

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**
REBECCA GEBHART, Interim 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

December 30, 2016

1244 2nd Avenue LLC
Attn: Trent Moore
740 Bay Street LLC
Julie M. Betti
2655 Van Ness Avenue #2
San Francisco, CA 94109-1698
(Sent to: trent@shamrocksf.com)
(Sent to: admin@shamrocksf.com)

Victor H. and Jeanette L Chin, Trustees
Warren Chin, Trustee
Warren H. Chin
Wellington R. L. Eng Jr. Trustee
Gary A. and Helen H. Klee, Trustees
Grace H. Loo
Robert E. and Florence H. Louie
1026 Cragmont Ave
Berkeley, CA 94708-1412

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30092 Ivy Glenn Drive Ste 100
Laguna Niguel, CA 92677-5027

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CBS Associates
1026 Cragmont Ave
Berkeley, CA 94708-1412

Shirley H. Eng et al.
28 Oakridge Ct.
Pittsburg, CA 94565-5616

Benny and Ngoot O. Chin
1244 2nd Ave
Oakland, CA 94606

Subject: Case Closure for Fuel Leak Case No. RO0003216 and GeoTracker Global ID T10000008860, 1244 2nd Avenue, Oakland, CA 94606

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Department of Environmental Health (ACDEH) is required to use this case closure letter for all UST leak sites.

We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

Responsible Parties
RO0003216
December 30, 2016
Page 2

Case closure is granted for current residential and commercial land use with no site management requirements. Site Management Requirements are further described in Additional Information of the attached Case Closure Summary.

If you have any questions, please call Anne Jurek at (510) 567-6721. Thank you.

Sincerely,



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

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

cc with enclosure:

Leroy Griffin, Oakland Fire Department 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (Sent via e-mail to: lgriffin@oaklandnet.com)

Susan Hugo, ACDEH, (Sent via e-mail to: susan.hugo@acgov.org)

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

Anne Jurek, ACDEH (Sent via E-mail to: anne.jurek@acgov.org)

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

Robert Clark-Ridell, Pangea, (Sent via E-mail to: briddell@pangeaenv.com)

Case Electronic File, GeoTracker



REMEDIAL ACTION COMPLETION CERTIFICATION

December 30, 2016

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Attn: Trent Moore
740 Bay Street LLC
Julie M. Betti
2655 Van Ness Avenue #2
San Francisco, CA 94109-1698
(Sent to: trent@shamrocksf.com)
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1244 2nd Ave
Oakland, CA 94606

Subject: Case Closure for Fuel Leak Case No. RO0003216 and GeoTracker Global ID T10000008860, 1244 2nd Avenue, Oakland, CA 94606

Dear Responsible Parties:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with

corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,



Ronald Browder
Director

Underground Storage Tank Case Closure Summary Form

Agency Information

Date: December 29, 2016

Alameda County Department of Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Case Worker: Anne Jurek	Title: Professional Technical Specialist II

Case Information

Facility Name: 1244 2nd Avenue LLC		
Facility Address: 1244 2nd Avenue, Oakland, CA 94606		
Regional Water Board LUSTIS Case No: NA	Former ACDEH Case No. NA	Current LOP Case No.: RO0003216
Unauthorized Release Form Filing Date: 12/28/2016	State Water Board GeoTracker Global ID: T10000008860	
Assessor Parcel Number: 20-127-1	Current Land Use: Residential and Commercial	
Responsible Party(s):	Address:	Phone:
1244 2nd Avenue LLC Attn: Trent Moore Julie M. Betti 740 Bay Street LLC	2655 Van Ness Avenue #2 San Francisco, CA 94109-1698	----
Victor H. and Jeanette L Chin, Trustees Warren Chin, Trustee; Warren H. Chin Wellington R. L. Eng Jr., Trustee Gary A. and Helen H. Klee, Trustees; Grace H. Loo Robert E. and Florence H. Louie	1026 Cragmont Ave Berkeley, CA 94708-1412	----
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CBS Associates	1026 Cragmont Ave Berkeley, CA 94708-1412	----
Shirley H. Eng et al.	28 Oakridge Ct. Pittsburg, CA 94565-5616	----
Benny and Ngoot O. Chin	1244 2nd Ave Oakland, CA 94606	----

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
---	1000-gallon	Diesel	Removed	12/08/2015

Underground Storage Tank Case Closure Summary Form

Site Closure Evaluation Summary

The site is currently developed with an apartment building with a liquor store occupying the first floor. On December 8, 2015, one 1,000 gallon underground storage tank (UST) used for light diesel heating fuel was removed from the sidewalk at the southeast side of the site. During the UST removal, 50 tons of impacted soil and 2,800 gallons of impacted groundwater were removed. Site investigation including soil, grab groundwater, and soil gas sampling was performed. This diesel UST release case has been evaluated for closure consistent with the current site use and the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. Based on this evaluation, the site has been closed as a low-risk site.

Refer to Attachments 1 through 5 for analysis details.

Site Management Requirements

Case closure is granted for current residential and commercial land use with no site management requirements.

Institutional Controls

Not Applicable

Engineering Controls



Not Applicable

Underground Storage Tank Case Closure Summary Form

Case Closure Public Notification Information

Agency Type	Agency Name	Contact Information
Regional Water Board	San Francisco Bay	Laurent Meillier 1515 Clay Street, Suite 1400, Oakland, CA 94612
Municipal and County Water Districts	East Bay Municipal Utility District	Chandra Johannesson P.O. Box 24055, MS 702 Oakland, CA 94623
Water Replenishment Districts	Not Applicable	----
Groundwater Basin Managers	Not Applicable	----
Planning Agency	City of Oakland	City of Oakland Planning and Building 250 Frank H. Ogawa Plaza Suite 2114 Oakland, CA 94612
Public Works Agency	City of Oakland	City of Oakland Public Works Environmental Services 250 Frank H. Ogawa Plaza Suite 4314 Oakland, CA 94612
Owners and Occupants of Property and Adjacent Parcels	See List in Attachment 7	----

Local Agency Signatures

Case Worker: Anne Jurek	Title: Professional Technical Specialist II
Signature: 	Date: 12-30-2016
Program Manager: Dilan Roe	Title: Chief, Land Water Division
Signature: 	Date: 12/30/2016

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACDEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACDEH website.

