

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO871
PO 861
RO 1179

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.

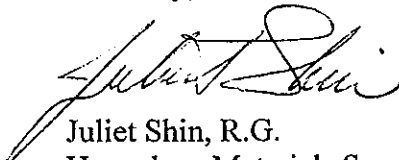
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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



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September 22, 1998

Andrew Clark-Clough
City of Oakland Public Works Agency
Environmental Services
250 Frank Ogawa Plaza, Ste 5301
Oakland, CA 94612

Re: Oakland Fire Station #6, located at 7080 Colton Blvd., Oakland, CA 94611
STID 3764

Dear Mr. Clark-Clough,

According to our files, one 280-gallon diesel underground storage tank (UST) was removed from the above site on March 23, 1989. According to the Alameda County Inspector overseeing the tank removal, no holes were observed in the tank, however, the excavated soil emanated a slight diesel odor. One soil sample was collected from the tank pit sidewall, although the exact location is uncertain, and one 3-point composite soil sample was collected from the excavated soil and analyzed for Total Petroleum Hydrocarbons as Diesel (TPHD), Oil and Grease (Using Standard Method 503E), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis of the sidewall sample identified 230 parts per million (ppm) Oil and Grease. Analysis of the composite/stockpiled soil sample identified 24ppm TPHD and 430ppm Oil and Grease.

In April 1989, overexcavation of an unknown quantity of soil beneath the former tank was conducted, and this soil along with the initially excavated soil was hauled to Liquid Waste Management, Inc. in McKittrick, CA. One additional soil sample was collected from the bottom of the overexcavation and analyzed for Oil and Grease. No contaminants were identified above detection limits.

In June 1989, Subsurface Consultants installed one piezometer approximately 3 feet downgradient of the former UST location in order to determine whether groundwater had been impacted by the observed contaminants in soil. The piezometer was drilled down to 21-feet below ground surface (bgs), where it encountered bedrock. Four soil samples were collected from this test boring at 4-, 10-, 14-, and 20-feet bgs and analyzed for TPHD, Oil and Grease, and BTEX. Analysis of these soil samples did not identify any contaminants above detection limits. Groundwater was encountered at 9-feet bgs at the time of the piezometer installation. The initial groundwater sample was collected from the piezometer prior to purging due to fears that the water was perched groundwater and would not recharge later. This water sample was analyzed for the same constituents as the above soil samples, and 140,000 parts per billion (ppb) Oil and Grease was identified. No other contaminants were identified in this groundwater sample. Subsequent attempts were made to collect groundwater samples from this piezometer on October 31, 1989, May 1, 1990, and August 1, 1990, however, the piezometer was found to be completely dry on these dates.

Based on the elevated levels of Oil and Grease identified in the initial groundwater sample, it appears that residual Oil & Grease concentrations remain in the area of the tank. Considering the

Andrew Clark-Clough
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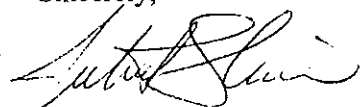
Elevated groundwater concentrations of Oil & Grease, the steep slope of the former UST area (3:1), and the shallowness of the observed perched aquifer, there is concern that Oil and Grease contaminated water from this area will eventually flow as surface runoff to potentially sensitive receptors.

Per our conversation out at the site on September 22, 1998, you are required to address the above described contamination. Some of the options discussed included: conducting further sampling to confirm whether contaminants are still in place; possibly excavating the contaminated soil; possibly conducting a risk assessment; or placing a liner with drainage over the former UST area to limit surface water infiltration. A work plan addressing the Oil and Grease contamination must be submitted to this office within 60 days of the date of this letter (i.e., November 17, 1998). Subsequently, the work must be implemented within 60 days after our approval of the plan.

Additionally, as part of the proposed work, documentation must be submitted confirming whether the formerly installed piezometer is still present at the site.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland