

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



3-11-02

RO0000028

March 8, 2002

Mr. James Jackson  
Director of Facilities Planning & Construction  
Children's Hospital  
747 52<sup>nd</sup> Street  
Oakland, CA 94609

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

RE: Work Plan Approval for 4701 MLK Jr Way, Oakland, CA

Dear Mr. Jackson:

I have completed review of WEST's August 2001 *Site Investigation Report* and *Site and Groundwater Investigation Work Plan* prepared for the above referenced site. Soil borings (SB-1 through SB-4) were advanced at the site June 2000. Grab groundwater samples from the borings contained elevated total petroleum hydrocarbons as gasoline (TPHg), and as diesel (TPHd). WEST's August 2001 work plan proposed to install three groundwater monitoring wells at the site. The work plan is acceptable with the following changes and/or additions:

- All samples should be analyzed for TPHg, TPHd, TPHmo, BTEX, MTBE and other ether oxygenates (using Method 8260).
- Wells should be installed using hollow-stem auger, as the Cleanup Fund will not reimburse for pre-packed Geoprobe wells.
- Please include geologic cross-sections in the next report.
- All future reports must be signed by a Registered Geologist or other Professional Engineer.

Field work should commence within 60 days of the date of this letter, or **by May 13, 2002**. Please provide 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

email: Peter Krasnoff  
Leah Goldberg

4701MLK-4

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



07-10-01

RO0000028

July 9, 2001

Mr. James Jackson  
Director of Facilities Planning & Construction  
Children's Hospital  
747 52<sup>nd</sup> Street  
Oakland, CA 94609

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

**RE: Additional Investigations at 4701 MLK Jr Way, Oakland, CA**

Dear Mr. Jackson:

It is my understanding that four soil borings were advanced at the above referenced site, along 47<sup>th</sup> Street, in July 2000. Grab groundwater samples were collected from each borehole. Elevated total petroleum hydrocarbons as diesel and as gasoline were detected in the water samples. To date, this office is not in receipt of a report documenting this work. Please submit the required report as soon as possible.

Based on the grab groundwater samples collected in July 2000, it appears that contamination from the former underground storage tanks at the subject site may have migrated in groundwater to affect the property at 4629 MLK Jr Way. At this time, permanent groundwater monitoring wells (three are recommended) should be installed along the south side of 47<sup>th</sup> Street. Groundwater data from these wells will help to confirm if the contamination has indeed impacted the site across 47<sup>th</sup> Street. A workplan for this phase of investigation is due within 60 days of the date of this letter, or by **September 12, 2001.**

If you have any questions, I can be reached at (510) 567-6762

eva chu  
Hazardous Materials Specialist

email: Peter Krasnoff  
Leah Goldberg

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 1/25/00  
Including cc's

P028

StID 4260

January 24, 2000

Mr. James Jackson  
Director of Facilities Planning & Construction  
Children's Hospital  
747 52<sup>nd</sup> Street  
Oakland, CA 94609

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9432

RE: PSA for 4701 MLK Jr Way, Oakland, CA

Dear Mr. Jackson:

In October 1990, three underground storage tanks (USTs) were removed from the above referenced site. Soil samples collected, after limited overexcavation, contained up to 2,700 part per million (ppm) total petroleum hydrocarbons as gasoline (TPHg) and 1,100 ppm TPH as diesel (TPHd).

At this time, additional investigations are required to delineate the extent of soil and possible groundwater contamination at the site. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 60 days** of the date of this letter, or by **March 27, 2000**. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

In addition, enclosed is an *Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report* which must be completed and returned to this office by **February 10, 2000**.

If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

attachments

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



*Sent 1/26/00  
Including cc's*

StID 4260

January 24, 2000

Mr. James Jackson  
Director of Facilities Planning & Construction  
Children's Hospital  
747 52<sup>nd</sup> Street  
Oakland, CA 94609

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9432

**SUBJECT: NEW LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS  
FOR 4701 MARTIN LUTHER KING JR WAY, OAKLAND, CA**

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

James Jackson  
re: 4701 MLK Jr Wy, CA  
January 24, 2000  
Page 2 of 2

You may use the enclosed "notice of proposed action" form (sample letter 3) to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

If you have any questions, I can be reached at (510) 567-6762.



eva chu  
Hazardous Materials Specialist

Attachments

c: Chuck Headlee, RWQCB (w/o attachment)

**SAMPLE LETTER (2): LIST OF LANDOWNERS FORM**

Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

**SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (SITE NAME AND ADDRESS)**

Fill out item 1 if there are multiple site landowners. 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 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:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, name of primary responsible party, certify that I am the sole landowner for the above site.

Sincerely,

\_\_\_\_\_  
Signature of primary responsible party

\_\_\_\_\_  
Name of primary responsible party

**SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY**

Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

**SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY (FOR NAME AND ADDRESS OF SUBJECT SITE)**

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

cleanup proposal (corrective action plan)

site closure proposal

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

Sincerely,

\_\_\_\_\_  
Signature of primary responsible party

\_\_\_\_\_  
Name of primary responsible party

cc: Names and addresses of all record fee title owners