

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

March 14, 2017

Grand Avenue LLC
Attn: Igal Sarfaty
2295 San Pablo Avenue
Berkeley, CA 94702-1871
(Sent via email to igal@pacbayinv.com)

Lake Merritt Associates
2515 Santa Clara Avenue Ste 103
Alameda, CA 94501-4667

Grand Avenue Apartments
2295 San Pablo Avenue
Berkeley, CA 94702-1829

World Savings and Loan Association
4101 Wiseman Blvd
San Antonio, TX 78251

Lawyers Trust Deed Service Corporation
2515 Santa Clara Avenue Ste 103
Alameda, CA 94501-4667

Peter J. and Candace D. Burns
378 Grand Avenue
Oakland, CA 94610-4847

Vincent S. Dimaggio
378 Grand Avenue
Oakland, CA 94610-4847

Gerton Investments
378 Grand Avenue
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C. S. and Lottie E. Hansen
378 Grand Avenue
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Robert B. Hansen
378 Grand Avenue
Oakland, CA 94610-4847

Kenneth L. Krich, Harish Singhal,
Prakash Singhal, Kris K. Tamaki, Ashok G. Warey,
and Ujwala A. Warey
26 Kirkwood Way
San Carlos, CA 94070-1618

Geraldine S. and Morton L. Friedkin
378 Grand Avenue
Oakland, CA 94610-4847

Ronald P. and Gloria L. Gruber
37 Bellevue Avenue
Piedmont, CA 94611-3501

378 Grand Avenue Associates
2515 Santa Clara Avenue Ste 103
Alameda, CA 94501-4667

Filomeno P and Emilia F. Jesuitas
378 Grand Avenue
Oakland, CA 94610-4847

Subject: Case Closure for Fuel Leak Case No. RO0003218 and GeoTracker Global ID T10000009122, Grand Avenue LLC, 378 Grand Avenue, Oakland, CA 94610-4847

Dear Responsible Parties:

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

Responsible Parties
RO0003218
March 14, 2017
Page 2

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 black ink that reads "Ronald Browder". The signature is written in a cursive, flowing style.

Ronald Browder
Director



REMEDIAL ACTION COMPLETION CERTIFICATION

March 14, 2017

Grand Avenue LLC
Attn: Igal Sarfaty
2295 San Pablo Avenue
Berkeley, CA 94702-1871
(Sent via email to igal@pacbayinv.com)

Lake Merritt Associates
2515 Santa Clara Avenue Ste 103
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Oakland, CA 94610-4847

Subject: Case Closure for Fuel Leak Case No. RO0003218 and GeoTracker Global ID T10000009122, Grand Avenue LLC, 378 Grand Avenue, Oakland, CA 94610-4847

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.

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>).

Case closure is granted for current residential and commercial land use with 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:

Mark Johannes Arniola, City of Oakland Public Works Environmental Services, 250 Frank H. Ogawa Plaza, Ste. 5301, Oakland, CA 94612 (Sent via e-mail to: marniola@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)

Yuval Bobrovitch (Sent via E-mail to: yuval@sbpacificgroup.com)

Nicole Gotberg, 1111 Broadway, 6th Floor, Oakland, California 94607 (Sent via E-mail to: ngotberg@geosyntec.com)

Molly Holleran, 1111 Broadway, 6th Floor, Oakland, California 94607 (Sent via E-mail to: mholleran@geosyntec.com)

Case Electronic File, GeoTracker

Underground Storage Tank Case Closure Summary Form

Agency Information

Date: March 14, 2017

Alameda County Department of Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6721
Case Worker: Anne Jurek	Title: Professional Technical Specialist II

Case Information

Facility Name: Grand Avenue LLC		
Facility Address: 378 Grand Avenue, Oakland, CA 94610		
Regional Water Board LUSTIS Case No: NA	Former ACDEH Case No. NA	Current LOP Case No.: RO0003218
Unauthorized Release Form Filing Date: 1/26/2016	State Water Board GeoTracker Global ID: T10000009122	
Assessor Parcel Number: 10-776-8	Current Land Use: Residential and Commercial	
Responsible Party(s):	Address:	Phone:
Grand Avenue LLC Attn: Igal Sarafy	2295 San Pablo Avenue Berkeley, CA 94702-1871	----
Grand Avenue Apartments	2295 San Pablo Avenue Berkeley, CA 94702-1829	----
World Savings and Loan Association	4101 Wiseman Blvd San Antonio, TX 78251	----
Ronald P. and Gloria L. Gruber	37 Bellevue Avenue Piedmont, CA 94611-3501	----
Kenneth L. Krich, Harish Singhal, Prakash Singhal, Kris K. Tamaki, Ashok G. Warey, and Ujwala A. Warey	26 Kirkwood Way San Carlos, CA 94070-1618	----
Lake Merritt Associates	2515 Santa Clara Avenue Ste 103 Alameda, CA 94501-4667	----
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C. S. Hansen	378 Grand Avenue Oakland, CA 94610-4847	----

Underground Storage Tank Case Closure Summary Form

Lawyers Trust Deed Service Corporation	2515 Santa Clara Avenue Ste 103 Alameda, CA 94501-4667	---
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Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
---	1,500-gallon	Diesel	Removed	3/02/2016

Site History

Current Land-use at time of Case Closure

The subject property (APN 10-776-8) is located at 378 Grand Avenue between Staten Avenue and Perkins Street, in the northwest portion of the City of Oakland, approximately 2 ½ miles east of San Francisco bay, approximately ¼ mile southwest of Interstate 580, and 680 feet north of Lake Merritt. At the time of this case closure, the site is developed with an apartment building with a barber shop and hairstyling salon occupying the first floor. 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. This case is closed to the current residential and commercial land use. Due to residual contamination, the site is closed with site management requirements that include notifying Alameda County Department of Environmental Health (ACDEH) of a proposed change in land use to any residential or conservative land use on the ground floor, or if any redevelopment or building alteration is proposed that affects or disturbs the existing subsurface conditions at the site.

Adjacent Property(ies) Land-use at Time of Case Closure

The site is located in a mixed commercial and residential area. At the time of this case closure, potential off-site contamination is likely on Grand Avenue, but may not extend onto properties across Grand Avenue. However, should off-site redevelopment occur, ACDEH recommends evaluating the areas of redevelopment for chemicals of concern that were identified on this site.

Historic Land-use / Site Investigation

The owner had no prior knowledge of a tank or previous activities conducted at the site. On March 2, 2016, one 1,500-gallon underground storage tank (UST) used for Total Petroleum Hydrocarbons as diesel was removed from the sidewalk at the southern side of the site. During the UST removal, sidewall and bottom soil samples were collected and 12.5 tons of impacted soil were over-excavated to remove contaminated soil. In order to further determine the extent of the contamination and to evaluate the site consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants, additional soil, grab groundwater, and soil gas investigation was performed.

Potential Exposure to Chemicals of Concern

The main chemicals of concern (COCs) at the site were total petroleum hydrocarbons as diesel (TPH-d). Because the site is capped with the building slab foundation and the groundwater depth is at 40.5 feet below ground surface (bgs), the site poses a low potential threat to human health and safety for vapor intrusion and direct contact to soil for residential land use. As groundwater is not used as drinking water at the site, the most applicable sensitive receptor is Lake Merritt.

Underground Storage Tank Case Closure Summary Form

Remediation Activities

Corrective action consisting of excavation of the USTs and contaminated soil have been completed.

Case Closure & Future Site Management Requirements

This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). 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. The site meets the criterion for vapor intrusion for scenario 3A and for direct contact and outdoor air criterion for soil for residential land use. For groundwater, 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, and therefore meets scenario 5.

In regard to the groundwater evaluation and data, one grab groundwater sample was collected in native soil immediately adjacent and downgradient of the tank excavation area. Laboratory analysis showed the following: Total Petroleum Hydrocarbons as diesel (TPH-d) at 360 µg/L; benzene, toluene, ethylbenzene, and total xylenes (BTEX) all at <0.5 µg/L; and methyl tert-butyl ether (MTBE) at <0.5 µg/L. Based on the clayey lithology presented in the boring log and a thirty foot separation between the zone of soil impact and groundwater it is likely that the TPH-d detection in groundwater is a result of sampling bias due to drag down of contamination in the borehole. Although the plume boundary has not been defined through sampling, groundwater was encountered in sandy silt, and therefore, the TPH-d is not likely to be mobile. As groundwater is not used as drinking water at the site, the most applicable sensitive receptor is Lake Merritt, which is located approximately 680 feet downgradient of the site, and the concentration of TPH-d at 360 µg/L in groundwater is below the San Francisco Bay Regional Water Quality Control Board Environmental Screening Level (ESL) of 640 µg/L for aquatic habitat. In addition, the depth to groundwater at the site is 40.5 feet, so the likelihood is low that groundwater will interact with surface water.

Based on the evaluation, the site is being considered for closure as a low-risk site. Due to residual contamination, the site is closed consistent with the current site use of commercial ground floor and residential upper floors with site management requirements. If there is a proposed change in land use on the ground floor to any residential or conservative land use, or if redevelopment occurs, ACDEH must be notified as required by Government Code Section 65850.2.2. ACDEH will reevaluate the site relative to the proposed redevelopment. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate Health and Safety procedures by the Responsible Party prior to and during excavation and construction activities.

Institutional Controls

Not Applicable

Engineering Controls


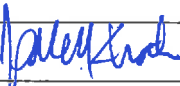

Not Applicable

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: 3-14-2017
Program Manager: Paresh Khatri	Title: Supervising Hazardous Materials Specialist
Signature: 	Date: 3/14/2017
Chief: Dilan Roe	Title: Chief, Land Water Division
Signature: 	Date: 3/14/2017

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

Geotracker Conceptual Site Model (Attachment 1, 2 pages)

Geotracker LTCP Checklist (Attachment 2, 2 pages)

Groundwater Evaluation and Data (Attachment 3, 4 pages)

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

Underground Storage Tank Case Closure Summary Form

Soil Evaluation and Data (Attachment 5, 2 pages)

Responsible Party Information (Attachment 6, 3 pages)

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

ATTACHMENT 1

GRAND AVENUE LLC (T10000009122) - MAP THIS SITE PUBLIC PAGE

378 GRAND AVENUE
OAKLAND, CA 94610-4847
ALAMEDA COUNTY
LUST CLEANUP SITE
STATUS: OPEN - ELIGIBLE FOR CLOSURE

PERTINENT INFORMATION:
CR Site ID #: NOT SPECIFIED

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0003218 - ANNE JUREK
SAN FRANCISCO BAY RWQCB (REGION 2)

Activities Report Documents / Data Environmental Conditions Admin Funding Case Reviews

THIS PROJECT WAS LAST MODIFIED BY ANNE JUREK ON 3/9/2017 1:59:52 PM - HISTORY

CLOSURE POLICY THIS VERSION IS FINAL AS OF 3/9/2017 CHECK FOR REGULATORY REVISIONS CLOSURE POLICY HISTORY

General Criteria - The site satisfies the policy general criteria - CLEAR SECTION ANSWERS **NO**

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).

Description (Check all that Apply):

- GW Not Evaluated
- Groundwater Assessment Incomplete - Areal Extent of Contamination Not Defined
- Groundwater Assessment Incomplete - Depth of Contamination Not Defined
- Hydrogeology Not Adequately Defined
- Potential Receptors Not Identified
- Soil Assessment Incomplete - Areal Extent Not Defined
- Soil Assessment Incomplete - Depth Unknown
- Soil Vapor Not Evaluated
- Other -

YES NO

Soil contamination appears vertically limited to 5 to 10 feet below ground surface. TPH-d concentrations of up to 920 mg/kg were detected in soil between depths of 5 to 10 feet below ground surface. These concentrations are significantly above the LTPF Technical Justification Paper for Vapor Intrusion Media Specific Criteria LNAPL indicator guidance of 10 to 50 mg/kg. However, the soil matrix is clayey and thus the LNAPL is not likely to be mobile. The single boring advanced adjacent to the tank pit indicates a fine grain clayey matrix to a depth 41.5 feet bgs with a sandy silt layer identified at 41.5 to 42 feet bgs, underlain by a clayey matrix. A groundwater sample collected at 40.5 feet bgs had a concentration of 360 ug/L TPH-d. Based on the clayey lithology presented in the boring log and a thirty foot separation between the zone of soil impact and groundwater it is likely that the TPH-d detection in groundwater is a result of sampling bias due to drag down of contamination in the borehole.

f. Secondary source has been removed to the extent practicable (info).

Impediment to Removing Secondary Source (Check all that Apply):

- Remediation Has Not Been Attempted
- Remediation Was Designed Incorrectly
- Remediation Was Shut Off Prematurely
- Poor Remediation O&M
- Other -

YES NO

Release from a 1,000 gallon home heating oil tank installed beneath the sidewalk. Extensive utilities in the tank pit area prevented complete excavation of secondary source.

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

1.5 - The regulatory agency determines, based on an analysis of site specific conditions, that the site under current and reasonably anticipated near-term 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. YES NO

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

EXEMPTION - Active Commercial Petroleum Fueling Facility YES NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios? YES NO

2a - Scenario 3 (example): Dissolved Phase Benzene Concentrations Only in Groundwater (Low concentration groundwater scenarios with or without O2 measurements must satisfy one i, ii, or iii): **YES**

i. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are <100 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. YES NO

ii. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are >100 µg/L but <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. YES NO

iii. For bioattenuation zone with oxygen ≥ 4% and benzene concentration are <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. YES NO

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below - CLEAR SECTION ANSWERS **YES**

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination YES NO

Case Number RO0003218 GAMA Water Well Survey: 2,000-foot radius

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 petroleum release is from a 1,500 gallon home heating oil tank. The tank has been removed and secondary source material removed to the maximum extent practicable. Residual contamination remains in the vicinity of the tank pit however is bound in a clayey soil matrix. Low level groundwater detection of TPH-d likely a result of sampling error due to drag down. Depth to groundwater is approximately 40 feet bgs.

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 2

GRAND AVENUE LLC (T1000009122) - MAP THIS SITE PUBLIC PAGE

378 GRAND AVENUE
OAKLAND, CA 94610-4847
ALAMEDA COUNTY
LUST CLEANUP SITE
STATUS: OPEN - ELIGIBLE FOR CLOSURE

PERTINENT INFORMATION:
CR Site ID #: NOT SPECIFIED

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE # RO0003218 - ANNE JUREK
SAN FRANCISCO BAY RWQCB (REGION 2)

Activities Report Documents / Data Environmental Conditions Admin Funding Case Reviews

THIS PROJECT WAS LAST MODIFIED BY ANNE JUREK ON 3/14/2017 12:44:14 PM - HISTORY

CSM REPORT

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUIFIS)

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

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
Grand Avenue LLC (Global ID: T1000009122) 378 Grand Avenue OAKLAND, CA 94610-4847	Open - Eligible for Closure	12/19/2016	1/26/2016	1	ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0003218 CASEWORKER: ANNE JUREK - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2)

STAFF NOTES (INTERNAL)

SITE HISTORY

Current Land-use at time of Case Closure

The subject property (APN 10-776-8) is located at 378 Grand Avenue between Staten Avenue and Perkins Street, in the northwest portion of the City of Oakland, approximately 2 1/2 miles east of San Francisco bay, approximately 1/4 mile southwest of Interstate 580, and 680 feet north of Lake Merritt. At the time of this case closure, the site is developed with an apartment building with a barber shop and hairstyling salon occupying the first floor. 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. This case is closed to the current residential and commercial land use. Due to residual contamination, the site is closed with site management requirements that include notifying Alameda County Department of Environmental Health (ACDEH) of a proposed change in land use to any residential or conservative land use on the ground floor, or if any redevelopment or building alteration is proposed that affects or disturbs the existing subsurface conditions at the site.

Adjacent Property(ies) Land-use at Time of Case Closure

The site is located in a mixed commercial and residential area. At the time of this case closure, potential off-site contamination is likely on Grand Avenue, but may not extend onto properties across Grand Avenue. However, should off-site redevelopment occur, ACDEH recommends evaluating the areas of redevelopment for chemicals of concern that were identified on this site.

Historic Land-use / Site Investigation

The owner had no prior knowledge of a tank or previous activities conducted at the site. On March 2, 2016, one 1,500-gallon underground storage tank (UST) used for Total Petroleum Hydrocarbons as diesel was removed from the sidewalk at the southern side of the site. During the UST removal, sidewall and bottom soil samples were collected and 12.5 tons of impacted soil were over-excavated to remove contaminated soil. In order to further determine the extent of the contamination and to evaluate the site consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants, additional soil, grab groundwater, and soil gas investigation was performed.

