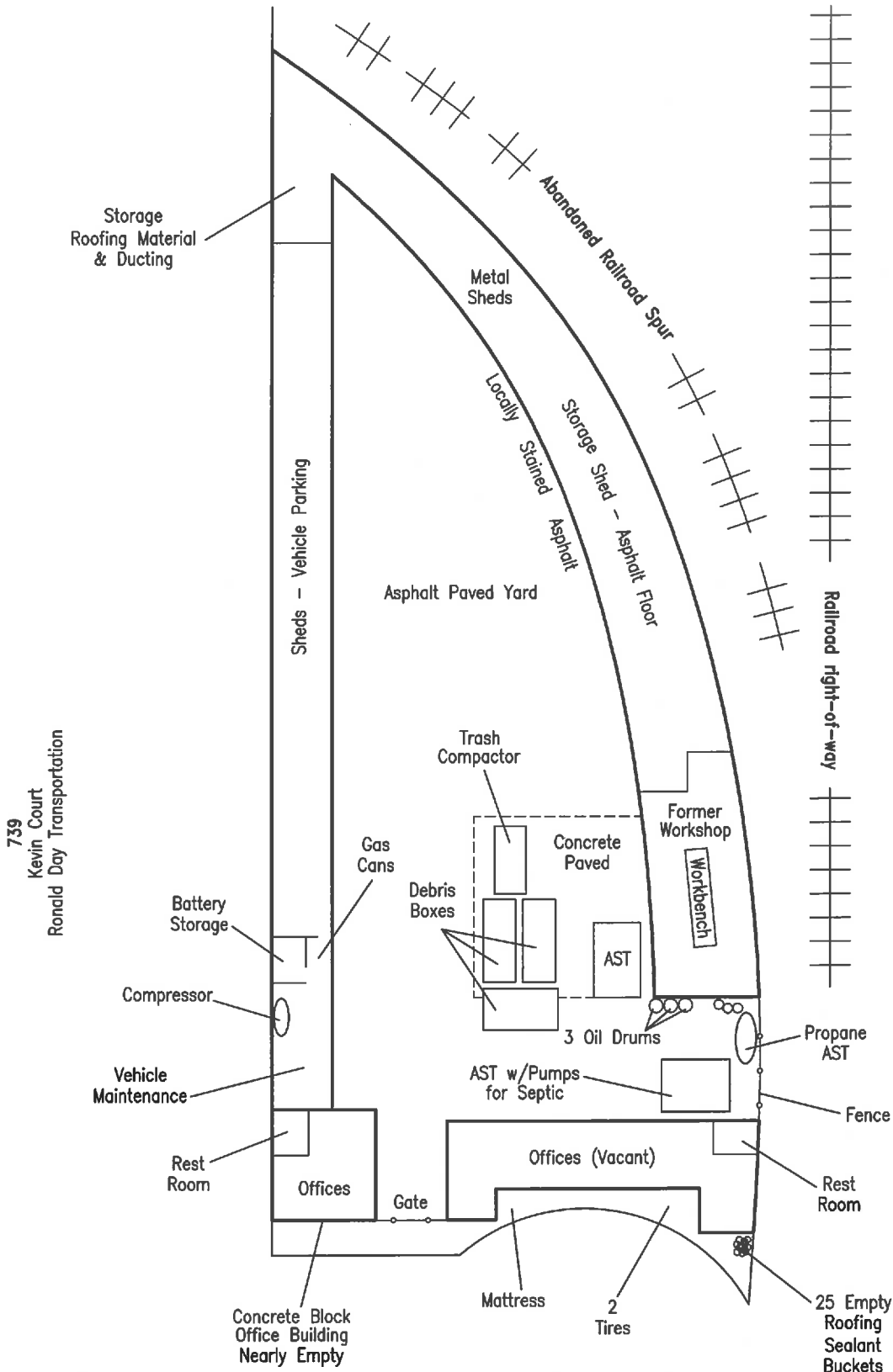


SITE LOCATION MAP	
Elliott Property 745 Kevin Court Oakland, California	
Aqua Science Engineers	Figure 1



NORTH

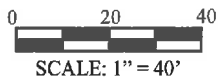
NOT TO SCALE








KEVIN COURT

PROPERTY SITE PLAN **FIGURE 2**
 Project No. 14205
 745 Kevin Court
 Oakland, California
 September, 2014
 Not to Scale





LEGEND

-  Soil Boring
-  Hydro-punch Boring
-  Approximate Property Boundary
-  Former Underground Storage Tank
-  Above Ground Storage Tank

AEI CONSULTANTS

2500 CAMINO DIABLO, WALNUT CREEK, CALIFORNIA

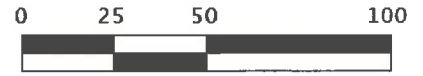
SITE MAP

745 Kevin Court
Oakland, California

FIGURE 2
Project No. 336488



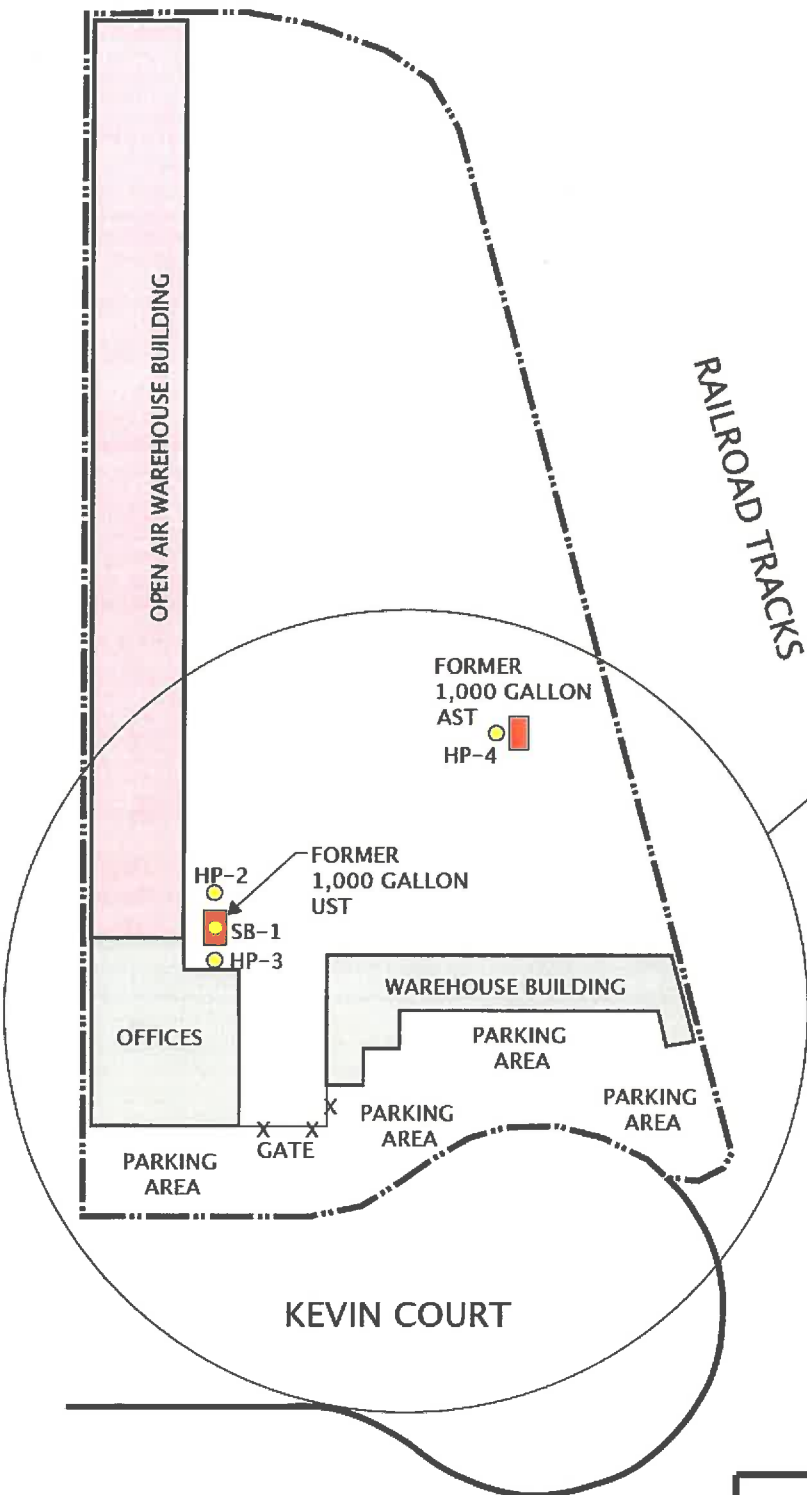
NORTH



APPROXIMATE
SCALE IN FEET

LEGEND

HP-4 PREVIOUS SOIL BORING,
DRILLED BY AEI CONSULTANTS
IN NOVEMBER 2014



SEE FIGURE 3 FOR AN
ENLARGED VIEW OF FORMER
UST AREA

SITE PLAN

Elliott Property
745 Kevin Court
Oakland, California

DATE: 1/4/16

SCALE: 1-INCH= 50-FEET

AQUA SCIENCE ENGINEERS, INC.

Figure 2

LEGEND



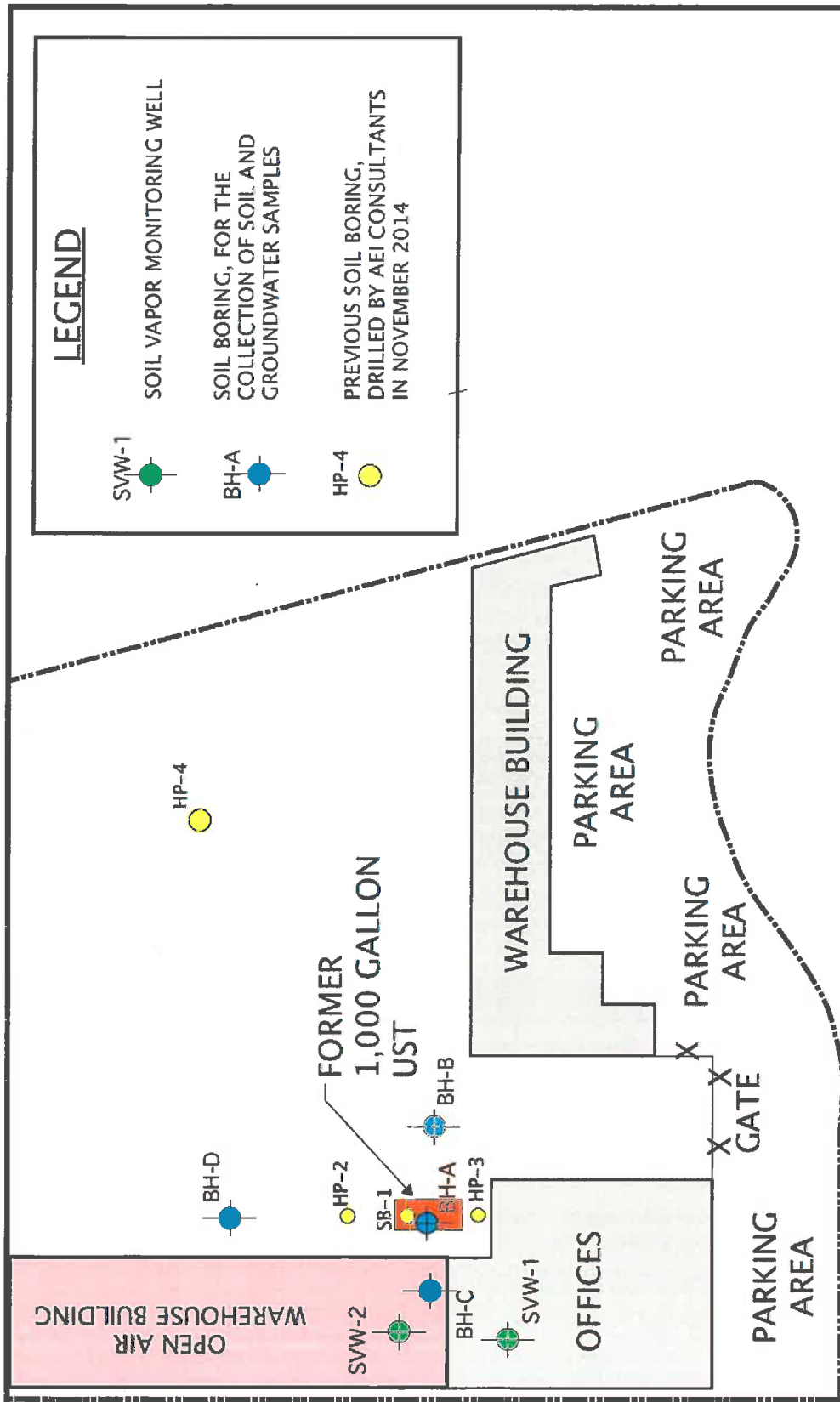
SOIL VAPOR MONITORING WELL



SOIL BORING, FOR THE COLLECTION OF SOIL AND GROUNDWATER SAMPLES



PREVIOUS SOIL BORING, DRILLED BY AEI CONSULTANTS IN NOVEMBER 2014



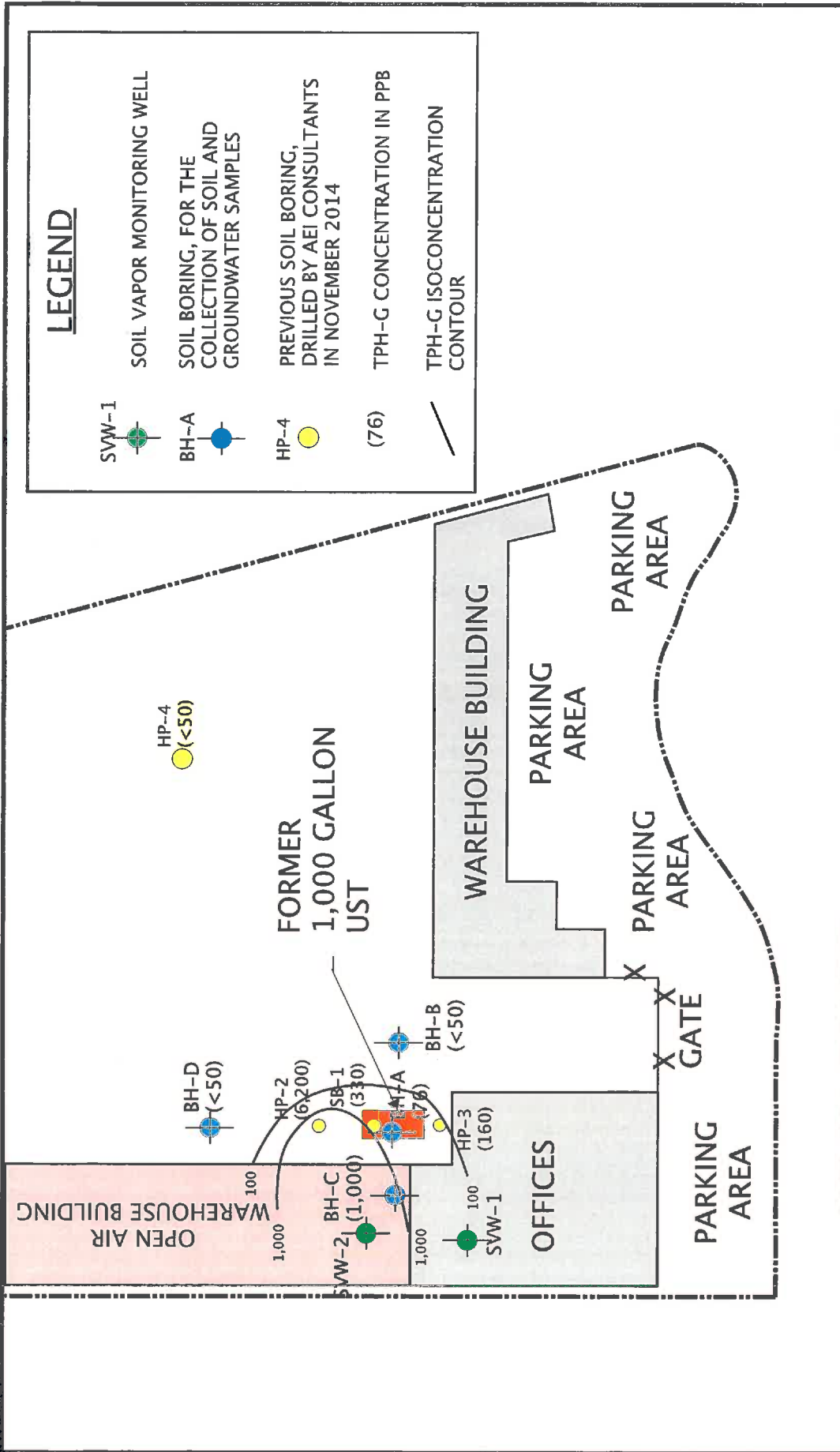
KEVIN COURT



NORTH

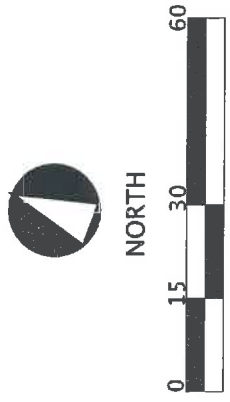


SOIL BORING & SOIL VAPOR WELL LOCATION MAP	
Elliott Property 745 Kevin Court Oakland, California	
DATE: 2/5/16	SCALE: 1-INCH= 30- FEET
AQUA SCIENCE ENGINEERS, INC.	FIGURE 3








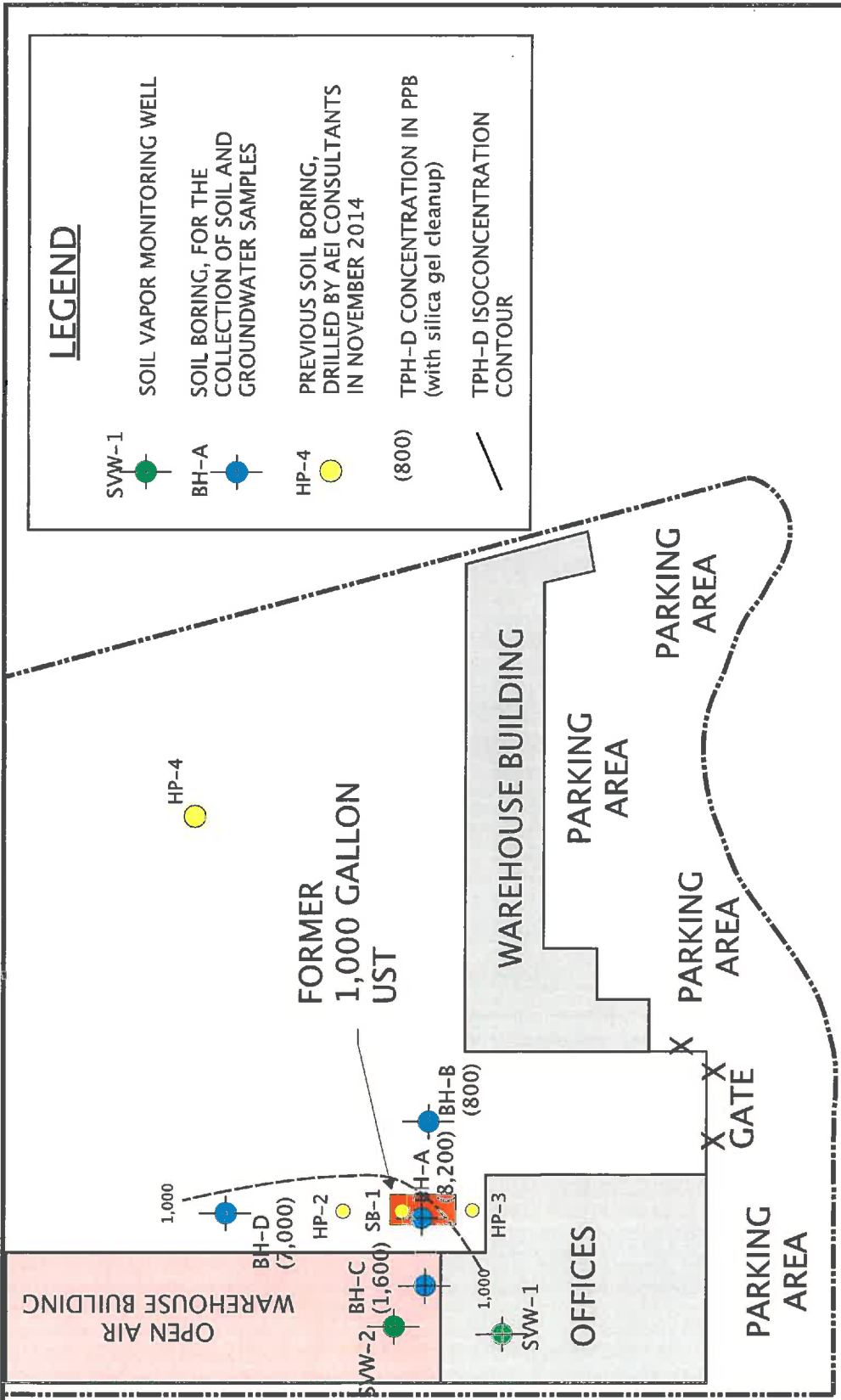
KEVIN COURT

TPH-G ISOCONCENTRATION CONTOUR MAP	
Elliott Property 745 Kevin Court Oakland, California	
DATE: 7/18/16	SCALE: 1-INCH= 30- FEET
AQUA SCIENCE ENGINEERS, INC. FIGURE 5	



LEGEND

- SWW-1  SOIL VAPOR MONITORING WELL
- BH-A  SOIL BORING, FOR THE COLLECTION OF SOIL AND GROUNDWATER SAMPLES
- HP-4  PREVIOUS SOIL BORING, DRILLED BY AEI CONSULTANTS IN NOVEMBER 2014
- (800)  TPH-D CONCENTRATION IN PPB (with silica gel cleanup)
-  TPH-D ISOCONCENTRATION CONTOUR



