



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

February 10, 2010

Dr. Orobo Osagie  
Amenex Organization, Inc.  
P.O. Box 426695  
San Francisco, CA 94142-6695

Mr. James Tracy  
878 West Hayden Court  
Alpine, UT 84004-2504

Subject: Corrective Action Plan for Fuel Leak Case No. RO0000117 and GeoTracker Global ID T0600191668, Osagie Property, 1532 Peralta Street, Oakland, CA 94607

Dear Dr. Osagie and Mr. Tracy:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the recently submitted document entitled, "Feasibility Study / Corrective Action Plan," dated October 27, 2009, which was prepared by Golden Gate Tank Removal, Inc. (GGTR) for the subject site. GGTR concluded that soil excavation for the shallow soil contamination with OCR application is the most cost-effective remedial alternative likely to reach cleanup objectives for the site.

The remedial alternative presented in the above-mentioned Corrective Action Plan (CAP) is acceptable provided that the technical comments presented below are incorporated into the CAP. Please note that public participation is a requirement for the CAP process. Therefore, ACEH will notify potentially affected stakeholders who live or own property in the surrounding area of the proposed remediation described in the "Corrective Action Plan" through a mailing of a fact sheet (enclosed). Public comments on the proposed remediation will be accepted for a period of thirty (30) days beginning Tuesday, February 16, 2010 through Thursday, March 18, 2010. Following the public comment period, the comments received, including ACEH's technical comments presented below, must be addressed and incorporated into a Final CAP document.

#### **TECHNICAL COMMENTS**

1. **Laboratory Analytical Suite** – GGTR proposes to analyze soil and groundwater samples for TPH-g, TPH-d, BTEX, and MTBE. In addition to the proposed analyses, please include lead scavengers and naphthalene.
2. **On-site Soil Re-use & Backfill Material** – GGTR states that a portion of the excavated soil may be suitable for backfill and is planned to be re-used at the site. According to the RWQCB, petroleum hydrocarbon impacted soil must be adequately characterized prior to reuse<sup>1</sup>. Adequate characterization of the stockpiled soil proposed for reuse does not appear

<sup>1</sup> Technical Reference Document, *Characterization and Reuse of Petroleum Hydrocarbon impacted soil as Inert Waste*, Draft, San Francisco Bay Regional Water Quality Control Board, October 20, 2006.

to have been proposed. Also, depth to water has been measured as shallow as 2 feet bgs. The RWQCB states that soil proposed for re-use onsite must be "placed at least five feet above the highest anticipated level of ground water." Since depth to water is as shallow as 2 feet bgs, the proposed soil re-use appears to violate the RWQCB soil reuse guidelines.

GGTR also plans to use class II base rock in addition to soil reuse as backfill material at the site. ACEH has concerns that backfilling the excavations with more permeable material in areas where native less-permeable soils exist may cause a preferential pathway for contaminant vapor migration from the subsurface to indoor (if a future structure is located above the former excavations) and outdoor air. Please address the above-mentioned comments and submit a revised CAP by the date specified below.

### **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:

- **March 18, 2010** – End of 30-day Public Participation Period
- **April 19, 2010** – Submit Final CAP
- **Due within 30 Days of Sampling** – Quarterly Monitoring Report (2<sup>nd</sup> Quarter 2010)
- **Due within 30 Days of Sampling** – Quarterly Monitoring Report (3<sup>rd</sup> Quarter 2010)
- **Due within 30 Days of Sampling** – Quarterly Monitoring Report (4<sup>th</sup> Quarter 2010)
- **Due within 30 Days of Sampling** – Quarterly Monitoring Report (1<sup>st</sup> Quarter 2010)

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](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.

Dr. Osagie and Mr. Tracy  
RO0000117  
February 10, 2010, Page 4

If you have any questions, please call me at (510) 777-2478 or send me an electronic mail message at [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org).

