

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



03-06-03

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

RO0000075

March 4, 2003

Mr. Andy Ratto  
Interstate Brands Corp  
1324 Arden Way  
Sacramento, CA 95815

**RE: Well Decommission at 945 53rd St, Oakland, CA**

Dear Mr. Ratto:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 through MW-3) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5554.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

email: Mike Blankinship  
Ed McCarthy

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



9-18-01

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

RO0000075

September 17, 2001

Mr. Larry Brown  
Interstate Brands Corp.  
1324 Arden Way  
Sacramento, CA 95815

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED  
OR ISSUE A CLOSURE LETTER FOR 945 53<sup>RD</sup> STREET, OAKLAND, CA**

Dear Mr. Brown:

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. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu  
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB  
Leroy Griffin, Oakland Fire Department

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 11-1-99  
INCLUDING CA'S

PO75

October 28, 1999

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

Mr. Larry Brown  
Interstate Brands Corporation  
1324 Arden Way  
Sacramento, California 95815

**Subject: Interstate Brands Corporation Facility – 945 53<sup>rd</sup> Street, Oakland, CA 94609  
(STID # 3928)**

Dear Mr. Brown:

This agency has recently reviewed the case file including the "Soil and Groundwater Sampling and Semi-Annual Groundwater Monitoring Report," dated April 20, 1999, prepared and submitted by URS Greiner Woodward Clyde for the above referenced site.

As you know, further subsurface characterization was conducted on March 9, 1999. Two borings were drilled upgradient of the former tank area to determine if the hydrocarbon plume is adequately characterized. The borings extended to a depth of 25 feet below ground surface (bgs) up to 31 feet bgs. Soil samples collected at 12 feet to 13 feet bgs from the borings showed no detectable concentration of Total Petroleum Hydrocarbon (TPH) as diesel, TPH gasoline, benzene, toluene, ethyl benzene, xylenes and methyl tertiary butyl ether (MTBE). Grab water sample collected from boring A showed no detectable concentration of petroleum hydrocarbon constituents with the exception of TPH gasoline at 74 parts per billion (ppb), toluene at 1 ppb and xylenes at 0.98 ppb. The three monitoring wells found at the site were sampled during this phase of the investigation. Petroleum hydrocarbon constituents were not detected in the groundwater sample collected from the wells with the exception of MW-1 showing up to 9800 ppb TPH gasoline, 58 ppb benzene, 130 ppb toluene, 810 ppb ethyl benzene, 2900 ppb xylenes, and non detect for MTBE at 250 ppb detection levels.

Based on the review of the data collected for the subject site, this agency will consider evaluating the site as a low risk soil and groundwater case. A risk based corrective action (RBCA) evaluation should be conducted for the site. You may use the American Society for Testing Materials (ASTM) Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Releases Sites (E 1739-95) to conduct the RBCA assessment.

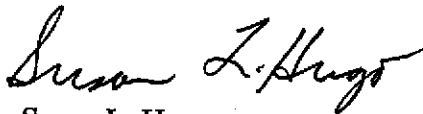
Mr. Larry Brown  
RE: 945 53<sup>rd</sup> Street, Oakland, CA  
October 28, 1999  
Page 2 of 2

In addition, a site conceptual model (SCM) should be submitted as part of the closure document. The SCM should include at a minimum the following items:

- 1) local & regional plan view maps with location of sources, extent of contamination, direction & rate of groundwater flow, location of receptors
- 2) geologic cross-section maps with subsurface geologic features, man-made conduits, extent of contamination, etc.
- 3) plots of chemical concentration vs. time
- 4) plots of chemical concentration vs. distance from source
- 5) summary tables of chemical concentration in different media
- 6) well-logs, boring-logs, well survey maps

If you have any question regarding this letter or the subject site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo  
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB  
Al Ridley / Xinggang Tong, URS Greiner WWC, 500 12<sup>th</sup> St., Suite 200, Oakland, CA 94607  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2015

ENVIRONMENTAL HEALTH SERVICES

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

May 18, 1999

STID 3928

Interstate Brands Corporation  
Attn: Mr. Larry Brown  
1324 Arden Way  
Sacramento, CA 95815

**RE: Interstate Brands Corporation - 945 53<sup>rd</sup> Street, Oakland, CA 94609**

**LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Mr. Brown:

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.

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.

**LANDOWNER NOTIFICATION**

Re: 945 53<sup>rd</sup> Street, Oakland

May 18, 1999

Page 2 of 2

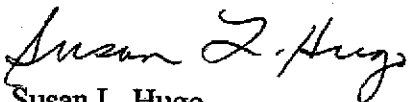
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo  
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0# 75

March 4, 1999

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

Mr. Larry Brown  
Interstate Brands Corporation  
1324 Arden Way  
Sacramento, California 95815

**Subject: Interstate Brands Corporation Facility – 945 53<sup>rd</sup> Street, Oakland, CA 94608  
(STID # 3928)**

Dear Mr. Brown:

This agency has reviewed the Proposal for Groundwater Sampling, dated February 18, 1999, prepared and submitted (via fax) by URS Greiner Woodward Clyde for the above referenced site.

As you know, further subsurface characterization is required to evaluate the subject site as a low risk soil and groundwater case for closure. The proposed scope of work is acceptable provided the following issues are addressed:

- 1) At a minimum, one soil sample should be collected from each boring preferably at the soil / water interface and submitted for laboratory analyses.
- 2) Soil and groundwater samples must be analyzed for Total Petroleum Hydrocarbon (TPH) as gasoline, TPH as diesel, benzene, toluene, ethyl benzene, xylene and methyl tertiary butyl ether.
- 3) Groundwater flow direction should be established for the site.

Field activities are tentatively scheduled for March 9, 1999. Please notify this office of any change in schedule.

If you have any question regarding this letter or the subject site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo  
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB  
Al Ridley / Xinggang Tong, URS Greiner WWC, 500 12<sup>th</sup> St., Suite 200, Oakland, CA 94607  
SH / files