Geotracker Conceptual Site Model (Attachment 1, 1 page)

Geotracker LTCP Checklist (Attachment 2, 1 page)

Groundwater Evaluation and Data (Attachment 3, 5 pages)

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

Soil Evaluation and Data (Attachment 5, 3 pages)

Responsible Party Information (Attachment 6, 7 pages)

Case Closure Public Notification Information (Attachment 7, 5 pages)

ATTACHMENT 1

1244 2ND AVENUE LLC (T1000008860) - [MAP THIS SITE](#)

PUBLIC PAGE

1244 2ND AVENUE
OAKLAND, CA 94606
ALAMEDA COUNTY
LUST CLEANUP SITE
STATUS: COMPLETED - CASE CLOSED

PERTINENT INFORMATION:
CR Site ID #: NOT SPECIFIED

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003216 - [ANNE JUREK](#)
SAN FRANCISCO BAY RWQCB (REGION 2) - [Cherie McCaulou](#)

- Activities Report
- Documents / Data
- Environmental Conditions
- Admin
- Funding
- Case Reviews

THIS PROJECT WAS LAST MODIFIED BY [ANNE JUREK](#) ON 12/30/2016 7:48:08 PM - [HISTORY](#)

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

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIS)

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FIVE YEAR REVIEW INFORMATION		
									FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

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

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
1244 2ND AVENUE LLC (Global ID: T1000008860) 1244 2ND AVENUE OAKLAND, CA 94606	Completed - Case Closed	12/30/2016	2/2/2016	1	ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003216 CASEWORKER: ANNE JUREK - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) CASEWORKER: Cherie McCaulou - SUPERVISOR: Cheryl L. Prowell

STAFF NOTES (INTERNAL)

SITE HISTORY

The site is currently developed with an apartment building with a liquor store occupying the first floor. On December 8, 2015, one 1,000 gallon underground storage tank (UST) used for light diesel heating fuel was removed from the sidewalk at the southeast side of the site. During the UST removal, 50 tons of impacted soil and 2,800 gallons of impacted groundwater were removed. Site investigation including soil, grab groundwater, and soil gas sampling was performed. This diesel UST release case has been evaluated for closure consistent with the current site use and the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. Based on this evaluation, the site has been closed as a low-risk site. Case closure is granted for current residential and commercial land use with no site management requirements.

RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
740 BAY STREET LLC	740 Bay Street LLC	2655 VAN NESS AVENUE #2	SAN FRANCISCO	
BENNY AND NGOOT O. CHIN	Benny and Ngoot O. Chin	1244 2ND AVE	OAKLAND	
CBS ASSOCIATES	CBS Associates	1026 CRAGMONT AVE	BERKELEY	
CBS INVESTMENTS, INC	CBS Investments, Inc	1026 CRAGMONT AVE	BERKELEY	
JULIE M. BETTI	Individual	2655 VAN NESS AVENUE #2	SAN FRANCISCO	
SHIRLEY H. ENG	Shirley H. Eng	28 OAKRIDGE CT.	PITTSBURG	
TRENT MOORE	1244 2nd Avenue LLC	2655 VAN NESS AVENUE #2	SAN FRANCISCO	
VICTOR H. AND JEANNETTE L. CHIN, TRUSTEES	Individual(s)	1026 CRAGMONT AVE	BERKELEY	
VICTOR H. AND JEANNETTE L. CHIN, TRUSTEES	Individual(s)	30092 IVY GLENN DRIVE STE 100	LAGUNA NIGUEL	

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
EXCAVATION	12/8/2015	12/9/2016	Soil, Water	60 Tons / 2,800 Gallons	

RISK INFORMATION

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel, Waste Oil / Motor / Hydraulic / Lubricating	Commercial, Residential	GW - Municipal and Domestic Supply	Tank	2/2/2016		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	EBMUD	12/28/2016	10/25/2016	10/25/2016	12/31/2017	10/18/2016

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
020 012700100	Santa Clara Valley - East Bay Plain (2-9.04)	South Bay - East Bay Cities (204.20)

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

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

FIELD PT NAME	DATE	TPH _g	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-4	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND
B-5	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND
B-6	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND
TANK PIT	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND

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

FIELD PT NAME	DATE	TPH _g	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-5	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND
B-6	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND
TANK PIT	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND
TANK SE	12/23/2015	OTHER	ND	ND	ND	ND	ND	ND

MOST RECENT GEO_WELL DATA - [HIDE](#)

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

ATTACHMENT 2

1244 2ND AVENUE
 OAKLAND, CA 94606
 ALAMEDA COUNTY
 LUST CLEANUP SITE
 STATUS COMPLETED - CASE CLOSED

PERTINENT INFORMATION:
 CR Site ID #: NOT SPECIFIED

CLEANUP OVERSIGHT AGENCIES
 ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0003216 - ANNE JUREK
 SAN FRANCISCO BAY RWQCB (REGION 2) - Chena McCaulou

Activities Report Documents / Data Environmental Conditions Admin Funding Case Reviews

THIS PROJECT WAS LAST MODIFIED BY ANNE JUREK ON 12/30/2016 7:51:47 PM - HISTORY

CLOSURE POLICY THIS VERSION IS FINAL AS OF 12/30/2016 CHECKLIST INITIATED ON 6/23/2016 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 YES

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info) YES NO

Does the site meet any of the Groundwater specific criteria scenarios? YES NO

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

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c - CLEAR SECTION ANSWERS 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 YES

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:
 The site does not meet the vapor intrusion to indoor air criterion of the Low Threat Closure Policy, as depth to groundwater at the site was between 4 and 11.1 feet below ground surface (bgs). However, the petroleum hydrocarbon release does not contain significant volatile organic compounds, and therefore, the vapor intrusion risk onsite is considered low. YES NO

Has this LTCP Checklist been updated for FY 16/17? YES NO

SPELL CHECK

Save Form as Partially Completed Save Form as Complete

ATTACHMENT 3

Attachment 3 – Groundwater Evaluation and Data

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM						
Closure Scenario						
___ Site has not affected groundwater; <u> </u> Scenario 1 ; ___ Scenario 2; ___ Scenario 3; ___ Scenario 4; ___ Scenario 5; ___ This case should be closed in spite of not meeting the groundwater specific media criteria						
Shading indicates Site Specific Data and Bold Text indicates Evaluation Criteria						
Site Specific Data		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Plume Length	< 100 feet	<100 feet	<250 feet	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product	
Plume Stable or Decreasing	Stable or decreasing	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing	
Distance to Nearest Water Supply Well (from plume boundary)	> 1,650 feet (DWR / ACPWA) >2,000 (GAMA)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water Body (from plume boundary)	Downgradient: 670 feet Cross Gradient: 1,600 feet Upgradient: 4,100 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Benzene Concentrations (µg/l)	Historic Max: <0.5 Current Max: <0.5	No criteria	<3,000	<1,000	<1,000	
MTBE Concentrations (µg/l)	Historic Max: <0.5 Current Max: <0.5	No criteria	<1,000	<1,000	<1,000	
Property Owner Willing to Accept a Land Use Restriction	Not applicable	Not applicable	Not applicable	Yes	Not applicable	

