

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, 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

May 16, 2018

Mr. Chris Brawer
Anchor Valley Partners
500 Grand LLC
2040 Bancroft Way, Suite 301
Berkeley, CA 94704
(Sent via email to: Chris@anchorvalley.com)

Subject: Conditional Redevelopment Approval and Notification of Potential Closure Consideration, Site Cleanup Program Case No. RO0003175 and Geotracker Global ID T10000007707, 500 Grand Redevelopment, 500 Grand Avenue, Oakland, CA 94611

Dear Mr. Brawer:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the updated project schedule entitled *500 Grand Design Schedule*, dated April 30, 2018, the *Comprehensive Remedial Summary Report*, dated May 3, 2018, and the updated site plans (an 80% Progress Print) for 500 Grand Avenue, by Kava Massih Architects, dated April 5, 2018. Thank you for submitting them.

Based on this review, ACDEH has determined that the site appears to meet appropriate criteria, and therefore does not object to redevelopment proceeding conditional on the following tasks:

1. Submittal of an updated Construction Soil and Groundwater Management Plan (CSGMP) prior to construction,
2. Submittal of the Final Official Building Plan Set prior to construction, and
3. Adherence to the CCSGMP during construction.

As a consequence of these required actions, ACDEH will be considering closing the above referenced case.

Public Participation

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

- **May 18, 2018** – Public Comment Period Begins
- **June 18, 2018** – Public Comment Period Ends

Waste Removal Activities

At this time, ACDEH requests verification that all remaining investigation and remediation derived waste has been removed from the site. This consists of submittal of hazardous or non-hazardous waste forms signed in triplicate. **Please ensure these have been submitted to Geotracker by June 18, 2018**, if they have not previously been provided.

TECHNICAL REPORT REQUEST

- **May 18, 2018** – Construction Soil and Groundwater Management Plan
File to be named: RO3175_SMP_R_yyyy-mm-dd
- **June 30, 2018** – Final Plan Set
File to be named: RO3175_PLAN_SET_yyyy-mm-dd

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Mark E. Detterman, PG 4799, CEG 1788
Senior Geologist
Senior Hazardous Materials Specialist

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

Attachment 2 - *Invitation to Comment - Potential Case Closure* and Address List

cc: Glen Smith, Cardno, Inc, 2300 Clayton Road, Suite 200, Concord, CA 94520; (Sent via E-mail to: glen.smith@cardno.com)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)

Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)

Electronic File; GeoTracker

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

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

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.



INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**500 Grand Redevelopment
500 Grand Avenue, Oakland, California
Site Cleanup Program Case RO0003175
Geotracker Global ID T10000007707**

May 16, 2018

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) for the investigation and cleanup of environmental contaminants on site. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACDEH is considering closure of the case.

This notice is being sent to the current occupants and landowners of adjacent properties and known interested parties for this site. The public is invited to review and comment on the potential closure of the case. The entire case file can be viewed over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Mark Detterman at ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by June 18, 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, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACDEH case RO0003175 in any correspondence.