KEVIN COURT

TPH-D ISOCONCENTRATION CONTOUR MAP

Elliott Property
745 Kevin Court
Oakland, California

DATE: 7/18/16 SCALE: 1-INCH= 30- FEET






AQUA SCIENCE ENGINEERS, INC. FIGURE 6

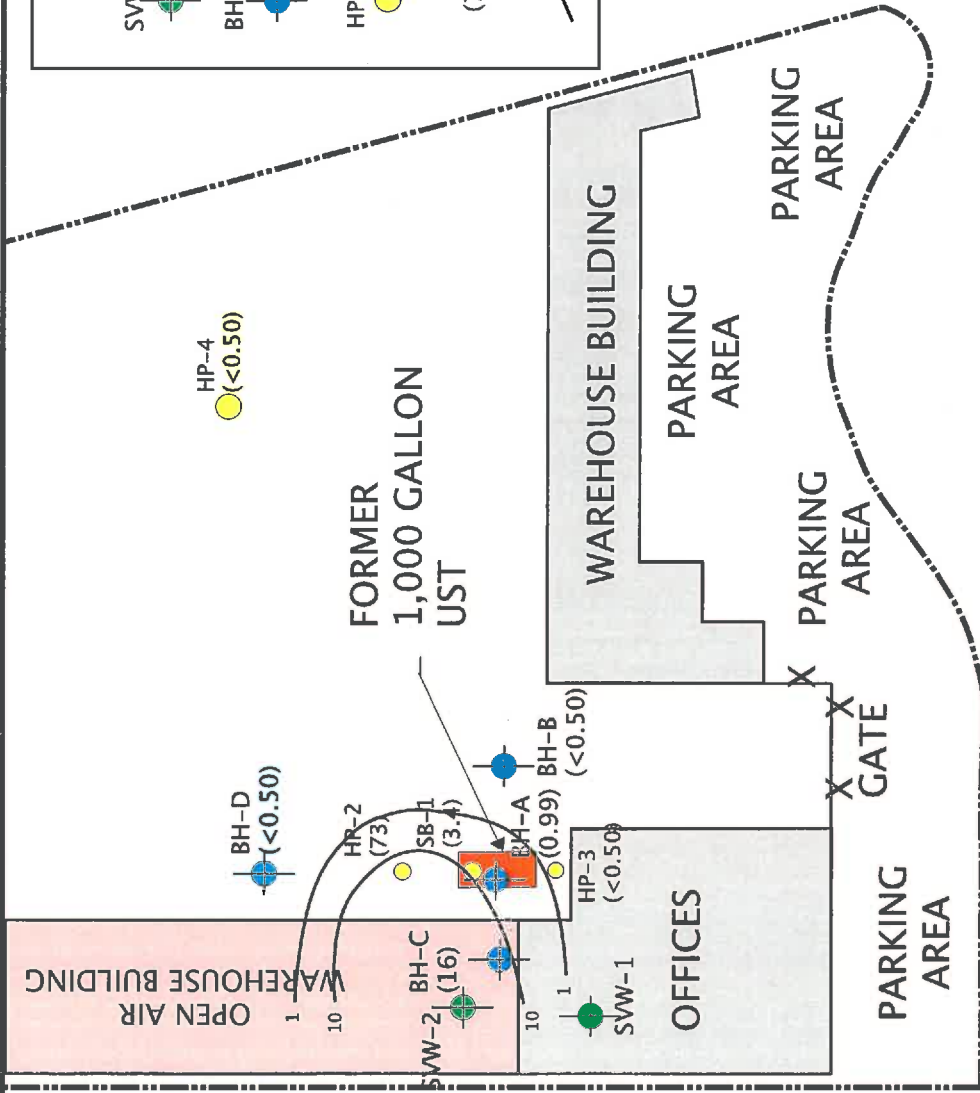


NORTH



LEGEND

- SWW-1  SOIL VAPOR MONITORING WELL
- BH-A  SOIL BORING, FOR THE COLLECTION OF SOIL AND GROUNDWATER SAMPLES
- HP-4  PREVIOUS SOIL BORING, DRILLED BY AEI CONSULTANTS IN NOVEMBER 2014
- (73)  BENZENE CONCENTRATION IN PPB
-  BENZENE ISOCONCENTRATION CONTOUR



KEVIN COURT

BENZENE ISOCONCENTRATION CONTOUR MAP

Elliott Property
 745 Kevin Court
 Oakland, California

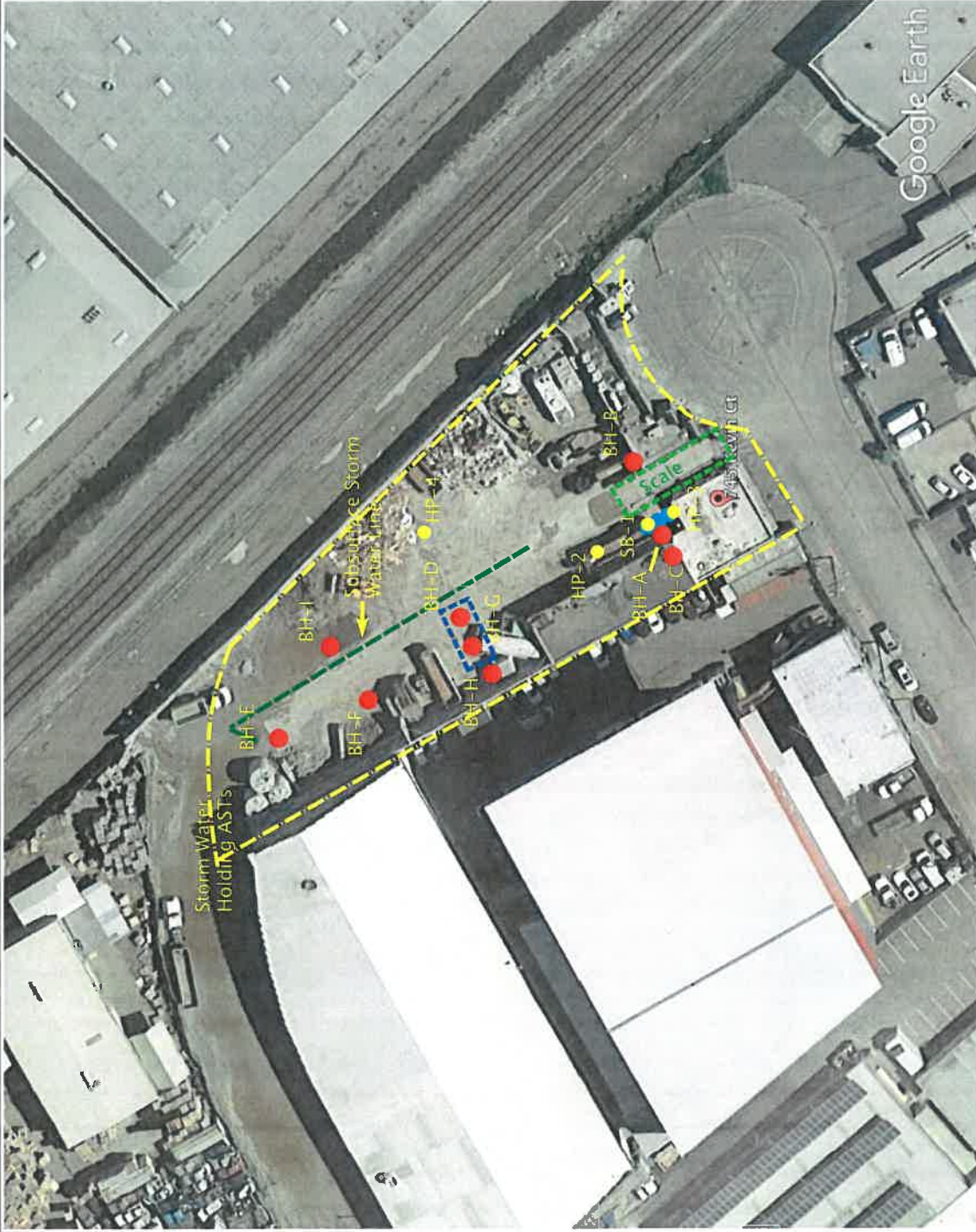
DATE: 7/18/16 SCALE: 1-INCH= 30- FEET

AQUA SCIENCE ENGINEERS, INC. FIGURE 7



NORTH





NORTH

0 25

SCALE
IN FEET

**BORING LOCATION MAP
WITH
EXCAVATION LOCATION**

745 Kevin Court
Oakland, California

Clean Earth Geologic, LLC

Figure 1

LEGEND

Former UST



Boring Drilled by ASE

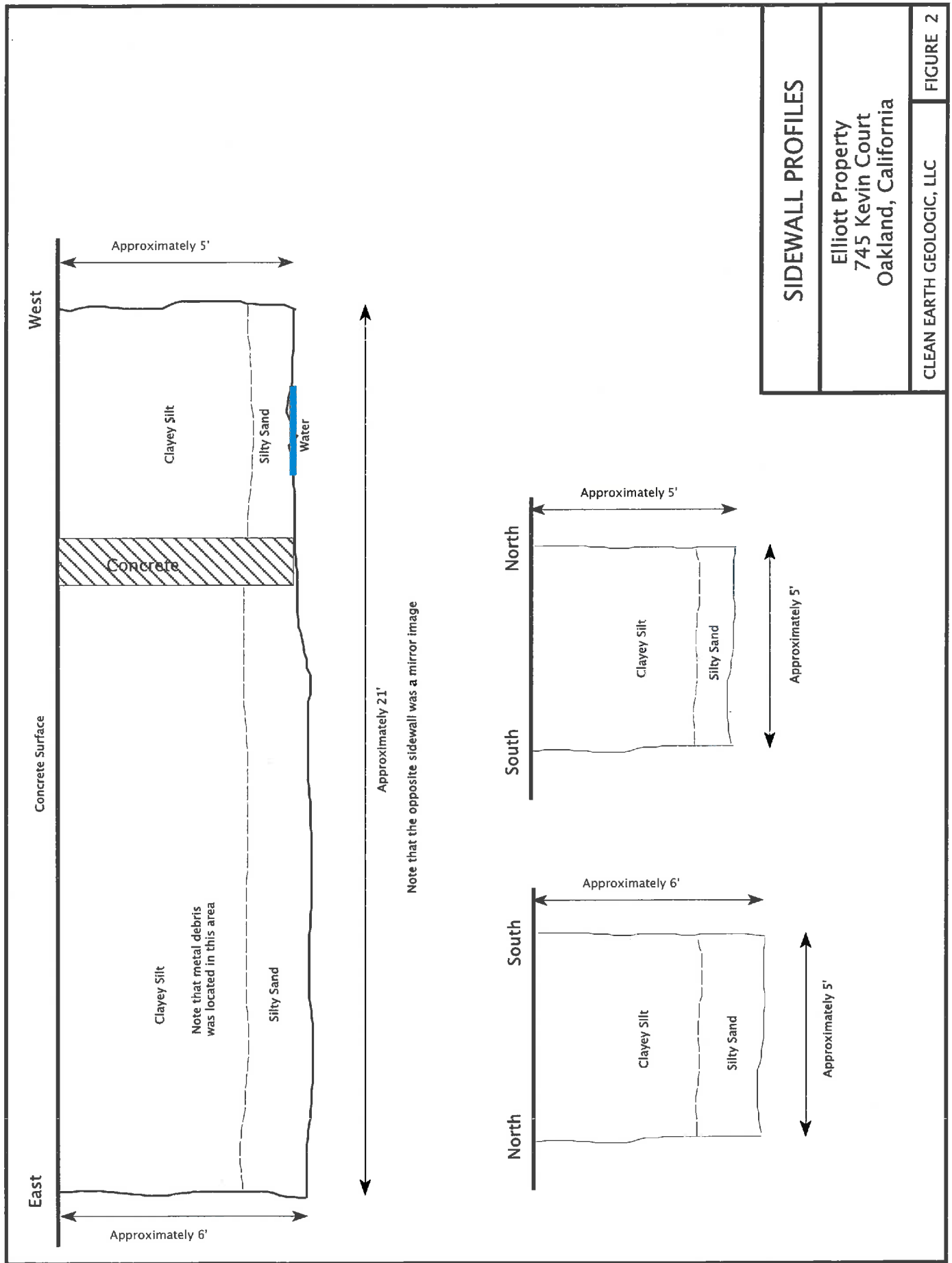


Excavation Location



Boring Drilled by AEI

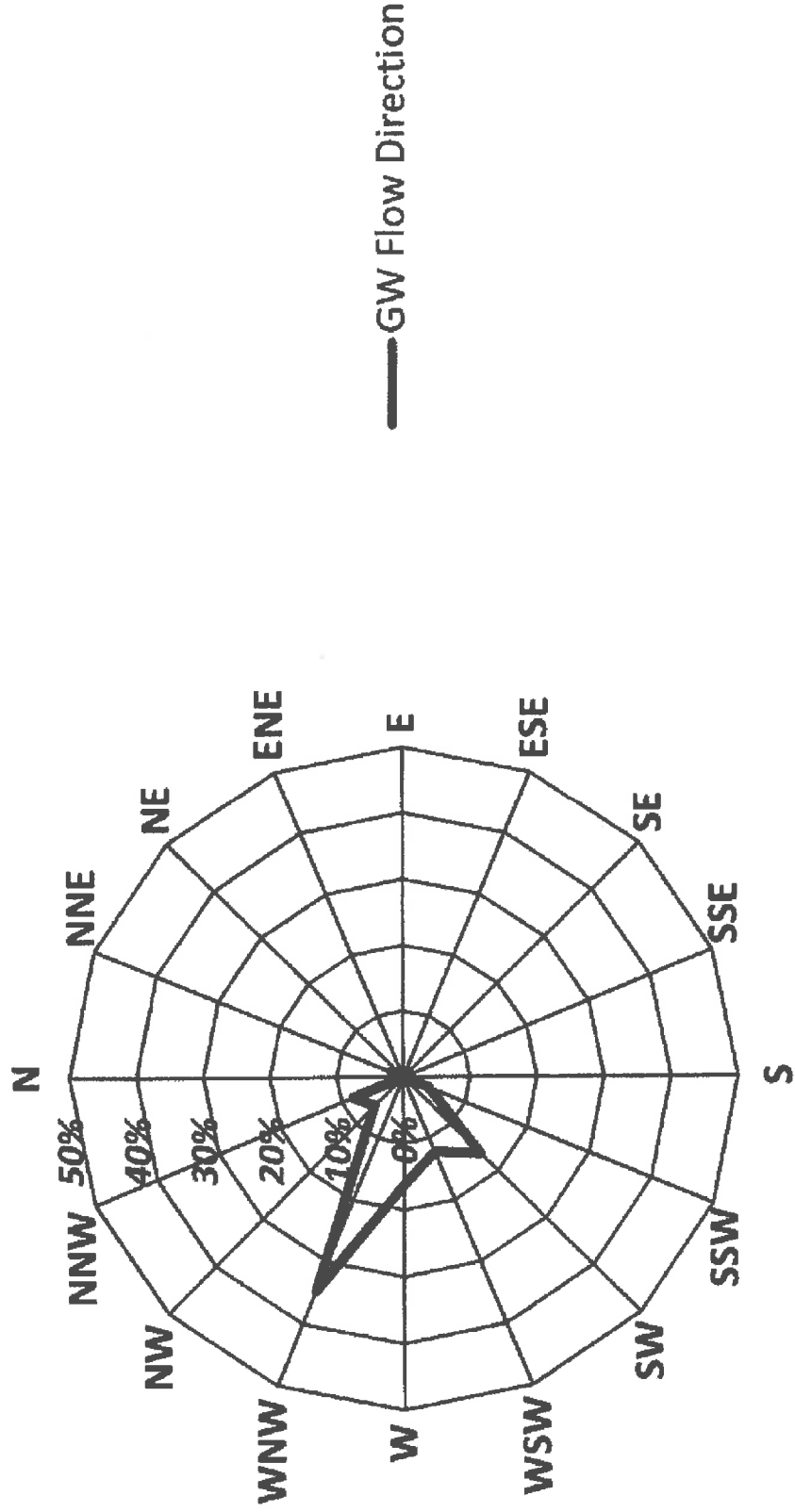




ATTACHMENT B-2

Preferential Pathways & Sensitive Receptor Survey Data

Figure 5
Groundwater Flow Direction Rose Diagram
725 Julie Ann Way, Oakland California
1991 to 2014





Legend

- Property Boundary
- Surface Water
- Flood Control Channel (intermittent Water)
- Groundwater Flow Direction at nearby site
- Soil Boring for Subject Site
- Former UST on Site or Neighboring Property

Groundwater Flow Data Sites

1. 725 Julie Ann Way
2. 6161 Coliseum Way (variable GW flow)
3. 732 Kevin Court
4. 700 Independent (variable GW flow)
5. 1100 Seminary Ave

Note: No Hospitals, Day Care Facilities, Schools, or Elder Care Facilities are located within 1/4-mile of site

SENSITIVE RECEPTORS AND GROUNDWATER FLOW DIRECTION WITHIN 1/4-MILE OF MAP

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

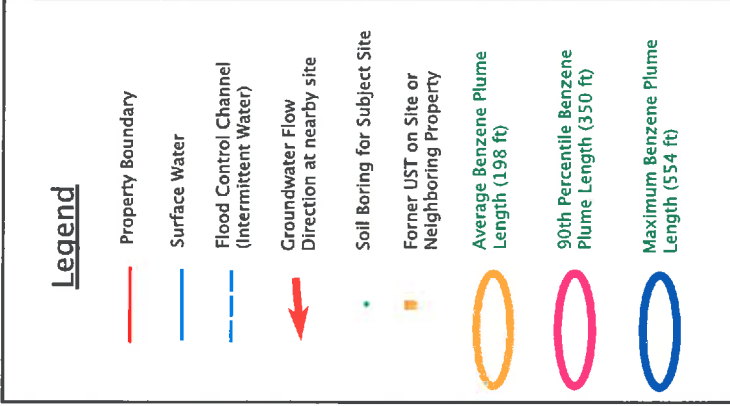
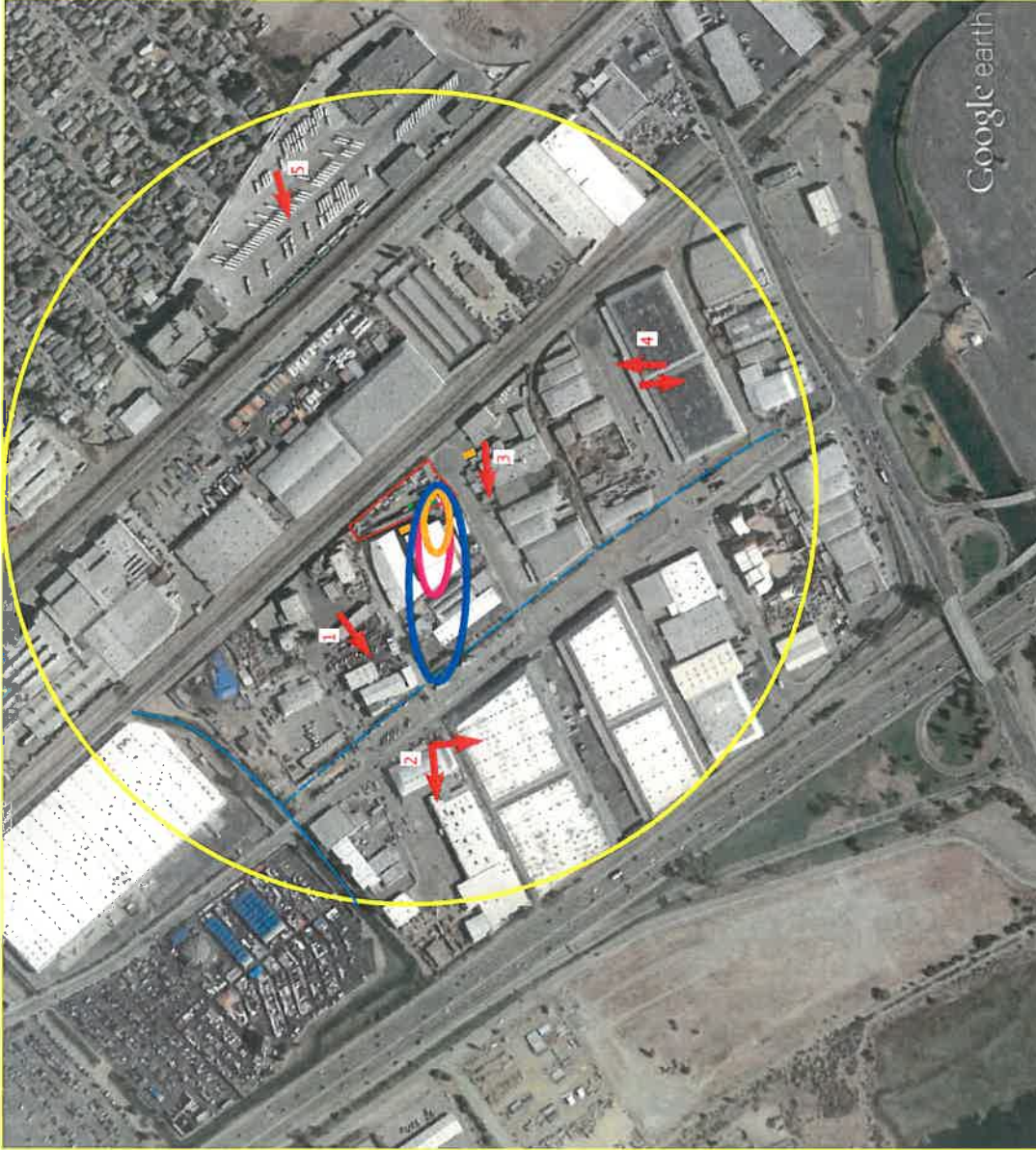
AQUA SCIENCE ENGINEERS, INC.

FIGURE 1



NORTH



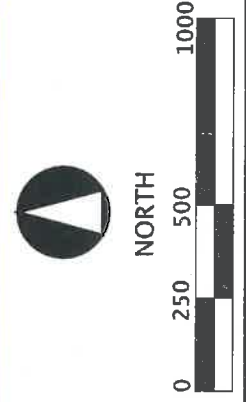


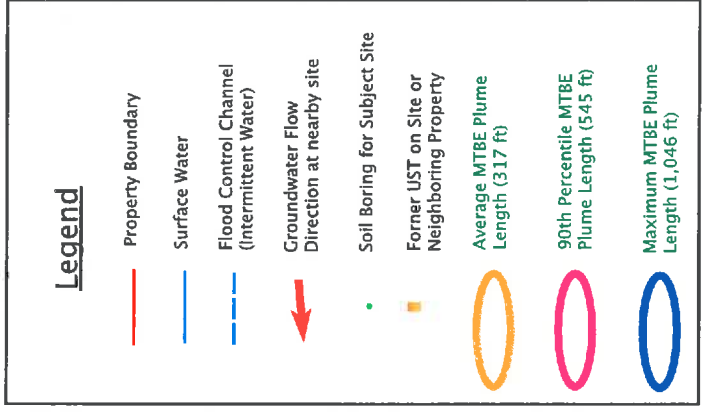
Average, 90th Percentile & Maximum Benzene Plume Lengths

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

AQUA SCIENCE ENGINEERS, INC. **FIGURE 2**





Average, 90th Percentile & Maximum MTBE Plume Lengths

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

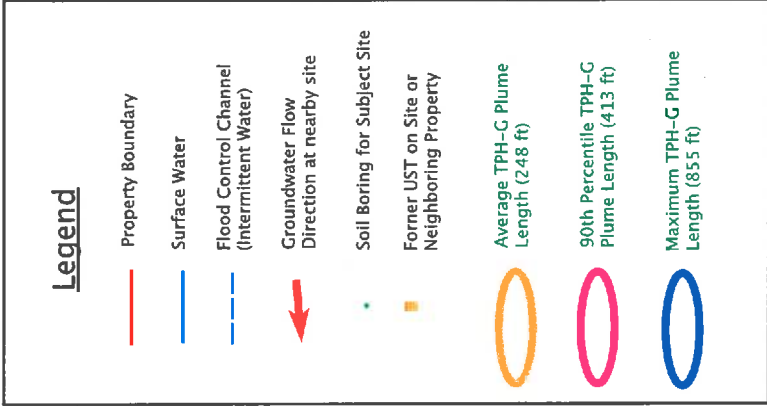
AQUA SCIENCE ENGINEERS, INC.