Potential Exposure to Chemicals of Concern

The main chemicals of concern (COCs) at the site were total petroleum hydrocarbons as diesel (TPH-d). Because the site is capped with the building slab foundation and the groundwater depth is at 40.5 feet below ground surface (bgs), the site poses a low potential threat to human health and safety for vapor intrusion and direct contact to soil for residential land use. As groundwater is not used as drinking water at the site, the most applicable sensitive receptor is Lake Merritt.

Remediation Activities

Corrective action consisting of excavation of the USTs and contaminated soil have been completed.

Case Closure & Future Site Management Requirements

This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). 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. The site meets the criterion for vapor intrusion for scenario 3A and for direct contact and outdoor air criterion for soil for residential land use. For groundwater, 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, and therefore meets scenario 5.

In regard to the groundwater evaluation and data, one grab groundwater sample was collected in native soil immediately adjacent and downgradient of the tank excavation area. Laboratory analysis showed the following: Total Petroleum Hydrocarbons as diesel (TPH-d) at 360 µg/L, benzene, toluene, ethylbenzene, and total xylenes (BTEX) all at <0.5 µg/L and methyl tert-butyl ether (MTBE) at <0.5 µg/L. Based on the clayey lithology presented in the boring log and a thirty foot separation between the zone of soil impact and groundwater it is likely that the TPH-d detection in groundwater is a result of sampling bias due to drag down of contamination in the borehole. Although the plume boundary has not been defined through sampling, groundwater was encountered in sandy silt, and therefore, the TPH-d is not likely to be mobile. As groundwater is not used as drinking water at the site, the most applicable sensitive receptor is Lake Merritt, which is located approximately 680 feet downgradient of the site, and the concentration of TPH-d at 360 µg/L in groundwater is below the San Francisco Bay Regional Water Quality Control Board Environmental Screening Level (ESL) of 640 µg/L for aquatic habitat. In addition, the depth to groundwater at the site is 40.5 feet, so the likelihood is low that groundwater will interact with surface water.

Based on the evaluation, the site is being considered for closure as a low-risk site. Due to residual contamination, the site is closed consistent with the current site use of commercial ground floor and residential upper floors with site management requirements if there is a proposed in land use on the ground floor to any residential or conservative land use, or if redevelopment occurs, ACDEH must be notified as required by Government Code Section 65850.2.2. ACDEH will reevaluate the site relative to the proposed redevelopment. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate Health and Safety procedures by the Responsible Party prior to and during excavation and construction activities.

RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
378 GRAND AVENUE ASSOCIATES	378 Grand Avenue Associates	2515 SANTA CLARA AVENUE STE 103	ALAMEDA	
C. S. AND LOTTIE E. HANSEN	Individual(s)	378 GRAND AVENUE	OAKLAND	
C. S. HANSEN	Individual	378 GRAND AVENUE	OAKLAND	
FILOMENO P AND EMILIA F. JESUITAS	Individual(s)	378 GRAND AVENUE	OAKLAND	
GERALDINE S. AND MORTON L. FRIEDKIN	Individual(s)	378 GRAND AVENUE	OAKLAND	
GERTON INVESTMENTS	GERTON INVESTMENTS	378 GRAND AVENUE	OAKLAND	
GRAND AVENUE APARTMENTS	Grand Avenue Apartments	2295 SAN PABLO AVENUE	BERKELEY	
KENNETH L. KRICH, HARISH SINGHAL	Individuals	26 KIRKWOOD WAY	SAN CARLOS	
LAKE MERRITT ASSOCIATES	Lake Merritt Associates	2515 SANTA CLARA AVENUE STE 103	ALAMEDA	
LAWYERS TRUST DEED SERVICE CORPORATION	Lawyers Trust Deed Service Corporation	2515 SANTA CLARA AVENUE STE 103	ALAMEDA	
PETER J. AND CANDACE D. BURNS	Individual	378 GRAND AVENUE	OAKLAND	
ROBERT B. HANSEN	Individual	378 GRAND AVENUE	OAKLAND	
RONALD P. AND GLORIA L. GRUBER	Individual	37 BELLEVUE AVENUE	PIEDMONT	
VINCENT S. DIMAGGIO	Individual	378 GRAND AVENUE	OAKLAND	
WORLD SAVINGS AND LOAN ASSOCIATION	World Savings and Loan Association	4101 WISMAN BLVD	SAN ANTONIO	

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
EXCAVATION	3/2/2016	3/2/2016	Soil	13 Tons	

RISK INFORMATION [VIEW LTCP CHECKLIST](#) [VIEW PATH TO CLOSURE PLAN](#) [VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS	
Diesel	Commercial, Residential	GW - Municipal and Domestic Supply	Other	1/26/2016		0	
FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESL UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	EBMUD	12/21/2016	10/17/2016	10/17/2016		10/17/2016

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

Case Number RO0003218 GAMA Water Well Survey: 2,000-foot radius

APN
010 077600800

GW BASIN NAME
Santa Clara Valley - East Bay Plain (2-9.04)

WATERSHED NAME
South Bay - East Bay Cities (204.20)

COUNTY
Alameda

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

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

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHs	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES OTHER	MTBE	IPA
SB-1-GW	8/24/2016		ND	ND	ND		ND	ND

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

[VIEW ESI SUBMITTALS](#)

FIELD PT NAME	DATE	TPHs	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	IPA
IDW-1	8/24/2016		ND	ND	ND		ND	
SB-1-10	8/24/2016		ND	ND	ND		ND	
SB-1-12	8/24/2016		ND	ND	ND		ND	
SB-1-15	8/24/2016		ND	ND	ND		ND	
SB-1-20	8/24/2016		ND	ND	ND		ND	
SB-1-25	8/24/2016		ND	ND	ND		ND	
SB-1-30	8/24/2016		ND	ND	ND		ND	
SB-1-35	8/24/2016		ND	ND	ND		ND	
SB-1-40	8/24/2016		ND	ND	ND		ND	
SB-1-45	8/24/2016		ND	ND	ND		ND	
SB-1-5	8/24/2016		ND	ND	ND		ND	

MOST RECENT GEO_WELL DATA - [HIDE](#)

[VIEW ESI SUBMITTALS](#)

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

ATTACHMENT 3

Attachment 3 – Groundwater Evaluation and Data

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM						
Closure Scenario						
__ Site has not affected groundwater; __ Scenario 1; __ Scenario 2; __ Scenario 3; __ Scenario 4; <input checked="" type="checkbox"/> 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	< 250 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)	> 750 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: 520 feet Cross Gradient: 1,450 feet Upgradient: 3,900 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	<p>Defined to water quality objectives. Contaminant plume that exceeds water quality objectives is less than 250 feet.</p> <p>A groundwater sample collected at 40 feet bgs detected TPH-d at 360 µg/L. The groundwater contaminant plume was not defined. Based on clay lithology that was identified at the boring log, it is likely that the TPH-d detected in groundwater is a result of sampling bias due to impacted soil drag down in the borehole. Additionally, based on concentrations of TPH-d detected in groundwater, it is likely that the plume does not extend beyond 250 feet and water quality objectives will be achieved within a reasonable time frame.</p>
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 1,000 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 520 feet. Glen Echo Creek is 3,900 feet up-gradient.

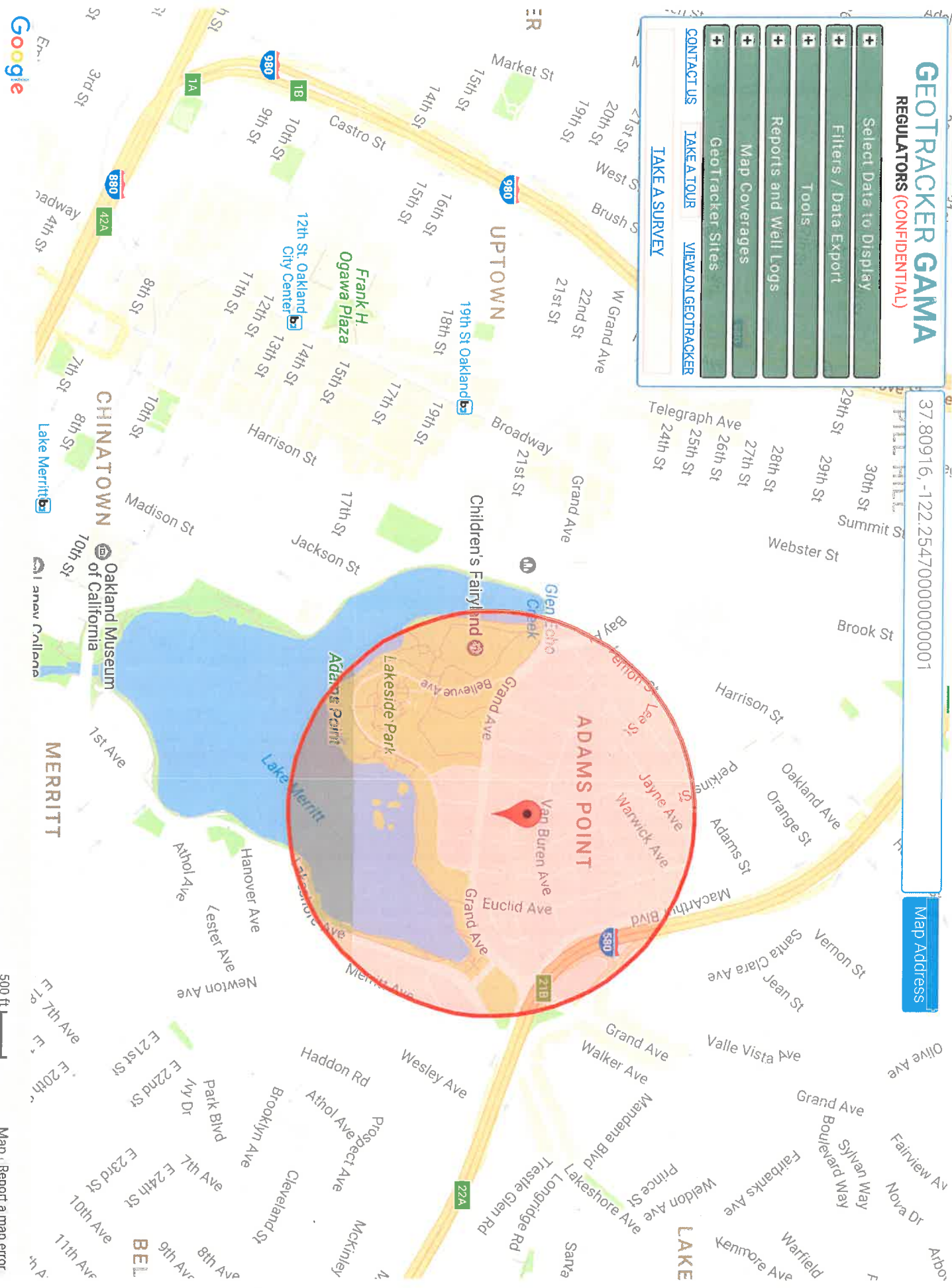
GEOTRACKER GAMA

REGULATORS (CONFIDENTIAL)

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

37.80916, -122.25470000000001

Map Address



500 ft

Map · Report a map error

Table 1 - Summary of Analytical Results
 378 Grand Avenue
 Oakland, California

Sample ID	Sample Date	Sample Depth (ft bgs)	EPA Method 8015		EPA Method 8260										ASTM Method D1946				
			TPH-d	TPH-mo	Benzene	Toluene	Ethylbenzene	m,p-Xylenes	o-Xylene	Xylenes (Total)	MTBE	Naphthalene	Methane	Helium					
Groundwater, Tier 1 ESL ¹			Water (µg/L)																
SB-1-GW	8/24/2016	40.5	360 Y	ND<300	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50		
Soil Tier 1 ESL ¹			Soil (mg/kg)																
LTCR Residential Soil Screening Level (0.5 ft) ²			240	100	100	0.044	2.9	1.4	2.3	2.3	2.3	0.023	0.023	9.7	45	45	219	5.0	
LTCR Residential Soil Screening Level (5-10 ft) ²			—	—	—	1.9	—	21	—	—	—	—	—	—	—	—	—	—	
LTCR Commercial/Industrial Soil Screening Level (0.5 ft) ²			—	—	—	2.8	—	31	—	—	—	—	—	—	—	—	—	—	
LTCR Commercial/Industrial Soil Screening Level (5-10 ft) ²			—	—	—	8.2	—	39	—	—	—	—	—	—	—	—	—	—	
LTCR Utility Worker Exposure Screening Level ²			—	—	—	12	—	134	—	—	—	—	—	—	—	—	—		
Soil Vapor (Volume %)			—	—	—	14	—	314	—	—	—	—	—	—	—	—	—		
Lower Exposure Limit			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
SV-1	8/24/2016	—	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.0	
9550-SW-S-8.5	3/1/2016 ^d	8.5	772	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.0099	ND<0.0099	ND<0.010	ND<0.010	NA	NA	NA	NA
9550-SW-N-8.5	3/1/2016 ^d	8.5	146	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.010	ND<0.010	ND<0.010	ND<0.010	NA	NA	NA	NA
9550-SW-E-8.5	3/1/2016 ^d	8.5	669	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	ND<0.0098	ND<0.0098	ND<0.0098	ND<0.0098	NA	NA	NA	NA
9550-SW-W-8.5	3/1/2016 ^d	8.5	163 J	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.010	ND<0.010	ND<0.010	ND<0.010	NA	NA	NA	NA
9550-EX-E-13.5	3/1/2016 ^d	13.5	17.7	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.010	ND<0.010	ND<0.010	ND<0.010	NA	NA	NA	NA
9550-EX-W-13.5	3/1/2016 ^d	13.5	352	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	ND<0.0098	ND<0.0098	ND<0.0098	ND<0.0098	NA	NA	NA	NA
SB-1-5	8/24/2016	5	ND<1.0	ND<5.0	ND<1.1	ND<0.0050	ND<0.0050	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047
SB-1-10	8/24/2016	10	920	100 Y	6.5 Y	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047
SB-1-12	8/24/2016	12	9.4 Y	ND<5.0	ND<0.96	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044
SB-1-15	8/24/2016	15	9.2 Y	ND<5.0	ND<0.95	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050
SB-1-20	8/24/2016	20	ND<1.0	ND<5.0	ND<1.0	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046
SB-1-25	8/24/2016	25	NA	NA	ND<1.1	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049
SB-1-30	8/24/2016	30	NA	NA	ND<1.0	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048
SB-1-35	8/24/2016	35	NA	NA	ND<1.0	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048
SB-1-40	8/24/2016	40	NA	NA	ND<1.0	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048
SB-1-45	8/24/2016	45	NA	NA	ND<0.95	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048

Notes:
 NA = Not analyzed
 ND < = Not detected above the analytical reporting limit
 — = Not applicable
 Y = Sample exhibits chromatographic pattern which does not resemble standard
 J = Estimated value
 Bold = Detected above laboratory reporting limit
 = Exceeded respective screening level

1. Environmental Underground Screening Levels (ESL), San Francisco Bay Regional Water Quality Control Board, Tier 1 ESLs, Feb 2016 (Rev. 3).
 2. Low-Threat Underground Storage Tank Case Closure Policy (LTCP), State Water Resources Control Board, Table 1, Effective 17 August 2012.
 3. The laboratory reporting limit of naphthalene is higher than its ESL.
 4. The March 2016 samples were analyzed for TPH (C10-C28), which corresponds to the carbon range for TPH-d.

Abbreviations:
 µg/L = micrograms per liter water
 mg/Kg = milligrams per kilogram soil
 ft = feet
 bgs = below ground surface
 volume % = percentage by volume
 TPH-d = Total petroleum hydrocarbon as diesel
 TPH-mo = Total petroleum hydrocarbon as motor oil
 TPH-g = Total petroleum hydrocarbon as gasoline
 MTBE = Methyl tert-butyl ether

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 checked="" 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	~ 5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet
Depth to Shallowest Groundwater	40.5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet
Total TPHg & TPHd in Soil in Bioattenuation Zone	< 1.0 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	~ 5 feet	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet
Benzene Concentrations (µg/m³)	Historic Max: Not Analyzed Current Max: Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations (µg/m³)	Historic Max: Not Analyzed Current Max: Not Analyzed	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/m³)	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 meets the vapor intrusion to indoor air criterion of the Low Threat Closure Policy for Scenario 3a.
Offsite	The petroleum hydrocarbon plume does not extend offsite.

Table 1 - Summary of Analytical Results
 378 Grand Avenue
 Oakland, California

Sample ID	Sample Date	Sample Depth (ft hrs)	EPA Method 8260										ASTM Method D1946		
			TPH-d	TPH-mo	TPH-g	Benzene	Toluene	Ethylbenzene	m,p-Xylenes	o-Xylene	Xylenes (Total)	MTBE	Naphthalene	Methane	Helium
Groundwater Tier 1 ESL 1			100	—	100	1	40	13	20	20	20	5	0.17	—	—
SB-1-GW	8/24/2016	40.5	360 Y	ND<300	ND<30	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<2.0 ²	NA	NA
Soil Tier 1 ESL 1			240	100	100	0.044	2.9	1.4	2.3	2.3	2.3	0.023	0.023	—	—
LTCP Residential Soil Screening Level (0.5 ft) 2			—	—	—	1.9	—	21	—	—	—	—	9.7	—	—
LTCP Residential Soil Screening Level (5-10 ft) 2			—	—	—	2.8	—	31	—	—	—	—	9.7	—	—
LTCP Commercial/Industrial Soil Screening Level (0.5 ft) 2			—	—	—	8.2	—	89	—	—	—	—	45	—	—
LTCP Commercial/Industrial Soil Screening Level (5-10 ft) 1			—	—	—	12	—	134	—	—	—	—	45	—	—
LTCP Utility Worker Exposure Screening Level 2			—	—	—	14	—	314	—	—	—	—	219	—	—
9550-SW-S-8.5	3/1/2016 ^d	8.5	772	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.0099	ND<0.0099	ND<0.010	NA	NA
9550-SW-N-8.5	3/1/2016 ^d	8.5	146	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.010	ND<0.010	ND<0.010	NA	NA
9550-SW-E-8.5	3/1/2016 ^d	8.5	669	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	ND<0.0098	ND<0.0098	ND<0.0098	NA	NA
9550-SW-W-8.5	3/1/2016 ^d	8.5	163 J	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.010	ND<0.010	ND<0.010	NA	NA
9550-EK-E-13.5	3/1/2016 ^d	13.5	17.7	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.010	ND<0.010	ND<0.010	NA	NA
9550-EK-W-13.5	3/1/2016 ^d	13.5	352	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	ND<0.010	ND<0.010	ND<0.010	NA	NA
SB-1-5	8/24/2016	5	ND<1.0	ND<5.0	ND<1.1	ND<0.0050	ND<0.0049	ND<0.0049	NA	NA	ND<0.0098	ND<0.0098	ND<0.0098	NA	NA
SB-1-10	8/24/2016	10	920	100 Y	6.4 Y	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	0.0066	NA	NA
SB-1-12	8/24/2016	12	9.4 Y	ND<5.0	ND<0.96	ND<0.0044	ND<0.0044	ND<0.0044	NA	NA	ND<0.0044	ND<0.0044	ND<0.0044	NA	NA
SB-1-15	8/24/2016	15	9.2 Y	ND<5.0	ND<0.95	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
SB-1-20	8/24/2016	20	ND<1.0	ND<5.0	ND<1.0	ND<0.0046	ND<0.0046	ND<0.0046	NA	NA	ND<0.0046	ND<0.0046	ND<0.0046	NA	NA
SB-1-25	8/24/2016	25	NA	NA	ND<1.1	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA
SB-1-30	8/24/2016	30	NA	NA	ND<1.0	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA
SB-1-35	8/24/2016	35	NA	NA	ND<0.94	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA
SB-1-40	8/24/2016	40	NA	NA	ND<1.0	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA
SB-1-45	8/24/2016	45	NA	NA	ND<0.95	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA
Soil Vapor (volume %)															
SV-1	8/24/2016	—	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lower Exposure Limit		—	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

- NA = Not analyzed
 - ND < = Not detected above the analytical reporting limit
 - = Not applicable
 - Y = Sample exhibits chromatographic pattern which does not resemble standard
 - J = Estimated value
 - 1 = Detected above laboratory reporting limit
 - 2 = Exceeded respective screening level
1. Environmental Screening Levels (ESL), San Francisco Bay Regional Water Quality Control Board, Tier 1 ESLs, Feb 2016 (Rev. 3).
 2. Low-Threat Underground Storage Tank Case Closure Policy (LTCP), State Water Resources Control Board, Table 1, Effective 17 August 2012.
 3. The laboratory reporting limit of naphthalene is higher than the ESL.
 4. The March 2016 samples were analyzed for TPH (C10-C28), which corresponds to the carbon range for TPH-d.
- Abbreviations:**
- ug/L = micrograms per liter water
 - mg/Kg = milligrams per kilogram soil
 - R = feet
 - hgs = below ground surface
 - Volume % = percentage by volume
 - TPH-d = Total petroleum hydrocarbon as diesel
 - TPH-mo = Total petroleum hydrocarbon as motor oil
 - TPH-g = Total petroleum hydrocarbon as gasoline
 - MTBE = Methyl tert-butyl ether

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 - Summary of Analytical Results
378 Grand Avenue
Oakland, California

Sample ID	Sample Date	Sample Depth (ft bgs)	EPA Method 8015		EPA Method 8260										ASTM Method D1946		
			TPH-d	TPH-mo	TPH-g	Benzene	Toluene	Ethylbenzene	m,p-Xylenes	o-Xylene	Xylenes (Total)	MTBE	Naphthalene	Methane	Helium		
Groundwater Tier 1 ESL ¹			100	--	100	1	40	13	20	20	20	20	20	5	0.17	--	NA
SB-1-GW	8/24/2016	40.5	360 Y	ND<3.00	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	NA
Soil Tier 1 ESL ¹			240	100	100	0.044	2.9	1.4	2.3	2.3	2.3	2.3	2.3	0.023	0.023	--	NA
LTCP Residential	Soil Screening Level (0-5 ft) ²	8.5	772	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
LTCP Residential	Soil Screening Level (5-10 ft) ²	8.5	146	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
LTCP Commercial/Industrial	Soil Screening Level (0-5 ft) ²	8.5	6.69	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA
LTCP Commercial/Industrial	Soil Screening Level (5-10 ft) ²	8.5	1.63 J	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
LTCP Utility Worker Exposure	Screening Level ²	13.5	17.7	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
9550-SW-S-8.5	3/1/2016 ⁴	8.5	352	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA
9550-SW-N-8.5	3/1/2016 ⁴	8.5	ND<1.0	ND<5.0	ND<1.1	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
9550-SW-E-8.5	3/1/2016 ⁴	8.5	920	100 Y	6.5 Y	ND<0.0047	ND<0.0047	ND<0.0047	NA	NA	NA	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	NA	NA
9550-SW-W-8.5	3/1/2016 ⁴	8.5	9.4 Y	ND<5.0	ND<0.96	ND<0.0044	ND<0.0044	ND<0.0044	NA	NA	NA	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	NA	NA
9550-EX-E-13.5	3/1/2016 ⁴	13.5	9.2 Y	ND<5.0	ND<0.95	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
9550-EX-W-13.5	3/1/2016 ⁴	13.5	ND<1.0	ND<5.0	ND<1.0	ND<0.0046	ND<0.0046	ND<0.0046	NA	NA	NA	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	NA	NA
SB-1-5	8/24/2016	5	ND<1.0	ND<5.0	ND<1.1	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
SB-1-10	8/24/2016	10	9.4 Y	100 Y	6.5 Y	ND<0.0047	ND<0.0047	ND<0.0047	NA	NA	NA	ND<0.0047	ND<0.0047	ND<0.0047	ND<0.0047	NA	NA
SB-1-12	8/24/2016	12	9.4 Y	ND<5.0	ND<0.96	ND<0.0044	ND<0.0044	ND<0.0044	NA	NA	NA	ND<0.0044	ND<0.0044	ND<0.0044	ND<0.0044	NA	NA
SB-1-15	8/24/2016	15	9.2 Y	ND<5.0	ND<0.95	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
SB-1-20	8/24/2016	20	ND<1.0	ND<5.0	ND<1.0	ND<0.0046	ND<0.0046	ND<0.0046	NA	NA	NA	ND<0.0046	ND<0.0046	ND<0.0046	ND<0.0046	NA	NA
SB-1-25	8/24/2016	25	NA	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA
SB-1-30	8/24/2016	30	NA	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA	NA	ND<0.0049	ND<0.0049	ND<0.0049	ND<0.0049	NA	NA
SB-1-35	8/24/2016	35	NA	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA
SB-1-40	8/24/2016	40	NA	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA
SB-1-45	8/24/2016	45	NA	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA	NA	ND<0.0048	ND<0.0048	ND<0.0048	ND<0.0048	NA	NA
Lower Exposure Limit			--	--	--	--	--	--	--	--	--	--	--	--	--	5.0	--
SV-1	8/24/2016	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.19

Notes:
 NA = Not analyzed
 ND < = Not detected above the analytical reporting limit
 -- = Not applicable
 Y = Sample exhibits chromatographic pattern which does not resemble standard
 J = Estimated value
 Bold = Detected above laboratory reporting limit
 = Exceeded respective screening level

1. Environmental Screening Levels (ESL), San Francisco Bay Regional Water Quality Control Board, Tier 1 ESLs, Feb 2016 (Rev. 3).
2. Low-Threat Underground Storage Tank Case Closure Policy (LTCPP), State Water Resources Control Board, Table 1, Effective 17 August 2012.
3. The laboratory reporting limit of naphthalene is higher than its ESL.
4. The March 2016 samples were analyzed for TPH (C10-C28), which corresponds to the carbon range for TPH-d.

