



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

July 22, 2010

John Prall
Port of Oakland
530 Water Street, 4th Floor
Oakland, CA 94607-3584

Subject: Monitoring Well Destruction, Landowner Notification, and Public Notification for Fuel Leak Case No. RO0000019 and GeoTracker Global ID T0600101102, Port of Oakland, 801 Maritime Street, Oakland, CA 94607

Dear Mr. Prall:

Final approval of case closure for the underground storage tank investigation at the subject site is almost complete. A case summary report proposing closure had been forwarded to the Regional Water Quality Control Board (RWQCB) on June 24, 2010 for their thirty (30) day review period. The RWQCB notified Alameda County Environmental Health (ACEH) that they have no comments on the proposed closure action. However, the RWQCB recommended that the Responsible Party and consultant for the down-gradient Berth 24 site be notified of the proposed closure action. Since no comments opposing closure were received, the monitoring wells installed at the site must be properly destroyed, per California Water Code and all current record owners of fee title to the site must be notified by the primary or active responsible party of the proposed closure action, prior to issuance of a remedial action completion certificate.

ACEH requests that you address the following technical comments, perform the proposed work, and send us the technical reports requested below. Upon receipt of the requested documents a remedial action completion certificate will be sent to the responsible party.

TECHNICAL COMMENTS

1. **Monitoring Well Destruction** – ACEH is requesting that you contact Alameda County Public Works Agency at (510) 567-6791, obtain the necessary permits, destroy the wells, and electronically upload the monitoring well destruction report to ACEH's FTP server and the State Water Resources Control Board's GeoTracker website within ninety (90) days from the date of this letter (September 29, 2010). Electronic reporting is described in detail below.
2. **Landowner Notification Form** – As you may be aware, an investigation resulting from underground storage tank leaks was performed at the subject property to which you are

named as the primary or active responsible party. Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), 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. ACEH 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 the above-mentioned requirement, please complete the enclosed "List of Landowners Form," and mail it back to ACEH within thirty (30) days from the date of this letter. Also your comments, if any, must be considered prior to the proposed cleanup or closure. Please respond within 30 days from the date of this letter for your comments to be considered.

3. **Public Notification** – Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, §2728, ACEH requires notification to the public of the proposed case closure for the site. To that end, ACEH will send out the public participation fact sheet (enclosed), which describes the site and previous investigation activities that were conducted to the property addresses listed on the enclosed List of Public Notification. Public comments on the proposed action will be accepted for a period of thirty days beginning Monday, July 26, 2010 through Monday, August 23, 2010. Following the public comment period, the comments received must be addressed and incorporated into a closure report submitted to ACEH for review.

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule and complete the fieldwork activities by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **August 23, 2010** – End of 30-day Public Notification Period
- **August 23, 2010** – Completed List of Landowners Form
- **October 25, 2010** – Monitoring Well Destruction Report

Mr. Prall
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Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 777-2478 or send me an electronic mail message at paresh.khatri@acgov.org.

Sincerely,

Paresh C. Khatri
Hazardous Materials Specialist

Enclosures: List of Landowners Form
Public Notification Fact Sheet
List of Public Notification Property Addresses
Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Masood Ghassemi, R&M Environmental and Infrastructure Engineering, Inc., 7994
Capwell Drive, Oakland, CA 94621
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland,
CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)
Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Paresh Khatri, ACEH (Sent via E-mail to: paresh.khatri@acgov.org)
GeoTracker
File

LIST OF LANDOWNERS FORM

County of Alameda
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Port of Oakland
Address: 801 Maritime Street
City, State, Zip: Oakland, CA 94607
Record ID #: RO0000019

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

Name: _____
Address: _____
City, State, Zip: _____
E-mail Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

Signature of Primary Responsible Party

Printed Name

Date

E-mail Address



FACT SHEET ON ENVIRONMENTAL ASSESSMENT PORT OF OAKLAND

801 Maritime Street, Oakland, CA 94607
Fuel Leak Case No. RO0000019 and
GeoTracker Global ID T0600101102

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

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of the soil and groundwater cleanup at the Port of Oakland site located at 801 Maritime Street, in Oakland, California. The Port of Oakland is the lead responsible party for the case and their environmental consultant is R&M Environmental and Infrastructure, Inc. (R&M). Three underground storage tanks (USTs), the suspected source of petroleum hydrocarbon contamination, were removed from the site.

