

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

January 17, 2003

Mr. David Kirshman  
CA College of Arts and Crafts  
5212 Broadway  
Oakland, CA 94618

Major Al Summerfield  
Salvation Army  
2794 Garden Street  
Oakland, CA 94601-1314

Dear Mr. Kirshman and Maj. Summerfield:

Subject: Well Decommission at Former Salvation Army, 810 Clay Street, Oakland, CA; Case No.  
RO0000083

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. The onsite monitoring well (MW-1) should be decommissioned, if it will no longer be monitored. Please notify this office upon completion of well destruction.

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,

A handwritten signature in black ink, appearing to read 'eva chu', with a long horizontal flourish extending to the right.

eva chu  
Hazardous Materials Specialist

email: Robert Kitay, Aqua Science

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



01-13-03

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

RO0000083

January 10, 2003

Mr. David Kirshman  
CA College of Arts and Crafts  
5212 Broadway  
Oakland, CA 94618

Maj. Al Summerfield  
Salvation Army  
2794 Garden Street  
Oakland, CA 94601-1314

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS  
REQUIRED OR ISSUE A CLOSURE LETTER FOR 810 CLAY STREET, OAKLAND, CA**

Dear Mr. Kirshman and Major Summerfield:

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: Betty Graham, RWQCB  
Leroy Griffin, Oakland Fire Department-OES

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



10-29-02

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

RO0000083

October 28, 2002

Mr. David Kirshman  
California College of Arts and Crafts  
5212 Broadway  
Oakland, CA 94618

RE: Work Plan Approval for 810 Clay Street, Oakland, CA

Dear Mr. Kirshman:

I have completed review of Aqua Science Engineers Inc.'s October 2002 *Workplan for a Soil Vapor Survey* prepared for the above referenced site. The proposal to collect soil vapor samples from two sampling points using a Geoprobe Point Run Tubing system is acceptable. Soil vapor samples will be analyzed for TPHg, BTEX, and MTBE. Field work should commence within 45 days of the date of this letter, or by December 16, 2002. Please provide at least 72 hours advance notice of field activities.

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

eva chu  
Hazardous Materials Specialist

email: Robert Kitay, Aqua Science

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



06-11-02

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

June 10, 2002

Mr. John Nady  
Nady Systems  
6701 Shellmound St.  
Emeryville, CA 94608

Dear Mr. Nady:

Subject: Fuel Leak Case No. RO0000082, 1137-1167 65<sup>th</sup> Ave., Oakland, CA 94621

The subject site has been referred to Alameda County Environmental Health, Local Oversight Program (LOP), for case oversight by the City of Oakland Fire Department. Our office works as an agent of the San Francisco Regional Water Quality Control Board (SFRWCB) to oversee the investigation and cleanup of petroleum underground fuel leak sites within the City of Oakland. A Notice of Responsibility (NOR) has been sent to your attention notifying of this administrative action.

We have received and reviewed the May 17, 2002 UST Removal Report prepared by Subsurface Consultants, Inc./Fugro, which documents the February 2002 removal of four approximately 3,000 gallon and one approximately 2500 gallon UST and the closure in-place of one approximately 2500 gallon UST from this site. The four 3,000 gallon USTs were located near Peabody Lane and were called the exterior tanks as opposed to the two interior 2500 gallon tanks. The contents of these tanks were mainly naptha, which appears in the gasoline range, gasoline and diesel petroleum hydrocarbons as indicated from the analysis of the contents of the USTs. Low levels of chlorinated solvents were detected in soil and groundwater samples and the liquid from the USTs. Bottom soil samples were collected from beneath the four 3000 gallon USTs and from both ends of the 2500 gallon USTs. Groundwater samples were collected from each of the tank pits after purging the liquid from the excavation. One of the 2500 gallon USTs identified as Tank 5 was closed in-place due to potential risk to asbestos exposure. Holes were observed in tanks from each of the excavation pits. Our office has the following technical comments listed below.