Abbreviations:
 ug/L = micrograms per liter water
 mg/kg = milligrams per kilogram soil
 ft = feet
 bgs = below ground surface
 volume % = percentage by volume
 TPH-d = Total petroleum hydrocarbon as diesel
 TPH-mo = Total petroleum hydrocarbon as motor oil
 TPH-g = Total petroleum hydrocarbon as gasoline
 MTBE = Methyl tert-butyl ether

ATTACHMENT 6



COUNTY OF ALAMEDA

Assessor's Office

Property Value System

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[History](#) | [Value](#) | [Transfer](#) | [Map](#) | [Glossary](#)

Parcel Number: **10-776-8** Inactive: **N** Lien Date: **01/01/2015** Owner: **GRAND AVENUE LLC**
 Property Address: **378 GRAND AVE, OAKLAND, CA 94610-4847**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans	Parcel Count	Use Tax
GRAND AVENUE LLC	List Owners	2295 SAN PABLO AVE , BERKELEY, CA 94702-1871	01/12/2015	2015-7062		1	7700
GRAND AVENUE APARTMENTS c/o PACIFIC COAST INVEST	List Owners	2295 SAN PABLO AVE , BERKELEY, CA 94702-1829	12/01/1995	1995-279507	\$600,000	1	7700
WORLD SAVINGS & LOAN ASSOCIATION c/o GOLDEN WEST SVGS	List Owners	4101 WISEMAN BLVD , SAN ANTONIO, TX 78251	02/24/1995	1995-42274		1	7700
SINGHAL HARISH & PRAKASH ETAL	List Owners	26 KIRKWOOD WAY , SAN CARLOS, CA 94070-1618	09/29/1987	1987-267245	\$840,000	1	7700
LAWYERS TRUST DEED SERVICE CORPORATION	List Owners	2515 SANTA CLARA AVE STE 103, ALAMEDA, CA 94501-4667	09/29/1987	1987-267244		1	7700
THREE SEVEN EIGHT GRAND AVENUE ASSOCIATES	List Owners	2515 SANTA CLARA AVE STE 103, ALAMEDA, CA 94501-4667	09/29/1987	1987-267243		1	7700
LAKE MERRITT ASSOCIATES	List Owners	2515 SANTA CLARA AVE STE 103, ALAMEDA, CA 94501-4667	04/30/1984	1984-82917		1	7700
GRUBER RONALD P & GLORIA L	List Owners	37 BELLEVUE AVE , PIEDMONT, CA 94611-3501	11/06/1978	1978-216696		1	7700
DIMAGGIO VINCENT S	List Owners	378 GRAND AVE , OAKLAND, CA 94610-4847	11/06/1978	1978-216694		1	7700
BURNS PETER J & CANDACE D	List Owners	378 GRAND AVE , OAKLAND, CA 94610-4847	06/28/1978	1978-122821		1	7700
JESUITAS FILOMENO P & EMILIA F	List Owners	378 GRAND AVE , OAKLAND, CA 94610-4847	06/28/1978	1978-122820		1	7700
FRIEDKIN GERALD S & MORTON L	List Owners	378 GRAND AVE , OAKLAND, CA 94610-4847	06/28/1978	1978-122817		1	7700
GERTON INVESTMENTS	List Owners	378 GRAND AVE , OAKLAND, CA 94610-4847	05/31/1978	1978-102050		1	7700
			05/31/1978			1	7700

HANSEN ROBERT B	List	378 GRAND AVE ,	1978-		
	Owners	OAKLAND, CA 94610-4847	102049		
HANSEN C S	List	378 GRAND AVE ,	03/13/1975 1975-	1	7700
	Owners	OAKLAND, CA 94610-4847	31537		
HANSEN C S + LOTTIE E	List	378 GRAND AVE ,	03/01/1969 TRAN-	1	7700
	Owners	OAKLAND, CA 94610-4847	7668		

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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776
Scale 1" = 40'

ASSESSOR'S MAP 10

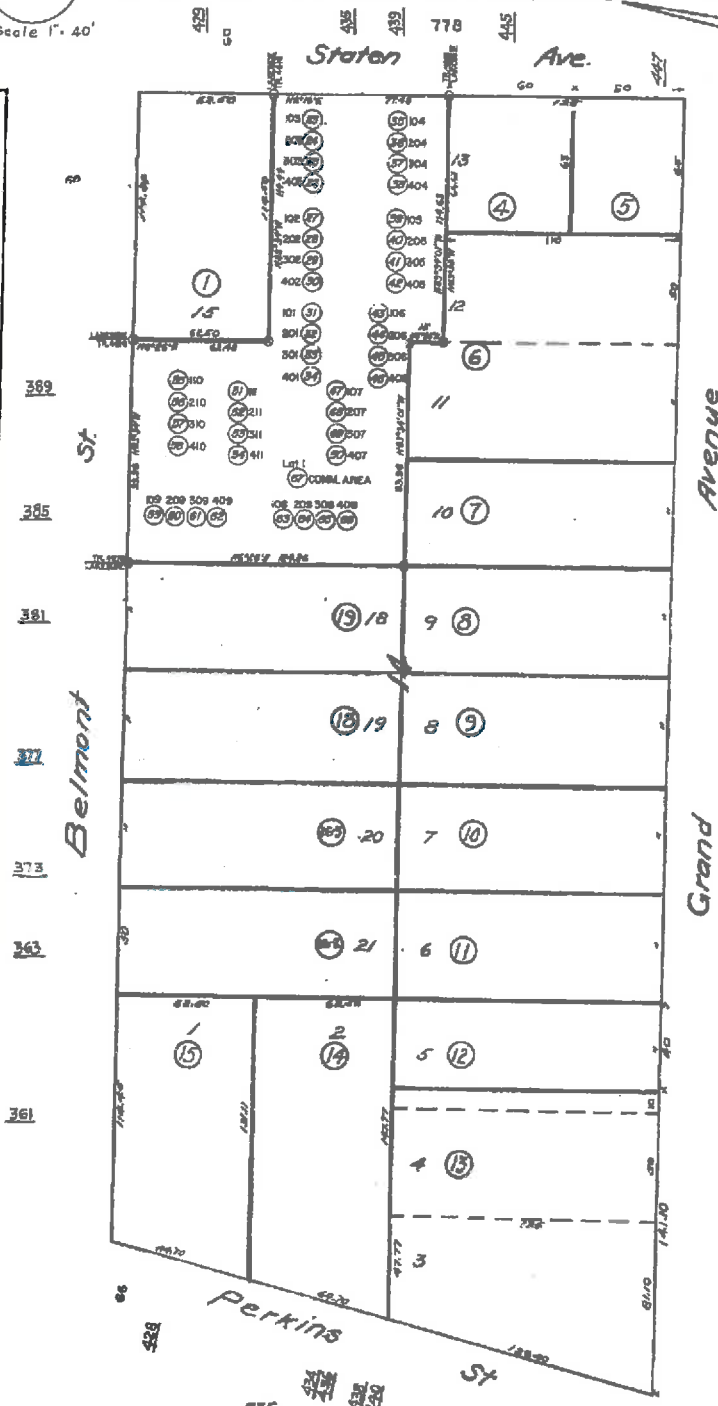
Lakeside Subdivision of Adams Point Property (20:213, 68)

Code Area No. 17-001

TR. 4616 128/75

Rev. 3-11-57 L.S.
S. H. H. ST
P. H. H. ST
P. H. H. ST

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1 of 2
HPR-

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

December 20, 2016

Grand Avenue LLC
Attn: Igal Sarfaty
2295 San Pablo Avenue
Berkeley, CA 94702-1871
(Sent via email to igal@pacbayinv.com)

Grand Avenue Apartments
2295 San Pablo Avenue
Berkeley, CA 94702-1829

World Savings and Loan Association
4101 Wiseman Blvd
San Antonio, TX 78251

Ronald P. and Gloria L. Gruber
37 Bellevue Avenue
Piedmont, CA 94611-3501

Kenneth L. Krich, Harish Singhal,
Prakash Singhal, Kris K. Tamaki, Ashok G. Warey,
and Ujwala A. Warey
26 Kirkwood Way
San Carlos, CA 94070-1618

Subject: Fuel Leak Case No. RO0003218 and GeoTracker Global ID T1000009122, Grand Avenue LLC, 378 Grand Avenue, Oakland, CA 94610-4847

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.