Notes: DWR = Department of Water Resources
 ACPWA = Alameda County Public Works Agency
 GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

Attachment 3 – Groundwater Evaluation and Data

Analysis	
Plume Length	Defined to water quality objectives. (Contaminant plume that exceeds water quality objectives is less than 100 feet.)
Free Product	Not observed at site.
Plume Stability	Plume is stable in aerial extent. (The contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.)
Water Supply Wells	An Alameda County Public Works Agency (ACPWA) and the Department of Water Resources (DWR) well survey indicate no public water supply wells, irrigation wells within 1,650 feet of the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	Lake Merritt is downgradient to the northwest at an approximate distance of 670 feet. Lake Merritt Channel is approximately 1,600 feet cross-gradient to the west. Brooklyn Basin is 4,100 feet upgradient.

GEOTRACKER GAMA

REGULATORS (CONFIDENTIAL)

1244 2nd Avenue Oakland

Map Address

- Select Data to Display
 - Filters / Data Export
 - Tools
 - Reports and Well Logs
 - Map Coverages
 - GeoTracker Sites
- [CONTACT US](#) [TAKE A TOUR](#) [VIEW ON GEOTRACKER](#)

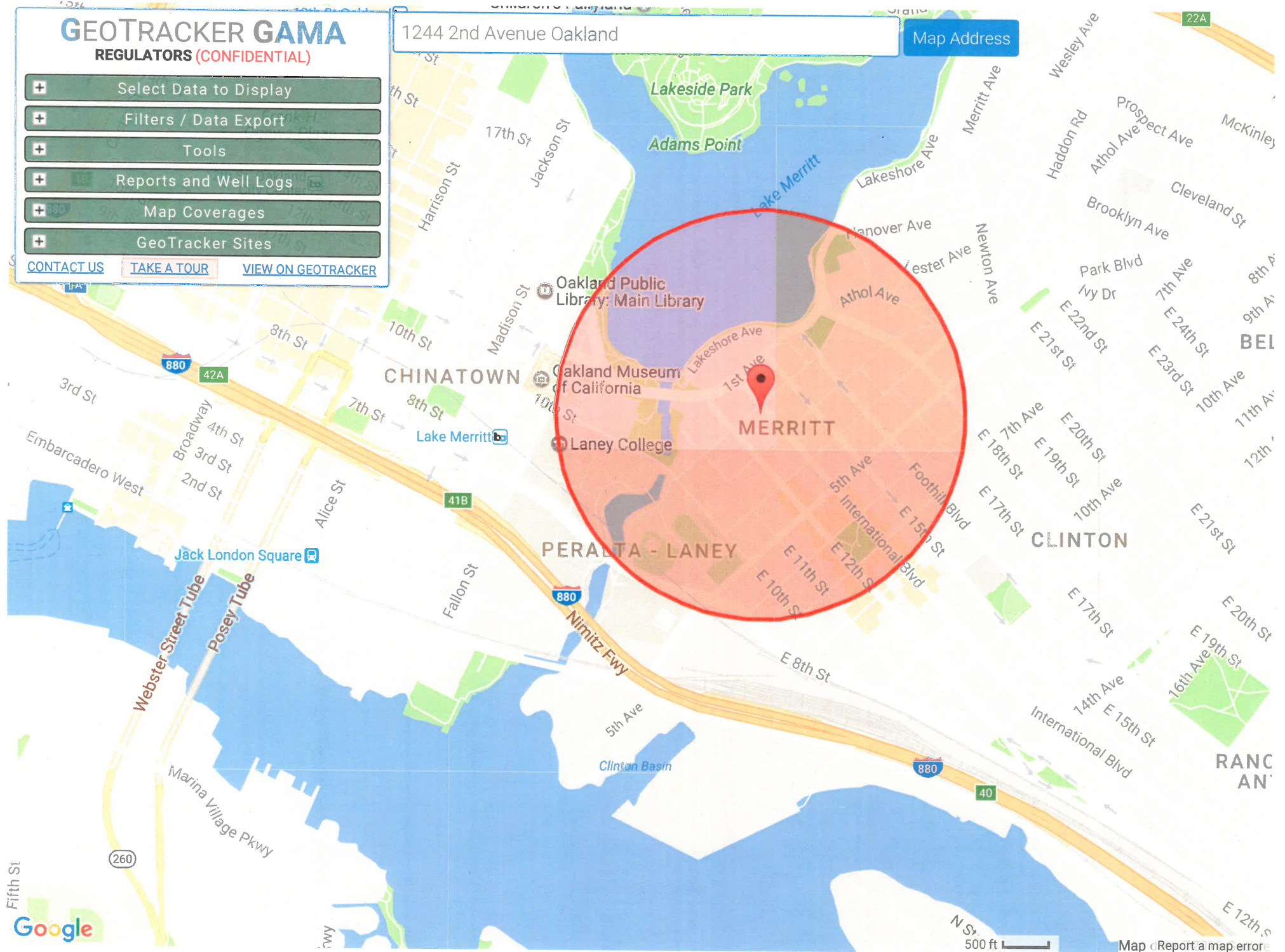


Table 2. Groundwater Analytical Data - 1244 2nd Avenue, Oakland, CA

Boring/Well ID	Date Sampled	Sample Depth (ft bgs)	TPHg	TPHd	TPHmo	BTEX	MTBE	Naphthalene	VOCs	Notes
			←————— μ g/L —————→							
GW Tier 1 ESL			100	100	50,000	varies	5	0.17	varies	
Residential ESL, vapor intrusion (shallow water, ≤ 10 ft)			NE	NE	NE	varies	1,200	20	varies	
Commercial ESL, vapor intrusion (shallow water, ≤ 10 ft)			NE	NE	NE	varies	11,000	170	varies	
ESL for aquatic habitat goal: fresh water			440	640	NE	varies	66,000	24	varies	
ESL for aquatic habitat goal: salt water			3,700	640	NE	varies	8,000	240	varies	
LTCP Criteria		--	--	--	--	3,000 benzene	1,000	--	--	