FIGURE 3



NORTH



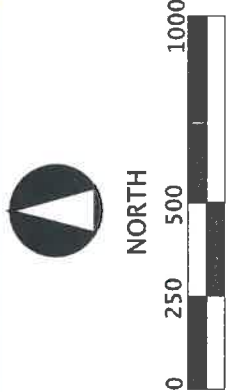


Average, 90th Percentile, & Maximum TPH-G Plume Lengths

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

AQUA SCIENCE ENGINEERS, INC. **FIGURE 4**



Google Maps 717 Kevin Ct



Image capture: Aug 2014 © 2018 Google

Oakland, California

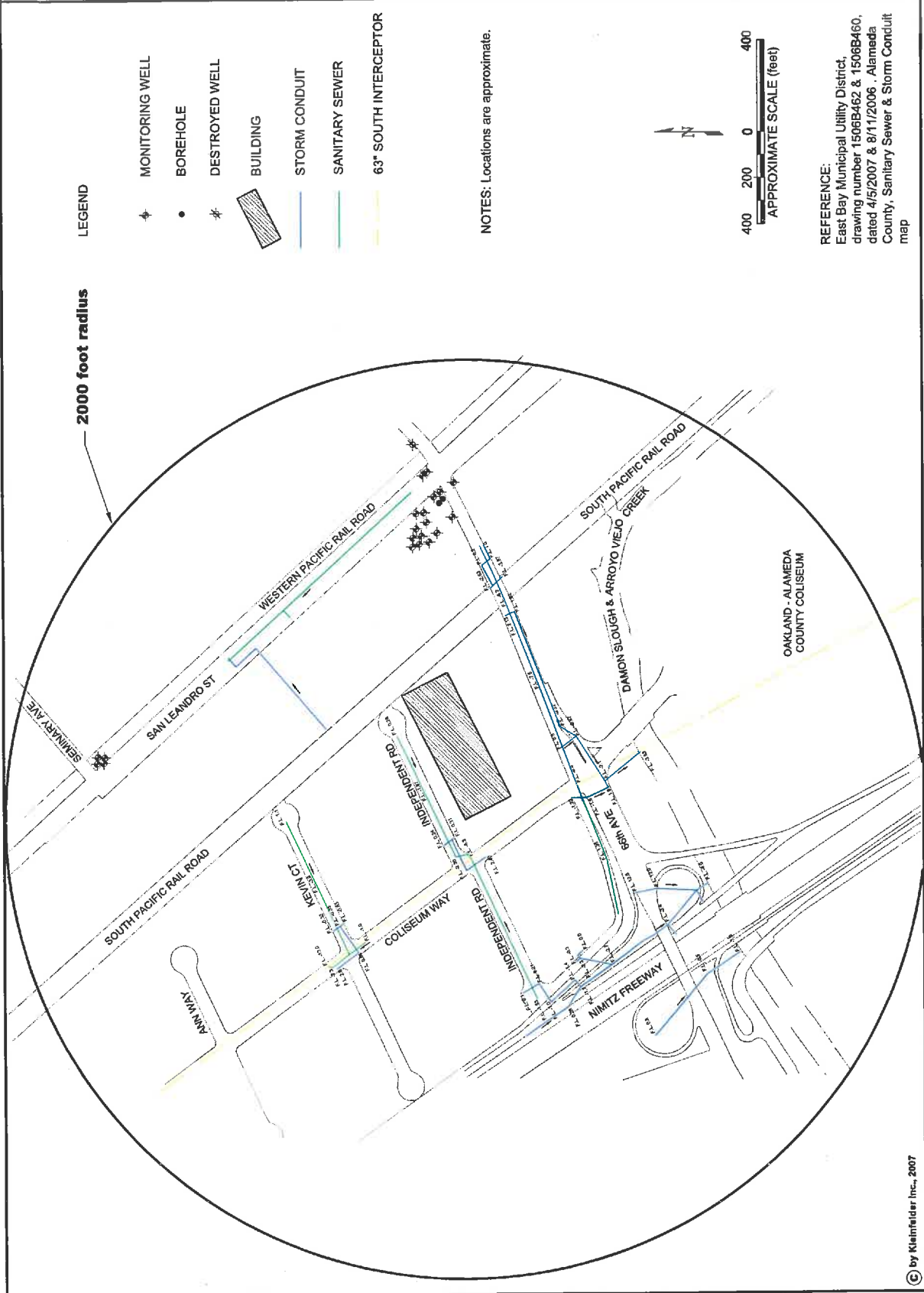


Google, Inc.

Street View - Aug 2014

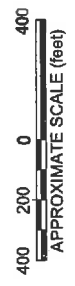


WELL INVENTORY AND SUBSURFACE UTILITY MAP	DRAWN BY: J. Sala	REVISIONS:	CHECKED BY: G. Fuson	DATE: MAY 2007
	PROJECT NO. 54504 OAKLAND, CALIFORNIA 700 INDEPENDENT ROAD			



- LEGEND**
- ★ MONITORING WELL
 - BOREHOLE
 - * DESTROYED WELL
 - [Hatched Box] BUILDING
 - [Blue Line] STORM CONDUIT
 - [Green Line] SANITARY SEWER
 - [Yellow Line] 63" SOUTH INTERCEPTOR

NOTES: Locations are approximate.



REFERENCE:
 East Bay Municipal Utility District,
 drawing number 1506B462 & 1506B460,
 dated 4/5/2007 & 8/11/2006. Alameda
 County, Sanitary Sewer & Storm Conduit
 map

10

PLATE

KLEINFELDER
 1970 Broadway, Suite 710
 Oakland, CA 94612-2212
 PH. (510) 628-9000 FAX. (510) 628-9009
 www.kleinfelder.com

ATTACHMENT B-3

Boring Logs



AEI Consultants

BORING NUMBER SB-1

PAGE 1 OF 1

CLIENT Joseph Bernardini **PROJECT NAME** _____
PROJECT NUMBER 336488 **PROJECT LOCATION** 745 Kevin Court, Oakland, CA
DATE STARTED 11/10/14 **COMPLETED** 11/10/14 **GROUND ELEVATION** _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR ECA **GROUND WATER LEVELS:**
DRILLING METHOD Direct Push **AT TIME OF DRILLING** — Groundwater encountered at 3.71'
LOGGED BY M. Zaunius **CHECKED BY** David Provanca **AT END OF DRILLING** —
NOTES Boring in center of previous UST **AFTER DRILLING** —

AEI BORING - GINT STD US LAB_GDT - 11/24/14 09:01 - P:\SITE MITIGATION PROJECTS\3300000 SERIES\336488 PHII (KEVIN CT) OAKLAND - MZIGINT BORING LOGS\LITHOLOGY LOG.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
				0.3	Asphalt	
				4.0	Silty fill material, loose, very drark grey brown, moist.	
5				5.5	Silty fill material, soft, saturated, dark grey, strong odor.	
				6.5	Silty fill material, soft, saturated, color chnages to grey-black, strong odor, oil/sheen can be seen on core.	
				10.0	(CH) High plasticity clay, greyish green, soft, saturated, strong odor.	

Bottom of borehole at 10.0 feet.

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-A

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: Cascade Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: January 28, 2016

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Depth of Water First Encountered: 4'

Total Depth of Well Completed: NA






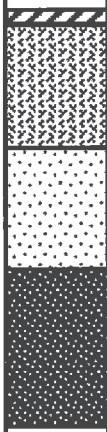
Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 12'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>						0	Asphalt	
5							Silty SAND (SM); black; loose; damp; 80% fine to medium sand; 15% silt; 5% gravel to 1" diameter; high estimated K; no odor		
10							SAND (SP); black; loose; wet; 100% fine sand; medium estimated K; moderate hydrocarbon odor		
12							Silty CLAY (CH); brown; stiff; 90% clay; 10% silt; high plasticity; very low estimated K; no odor		
15							15	End of boring at 12'	
20							20		
25							25		
30							30		

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-B

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: Cascade Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: January 28, 2016

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Depth of Water First Encountered: 4'

Total Depth of Well Completed: NA

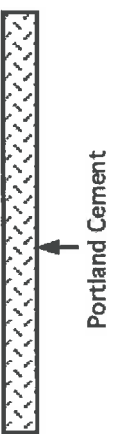
Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 12'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0			0-1					0	Asphalt
1-5							0	Gravely SAND (SW); black and yellow brown; loose; damp; 65% fine to course sand; 25% gravel to 1" diameter; 10% silt; high estimated K; no odor	
5-6								4	Clayey SILT(MH); black; stiff; moist; 70% silt; 30% clay; high plasticity; very low est. K; slight hydrocarbon odor
6-10								5	Silty SAND (SM); black; medium dense; wet; 60% fine to medium sand; 40% silt; medium estimated K; slight hydrocarbon odor
10-12							10	Clayey SILT (MH); black; soft; wet; 90% silt; 10% clay; high plasticity; low estimated K; slight hydrocarbon odor	
								12	Silty CLAY (CH); brown; stiff; 90% clay; 10% silt; high plasticity; very low estimated K; no odor
15							15	End of boring at 12'	
20							20		
25							25		
30							30		

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-C

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: Cascade Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: January 28, 2016

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Depth of Water First Encountered: 4'

Total Depth of Well Completed: NA

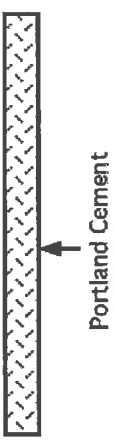
Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 12'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>						0	Concrete (4")	
									Clayey SILT (MH); black; stiff; moist; 70% silt; 30% clay; high plasticity; very low est. K; slight hydrocarbon odor
5							5	Silty SAND (SM); black; medium dense; wet; 60% fine to medium sand; 40% silt; medium estimated K; slight hydrocarbon odor	
									Clayey SILT (MH); black; soft; wet; 90% silt; 10% clay; high plasticity; low estimated K; slight hydrocarbon odor
10							10	Silty CLAY (CH); brown; stiff; 90% clay; 10% silt; high plasticity; very low estimated K; no odor	
								End of boring at 12'	
15							15		
20							20		
25							25		
30							30		

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-D

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: Cascade Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: January 28, 2016

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Depth of Water First Encountered: 4'

Total Depth of Well Completed: NA

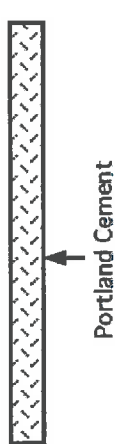




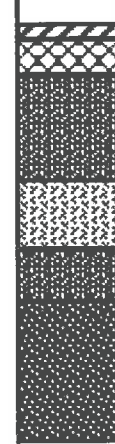
Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 12'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>						0	Asphalt	
5							Gravely SAND (SW); yellow brown; loose; damp; 70% fine to coarse sand; 20% gravel to 1" diameter; 10% silt; high estimated K; no odor		
5							Clayey SILT(MH); black; stiff; moist; 70% silt; 30% clay; high plasticity; very low est. K; no odor		
5							Silty SAND (SM); black; medium dense; wet; 60% fine to medium sand; 40% silt; medium estimated K; no odor		
10	Clayey SILT (MH); black; soft; wet; 90% silt; 10% clay; high plasticity; low estimated K; no odor								
10	Silty CLAY (CH); brown; stiff; 90% clay; 10% silt; high plasticity; very low estimated K; no odor								
15	End of boring at 12'							15	
20							20		
25							25		
30							30		

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-E

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: V&W Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: May 23, 2017

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Depth of Water First Encountered: 4'