Sincerely,

Paresh C. Khatri  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Mark Youngkin, Golden Gate Tank Removal, 3730 Mission Street, San Francisco, CA 94110  
Brent Wheeler, Golden Gate Tank Removal, 3730 Mission Street, San Francisco, CA 94110  
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA  
94612-2032 (sent via electronic mail to [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))  
Donna Drogos, ACEH (sent via electronic mail)  
Paresh Khatri, ACEH (sent via electronic mail)  
GeoTracker  
File



**FACT SHEET ON ENVIRONMENTAL ASSESSMENT  
OSAGIE PROPERTY  
(Former U-Haul)**

1532 Peralta Street, Oakland, CA 94607-2020  
Fuel Leak Case No. RO0000117 and  
GeoTracker Global ID T0600191668

ENVIRONMENTAL HEALTH SERVICES  
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 a proposed soil and groundwater cleanup at the Osagie Property (former U-haul) located 1532 Peralta Street, Oakland, California. Mr. Tracy and Dr. Osagie, the lead responsible parties for the case and their environmental consultant Golden Gate Tank Removal are proposing soil excavation and groundwater pumping as remediation technologies to cleanup the site.

Site Background

The Site is located on Peralta Street in a mixed commercial and residential neighborhood in West Oakland and is currently developed with one single story commercial structure approximately 1,175 square feet. Previous site use for automotive repair and gasoline service station has resulted in the presence of chemicals (petroleum hydrocarbons) in soil and groundwater beneath the Site.

Soil Excavation and Disposal

Soil excavation is proposed to remediate the shallow soil contamination identified at the site from the surface to twelve feet below the ground surface, using conventional earth moving equipment. Contaminated groundwater encountered in the excavation will be pumped and disposed of off-site and an Oxygen Releasing Compound (ORC) will be applied to the soils at the bottom of the excavation to promote and/or accelerate bio-attenuation. Clean segregated soil and clean backfill material would be imported as necessary to restore the desired final site grade. This method is effective because it would remove

contaminated soil, which would be confirmed by soil sampling and analysis.

Next Step

Mr. Tracy and Dr. Osagie are working with Alameda County Environmental Health (ACEH) to implement a soil and groundwater cleanup at the site. The proposed alternative is described in a report prepared by Golden Gate Tank Removal on behalf of Mr. Tracy and Dr. Osagie: "Feasibility Study / Corrective Action Plan," dated October 27, 2009. The public is invited to review and comment on the cleanup action proposed in the Report. The report 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 report and case file are also available for review 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 regarding the corrective action to Paresh Khatri at the address below. All written comments received by **March 18, 2010** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

*For Additional information, please contact:*

Paresh Khatri	Brent Wheeler
Alameda County Environmental Health	Golden Gate Tank Removal
1131 Harbor Bay Parkway, Ste 250	3730 Mission Street
Alameda, CA 94502	San Francisco, CA 94110
Phone: 510-777-2478	Phone: 415-512-1555
E-mail: Paresh.Khatri@acgov.org	E-mail: b.wheeler@ggtr.com



LIST OF FACT SHEET RECIPIENTS

---

AGUILERA RAQUEL V  
1100 58TH AVE  
OAKLAND CA 94621

BARKER VIRGINIA ETAL  
2117 CURTIS ST  
OAKLAND CA 94607

BROOKS CRAIG & CELESTE  
5005 GOLDEN GATE AVE  
OAKLAND CA 94618

COOK LARRY D II  
1405 ALCATRAZ AVE  
BERKELEY CA 94702

DEUTSCHE BANK NATIONAL TRUST COMPANY  
TR  
9350 WAXIE WAY  
SAN DIEGO CA 92123

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
1757 TAPO CANYON RD  
SIMI VALLEY CA 93063

GARCIA JOSE E TR  
1510 CENTER ST  
OAKLAND CA 94607

HARRIMAN STEPHANIE  
PO BOX 373  
LAFAYETTE CA 94549

HAYES JOSEPH B TR  
1451 16TH ST  
OAKLAND CA 94607

HENDERSON STEVE  
2535 76TH AVE  
OAKLAND CA 94605

HOUSE FELICIA A & STEAK  
1515 PERALTA ST  
OAKLAND CA 94607

JACK LONDON EQUITY 3 LLC & EL PINAL EQUITY  
2 ETAL  
409 13TH ST #8  
OAKLAND CA 94612

JOSHI KAMAL K  
1524 CENTER ST  
OAKLAND CA 94607

KENDRICK LOVELL  
P O BOX 70612  
OAKLAND CA 94612

LANAUX DANITA  
1433 16TH ST  
OAKLAND CA 94607

MCCORMICK JOHNNIE  
1522 PERALTA ST  
OAKLAND CA 94607

MCKINNEY ROGER W TR  
5520 PICARDY DR  
OAKLAND CA 94605

MCLEMORE DEE M TR  
4790 CAUGHLIN PKWY #429  
RENO NV 89519

METHVIN PATRICIA A  
13235 SPRING LAKE ST  
REDDING CA 96003

METHVIN PATRICIA A  
13235 SPRING LAKE RD  
REDDING CA 96003

MOSLEH MOHAMED  
3198 ADELINE ST  
BERKELEY CA 94703

NEIMAN ALBERT A  
1520 CENTER ST  
OAKLAND CA 94607

## LIST OF FACT SHEET RECIPIENTS

NEW JERUSALEM BAPTIST CHURCH INC  
1501 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1507 CENTER ST  
OAKLAND CA 94607