December 2015 Assessment

B-1	12/23/2015	4.5-8.5	<50	110	550	ND	<5.0	--	--	
B-2	12/23/2015	5.0-7.0	<50	150	920	ND	<5.0	--	--	
B-3	12/23/2015	4.0-7.5	<50	100	270	ND	<5.0	--	--	
B-4	12/23/2015	5.0-8.5	<50	64	<250	ND	<5.0	<0.5	ND	
B-5	12/23/2015	5.0-7.5	<50	63	<250	ND	<5.0	<0.5	ND	
B-6	12/23/2015	4.0-8.5	<50	2,200	1,700	ND	<5.0	<0.5	ND	e3, e7
Tank Pit	12/23/2015	5.0-12	<50	240	<250	ND	<5.0	<0.5	ND	e3

May 2016 Assessment

SB-1	5/16/2016	7.5-12	<50	<50	<250	--	--	--	--	
SB-2	5/16/2016	7.5-15	<50	<50	<250	--	--	--	--	
SB-3	5/16/2016	7.0-12	<50	<100	<500	--	--	--	--	

June 2016 Assessment

B-7	6/9/2016	9.1-14	<50	<50	370 *	--	--	--	--	e7
B-8	6/9/2016	8.4-13	<50	<50	<250	--	--	--	--	
B-9	6/9/2016	11.1-11.3	--	170 **	--	--	--	--	--	a, e2, e8
B-10	6/9/2016	10.3-14	<50	1,600 *	35,000 *	--	--	--	--	e2, e7

ABBREVIATIONS AND NOTES:

µg/L = micrograms per liter.

TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 8015M.

TPHd = Total petroleum hydrocarbons as diesel by EPA Method 8015.

TPHmo = Total petroleum hydrocarbons as motor oil by EPA Method 8015.

VOCs = Volatile organic compounds by EPA Method 8260.

ESL = Environmental Screening Level, from California Regional Water Quality Control Board - San Francisco Bay Region, *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, Interim Revised February 2016 (Revision 3).

Bold = Concentration above Final ESL for sites where groundwater is Not a current or potential drinking water resource.

LTCP adopted by State Water Resources Control Board August 2012 includes general and media specific criteria for closure. Shown criteria are for select groundwater criteria.

-- = Not analyzed.

< = Not detected at or above indicated detection limit.

a = Only limited groundwater was present in boring B-9 for sampling. Per laboratory discussion, the 18.5 ml sample was diluted in the field with 24.5 ml deionized water to 43 ml. Due to insufficient volume, the sample was not analyzed for TPHg or TPHmo.

e2 = diesel range compounds are significant; no recognizable pattern

e3 = aged diesel is significant

e7 = oil range compounds are significant

e8 = kerosene/kerosene range/jet fuel range

ND = Not detected at various detection limits.

NE = ESL not established.

* = Based on the review of chromatograms, the laboratory states this analytical result is not similar to source area hydrocarbon signature.

** = B-9 was a partial sample with insufficient volume to analyze for oil range compounds. Similar to the lab note regarding results for nearby borings B-7, B-8 and B-10, hydrocarbons in B-9 are likely from an offsite source rather and likely do not resemble source hydrocarbons.

ATTACHMENT 4

Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA - PETROLEUM								
Closure Scenario								
Exemption: <input type="checkbox"/> Active fueling station exempt from vapor specific criteria; Active as of date: _____								
<input type="checkbox"/> Scenario 1; <input type="checkbox"/> Scenario 2; <input type="checkbox"/> Scenario 3a; <input type="checkbox"/> Scenario 3b; <input type="checkbox"/> Scenario 4a without bioattenuation zone; <input type="checkbox"/> Scenario 4b 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 controls; <input checked="" type="checkbox"/> Case closed in spite of not meeting the vapor specific media criteria								
Shading indicates Site Specific Data and Bold Text indicates Evaluation Criteria								
Site Specific Data		Scenario 1	Scenario 2	Scenario 3A	Scenario 3B	Scenario 3C	Scenario 4a	Scenario 4b
Unweathered LNAPL	No LNAPL	LNAPL in gw	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	< 4 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet
Depth to Shallowest Groundwater	4 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet
Total TPHg & TPHd in Soil in Bioattenuation Zone	3.8 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	No criteria	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	< 0.5 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria	No criteria
Oxygen Data in Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	No criteria	≥4% at bottom of zone
Soil Vapor Depth Beneath Foundation	~ 3.5 feet	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet
Benzene Concentrations (µg/m ³)	Historic Max: < 89 Current Max: < 89	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations (µg/m ³)	Historic Max: <120 Current Max: <120	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 1,100; Com: < 3,600	Res: < 1,100K; Com: < 3,600K
Naphthalene Concentrations (µg/m ³)	Historic Max: Not Analyzed Current Max: Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 93; Com: < 310	Res: < 93K; Com: < 310K

Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM (cont.)	
Vapor Intrusion to Indoor Air Analysis	
Onsite	The site does not meet the vapor intrusion to indoor air criterion of the Low Threat Closure Policy, as depth to groundwater at the site was between 4 and 11.1 feet below ground surface (bgs). However, the petroleum hydrocarbon release does not contain significant volatile organic compounds, and therefore, the vapor intrusion risk onsite is considered low.
Offsite	The petroleum hydrocarbon plume does not extend offsite.

Pangea

Table 3. Soil Gas Analytical Data - 1244 2nd Avenue, Oakland, CA

Boring/ Sample ID	Date Sampled	Depth (ft-ft bgs)	TPH Gasoline	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene	Isopropyl Alcohol	Oxygen	Methane	Notes
			ug/m ³					%	%	%		
ESL for Commercial Land Use:			2,500,000	420	1,300,000	4,900	440,000	--	--	--	--	
ESL for Residential Land Use:			300,000	48	160,000	560	52,000	--	--	--	--	
No Bio-Attenuation Zone, Residential (LTCP)			--	85	--	1,100	--	93	--	--	--	
No Bio-Attenuation Zone, Commercial (LTCP)			--	280	--	3,600	--	310	--	--	--	
With Bio-Attenuation Zone, Residential (LTCP)			--	85,000	--	1,100,000	--	93,000	--	--	--	
With Bio-Attenuation Zone, Commercial (LTCP)			--	280,000	--	3,600,000	--	310,000	--	--	--	
SVW-1	5/24/2016	5-6	<1,800	<6.5	8.9	<8.8	<27	--	<0.005	9.9	<0.0001	

Abbreviations:

SVW-1 = Soil Gas Sample

ug/m³ = Micrograms per cubic meter of air results calculated by laboratory from parts per billion results using normal temperature and pressure (NPT).

ft - ft bgs = Depth interval below ground surface (bgs) in feet.