List of Landowners Form

Pursuant to Section 25297.15 (a), ACDEH, the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACDEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACDEH (anne.jurek@acgov.org) by the date identified below.

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

Responsible Parties
RO0003218
December 20, 2016
Page 2

regarding potential case closure. ACDEH will consider all comments from the public prior to potential case closure.

Prior to distribution of the notification, please return the List of Landowner form to ensure that the current landowner is included in this process. ACDEH will provide you with written notification if any comments are received during the following Public Comment Period:

- **December 21, 2016** – Public Comment Period Begins
- **February 20, 2017** – Public Comment Period Ends

Prior to distribution of the notification, please return the List of Landowner form to ensure that the current landowner is included in this process.

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.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Department of Environmental Health (attention: Anne Jurek), or email as discussed above, according to the following schedule:

- **December 21, 2016**- List of Landowners Form
File to be named: LNDOWNR_F_yyy-mm-dd RO3218

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.

Sincerely,



Digitally signed by Anne Jurek
DN: cn=Anne Jurek, o, ou,
email=anne.jurek@acgov.org,
c=US
Date: 2016.12.20 14:02:49
-08'00'

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

Attachments: *List of Landowners Form*
Mailing List
Invitation to Comment- Potential Case Closure

cc: Yuval Bobrovitch (Sent via E-mail to: yuval@sbpacificgroup.com)

Responsible Parties
RO0003218
December 20, 2016
Page 3

Nicole Gotberg, 1111 Broadway, 6th Floor, Oakland, California 94607 (Sent via E-mail to: ngotberg@geosyntec.com)

Molly Holleran, 1111 Broadway, 6th Floor, Oakland, California 94607 (Sent via E-mail to: mholleran@geosyntec.com)

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

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

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

**GRAND AVENUE LLC
378 GRAND AVENUE
OAKLAND, CA 94610-4847
FUEL LEAK CASE RO0003218
GEOTRACKER GLOBAL ID T10000009122**

DECEMBER 21, 2016

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County 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.

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 **February 20, 2017** 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.

Sort APN	Parcel APN	Name	StreetAddress	Unit	City	CA	Zip	Zip_4
010 07760	10-776-1	LICHTY J S JR & RASZL DARRYL L	14 SANTA CLARA AVE		SAN FRANCISCO	CA	94127	1518
010 07660	10-766-1	OCCUPANT	375 GRAND AVE		OAKLAND	CA	94610	
010 07660	10-766-2	LICHTY J S JR & RASZL DARRYL L	14 SANTA CLARA AVE		SAN FRANCISCO	CA	94610	1518
010 07660	10-766-2	OCCUPANT	383 GRAND AVE		OAKLAND	CA	94610	
010 07660	10-766-2	OCCUPANT	383 GRAND AVE		OAKLAND	CA	94610	
010 07660	10-766-3	GRAND FIVE CO	385 GRAND AVE	200	OAKLAND	CA	94610	4816
010 07660	10-766-3	OCCUPANT	385 GRAND AV 200	200	OAKLAND	CA	94610	
010 07660	10-766-3	OCCUPANT	385 GRAND AV		OAKLAND	CA	94610	
010 07670	10-767-4-1	OH JESSICA J & MOON CHI Y	3915 BROADWAY		OAKLAND	CA	94611	5615
010 07670	10-767-4-1	OCCUPANT	361 GRAND AVE		OAKLAND	CA	94610	
010 07670	10-767-4-1	OCCUPANT	361 GRAND AV		OAKLAND	CA	94610	
010 07670	10-767-4-2	MOON CHI Y & OH JESSICA J	3915 BROADWAY		OAKLAND	CA	94611	5615
010 07670	10-767-4-2	OCCUPANT	363 GRAND AVE		OAKLAND	CA	94610	
010 07670	10-767-4-2	OCCUPANT	363 GRAND AV		OAKLAND	CA	94610	
010 07670	10-767-5	ALEXANDER RYAN	PO BOX 640872		SAN FRANCISCO	CA	94164	0872
010 07670	10-767-5	OCCUPANT	459 ELLITA AVE		OAKLAND	CA	94610	
010 07670	10-767-5	OCCUPANT	459 ELLITA AV		OAKLAND	CA	94610	
010 07760	10-776-6	A & M ASSOCIATES LP	5056 PROCTOR AVE		OAKLAND	CA	94618	2547
010 07760	10-776-6	OCCUPANT	390 GRAND AVE		OAKLAND	CA	94610	
010 07760	10-776-6	OCCUPANT	390 GRAND AV		OAKLAND	CA	94610	
010 07760	10-776-7	A & M ASSOCIATES LP	5056 PROCTOR AVE		OAKLAND	CA	94610	2547
010 07760	10-776-7	OCCUPANT	388 GRAND AVE		OAKLAND	CA	94618	
010 07760	10-776-7	OCCUPANT	388 GRAND AVE		OAKLAND	CA	94610	
010 07760	10-776-7	GRAND AVENUE LLC	2295 SAN PABLO AVE		BERKELEY	CA	94702	1871
010 07760	10-776-8	OCCUPANT	378 GRAND AVE		OAKLAND	CA	94610	
010 07760	10-776-8	OCCUPANT	378 GRAND AV		OAKLAND	CA	94610	
010 07760	10-776-9	HONG SOONKYUNG TR	1550 STANLEY DOLLAR DR	4B	WALNUT CREEK	CA	94610	2850
010 07760	10-776-9	OCCUPANT	376 GRAND AVE		OAKLAND	CA	94610	
010 07760	10-776-9	OCCUPANT	376 GRAND AV		OAKLAND	CA	94610	
010 07780	10-778-10	LEW & ROBERTS LLC	370 GRAND AVE	1	OAKLAND	CA	94610	4874
010 07780	10-778-10	OCCUPANT	370 GRAND AV		OAKLAND	CA	94610	
010 07780	10-778-11	KANG EUI Y & JUM O	61 CAMEL FORD PL		OAKLAND	CA	94611	2535
010 07780	10-778-11	OCCUPANT	366 GRAND AVE		OAKLAND	CA	94610	
010 07780	10-778-11	OCCUPANT	366 GRAND AV		OAKLAND	CA	94610	
010 07780	10-778-16-2	CLAUSEN HOUSE	88 VERNON ST		OAKLAND	CA	94610	4217
010 07780	10-778-16-2	OCCUPANT	363 BELMONT ST		OAKLAND	CA	94610	
010 07780	10-778-16-3	BOYINGTON GREGORY JR & CHASE	5690 SAN PABLO AVE	321	OAKLAND	CA	94608	2799
010 07780	10-778-16-3	OCCUPANT	373 BELMONT ST		OAKLAND	CA	94610	
010 07780	10-778-18	HOLMAR MARGARET TR	741 BEGONIA DR		SAN LEANDRO	CA	94578	3804
010 07780	10-778-18	OCCUPANT	377 BELMONT ST		OAKLAND	CA	94610	
010 07780	10-778-19	TREADWAY L D TR	19 ACORN WAY		KENTFIELD	CA	94904	2646
010 07780	10-778-19	OCCUPANT	381 BELMONT ST		OAKLAND	CA	94610	
010 07780	10-778-23	GASTON ADELLA D & WASHINGTON	951 SHADYBROOK DR		CONCORD	CA	94521	5406
010 07780	10-778-23	OCCUPANT	389 BELMONT ST	103	OAKLAND	CA	94610	
010 07780	10-778-24	FLAMAGAN RUSSELL F	389 BELMONT ST	203	OAKLAND	CA	94610	4806
010 07780	10-778-25	LEE JOHNNIE S & RIMA M TRS	7651 MAYWOOD DR		PLEASANTON	CA	94588	3674
010 07780	10-778-25	OCCUPANT	389 BELMONT ST	303	OAKLAND	CA	94610	4871
010 07780	10-778-26	WRIGHT JEROLD D	389 BELMONT ST	403	OAKLAND	CA	94610	4871
010 07780	10-778-26	OCCUPANT	389 BELMONT ST	102	OAKLAND	CA	94610	4871
010 07780	10-778-28	CHEUNG ANDREW & ELEANOR	3116 ADELINE ST	105	OAKLAND	CA	94608	4454
010 07780	10-778-28	OCCUPANT	389 BELMONT ST	202	OAKLAND	CA	94610	
010 07780	10-778-29	CARPENTER ELIZABETH J & JENEVE	389 BELMONT ST	302	OAKLAND	CA	94610	4815
010 07780	10-778-30	STEWART EDNA TR	389 BELMONT ST	402	OAKLAND	CA	94610	4870
010 07780	10-778-31	CHEN JAMES	389 BELMONT ST	101	OAKLAND	CA	94610	4870
010 07780	10-778-32	CHANG JOYCE M	389 BELMONT ST	201	OAKLAND	CA	94610	4806
010 07780	10-778-33	WONG WILLIAM H	389 BELMONT ST	301	OAKLAND	CA	94610	4888
010 07780	10-778-34	AKKI JAMES T & ANNE L TRS	14 HAMPTON MEADOWS		HAMPTON	NH	03842	1810

