

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-12-01

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

STID 4004/ RO0000034

June 12, 2001

Mr. John Roveda
United Beverage, Inc.
2307 Blanding Ave., Suite E
Alameda, CA 94501-1476

**SUBJECT: NEW LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS
FOR 105 JACKSON ST., OAKLAND CA 94607**

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

Mr. John Roveda
StID # 4004/RO0000034
105 Jackson St., Oakland 94607
June 12, 2001
Page 2 of 2

You may use the enclosed "Certified List of Record Fee Title Owners" form (sample letter 2) 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) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Attachments

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-08-01

2034

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

May 7, 2001
StID #4004

Mr. John Roveda
United Beverage, Inc.
2307 Blanding Ave., Suite E
Alameda, CA 94501-1476

Re: Work Plan for Groundwater Sampling at 105 Jackson St., Oakland CA 94607

Dear Mr. Roveda:

Our office has received and reviewed the May 4, 2001 Subsurface Investigation Work Plan for the above referenced site as prepared by Mr. Paul King of P&D Environmental. This work plan calls for the advancement of one boring within the center of the former gasoline tank pit and the sampling of groundwater for total petroleum hydrocarbons as gasoline, BTEX, MTBE and total dissolved lead. Any MTBE detected will be confirmed using EPA Method 8260.

This work plan is accepted. Please contact me prior to scheduling this work.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. Paul King, P & D Environmental, 4020 Panama Court, Oakland CA 94611

Wpap105Jackson

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-03-01

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

April 2, 2001
StID # 4004

Mr. John Roveda
United Beverage, Inc.
2307 Blanding Ave., Suite E
Alameda, CA 94501-1476

Re: Tank Removal at 105 Jackson St., Oakland CA 94607

Dear Mr. Roveda:

I have received and reviewed your March 13, 2001 letter responding to my March 5, 2001 letter, which requested additional sampling at the above referenced site. Your letter recommended a meeting with your former consultant, Tank Protect Engineering, and yourself to discuss the matter. I have left a message with Tank Protect and have yet to receive a response.

I would like to respond to points made in your letter. You stated that a "closure letter" was in process as Tank Protect received approval to back fill the excavated area. Please be advised that the approval to back fill the excavation did not automatically mean that a closure letter would be issued. This only indicated that no further excavation would be required. Further investigation is necessary because of the results of the water sample taken during the removal indicate potential impact to groundwater. The reported detection limit for lead in groundwater was also much higher than the drinking water standard for this contaminant. In addition, the State Water Resources Control Board requires the testing of former gasoline tank sites for the compound, MTBE, before site closure can be recommended. It is anticipated that a groundwater sample from within the former tank pit tested for lead and MTBE will fulfill your testing requirements.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. J. Farhoomad, TPE, 2821 Whipple Rd., Union City, CA 94587-1233

1-addinv105Jackson

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-06-01

2034

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

March 5, 2001
SHD # 4004

Mr. John Roveda
United Beverage Distributors
105 Jackson St.
Oakland CA 94607

**Re: Closure Requirements for 105 Jackson St., Oakland CA 94607, United Beverages
Distributors**

Dear Mr. Roveda:

This letter is intended to provide guidance in order to complete the investigation of the former 2000 gallon gasoline tank removed from the referenced site in 1993. Please be aware that prior to site closure, the chemical compound, methyl tertiary butyl ether, (MTBE), must be tested in groundwater at this site as required by the State Water Resources Control Board (SWRCB). In addition, because of the elevated detection limit reported for dissolved lead reported in your original water sample, please also test the groundwater sample for soluble lead and insure that a detection limit of 5 parts per billion (ppb) is met.

Please submit a work plan to perform this additional investigation. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Addinv105Jackson

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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June 12, 2000
StID # 4004/RO0000034

Mr. John Roveda
United Beverage, Inc.
2307 Blanding Ave., Suite E
Alameda, CA 94501-1476

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR 105 JACKSON ST., OAKLAND CA 94607**

Dear Mr. Roveda:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. You may use the enclosed Example letter #3 as a guide. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about this, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure (sample letter #3)

c: B.Chan,files

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