Other VOCs = Volatile organic compounds by EPA Method TO-15, uses GC/MS scan.

< n = Chemical not present at a concentration in excess of detection limit shown.

--- = Not analyzed

MRL = Method reporting limit.

ESL = Environmental Screening Level, from California Regional Water Quality Control Board - San Francisco Bay Region, *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, Interim Revised February 2016 (Revision 3).

LTCP adopted by State Water Resources Control Board August 2012 includes general and media specific criteria for closure. Shown criteria are for select soil gas criteria.

Bold = Concentrations above ESLs for Residential and/or Commercial Land Use for shallow soil gas (SG samples).

Varies = Concentration detections for VOCs varies. Please see analytical report.

ATTACHMENT 5

Attachment 5 – Direct Contact Evaluation and Data

Closure Scenario						
<p><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"/> Site-specific risk assessment, <input type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, <input type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls, <input type="checkbox"/> This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.</p>						
Shading indicates Site Specific Data and Bold Text indicates Evaluation Criteria						
Are maximum concentrations less than those in Table 1 below?					No	
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	< 0.005	< 0.005	< 0.005	<0.10	<0.10
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	----	----	----	<0.629	<0.629
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
Direct Contact and Outdoor Air Analysis						
Onsite	<p>This site meets the LTCP criterion for Direct Contact and Outdoor Air Exposure.</p> <p>Sampling and analysis of poly-aromatic hydrocarbons (PAHs) for this site is unnecessary because the soil at the site does not appear to be affected by waste oil or Bunker C fuel.</p>					
Offsite	<p>The petroleum hydrocarbon plume does not extend offsite.</p>					

Table 1. Soil Analytical Data - 1244 2nd Avenue, Oakland, CA

Boring/Well ID	Date Sampled	Sample Depth (feet bgs)	mg/Kg									Other VOCs	Notes
			TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Naphthalene		
Soil Tier 1 ESL			100	230	5,100	0.044	2.9	1.4	2.3	0.023	0.033	varies	
Odor/Nuisance: Any Land Use, Deep Soil (Const Worker)			500	1,000	NE	1,000	1,000	1,000	1,000	500	1,000	varies	
Direct Exposure: Any Land Use, Any Depth (Const Work)			2,800	880	32,000	24	4100	480	2,400	3,700	350	varies	
ESL Direct Exposure - Residential Shallow Soil			740	230	NE	0.23	970	5.1	560	42	3.3	varies	
ESL Direct Exposure - Commercial Shallow Soil			3,900	1,100	NE	1.0	4,600	22	2,400	180	14	varies	
ESL Leaching to Groundwater - Drinking Water			770	570	NE	0.044	2.9	1.4	2.3	0.023	0.033	varies	
ESL Leaching to Groundwater - Nondrinking Water			3,400	3,600	NE	0.049	9.3	1.4	11	0.84	3.9	varies	
LTCP 0-5 ft (Comm/Indl)			--	--	--	8.2	--	89	--	--	45	--	
LTCP 5-10 ft (Comm/Indl)			--	--	--	12	--	134	--	--	45	--	
LTCP 0-10 ft (Utility Worker)			--	--	--	14	--	314	--	--	219	--	

ABBREVIATIONS AND NOTES:

mg/kg = milligrams per kilogram.

TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 8015M.

TPHd = Total petroleum hydrocarbons as diesel by EPA Method 8015.

TPHmo = Total petroleum hydrocarbons as motor oil by EPA Method 8015.

VOCs = Volatile organic compounds by EPA Method 8260 (full list).

-- = Not analyzed.

< = Not detected at or above indicated detection limit.

ND = Not detected at various detection limits.

NE = Not established

ESL = Environmental Screening Level, from California Regional Water Quality Control Board - San Francisco Bay Region, *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, Interim Revised February 2016 (Revision 3).

LTCP adopted by State Water Resources Control Board August 2012 includes general and media specific criteria for closure. Shown criteria are for select soil criteria.

Bold = Concentration above final ESL for commercial/industrial worker exposure scenario.

ATTACHMENT 6



COUNTY OF ALAMEDA

Assessor's Office

Property Value System

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[Value](#)

[Transfer](#)

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Parcel Number: **20-127-1** Inactive: **N** Lien Date: **01/01/2016** Owner: **1244 2ND AVE LLC & BETTI JULIE M ETAL**

Property Address: **1244 2ND AVE, OAKLAND, CA 94606-2206**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans	Parcel Count	Use Tax
1244 2ND AVE LLC & BETTI JULIE M ETAL	List Owners	2655 VAN NESS AVE # 2, SAN FRANCISCO, CA 94109-1698	10/10/2014	2014-247303		1	3200
1244 2ND AVE LLC & BETTI JULIE M ETAL	List Owners	2655 VAN NESS AVE # 2, SAN FRANCISCO, CA 94109-1698	10/10/2014	2014-247302	\$1,360,500	1	3200
CHIN WARREN H & LOO GRACE C ETAL	List Owners	1026 CRAGMONT AVE , BERKELEY, CA 94708	10/10/2014	2014-247301		1	3200
CHIN WARREN H & LOO GRACE C ETAL	List Owners	1026 CRAGMONT AVE , BERKELEY, CA 94708	10/10/2014	2014-247300		1	3200
ENG WELLINGTON R L JR TR ETAL	List Owners	30092 IVY GLENN DR STE 100, LAGUNA NIGEL, CA 92677-5027	01/30/2014	2014-25600		1	3200
ENG WELLINGTON R L JR TR ETAL	List Owners	30092 IVY GLENN DR STE 100, LAGUNA NIGEL, CA 92677-5027	07/24/2013	2013-251569		1	3200
ENG WELLINGTON R L JR TR ETAL	List Owners	30092 IVY GLENN DR STE 100, LAGUNA NIGEL, CA 92677-5027	07/24/2013	2013-251568		1	3200
ENG WELLINGTON R L JR TR ETAL	List Owners	30092 IVY GLENN DR STE 100, LAGUNA NIGEL, CA 92677-5027	04/04/2013	2013-121765		1	3200
LOUIE ROBERT E & FLORENCE H TRS & CHIN WARREN ETAL	List Owners	1026 CRAGMONT AVE , BERKELEY, CA 94708-1412	12/19/2012	2012-423260		1	3200
LOUIE ROBERT E & FLORENCE H TR & CHIN WARREN ETAL	List Owners	1026 CRAGMONT AVE , BERKELEY, CA 94708	12/11/2012	2012-413454		1	3200
CBS ASSOCIATES c/o FLORENCE LOUIE	List Owners	1026 CRAGMONT AVE , BERKELEY, CA 94708-1412	10/16/1986	1986-254824		1	3200
ENG SHIRLEY H ETAL	List Owners	28 OAKRIDGE CT , PITTSBURG, CA 94565-5616	12/27/1979	1979-260765	\$150,000	1	3200
			03/01/1969			1	3200