010 07780 10-776-34	OCCUPANT	389 BELMONT ST	401	OAKLAND	CA	94610	4800
010 07780 10-776-35	LATHROP JOHN L	389 BELMONT ST	104	OAKLAND	CA	94610	4880
010 07780 10-776-36	PARRISH VIVIAN TR	389 BELMONT ST	204	OAKLAND	CA	94610	4887
010 07780 10-776-37	HOOVER JEFFREY A & LISA M	389 BELMONT ST	304	OAKLAND	CA	94610	4875
010 07780 10-776-38	YAU MAN R	3701 OAK DR		MENLO PARK	CA	94025	
010 07780 10-776-38	OCCUPANT	389 BELMONT ST	404	OAKLAND	CA	94610	
010 07780 10-776-39	ALDRICH ANDREW R & KIRKLEY JOI	4816 CALIFORNIA ST		SAN FRANCISCO	CA	94418	1225
010 07780 10-776-40	OCCUPANT	389 BELMONT ST	105	OAKLAND	CA	94610	
010 07780 10-776-40	RUSH WANDA R	389 BELMONT ST	205	OAKLAND	CA	94610	4887
010 07780 10-776-41	GUTIERREZ JAIME E & VELASQUEZ	389 BELMONT ST	305	OAKLAND	CA	94610	4875
010 07780 10-776-42	MARTIN ERNEST R	389 BELMONT ST	405	OAKLAND	CA	94610	4871
010 07780 10-776-43	WILSON FRANCES & ROBERTS PAR	P.O. BOX 142		SAN LORENZO	CA	94580	0742
010 07780 10-776-43	OCCUPANT	389 BELMONT ST	106	OAKLAND	CA	94610	
010 07780 10-776-44	MANDEL LEV L	389 BELMONT ST	206	OAKLAND	CA	94610	4867
010 07780 10-776-44	HUGHES NANCY M	389 BELMONT ST	306	OAKLAND	CA	94610	4815
010 07780 10-776-46	FRIEDMAN NANCY K TR	389 BELMONT ST	406	OAKLAND	CA	94610	4872
010 07780 10-776-47	MARTIN MICHAEL F & JEANNETTE L	389 BELMONT ST	107	OAKLAND	CA	94610	4885
010 07780 10-776-48	BIKKNER SHERYL A TR	389 BELMONT ST	207	OAKLAND	CA	94610	4888
010 07780 10-776-48	LORENZO BERTIN S & WEISSMAN E	389 BELMONT ST	307	OAKLAND	CA	94610	4815
010 07780 10-776-50	MAJEWSKA BEATA M	389 BELMONT ST	407	OAKLAND	CA	94610	4872
010 07780 10-776-51	GASSMAN DAVID F & SEFFENS PATTI	389 BELMONT ST	111	OAKLAND	CA	94610	4886
010 07780 10-776-52	CARINO NATIVIDAD S TR	389 BELMONT ST	211	OAKLAND	CA	94610	4888
010 07780 10-776-53	PENDELTON KRISTEN & MURPHY VI	245 S 13TH ST		SAN JOSE+36	CA	95112	2144
010 07780 10-776-53	OCCUPANT	389 BELMONT ST	311	OAKLAND	CA	94610	
010 07780 10-776-54	JOHNSON TERRY L & KURTZ DANIEI	389 BELMONT ST	411	OAKLAND	CA	94610	4873
010 07780 10-776-55	MANUEL NINO I	389 BELMONT ST	110	OAKLAND	CA	94610	4886
010 07780 10-776-56	ROSEN MIKA & PETERSON ANNA B	389 BELMONT ST	210	OAKLAND	CA	94610	4888
010 07780 10-776-57	BENNET ETHIOPA	389 BELMONT ST	310	OAKLAND	CA	94610	4889
010 07780 10-776-58	SHREVE BARBARA A	389 BELMONT ST	410	OAKLAND	CA	94610	4873
010 07780 10-776-59	TWOHY JOANE	389 BELMONT ST	109	OAKLAND	CA	94610	4886
010 07780 10-776-60	DRUMRIGHT DAMAARI J	6200 DE STOTO #56412 AVE		WOODLAND HILLS	CA	91367	0205
010 07780 10-776-61	OCCUPANT	389 BELMONT ST	209	OAKLAND	CA	94610	
010 07780 10-776-62	NOVAK DOLORES J	389 BELMONT ST	309	OAKLAND	CA	94610	4889
010 07780 10-776-62	HUYNH JOHN K & DINH NIKKI U	389 BELMONT ST	409	OAKLAND	CA	94610	4873
010 07780 10-776-63	COLLINS JACQUELINE	389 BELMONT ST	108	OAKLAND	CA	94610	4885
010 07780 10-776-64	STEER KATRINA A TR	389 BELMONT ST	208	OAKLAND	CA	94610	4888
010 07780 10-776-65	ELDOR OPRA TRUST	389 BELMONT ST	308	OAKLAND	CA	94610	4889
010 07780 10-776-66	GHOSE AMITVA & PALMERGHOSE	389 BELMONT ST	408	OAKLAND	CA	94610	4872
010 07780 10-776-67	COMMON AREA TRACT 4616	389 BELMONT ST	110	OAKLAND	CA	94610	4886
010 07780 10-776-67	OCCUPANT	435 STATEN AVE		OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 201	201	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 304	304	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 204	204	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 303	303	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 302	302	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 310	310	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 210	210	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 411	411	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 211	211	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 106	106	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 407	407	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 307	307	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 207	207	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 202	202	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 403	403	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 203	203	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 103	103	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 110	110	OAKLAND	CA	94610	
010 07780 10-776-67	OCCUPANT	389 BELMONT ST 209	209	OAKLAND	CA	94610	

010 07760 10-776-67	OCCUPANT	389 BELMONT ST 109	109	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 410	410	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	435 STATEN AV		OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 205	205	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 102	102	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 409	409	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 408	408	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 308	308	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 311	311	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 108	108	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 305	305	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 309	309	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 104	104	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 401	401	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 404	404	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 301	301	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 105	105	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 101	101	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 402	402	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 107	107	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 406	406	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 306	306	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 206	206	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 208	208	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 405	405	OAKLAND	CA	94610		
010 07760 10-776-67	OCCUPANT	389 BELMONT ST 111	111	OAKLAND	CA	94610		

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD
 EAST BAY MUNICIPAL UTILITY
 DISTRICT INDUSTRIAL DISCHARGE SECTION
 P.O. BOX 24055
 SUITE 1400 OAKLAND CA 94612
 MS 702 OAKLAND CA 94623 1055
 CHANDRA JOHANNESSON cjohanne@bwmud.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