Total Depth of Well Completed: NA



Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 8'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>		0 - 1				0 - 1	Concrete	
1 - 2					0 - 1		Silty SAND (SM); brown; loose; damp; 70% fine to medium sand; 30% silt; medium estimated K; no odor		
2 - 3					0 - 1		Sandy SILT (ML); brown; medium dense; damp; 75% silt; 15% fine sand; 10% clay; low plasticity; low estimated K; no odor		
3 - 4					0 - 1		Silty SAND (SM); brown; loose; wet; 85% fine to coarse sand; 15% silt; high estimated K; no odor		
4 - 5			5 - 6			4	Silty CLAY (CH); dark brown; stiff; wet; 80% clay; 15% silt; 5% fine sand; high plasticity; very low estimated K; no odor		
5 - 8						5 - 8	End of boring at 8'		

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-F

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: V&W Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: May 23, 2017

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Total Depth of Well Completed: NA

Depth of Water First Encountered: 4'






Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 8'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>				0			0	Concrete
5								0	5
10								10	End of boring at 8'
15								15	
20								20	
25								25	
30								30	

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-G

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: V&W Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: May 23, 2017

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Depth of Water First Encountered: 4'

Total Depth of Well Completed: NA








Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 8'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>							0	Concrete
5								Clayey SILT (ML); black; soft; damp; 85% silt; 10% clay; 5% fine sand; low plasticity; low estimated K; sewage-like odor	
5								Silty SAND (SM); black; loose; moist; 70% fine to medium sand; 20% silt; 10% gravel to 2" diameter; high estimated K; sewage-like odor	
10								10	Clayey SILT (ML); black; soft; wet; 70% silt; 20% clay; 10% fine sand; moderate plasticity; low estimated K; sewage-like odor
15								15	End of boring at 8'
20							20		
25							25		
30							30		

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-H

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: V&W Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: May 23, 2017

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Total Depth of Well Completed: NA

Depth of Water First Encountered: 4'

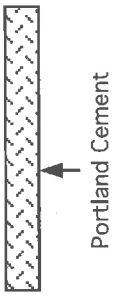
Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 8'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>						0	Concrete	
5				0	4'		5	Clayey SILT (ML); black; medium stiff; damp; 85% silt; 10% clay; 5% sand; low plasticity; low estimated K; no odor	
				0					Silty SAND (SM); black; medium dense; moist; 70% fine to medium sand; 20% silt; 10% gravel to 2" diameter; high estimated K; sewage-like odor
10							10	Silty CLAY (CH); black; medium stiff; wet; 65% clay; 25% silt; 10% fine sand; moderate plasticity; low estimated K; sewage-like odor	
15							15		
20							20		
25							25		
30							30	End of boring at 8'	

SOIL BORING LOG AND MONITORING WELL COMPLETION DETAILS

BORING: BH-I

Project Name: Elliott Property

Project Location: 745 Kevin Ct, Oakland, CA

Page 1 of 1

Driller: V&W Drilling

Type of Rig: Geoprobe

Size of Drill: 2.0" Diameter

Logged By: Robert E. Kitay, P.G.

Date Drilled: May 23, 2017

Checked By: Robert E. Kitay, P.G.

WATER AND WELL DATA

Total Depth of Well Completed: NA

Depth of Water First Encountered: 4'


Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 12'

Type and Size of Soil Sampler: 2.0" I.D. Macro Sampler

Depth in Feet	BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA					Depth in Feet	DESCRIPTION OF LITHOLOGY standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.
			Interval	Blow Counts	PID (ppmv)	Water Level	Graphic Log		
0	 <p>Portland Cement</p>		0-1					0	Concrete
5			1-5					5	Clayey SILT (MH); black; medium stiff; damp; 60% silt; 30% clay; 10% sand; moderate plasticity; very low est. K; no odor
10			5-10					10	Silty SAND (SM); black; loose; wet; 70% fine to coarse sand; 20% silt; 10% gravel to 2" diameter; high estimated K; no odor
			10-12					12	Silty CLAY (CH); dark yellow brown; very stiff; 90% clay; 10% silt; high plasticity; very low estimated K; no odor
15								15	End of boring at 12'
20							20		
25							25		
30							30		

ATTACHMENT B-4

Groundwater Data

TABLE 1: GROUNDWATER SAMPLE DATA SUMMARY
745 Kevin Court, Oakland, CA

Location ID	Date	Depth (feet bgs)	TPH-g (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	Remaining VOCs (µg/L)
SB-1-W	11/10/2014	3.71	330	<10	3.4	3.7	0.65	1.1	<MRL
HP-2	11/10/2014	3.75	6,200	<50	73	12	<5.0	13	<MRL
HP-3	11/10/2014	3.97	160	<10	<0.50	0.94	<0.50	<0.50	<MRL
HP-4	11/10/2014	4.61	<50	<5.0	<0.50	<0.50	<0.50	<0.50	<MRL

Comparison Values:

Table F-1a: Groundwater Screening Levels	100	5.0	1.0	2.0	30	20	varies
Table F-1b: Groundwater Screening Levels	500	1800	27	130	43	100	varies

Notes:

- µg/L: micrograms per liter
- <MRL: less than the method reporting limit
- bgs: below ground surface
- TPH-g: Total Petroleum Hydrocarbons as Gasoline
- MTBE: Methyl-tert-Butyl-ether
- VOCs: Volatile Organic Compounds
- Bold**: Result exceeds one or more applicable Comparison Value

Comparison Values:

ESL Table F1-a: Groundwater Screening Levels (groundwater is a current or potential drinking water resource)
 From December 2013 ESL Workbook, prepared by the San Francisco Bay Regional Water Quality Control Board
 ESL Table F1-b: Groundwater Screening Levels (groundwater is not a current or potential drinking water resource)
 From December 2013 ESL Workbook, prepared by the San Francisco Bay Regional Water Quality Control Board

TABLE TWO
Summary of Analysis of GROUNDWATER Samples
745 Kevin Court, Oakland, California
All results are in parts per billion (ppb)

Boring Location	TPH Diesel (w/SGCU)		Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naphthalene	MTBE	TBA	Other Oxygenates
	TPH Gasoline	TPH Diesel (wo/SGCU)								
BH-A	76	8,200	5,500	0.99	< 0.50	< 0.50	< 0.50	1.2	< 2.0	< 0.50
BH-B	< 50	800	3,600	< 0.50	< 0.50	< 0.50	< 0.50	0.83	2.8	< 0.50
BH-C	1,000	1,600	1,200	16	1.1	2.2	< 0.50	9.4	28	0.69 DIPE
BH-D	< 50	7,000	11,000	< 0.50	< 0.50	< 0.50	< 0.50	7.6	< 2.0	< 0.50
BH-E	< 50	1,500	---	---	---	---	---	---	---	---
BH-F	< 50	16,000	---	---	---	---	---	---	---	---
BH-G	< 50	5,900	---	---	---	---	---	---	---	---
BH-H	510	6,900	---	---	---	---	---	---	---	---
BH-I	< 50	2,500	---	---	---	---	---	---	---	---
ESL (DW)	100	100	100	1.0	40	20	0.17	5.0	12	Varies
ESL (NDW)	500	640	640	46	130	100	20	1,800	18,000	Varies

Notes:

TPH = Total petroleum hydrocarbons

SGCU = Silica Gel Cleanup

MTBE = Methyl-*t*-butyl ether

TBA = *tert*-butyl ether

DW = ESL for sites where groundwater is a current or potential source of drinking water

NDW = ESL for sites where groundwater is not a current or potential source of drinking water

ESL = Environmental Screening Level for soil at commercial sites where groundwater is a current or potential source of drinking water as established by the California Regional Water Quality Control Board, San Francisco Bay Region dated December 2013.

Non-detectable concentrations are noted by the less than symbol (<) followed by the detection limit.

Concentrations exceeding ESLs are boxed.

ATTACHMENT B-5

Soil Data

TABLE ONE
Summary of Analysis of SOIL Samples
745 Kevin Court, Oakland, California
 All results are in parts per million (ppm)

Boring Location	Sample Depth (ft)	TPH Gasoline		TPH Diesel (w/SGCU)		TPH Diesel (wo/SGCU)		Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naphthalene	MTBE	TBA	Other Oxygenates
		< 0.25	5.0	83	< 1.0	110	1.1								
BH-A	3.5	< 0.25	5.0	83	< 1.0	110	1.1	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	< 0.25	5.0	< 1.0	< 1.0	< 1.0	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
BH-B	3.5	6.7	< 0.25	100	< 1.0	120	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	< 0.25	< 0.25	< 1.0	< 1.0	< 1.0	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
BH-C	3.5	1.6	1.6	2.5	< 1.0	5.7	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	1.6	1.6	< 1.0	< 1.0	< 1.0	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
BH-D	3.5	< 0.25	< 0.25	240	< 1.0	390	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	< 0.25	< 0.25	< 1.0	< 1.0	< 1.0	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
BH-E	3.5	< 1.0	< 1.0	32	< 1.0	---	---	---	---	---	---	---	---	---	---
	7.5	< 1.0	< 1.0	< 1.0	< 1.0	---	---	---	---	---	---	---	---	---	---
BH-F	3.5	< 1.0	< 1.0	2.8	---	---	---	---	---	---	---	---	---	---	---
	7.5	< 1.0	< 1.0	32	---	---	---	---	---	---	---	---	---	---	---
BH-G	3.5	1.1	< 1.0	89	< 1.0	---	---	---	---	---	---	---	---	---	---
	7.5	< 1.0	< 1.0	< 1.0	< 1.0	---	---	---	---	---	---	---	---	---	---
BH-H	3.5	< 1.0	< 1.0	58	---	---	---	---	---	---	---	---	---	---	---
	7.5	< 1.0	< 1.0	< 1.0	< 1.0	---	---	---	---	---	---	---	---	---	---
BH-I	3.5	< 1.0	< 1.0	1.5	---	---	---	---	---	---	---	---	---	---	---
	11.5	< 1.0	< 1.0	< 1.0	< 1.0	---	---	---	---	---	---	---	---	---	---
ESL		100	230	230	230	230	230	0.044	2.9	1.4	2.3	0.033	0.023	0.075	Varies

Notes:
 TPH = Total petroleum hydrocarbons
 SGCU = Silica Gel Cleanup
 MTBE = Methyl-t-butyl ether
 TBA = tert-butyl ether

ATTACHMENT B-6

Soil Vapor Data

TABLE THREE
Summary of Analytical Results of Soil Vapor Samples
Petroleum Hydrocarbons, Atmospheric Gases and Helium
Elliott Property, 745 Kevin Court, Oakland, California

Sample Location	Sample Depth (ft)	Date Sampled	TPH		Benzene (ug/m3)	Toluene (ug/m3)	Ethyl Benzene (ug/m3)	Total Xylenes (ug/m3)	Naphthalene (ug/m3)	Oxygen (%)	Carbon Dioxide (%)	Methane (%)	Helium (%)
			Gasoline (ug/m3)	< 720									
SVW-1	3	1/28/16	< 720	< 720	5.5	9.7	< 2.2	12	< 5.3	14	0.22	0.00039	< 0.050
SVW-2	3	1/28/16	< 720	< 720	6.1	8.2	< 2.2	10	< 5.3	7.2	4.2	< 0.00020	< 0.050
ESL (Residential)			300,000	42	16,000	490	52,000	36	NE	NE	NE	NE	NE
ESL (Commercial)			2,500,000	420	1,300,000	4,900	440,000	360	NE	NE	NE	NE	NE
Low-Risk Soil Gas Criteria													
(With bioattenuation zone)													
Residential			NE	85,000	NE	280,000	NE	93,000	NE	NE	NE	NE	NE
Commercial			NE	280,000	NE	3,600,000	NE	310,000	NE	NE	NE	NE	NE

Notes:

Non-detectable concentrations are noted by the less than symbol (<) followed by the detection limit.