CHIN BENNY + NGOOT O	List	1244 2ND AVE ,	TRAN-
	Owners	OAKLAND, CA 94606-2206	19819

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the

Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click [here](#) for more information regarding supported browsers.

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Parcel Number: **20-127-1**

Owners:

BETTI, JULIE M
1244 2ND AVE LLC
740 BAY STREET LLC

[Close Window](#)

Parcel Number: 20-127-1

Owners:

CHIN VICTOR H & JEANETTE L TRS
CHIN VICTOR H & JEANETTE L TRS
CHIN WARREN TR
CHIN WARREN TR
CHIN, WARREN H
CHIN, WARREN H
ENG WELLINGTON R L JR TR
ENG WELLINGTON R L JR TR
KLEE GARY A & HELEN H TRS
KLEE GARY A & HELEN H TRS
LOO, GRACE C
LOO, GRACE C
LOUIE ROBERT E & FLORENCE H TRS
LOUIE ROBERT E & FLORENCE H TRS

[Close Window](#)

Parcel Number: 20-127-1

Owners:

CHIN VICTOR H & JEANETTE L TRS
CHIN VICTOR H & JEANETTE L TRS
CHIN WARREN TR
CHIN WARREN TR
CHIN, WARREN H
CHIN, WARREN H
ENG, SHIRLEY H
ENG, SHIRLEY H
KLEE GARY A & HELEN H TRS
KLEE GARY A & HELEN H TRS
LOO, GRACE H
LOO, GRACE H
LOUIE ROBERT E & FLORENCE H TRS
LOUIE ROBERT E & FLORENCE H TRS

[Close Window](#)

Parcel Number: **20-127-1**

Owners:

CBS INVESTMENTS INC
CHIN VICTOR H & JEANETTE L TRS
CHIN WARREN TR
CHIN, WARREN H
ENG, SHIRLEY H
KLEE GARY A & HELEN H TRS
LOO, GRACE H
LOUIE ROBERT E & FLORENCE H TRS

[Close Window](#)

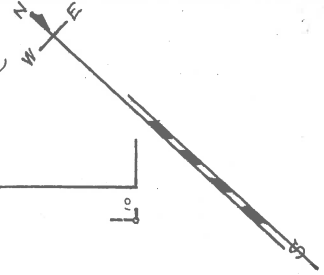
Code Area No. 17-045

127

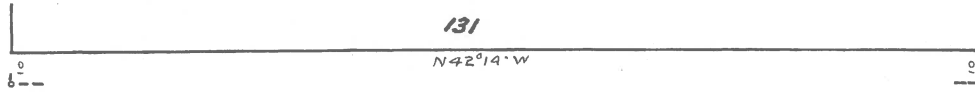
ASSESSOR'S MAP 20

Map of Clinton {H.A. Higleys Survey.} (Bk. B Deeds Pg. 537)

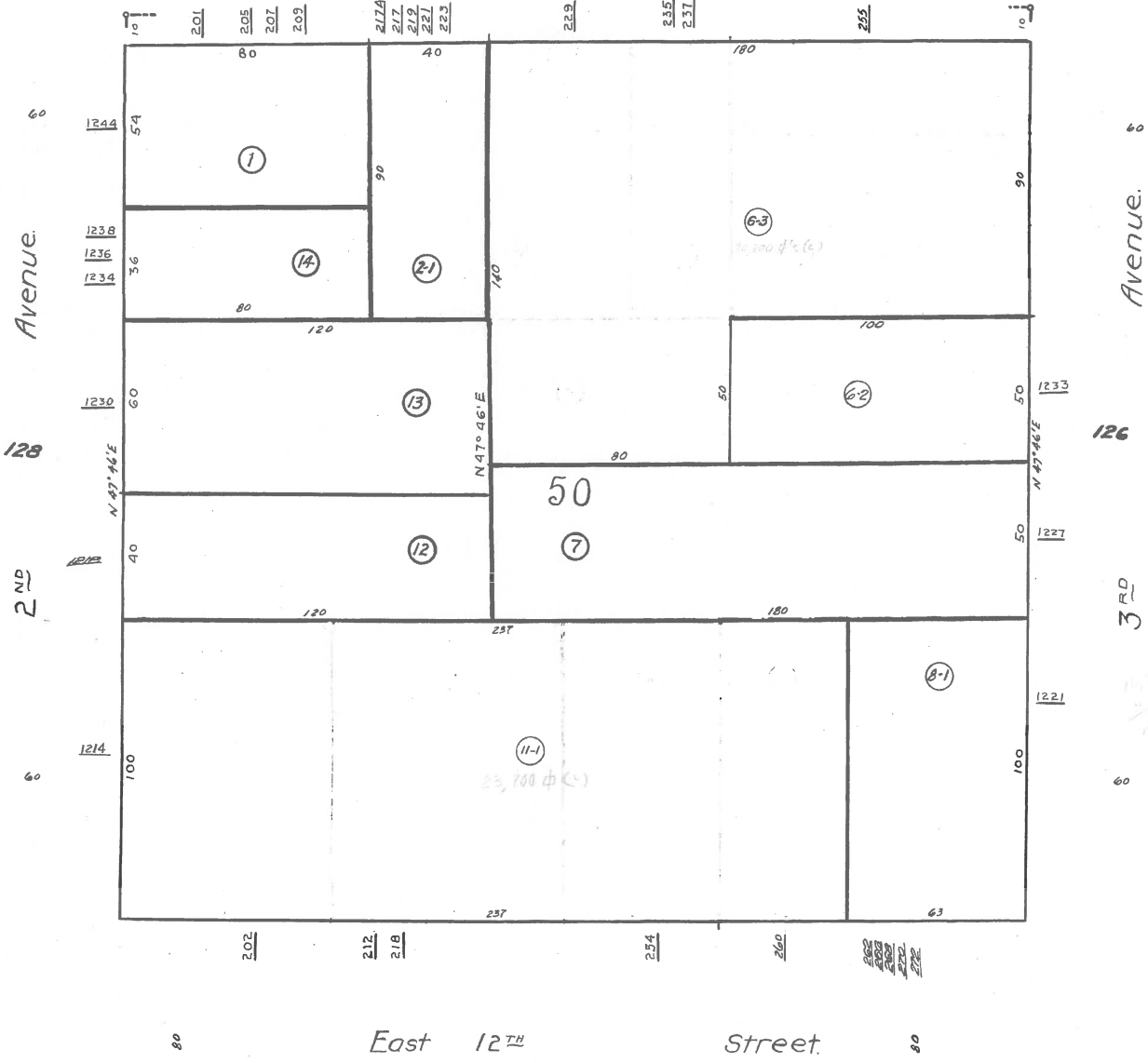
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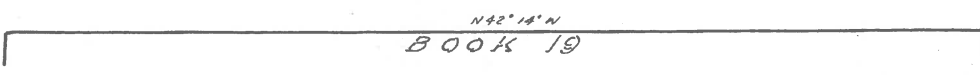
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3-29-85 MT.
4-17-91 CSL.
4-16-04 EB



