

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**



AGENCY  
DAVID J. KEARS, Agency Director

R0871

September 22, 1999

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

Mr. Odili Ojukwu  
City of Oakland  
250 Frank H. Ogawa Plaza, Ste 5301  
Oakland, CA 94612

STID: 4272; 4267; and 3764

RE: Fire Station #14, located at 3459 Champion Street, Oakland; Fire Station #25,  
located at 2795 Butters Drive, Oakland; Fire Station located at 7080 Colton Blvd.,  
Oakland

**LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Mr. Ojukwu:

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 (20) 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) as a template 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.

LANDOWNER NOTIFICATION  
Re: Oakland Fire Station UST sites  
September 22, 1999  
Page 2 of 2

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.

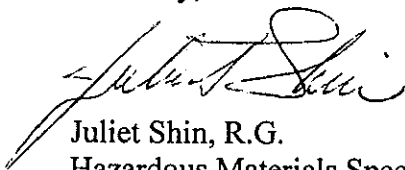
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template 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.

Please call me at (510) 567-6763 should you have any questions about the content of this letter.

Sincerely,



Juliet Shin, R.G.  
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB  
Leroy Griffin, Oakland Hazardous Materials

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 871

ENVIRONMENTAL HEALTH SERVICES

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

February 01, 1999

Mr. Odili Ojukwu  
City of Oakland  
Dalziel Building  
250 Frank H. Ogawa Plaza, Ste 5301  
Oakland, CA 94612

STID: 4272

Re: Required work at Fire Station #14, located at 3459 Champion Street, Oakland, CA

Dear Mr. Ojukwu,

This office has received and read your letter, dated January 19, 1999, requesting that the City of Oakland be exempted from the requirement, outlined in Alameda County's January 11, 1999 letter, to drill the proposed boring down to first groundwater or a maximum depth of 50-feet below ground surface (bgs). This office has considered your request and must deny it for the following reasons:

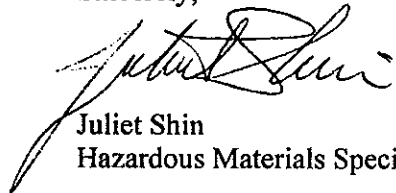
- Contrary to your statement in the January 19, 1999 letter, the sample location of the composite sample which identified 250ppm TPHG and 200ppm TPHD, along with concentrations of TEX, was never confirmed. It is uncertain whether this sample was collected from the tank pit or excavated soil.
- It is our understanding that the soils in the area are alluvial, which could be a very heterogeneous mixture of gravel, sand, silt, and clay lenses. Therefore, this office is not convinced that past releases and downward migration of contaminants would have been contained at shallow depths by the site's soils.
- Per the "Tri-Regional Board Staff Recommendations For Preliminary Evaluation and Investigation of Underground Tank Sites," the Regional Water Quality Control Board (RWQCB) has determined that contaminants are capable of migrating at least 35-40 feet vertically below former tanks/tank pits. RWQCB therefore concludes that groundwater investigations are definitely required when groundwater is above 50-feet bgs, and that groundwater investigations may be exempted if groundwater is below 50-feet bgs.

In summary, this office is requiring that the temporary well be drilled down to first groundwater or down to a maximum depth of 50-feet bgs if groundwater is not encountered at shallower depths. Based on my conversation with Meg Mendoza, Subsurface Consultants (SCI), on February 01, 1999, SCI will implement the proposed work in conjunction with the anticipated work for the City's Corporation Yard located on Shepherd Canyon Road. Per my conversation with Ms. Mendoza, a workplan for the Corporation Yard will be submitted within the next couple of weeks.

Mr. Odili Ojukwu  
Re: Fire Station #14  
February 01, 1999  
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Cc: Meg Mendoza  
Subsurface Consultants, Inc.  
3736 Mt. Diablo Blvd., Ste 200  
Lafayette, CA 94549-3659

Files-JMS



ENVIRONMENTAL HEALTH SERVICES

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

January 11, 1999

Mr. Odili N. Ojukwu  
City of Oakland  
Dalziel Bldg.  
250 Frank H. Ogawa Plaza, Ste 5301  
Oakland, CA 94612

STID: 4272

Re: Workplan for investigations at Fire Station #14, located at 3459 Champion Street,  
Oakland, CA

Dear Mr. Ojukwu,

This office has reviewed Subsurface Consultants, Inc.'s (SCI) Workplan, dated January 06, 1999 for investigations at the above site. This workplan is acceptable with the following additional requirements:

- SCI has proposed to drill the boring down to 15- to 20-feet below ground surface (bgs). However, if groundwater is not encountered down to 20-feet bgs, then drilling shall continue down to the first encountered groundwater or down to a maximum of 50-feet bgs. If no groundwater is encountered above 50-feet bgs, then groundwater samples will not be required, per the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites."
- Although SCI has proposed to implement the proposed work for this site in conjunction with the work for 5921 Shepherd Canyon Road, please be reminded that this office has not yet received a workplan for the Shepherd Canyon site. A workplan must be submitted and approved for this site, prior to implementing the work.

The workplan shall be implemented within 45 days of the date of this letter, and a report documenting the work shall be submitted to this office within 45 days after completing field activities. Please notify this office at least one week in advance of conducting field work at the site. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

Cc: Glenn Young, Subsurface Consultants, Inc.  
3736 Mt. Diablo Blvd., Ste 200, Lafayette, CA 94549-3659