Detectable concentrations in **BOLD**

ESL = Environmental Screening Levels presented in the "Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater" document prepared by the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) dated December 2013.

Low-Risk Soil Gas Criteria is from Appendix 4, Scenario 4 - Direct Measurement of Soil Gas Concentrations with Bioattenuation zone from the State Water Resources Control Board, Low-Threat Underground Storage Tank Case Closure Policy, 2012.

NE = Not established

ATTACHMENT C-1

Responsible Party & Assessor's Office Information



July 24, 2018

Mr. Joe Bernardini
JD Recycling LLC
745 Kevin Court
Oakland, CA 94621

Subject: Updated Notice of Responsibility, Fuel Leak Case No. RO0003159 and GeoTracker Global ID T10000006491, Roofing Facility, 745 Kevin Court, Oakland, CA 94621

Dear Mr. Bernardini:

In the *Notice of Responsibility* (NOR) dated February 27, 2015, Robert A. and Leslie C. Elliot and Trust, Richard E. Moore and Trust, and Robert A. Elliot Sr. and Trust were notified that the above referenced site had been placed in the Local Oversight Program and that they had been named as a Responsible Party for the fuel leak case. An additional party has been named as a Responsible Party for the fuel leak case in the attached updated NOR as defined under 23 C.C.R Sec. 2720. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

Should you have any questions, please contact me at (510) 567–6708 or send me an e-mail message at karel.detterman@acgov.org

Sincerely,

A handwritten signature in blue ink that reads "Karel Detterman".

Karel Detterman, P.G.
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations
Electronic Report Upload (ftp) Instructions

Attachment A – Responsible Parties Data Sheet-Notice of Responsibility (NOR)

cc: Dilan Roe, ACDEH, (sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH, (sent via electronic mail to: paresh.khatri@acgov.org)
Karel Detterman, ACDEH, (sent via electronic mail to: karel.detterman@acgov.org)
Case Electronic File, GeoTracker



Certified Mail #: 7011 3500 0003 1810 9809

July 24, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address: ROOFING FACILITY 745 KEVIN COURT OAKLAND, CA 94621
--

Local ID:	RO0003159
Related ID:	None
RWQCB ID:	None
Global ID:	T10000006491

Responsible Party:

JD RECYCLING LLC
745 KEVIN COURT
OAKLAND CA 94621

Date First Reported:	1/27/2015
Substance:	8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded 12034 (Diesel fuel oil & additives, Nos. 1-D)
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 JD RECYCLING 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.

 Date: 07-24-2018
RONALD BROWDER, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

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



Certified Mail #:

July 24, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address: ROOFING FACILITY 745 KEVIN COURT OAKLAND, CA 94621

Local ID:	R00003159
Related ID:	None
RWQCB ID:	None
Global ID:	T10000006491

Responsible Party:

RICHARD E MOORE (& TRUST)
1855 OLYMPIC BLVD
WALNUT CREEK CA 94596

Date First Reported:	1/27/2015
Substance:	8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded 12034 (Diesel fuel oil & additives, Nos. 1-D)
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 RICHARD E MOORE (& TRUST) 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.

 Date: 07-24-2018
RONALD BROWDER, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

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



Certified Mail #:

July 24, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:
ROOFING FACILITY
745 KEVIN COURT
OAKLAND, CA 94621

Local ID: R00003159
Related ID: None
RWQCB ID: None
Global ID: T10000006491

Responsible Party:

ROBERT A ELLIOTT SR. (& TRUST)
408 SILVER CHIEF WAY
DANVILLE CA 94526

Date First Reported: 1/27/2015
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
12034 (Diesel fuel oil & additives, Nos. 1-D)
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 ROBERT A ELLIOTT SR. (& TRUST) 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.

 Date: 07-24-2018

RONALD BROWDER, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

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



Certified Mail #:

July 24, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address: ROOFING FACILITY 745 KEVIN COURT OAKLAND, CA 94621
--

Local ID:	RO0003159
Related ID:	None
RWQCB ID:	None
Global ID:	T10000006491

Responsible Party:

ROBERT A & LESLIE C ELLIOTT (& TRUST)
415 BLUE RIDGE DRIVE
MARTINEZ CA 94553

Date First Reported:	1/27/2015
Substance:	8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded 12034 (Diesel fuel oil & additives, Nos. 1-D)
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 ROBERT A & LESLIE C ELLIOTT (& TRUST) 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.


Date: 07.24.2018
RONALD BROWDER, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

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

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

July 24, 2018

Site Name & Address:
ROOFING FACILITY
745 KEVIN COURT
OAKLAND, CA 94621

Local ID: RO0003159
Related ID: None
RWQCB ID: None
Global ID: T1000006491

All Responsible Parties

RP has been named a Primary RP - ROBERT A & LESLIE C ELLIOTT (& TRUST)

415 BLUE RIDGE DRIVE | MARTINEZ, CA 94553 | No Phone Number Listed

RP has been named a Primary RP - RICHARD E MOORE (& TRUST)

1855 OLYMPIC BLVD | WALNUT CREEK, CA 94596 | No Phone Number Listed

RP has been named a Primary RP - ROBERT A ELLIOTT SR. (& TRUST)

408 SILVER CHIEF WAY | DANVILLE, CA 94526 | No Phone Number Listed

RP has been named a Primary RP - JD RECYCLING LLC

745 KEVIN COURT | OAKLAND, CA 94621 | 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)

July 24, 2018

Responsible Party Identification

Existence of Unauthorized Release

A 1,000-gallon gasoline underground storage tank (UST) was formerly utilized on the subject property and was reportedly removed in 1991. Petroleum hydrocarbons were detected in grab groundwater samples collected near a former UST during a November 2014 Phase II subsurface investigation. Maximum grab groundwater concentrations reported were 6,200 micrograms per liter (ug/L) total petroleum hydrocarbons as gasoline (TPH-g) and 73 ug/L benzene. These data indicate that an unauthorized release has occurred.

Responsible Party Identification

Ownership of the property was maintained by the individual, trustee, or the trust of Robert A & Leslie C Elliott from August 14, 1984 to April 23, 1999. The individual, trustee, or the trust of Robert A & Leslie C Elliott are Responsible Parties because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was maintained by the individual, trustee, or the trust of Richard E Moore, from April 23, 1999 to August 5, 1999. The individual, trustee, or the trust of Richard E Moore are Responsible Parties because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was maintained by the individual, trustee, or the trust of Robert A Elliott Sr., beginning on December 31, 1996 to June 25, 2014. The individual, trustee, or the trust of Robert A Elliott Sr. are Responsible Parties because they own the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

JD Recycling Services LLC purchased or acquired the property on February 16, 2018. JD Recycling Services LLC is a Responsible Party for the site because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8389

February 27, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:
ROOFING FACILITY
745 KEVIN CT
OAKLAND, CA 94621

Local ID: RO0003159
Related ID:
RWQCB ID: T10000006491
Global ID:

Responsible Party:

ROBERT A ELLIOTT SR. (& TRUST)
408 SILVER CHIEF WAY
DANVILLE CA 94526

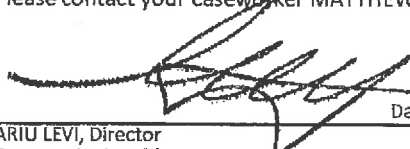
Date First Reported: 1/27/2015
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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 ROBERT A ELLIOTT SR. (& TRUST) 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 MATTHEW SOBY at this office at (510) 567-6725 if you have questions regarding your site.


Date: 2/27/15
ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

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



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8372

February 27, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:
ROOFING FACILITY
745 KEVIN CT
OAKLAND, CA 94621

Local ID: RO0003159
Related ID:
RWQCB ID: T10000006491
Global ID:

Responsible Party:

RICHARD E MOORE (& TRUST)
1855 OLYMPIC BLVD
WALNUT CREEK CA 94596

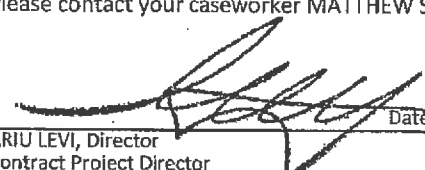
Date First Reported: 1/27/2015
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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Please contact your caseworker MATTHEW SOBY at this office at (510) 567-6725 if you have questions regarding your site.


Date: 2/27/15
ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

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

ALAMEDA COUNTY
HEALTH CARE SERVICES



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

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 8365

February 27, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address: ROOFING FACILITY 745 KEVIN CT OAKLAND, CA 94621

Local ID:	RO0003159
Related ID:	
RWQCB ID:	T10000006491
Global ID:	

Responsible Party:

ROBERT A & LESLIE C ELLIOTT (& TRUST)
415 BLUE RIDGE DRIVE
MARTINEZ CA 94553

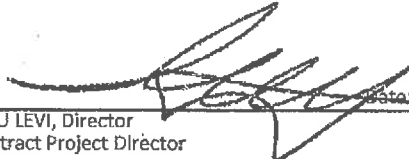
Date First Reported:	1/27/2015
Substance:	8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

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 ROBERT A & LESLIE C ELLIOTT (& TRUST) 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 MATTHEW SOBY at this office at (510) 567-6725 if you have questions regarding your site.


ARIU LEVI, Director
Contract Project Director

Date: 2/27/15

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

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

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

February 27, 2015

Site Name & Address: ROOFING FACILITY 745 KEVIN CT OAKLAND, CA 94621
--

Local ID:	RO0003159
Related ID:	
RWQCB ID:	T10000006491
Global ID:	

All Responsible Parties

RP has been named a Primary RP - **ROBERT A & LESLIE C ELLIOTT (& TRUST)**

415 BLUE RIDGE DRIVE | MARTINEZ, CA 94553 | No Phone Number Listed

RP has been named a Primary RP - **RICHARD E MOORE (& TRUST)**

1855 OLYMPIC BLVD | WALNUT CREEK, CA 94596 | No Phone Number Listed

RP has been named a Primary RP - **ROBERT A ELLIOTT SR. (& TRUST)**

408 SILVER CHIEF WAY | DANVILLE, CA 94526 | No Phone Number Listed

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 25, 2015

Responsible Party Identification

Existence of Unauthorized Release

A 1,000-gallon gasoline underground storage tank (UST) was formerly utilized on the subject property and was reportedly removed in 1991. Petroleum hydrocarbons were detected in grab groundwater samples collected near a former UST during a November 2014 Phase II subsurface investigation. Maximum grab groundwater concentrations reported were 6,200 micrograms per liter (ug/L) total petroleum hydrocarbons as gasoline (TPH-g) and 73 ug/L benzene. These data indicate that an unauthorized release has occurred.