PADILLA ERICK & WRIGHT CRYSTAL  
1511 CENTER ST  
OAKLAND CA 94607

RESIDENT  
1440 16TH ST  
OAKLAND CA 94607

REINERTSON TARA  
1503 CENTER ST  
OAKLAND CA 94607

RESIDENT  
1436 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1432 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1614 CAMPBELL ST  
OAKLAND CA 94607

RESIDENT  
1600 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1526 CENTER ST  
OAKLAND CA 94607

RESIDENT  
CENTER ST  
OAKLAND CA 94607

RESIDENT  
1444 16TH ST  
OAKLAND CA 94607

RESIDENT  
1611 16TH ST  
OAKLAND CA 94607

RESIDENT  
1507 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1611 17TH ST  
OAKLAND CA 94607

RESIDENT  
1503 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1431 CENTER ST  
OAKLAND CA 94607

RESIDENT  
1514 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1502 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1434 15TH ST  
OAKLAND CA 94607

RESIDENT  
1525 PERALTA ST  
OAKLAND CA 94607

RESIDENT  
1438 15TH ST  
OAKLAND CA 94607

LIST OF FACT SHEET RECIPIENTS

---

RESIDENT  
1519 CENTER ST  
OAKLAND CA 94607

RYDER LISABETH L  
3726 MAYBELLE AVE #6  
OAKLAND CA 94619

RESIDENT  
1519 PERALTA ST  
OAKLAND CA 94607

SANITPRACHAKORN TIMAND  
15934 HESPERIAN BLVD #219  
SAN LORENZO CA 94580

RESIDENT  
1612 15TH ST  
OAKLAND CA 94607

SCOTT GERRIE A TR  
59 GILBERT ST  
SAN FRANCISCO CA 94103

RESIDENT  
1615 CENTER ST  
OAKLAND CA 94607

SCOTT GERRIE A TR  
59 GILBERT ST  
SAN FRANCISCO CA 94103

RESIDENT  
1603 CENTER ST  
OAKLAND CA 94607

SCOTT LINDA  
1532 CENTER ST  
OAKLAND CA 94607

RESIDENT  
1532 PERALTA ST  
OAKLAND CA 94607

SMITH TRACY D  
1515 CENTER ST  
OAKLAND CA 94607

RESIDENT  
1506 PERALTA ST  
OAKLAND CA 94607

TRACY JAMES F  
878 W HAYDEN CT  
ALPINE UT 84004

RESIDENT  
1506 CENTER ST  
OAKLAND CA 94607

TSINGIS CYNTHIA A  
183 TUCKER AVE  
SAN FRANCISCO CA 94134

RICKERT PAUL  
226 JULIA AVE  
MILL VALLEY CA 94941

WALLACE MADISON & RUTH M  
4708 CONGRESS AVE  
OAKLAND CA 94601Y

ROMERO IRMA Y  
1511 PERALTA ST  
OAKLAND CA 94607

BARRA PETER S & JUDITH TRS  
22524 SANTA CLARA ST  
HAYWARD CA 94541

ROSENTHAL WILLOW V  
1724 MANDELA PKWY #5  
OAKLAND CA 94607

YBARRA PETER S & JUDITH TRS  
22524 SANTA CLARA ST  
HAYWARD CA 94541



<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>ISSUE DATE:</b> July 5, 2005
	<b>REVISION DATE:</b> March 27, 2009
	<b>PREVIOUS REVISIONS:</b> December 16, 2005, October 31, 2005
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- 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)

#### Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

#### 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](mailto:dehloptoxic@acgov.org)  
Or
    - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of My Le Huynh.
  - 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 and Firefox browsers will not open the FTP site.
  - b) Click on File, then on Login As.
  - 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](mailto: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.