1999 SUANNE L CHAN FAMILY LIMITED PART
PARCEL #: 10-780-22-3
596 34TH AVE
SAN FRANCISCO CA 94121-2706

500 GRAND LLC
PARCEL #: 10-780-15-7
2040 BANCROFT WAY #301
BERKELEY CA 94704-1498

500 GRAND LLC
PARCEL #: 10-780-15-8
2040 BANCROFT WAY #301
BERKELEY CA 94704-1498

570 GRAND AVENUE LLC
PARCEL #: 10-780-9
3750 BOULDER ST
PLEASANTON CA 94566-4806

BADGER MARK B & BREEN MARTHA G
PARCEL #: 10-780-21-2
424 EUCLID AVE
OAKLAND CA 94610-3520

BAROT ENRIQUE P & MARIA R
PARCEL #: 10-780-22-2
407 LAGUNITAS AVE
OAKLAND CA 94610-3522

BURGE RICHARD G TR
PARCEL #: 10-779-13
490 GRAND AVE #200
OAKLAND CA 94610-5058

CITY OF OAKLAND
PARCEL #: 10-764-3
250 FRANK H OGAWA PLZ #4
OAKLAND CA 94612-2010

DANE BARBARA TR ETAL
PARCEL #: 10-779-16
232 RIDGEWAY AVE
OAKLAND CA 94611-5124

DORNTGE MILLARD & MICHELE TRS
PARCEL #: 10-780-18
1321 ACTON ST
BERKELEY CA 94706-2501

DRIGGS DON & DILLON DONNA D TRS
PARCEL #: 10-780-17-1
425 BURKE ST
OAKLAND CA 94610-3555

FJC EQUITIES LLC
PARCEL #: 10-780-19-1
4804 RED FOX DR
ANNANDALE VA 22003-4103

GAMBOA VINCE A & PERFETTI JAMES M
PARCEL #: 10-779-19
39 COLLINGWOOD ST
SAN FRANCISCO CA 94114-1906

GEANEY DENNIS M & DENNIS M
PARCEL #: 10-779-9
427 EUCLID AVE
OAKLAND CA 94610-3525

HOUSING AUTHORITY OF THE CITY OF OAKL
PARCEL #: 10-779-15-2
1619 HARRISON ST
OAKLAND CA 94612-3307

HOWARD BRADFORD R & MARCIA A TRS ET/AL
PARCEL #: 10-780-12-4
516 GRAND AVE
OAKLAND CA 94610-3515

HOWARD TOURS
PARCEL #: 10-780-13-1
516 GRAND AVE
OAKLAND CA 94610-3515

HOWARD TOURS INC
PARCEL #: 10-780-14
516 GRAND AVE
OAKLAND CA 94610-3515

KERWOOD APARTMENTS LLC
PARCEL #: 10-780-12-5
6114 LASALLE AVE #197
OAKLAND CA 94611-2802

KUO JIM B & LIU BAUJEN
PARCEL #: 10-780-10
116 OAKMONT AVE
PIEDMONT CA 94610-1121

LOUIE PHILLIP & HENRY & WAI
PARCEL #: 10-779-20-1
2332 M L KING JR WAY
BERKELEY CA 94704-1412

MAPLES KEVIN P & BERIL G
PARCEL #: 10-779-18
1404 GRAND AVE
PIEDMONT CA 94610-1022

MERNER CARL J TR
PARCEL #: 10-780-24-2
PO BOX 3468
SANTA ROSA CA 95402-3468

NUDLER MISIA TR
PARCEL #: 10-780-20
12155 BLYTHEN WAY
OAKLAND CA 94619-2441

OCCUPANT
PARCEL #: 10-780-12-5
421 BURK ST
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-8
584 GRAND AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-10
568 GRAND AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-779-19
424 BELLEVUE AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-15-7
403 BURK ST
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-19-1
450 EUCLID AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-17-1
423 BURK ST
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-779-16
436 BELLEVUE AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-779-17
432 BELLEVUE AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-13-1
528 GRAND AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-779-20-1
420 BELLEVUE AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-15-8
500 GRAND AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-779-18
428 BELLEVUE AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-22-3
420 BURK ST
OAKLAND CA 94610

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PARCEL #: 10-780-24-2
415 LAGUNITAS AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-14
522 GRAND AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-20
428 EUCLID AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-764-3
BELLEVUE AVE
OAKLAND CA 94609

OCCUPANT
PARCEL #: 10-780-12-4
554 GRAND AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-18
427 BURK ST
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-9
570 GRAND AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-779-11
435 EUCLID AVE
OAKLAND CA 94610

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PARCEL #: 10-779-15-2
441 EUCLID AVE
OAKLAND CA 94610

OCCUPANT
PARCEL #: 10-780-12-4
550 GRAND AV
OAKLAND 94610

OCCUPANT
PARCEL #: 10-780-12-4
544 GRAND AV
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552 GRAND AV
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476 GRAND AV
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424 BELLEVUE AV
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584 GRAND AV
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580 GRAND AV
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576 GRAND AV
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582 GRAND AV
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OAKLAND 94610

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OAKLAND 94610

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490 GRAND AV
OAKLAND 94610

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442 EUCLID AV
OAKLAND 94610

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446 EUCLID AV
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440 EUCLID AV
OAKLAND 94610

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PARCEL #: 10-780-19-1
444 EUCLID AV
OAKLAND 94610

OCCUPANT
PARCEL #: 10-779-16
436 BELLEVUE AV 3 #3
OAKLAND 94610

OCCUPANT
PARCEL #: 10-779-8
425 EUCLID AV
OAKLAND 94610

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PARCEL #: 10-779-9
427 EUCLID AV
OAKLAND 94610

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OAKLAND 94610

OCCUPANT
PARCEL #: 10-780-12-4
554 GRAND AV
OAKLAND 94610

PASCUA LORETTA O TR
PARCEL #: 10-780-21-1
403 LAGUNITAS AVE
OAKLAND CA 94610-3522

REYNOLDS JOHN T & AGNES G TRS
PARCEL #: 10-780-16
415 BURK ST
OAKLAND CA 94610-3519

RUSSELL HENRY III
PARCEL #: 10-779-8
425 EUCLID AVE
OAKLAND CA 94610-3525

SAUCEDA GWENETH & PIROZZOLI MONICA T
PARCEL #: 10-779-17
P O BOX 2327
GILROY CA 95021-2327

SETO JEAN W TR
PARCEL #: 10-780-8
2580 WASHINGTON ST #7
SAN FRANCISCO CA 94115-1822

SILVEIRA WILLIAM J & BRIAN L TRS & SILVEI
PARCEL #: 10-779-11
499 EMBARCADERO
OAKLAND CA 94606-5131

SMITH PAUL D & KATHLEEN J TRS
PARCEL #: 10-779-10
429 EUCLID AVE #A
OAKLAND CA 94610-3525

East Bay Municipal Utility District
Chandra Johannesson
P.O. Box 24055,
Oakland, CA 94623

cjohanne@ebmud.com

City Of Oakland Public Works Environmental Services
Mark Johannes Arniola and Gopal Nair
150 Frank H. Ogawa Plaza, Suite 5301
Oakland CA 94612

marniola@oaklandnet.com
gnair@oakland.net.com

City Of Oakland Planning & Building
Dave Harlan
150 Frank H. Ogawa Plaza, Suite 2114
Oakland CA 94612

धारलान@oaklandnet.com

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

Cheryl.prowell@waterboards.co.gov