80 East 14TH Street 80



80 East 12TH Street 80



ATTACHMENT 7

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim 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

October 20, 2016

1244 2nd Avenue LLC
Attn: Trent Moore
740 Bay Street LLC
Julie M. Betti
2655 Van Ness Avenue #2
San Francisco, CA 94109-1698
(Sent to: trent@shamrocksf.com)
(Sent to: admin@shamrocksf.com)

Victor H. and Jeanette L Chin, Trustees
Warren Chin, Trustee
Warren H. Chin
Wellington R. L. Eng Jr. Trustee
Gary A. and Helen H. Klee, Trustees
Grace H. Loo
Robert E. and Florence H. Louie
1026 Cragmont Ave
Berkeley, CA 94708-1412

Victor H. and Jeanette L Chin, Trustees
Warren Chin, Trustee
Warren H. Chin
Wellington R. L. Eng Jr. Trustee
Gary A. and Helen H. Klee, Trustees
Grace H. Loo
Robert E. and Florence H. Louie
30092 Ivy Glenn Drive Ste 100
Laguna Niguel, CA 92677-5027

Victor H. and Jeanette L Chin, Trustees
Warren Chin, Trustee
Warren H. Chin
Shirley H. Eng
Gary A. and Helen H. Klee, Trustees
Grace H. Loo
Robert E. and Florence H. Louie
1026 Cragmont Ave
Berkeley, CA 94708-1412

CBS Investments, Inc.
Victor H. and Jeanette L Chin, Trustees
Warren Chin, Trustee
Warren H. Chin
Shirley H. Eng
Gary A. and Helen H. Klee, Trustees
Grace H. Loo
Robert E. and Florence H. Louie
1026 Cragmont Ave
Berkeley, CA 94708-1412

CBS Associates
1026 Cragmont Ave
Berkeley, CA 94708-1412

Shirley H. Eng et al.
28 Oakridge Ct.
Pittsburg, CA 94565-5616

Benny and Ngoot O. Chin
1244 2nd Ave
Oakland, CA 94606

Subject: Fuel Leak Case No. RO0003216 and GeoTracker Global ID T10000008860, 1244 2nd Avenue, Oakland, CA 94606

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) is considering the above referenced site for potential case closure. As you are aware, site investigations for an underground storage tank leak have been performed at the subject property to which you are named as a primary or active responsible party. Thank you for returning the List of Landowners Form to ACDEH.

GeoTracker Compliance

A review of the State Water Resources Control Board's (State Water Board) GeoTracker website indicates that the report entitled "Well Survey Report" (Report), dated September 28, 2016, and prepared by Pangea Environmental Service, Inc. (Pangea) did not have a professional stamp, and therefore cannot be accepted into GeoTracker. Please upload a stamped report onto GeoTracker

and ACDEH's ftp site. In addition, other required files including electronic data files for laboratory analytical data, boring logs, and site maps for all investigative work performed have not been uploaded onto GeoTracker. Because this is a state requirement, ACDEH requests that all the above requested reports and data be uploaded to GeoTracker by **October 24, 2016**. *Failure to do this can result in delay of the closure of the site.*

Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the State Water Board GeoTracker system via the internet. Also, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy using NAD 83. A California licensed surveyor may be required to perform this work. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs, including SCP programs. Additionally, pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3893, 3894, and 3895, beginning July 1, 2005, the successful submittal of electronic information (i.e. report in PDF format) shall replace the requirement for the submittal of a paper copy. Please upload all required submittals to GeoTracker. Electronic reporting is described below on the attachments.

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, *Notification of Potential Case Closure* will be distributed to addresses in the immediate vicinity. The *Notification of 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:

- **October 20, 2016** – Public Comment Period Begins
- **December 19, 2016** – Public Comment Period Ends

Waste Removal Activities

After public comments have been addressed you will be requested to remove any remaining investigation, remediation, and well destruction derived waste from the site.

If you have any questions, please call me at (510) 567-6721 or send me an email message at anne.jurek@acgov.org. If your email address does not appear on the cover page of this notification, ACDEH is requesting that you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Responsible Parties
RO0003216
October 20, 2016
Page 3

Sincerely,



Digitally signed by Anne Jurek
DN: cn=Anne Jurek, o, ou,
email=anne.jurek@acgov.org,
c=US
Date: 2016.10.19 17:23:01 -07'00'

Anne Jurek, M.S.
Professional Technical Specialist II (Geology)

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

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

cc:

Robert Clark-Ridell, Pangea, 1710 Franklin Street, Suite 200, Oakland, CA 94612
(Sent via E-mail to: briddell@pangeaenv.com)

Anne Jurek, ACDEH (Sent via E-mail to: anne.jurek@acgov.org)

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

GeoTracker, eFile

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim 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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**1244 2nd AVENUE LLC
1244 2nd AVENUE
OAKLAND, CA 94606
FUEL LEAK CASE RO0003216
GEOTRACKER GLOBAL ID T10000008860**

OCTOBER 20, 2016

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case.