Responsible Party Identification

Ownership of the property was maintained by the individual, trustee, or the trust of Robert A & Leslie C Elliott from August 14, 1984 to April 23, 1999. The individual, trustee, or the trust of Robert A & Leslie C Elliott are Responsible Parties because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was maintained by the individual, trustee, or the trust of Richard E Moore, from April 23, 1999 to August 5, 1999. The individual, trustee, or the trust of Richard E Moore are Responsible Parties because they owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Ownership of the property was maintained by the individual, trustee, or the trust of Robert A Elliott Sr., beginning on December 31, 1996 to June 25, 2014. The individual, trustee, or the trust of Robert A Elliott Sr. are Responsible Parties because they own the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

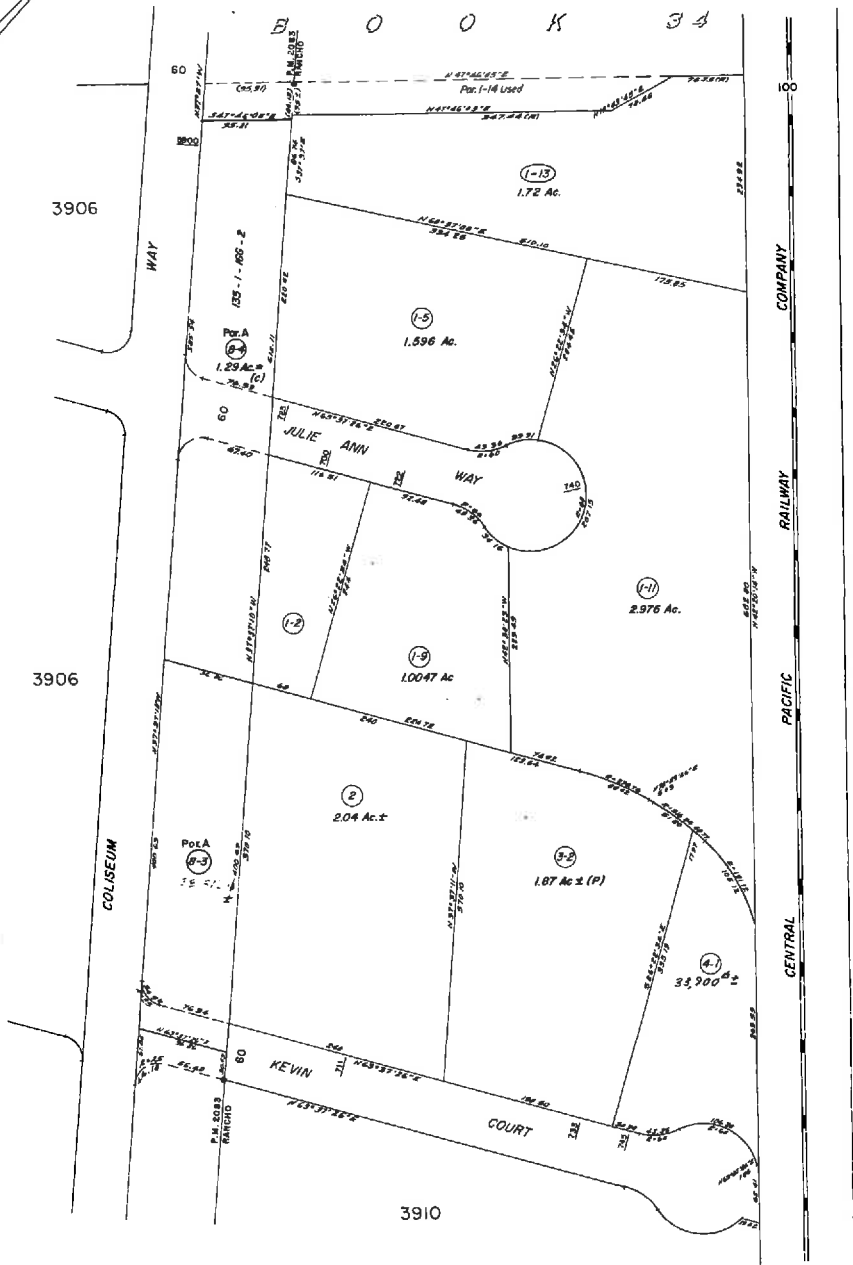
ASSESSOR'S MAP 41

Code Area Nos. 17-032

3912 Scale: 1" = 100'

RANCHO SAN ANTONIO (A.M. Peralta et al) (Bk. "A" Pat. Pg. 669) P.M. 2083 (Bk. 97 Pg. 18)

Drawn: 6-67 EL. Revised: 6-26-78 AM 76-2
1-24-86 BV
4-24-86 BV
4-22-88 BV



Formerly: Per Bk. 3900

A.C.M.

Reference:

HPN-
in

ATTACHMENT C-2

Site Configuration at Time of Closure

ATTACHMENT D-1

Public Notification Fact Sheet & Distribution List



INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**ROOFING FACILITY
745 KEVIN COURT, OAKLAND, CA 94621
FUEL LEAK CASE RO0003159
GEOTRACKER GLOBAL ID T10000006491**

March 15, 2018

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-Threat Closure Policy. Therefore, ACDEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed to existing use with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Ms. Karel Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by May 14, 2018** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Karel Detterman at 510-567-6708 or by email at karel.detterman@acgov.org. Please refer to ACDEH case RO0003159 in any correspondence.

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4	Attm	Email
041-390601202	41-3906-12-2	CARSON MADRONA COMPANY LLC	9440 STA MONICA BLVD	610	BEVERLY HILLS CA	90210	4619		
041-390601202	41-3906-12-2	OCCUPANT	6195 COLISEUM WAY		OAKLAND CA	94621			
041-390800102	41-3908-1-2	CARSON MADRONA COMPANY LLC	9440 STA MONICA BLVD	610	BEVERLY HILLS CA	90210	4619		
041-390800102	41-3908-1-2	OCCUPANT	6201 COLISEUM WAY		OAKLAND CA	94621			
041-391000100	41-3910-1	S B GLOBALLAND LLC	700 KEVIN CT		OAKLAND CA	94621	4040		
041-391000100	41-3910-1	OCCUPANT	6195 COLISEUM WAY		OAKLAND CA	94621			
041-391000300	41-3910-3	CUPPLES JAMES P & MARILYN D TRS ETAL	930 DCOLVILLE DR	6A	OAKLAND CA	94621	1029		
041-391000300	41-3910-3	OCCUPANT	732 KEVIN CT		OAKLAND CA	94621	4040		
041-391000400	41-3910-4	SMITH ROBERT D & CRAMER DEBRA	5100 BAGGINS HILL RD		OAKLAND CA	94621	8573		
041-391000500	41-3910-5	OLESMANIK JAMES J & SANDRAL TRS	744 KEVIN CT		OAKLAND CA	94621	4040		
041-391000500	41-3910-5	OCCUPANT	750 KEVIN CT		OAKLAND CA	94621			
041-391000600	41-3910-6	BRAMAGH INC	754 KEVIN CT		BEVERLY HILLS CA	90210	4619		
041-391002101	41-3910-21-1	CARSON MADRONA COMPANY LLC	9440 STA MONICA BLVD	610	BEVERLY HILLS CA	90210	4619		
041-391002101	41-3910-21-1	OCCUPANT	COLISEUM WAY		OAKLAND CA	94608			
041-391200100	41-3912-1-0	VALUERTIES LLC	155 S STATE AVE		OAKLAND CA	94612	2815		
041-391200109	41-3912-1-9	OCCUPANT	715 S STATE AVE		OAKLAND CA	94612			
041-391200111	41-3912-1-11	JULIE ANN COLISEUM HOLDINGS LLC	886 RIDGE DR		OAKLAND CA	94621	1452		
041-391200111	41-3912-1-11	OCCUPANT	740 JULIE ANN WAY		OAKLAND CA	94621			
041-391200200	41-3912-2	SANDFORD PARTNERS LLC	711 KEVIN CT		OAKLAND CA	94621	4039		
041-391200302	41-3912-3-2	DAY MARTHA P TR	1350 EASTSHORE DR		ALAMEDA CA	94501	3114		
041-391200302	41-3912-3-2	OCCUPANT	733 KEVIN CT		OAKLAND CA	94621			
041-391200401	41-3912-4-1	ELLIOTT ROBERT A SR TR	745 KEVIN CT		OAKLAND CA	94621	4039		
041-391200603	41-3912-6-3	CARSON MADRONA COMPANY LLC	9440 STA MONICA BLVD	610	BEVERLY HILLS CA	90210	4619		
041-391200603	41-3912-6-3	OCCUPANT	COLISEUM WAY		OAKLAND CA	94608			
		SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKLAND CA	94612		CHERIE MCCALLOU	MCCALLOU@WATERBOARDS.CA
		EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION	P.O. BOX 24655	MS 702	OAKLAND CA	94623		1055 CHANDEA JOHANNESSON	djohame@sbmud.com
		CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES	250 FRANK H. OGAWA PLAZA	SUITE 5301	OAKLAND CA	94612		MARK JOHANNES ARNIOLA	Marnich@oaklandnet.com
		ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH						SUSAN HUGO	SUSAN.HUGO@ACGOV.ORG
		CUPA							



Legend

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

Notes

Notes

Roofing Facility
745 Kevin Court, Oakland, CA



1:4,513

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

752.2 Feet

0 376.08 752.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

ATTACHMENT E

Attachment E-1: List of Attachments

Attachment E-2: List of Acronyms & Symbols

ATTACHMENT E-1

LIST OF ATTACHMENTS

A	LTCP Evaluation
A-1	Geotracker LTCP Evaluation Checklist
A-2	Site Conceptual Model Summary
A-3	LTCP Media Specific Evaluation for Groundwater
A-4	LTCP Media Specific Evaluation for Vapor Intrusion
A-5	LTCP Media Specific Evaluation for Direct Contact and Outdoor Air Exposure
B	Site Investigation Data
B-1	Site Vicinity & Site Maps with Sampling Locations,
B-2	Preferential Pathways & Sensitive Receptor Survey Data
B-3	Boring Logs
B-4	Groundwater Data
B-5	Soil Data
B-6	Soil Vapor Data
C	Responsible Party and Property Information
C-1	Responsible Party & Assessor's Office Property Information, Site Configuration at Time of Case Closure
C-2	Site Configuration at Time of Case Closure
D	Case Closure Public Notification Information
D-1	Public Notification Fact Sheet & Distribution List
E	Closure Form Keys
E-1	List of Attachments
E-2	List of Acronyms & Symbols

ATTACHMENT E-2

Acronym or Symbol	Description
ACDEH	Alameda County Department of Environmental Health
APN	Assessor Parcel Number
BTEX	benzene, toluene, ethylbenzene, xylenes
bgs	below ground surface
EDB	ethylene dibromide or 1,2-dichloroethane (1,2-DCA)
EDC	ethylene dichloride
CEG	Certified Engineering Geologist
Cd	cadmium
Cr	chromium
c/o	care of
DIPE	di-isopropyl ether
DTSC	California Department of Toxic Substances Control
ECs	engineering controls
EPA	Environmental Protection Agency
ETBE	ethyl tert butyl ether
EtOC	ethanol
ft bgs	feet below ground surface
GW	groundwater
IA	indoor air
ICs	institutional controls
ID	Identification
K	1,000
LOP	Local Oversight Program
LTCP	State Water Resources Control Board's Low Threat Closure Policy
LUST	Leaking Underground Storage Tank
MTBE/TBA	methyl tert butyl ether/t-butyl alcohol
N	naphthalene
Ni	nickel
NA	not analyzed
NR	not required
OA	outdoor air

ATTACHMENT E-2

LIST OF ACRONYMS & SYMBOLS (CONTINUED)

Acronym or Symbol	Description
Pb	lead
PCBs	polychlorinated biphenyls
PE	California Professional Engineer
PG	California Professional Geologist
S	soil
SCP	Site Cleanup Program
SGC	Silica Gel Cleanup
SS	sub-slab vapor
SV	soil vapor
SVOCs	semi volatile organic compounds
SW	surface water
TAME	tert amyl methyl ether
TPHbo	total petroleum hydrocarbons as bunker oil
TPHd	total petroleum hydrocarbons as diesel
TPHg	total petroleum hydrocarbons as gasoline
TPHho	total petroleum hydrocarbons as hydraulic oil
TPHjf	total petroleum hydrocarbons as jet fuel
TPHk	total petroleum hydrocarbons as kerosene
TPHmo	total petroleum hydrocarbons as motor oil
TPHss	total petroleum hydrocarbons as stoddard solvent
UST	underground storage tank
VOCs	volatile organic compounds
Zn	zinc
mg/kg	milligrams per kilogram
µg/L	microgram per liter
µg/m ³	microgram per cubic meter
>, <, ≥	greater than, less than, or greater than or equal to
%	percent