Site Background

The site is located at the intersection of Maritime and Petroleum streets in Oakland, California. Warehouse structures formerly located on the property were demolished and the underground storage tanks (USTs) removed in February 1989 as part of the Port of Oakland plans to redevelop the site as a container storage area.

Two 10,000-gallon and one 20,000 gallon USTs were removed on February 16, 1989. Soil and groundwater samples collected from the tank excavation detected total extractable petroleum hydrocarbon contamination at the site.

Site Investigations

Alameda County Environmental Health (ACEH), the local regulatory agency, oversees investigation and cleanup activities at the site. From 1989 to 2008, soil and groundwater investigations were completed at the site. These investigations characterized the hydrogeology, subsurface conditions, and the nature, extent, and fate of the petroleum contamination.

Subsurface conditions at the site typically consist of sand, silt and clay. Silty to gravelly sands were encountered from the surface grade to approximately 8 feet bgs, which was underlain by sandy silty to sandy clay to the total depth explored at 18 feet bgs. During drilling, groundwater was observed at approximately 6 feet bgs and had stabilized at 7.36 feet below the top of the casing on July 10, 1996.

Contaminated soil has caused localized groundwater contamination. Available data indicates that the groundwater

plume is not migrating and groundwater concentrations are generally decreasing with time. Natural attenuation mechanisms, primarily biodegradation, will eventually decrease contaminant concentrations to below laboratory detection limits - the contamination will eventually abate entirely.

The primary chemicals of concern are total petroleum hydrocarbons as diesel (TPH-diesel) and benzene. In soil and groundwater, TPH-diesel and benzene have been measured at concentrations below the Regional Water Quality Control Board's (RWQCB) applicable environmental screening levels (ESLs).

Remedial actions completed at the site consisted of removing the underground tanks and over-excavation. Following tank removals, approximately 1,500 cubic yards of contaminated soil was over-excavated and disposed of off-site. Periodic groundwater sampling from 199 to 2008 was conducted at the site.

Next Step

The Port of Oakland has been working with ACEH to investigate the site. No further soil and groundwater investigations or remediation is planned for the site. The source of contamination, the former tanks and impacted soil, has been removed. The site has been adequately characterized and the groundwater contaminant plumes are either stable or decreasing with time. The site data have demonstrated that, with time, contaminant concentrations will likely abate entirely.

The site is proposed for case closure. All the site investigation activities are described in reports prepared by various environmental consultants including R&M on behalf of Port of Oakland. The public is invited to review and comment on the proposed closure of this case. The case file is available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The case file is also available for review on-line at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments

FACT SHEET ON ENVIRONMENTAL ASSESSMENT PORT OF OAKLAND

801 Maritime Street, Oakland, CA 94607

Fuel Leak Case No. RO0000019 and

GeoTracker Global ID T0600101102

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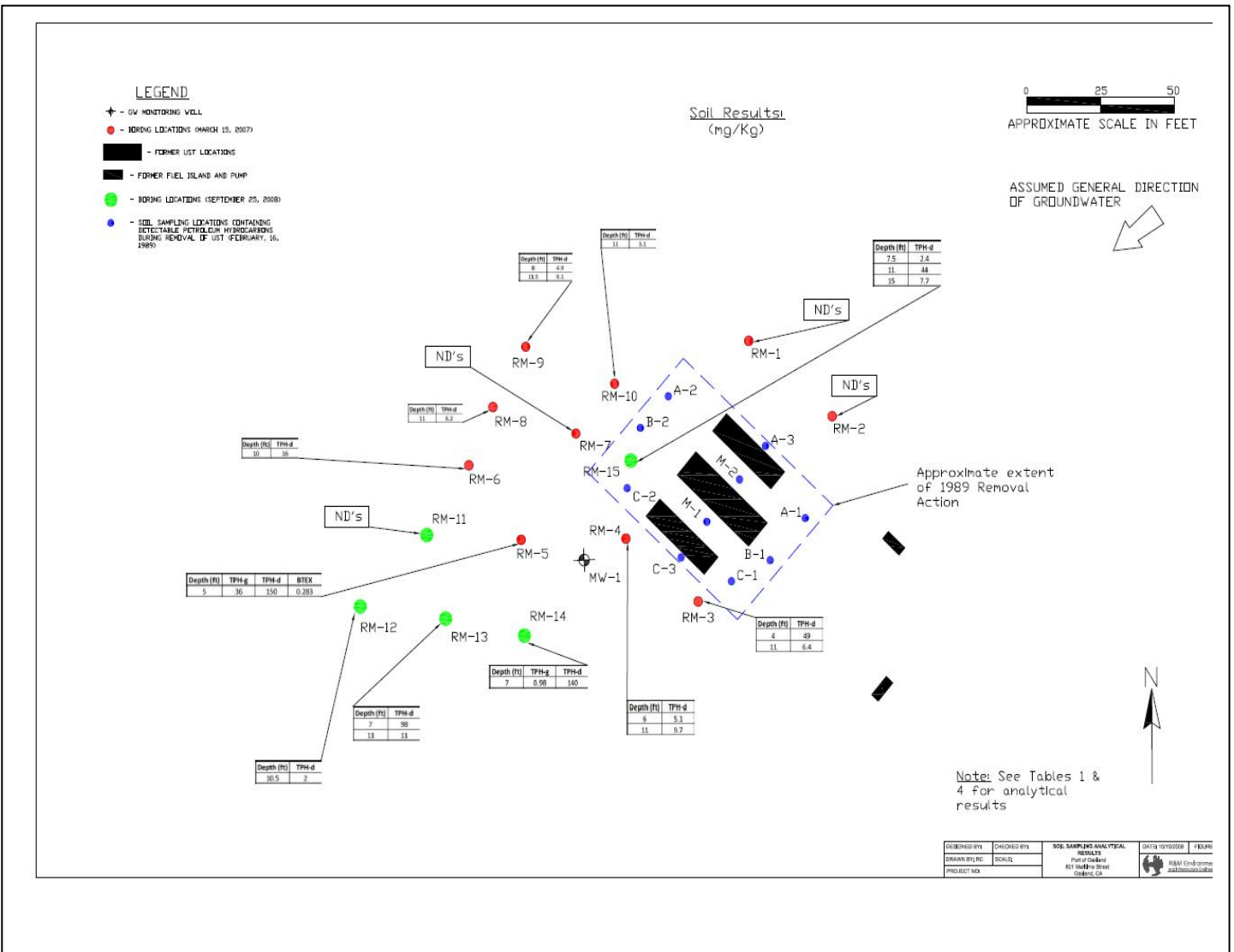
regarding the proposed action to Paresh Khatri at the address below. All written comments received by **August 23, 2010** will be forwarded to the Responsible Party and will be considered

and responded to prior to a final determination on the proposed case closure.

For Additional information, please contact:

Paresh Khatri
Alameda County Environmental Health
1131 Harbor Bay Parkway, Ste 250
Alameda, CA 94502
Phone: 510-777-2478
E-mail: Paresh.Khatri@acgov.org

Masood Ghassemi
R&M Environmental and Infrastructure Engineering, Inc.
7994 Capwell Drive
Oakland, CA 94621
Phone: 510-553-2146
E-mail: mghassemi@andmenvironmental.com



LIST OF FACT SHEET RECIPIENTS

James C. Twiford

Acton Mickelson Environmental, Inc.

1107 Investment Boulevard, Suite 290

El Dorado Hills, California 95762

Barbara J. Mickelson

Acton Mickelson Environmental, Inc.

1107 Investment Boulevard, Suite 290

El Dorado Hills, California 95762

Cleet Carlton

San Francisco Bay Regional Water Quality Control Board

1515 Clay Street, Suite 1400

Oakland, CA 94612

Responsible Party(ies) Legal Requirements/Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
 - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.