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 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 Anne Jurek at ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by December 19, 2016** 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, Anne Jurek at 510-567-6721 or by email at anne.jurek@acgov.org. Please refer to ACDEH case RO0003216 in any correspondence.

Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4	
20-127-1	1244 2ND AVE LLC & BETTI JULIE M ETAL	2655 VAN NESS AVE	2	SAN FRANCISCO CA	94109	1698	
20-127-1	OCCUPANT	1244 2ND AVE		OAKLAND CA	94606		
20-127-2-1	SU LOC V	4561 EAST HIGHWAY 20		NICE CA	95464	8538	
20-127-2-1	OCCUPANT	221 INTERNATIONAL BLVD		OAKLAND CA	94606		
20-127-14	LE DE H & NGUYENLE PHUONG M TRS	1311 KAINS AVE		BERKELEY CA	94702	1015	
20-127-14	OCCUPANT	1238 2ND AVE		OAKLAND CA	94606		
20-128-1	LAKE MERRITT ASIAN CULTURAL ARTS CENTER AFFORDABLE	103 INTERNATIONAL BLVD		OAKLAND CA	94606	2233	
20-128-2	DANG PHUONG D & NGUYEN OANH T TRS	37 LASALLE AVE		PIEDMONT CA	94611	3545	
20-128-2	OCCUPANT	135 INTERNATIONAL BLVD		OAKLAND CA	94606		
20-128-3	DANG PHUONG D & NGUYEN OANH T TRS	37 LASALLE AVE		PIEDMONT CA	94611	3545	
20-128-3	OCCUPANT	157 INTERNATIONAL BLVD		OAKLAND CA	94606		
20-128-4	OWYANG CASSANDRA ETAL	1050 ROSEWOOD WAY		ALAMEDA CA	94501	5634	
20-128-4	OCCUPANT	1245 2ND AVE		OAKLAND CA	94606		
20-128-5	OWYANG CASSANDRA ETAL	1050 ROSEWOOD WAY		ALAMEDA CA	94501	5634	
20-128-5	OCCUPANT	1245 2ND AVE		OAKLAND CA	94606		
20-128-6	OWYANG CASSANDRA ETAL	1050 ROSEWOOD WAY		ALAMEDA CA	94501	5634	
20-128-6	OCCUPANT	1225 2ND AVE		OAKLAND CA	94606		
20-128-7	LAKEMOUNT LP	2295 SAN PABLO AVE		BERKELEY CA	94702	1871	
20-128-7	OCCUPANT	136 E 12TH ST		OAKLAND CA	94606		
20-128-9-1	KHATRI RAJESHKUMAR	18005 WALNUT RD		CASTRO VALLEY CA	94546	1336	
20-128-9-1	OCCUPANT	122 E 12TH ST		OAKLAND CA	94606		
20-128-11-1	PORTER DEVELOPMENT LLC	P O BOX 2611		DANVILLE CA	94526	7611	
20-128-11-1	OCCUPANT	1240 1ST AVE		OAKLAND CA	94606		
20-130-2-2	HERSCOWITZ MORIS & JANET TRS & WEIL BEN	5020 BLUEBELL AVE		VALLEY VILLAGE CA	91607	2910	
20-130-2-2	OCCUPANT	1444 1ST AVENUE PL		OAKLAND CA	94606		
20-130-2-3	LOWE RAYMOND	233 N VULCAN AVE		ENCINITAS CA	92024	2646	
20-130-2-3	OCCUPANT	1430 1ST AVENUE PL		OAKLAND CA	94606		
20-130-3	KHABIRI FARZAD & MANSOUR ASIEH TRS	358 WILDWOOD AVE		PIEDMONT CA	94611	3849	
20-130-3	OCCUPANT	145 E 15TH ST		OAKLAND CA	94606		
20-130-4	KL PROPERTIES 2ND AVE LLC	19872 JOHN DR		CASTRO VALLEY CA	94546	3965	
20-130-4	OCCUPANT	1437 2ND AVE		OAKLAND CA	94606		
20-130-5	TIEU TONY N & TRUONG LYNN T	501 E 12TH ST		OAKLAND CA	94606	2906	
20-130-5	OCCUPANT	1429 2ND AVE		OAKLAND CA	94606		
20-130-6	YU KWOK L & HELEN & OWYANG SANDY	1417 2ND AVE		OAKLAND CA	94606	1709	
20-130-7	CRAWFORD ZELTE & CUBIE D	P O BOX 1524		SAN MATEO CA	94401	0876	
20-130-7	OCCUPANT	1407 2ND AVE		OAKLAND CA	94606		
20-130-8	ABERQUETTE FELIX ETAL	P.O. BOX 283054		SAN FRANCISCO CA	94128	3054	
20-130-8	OCCUPANT	160 INTERNATIONAL BLVD		OAKLAND CA	94606		
20-130-9	LE THINH H & HOANG CUONG K	2160 ENCINAL AVE		ALAMEDA CA	94501	4322	
20-130-9	OCCUPANT	148 INTERNATIONAL BLVD		OAKLAND CA	94606		
20-130-10	WILLSON CLYDE D TR	136 INTERNATIONAL BLVD		OAKLAND CA	94606	2234	
20-130-11	DANG CONG P & CAM V TRS	3365 MONTEREY BLVD		OAKLAND CA	94602	3562	
20-130-11	OCCUPANT	132 INTERNATIONAL BLVD		OAKLAND CA	94606		
20-130-13-1	VISTA INTERNATIONAL LLC	41 DORMAN AVE MEZZANINE L		SAN FRANCISCO CA	94124		
20-130-13-1	OCCUPANT	1420 1ST AVENUE PL		OAKLAND CA	94606		
20-130-14	YEUNG PAUL & YUNG SIN Y ETAL	PO BOX 362317		MILPITAS CA	95036	3317	
20-130-14	OCCUPANT	106 INTERNATIONAL BLVD		OAKLAND CA	94606		
	SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKAND CA	94612		CHERIE MCCAULOU CMCCAULOU@WATERBOARDS.CA.GOV
	EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION	P.O. BOX 24055	MS 702	OAKLAND CA	94623	1055	JOHANNESON cjohanne@ebmud.com
	CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES	250 FRANK H. OGAWA PLAZA	SUITE 5301	OAKLAND CA	94612		MARK JOHANNES MArniola@oaklandnet.com
	ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA	SUSAN.HUGO@ACGOV.ORG					SUSAN HUGO