Technical Comments

1. Significant Total Petroleum Hydrocarbons in the gasoline, naptha, stoddard solvent, and diesel range was reported in residual soil and grab groundwater samples collected during the tank removal. A release of petroleum fuel has occurred at this site, the extent of which must be determined in accordance with Section 2724 of the California Underground Storage Tank Regulation, Title 23, Division 3, Chapter 16. The typical Scope of Corrective Action consists of the following phases; Preliminary Site Assessment (PSA), Soil and Water Investigation (SWI), Corrective Action Plan (CAP) Implementation and Verification Monitoring.
2. Although piping runs extended beyond each of the tank excavation pits, only a few piping samples were collected adjacent to the USTs.
3. A 750 gallon heating oil tank was previously removed in November 1998. Although the contamination was limited from this removal, our office did not receive a tank removal report.

Mr. J. Nady  
1137-1167 65thSt., Oakland CA 94608  
RO0000082  
June 10, 2002  
Page 2

Technical Report Request

Please submit the following technical reports to our office according the following schedule:

- July 12, 2002- Soil and groundwater investigation work plan. Please also include any maps of the piping runs and photos of the tank removals. Please indicate on a revised Plate 4, the location of all soil samples, as there appears to be some missing on the original.
- June 24, 2002- Please provide a copy of the tank removal report for the former 750 gallon heating oil tank. Please be aware that MTBE and the other ether oxygenates and lead scavengers should be run in a groundwater sample from beneath this former tank.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Ms. S. Torrence, Alameda County District Attorney Office

Mr. H. Gomez, Oakland Fire Department OES, 1605 MLK Jr. Way, Oakland, CA 94612

Ms. J. Alexander, Subsurface Consultants Inc., 1000 Broadway, Suite 200, Oakland CA 94607

Rprq1137-1167 65th

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



06-04-02

RO0000083

June 3, 2002

Maj. Al Summerfield  
The Salvation Army  
2794 Garden Street  
Oakland, CA 94601-1314

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

**RE: 810 Clay Street, Oakland, CA**

Dear Maj. Summerfield:

I have completed review of the case file for the above referenced site and determined that the site does not qualify for site closure at this time. Additional information must be provided that: demonstrates residual soil and/or groundwater vapors will not pose a risk to human health and that the vertical extent of soil contamination near former boring SB-1 is delineated.

At this time, please provide a workplan for the collection of data to demonstrate that volatilization of vapors from soil and/or groundwater into the onsite building structure will not pose a risk to human health and to delineate the vertical extent of soil contamination.

The required workplan is due within 60 days of the date of this letter, **or by August 5, 2001**. If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

P.S. Please provide a name and address of the new property owner of the above referenced site.

email: Robert Kitay, Aqua Science

salvationarmy-1

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



01-11-01

2083

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

January 11, 2001

Mr. Robert Kitay  
Aqua Science Engineers, Inc.  
208 West El Pintado Road  
Danville, CA 94526  
STID 6638

RE: The Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Mr. Kitay:

I am preparing the case closure summary for the above site. To assist me in my task, please provide the following information to me:

- 1) Completed Unauthorized Release Form
- 2) Addresses of nearby sites used to determine groundwater flow direction
- 3) Depth below ground surface at which basement samples were taken
- 4) Copy of the well sampling log for groundwater samples collected on 7-19-2000
- 5) Any analytical data (if available) for groundwater samples collected in the basement area (former gas station area)

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Major Al Summerfield, Salvation Army, 810 Clay Street, PO Box 12397,  
Oakland, CA 94604

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



12-18-00

AGENCY  
DAVID J. KEARS, Agency Director

2083

December 11, 2000

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

Major Al Summerfield  
Salvation Army  
810 Clay Street  
Oakland, CA 94604  
STID 6638

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS  
REQUIRED OR ISSUE A CLOSURE LETTER FOR SALVATION ARMY, 810 CLAY  
STREET, OAKLAND, CA 94604

Dear Major Summerfield:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (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 Larry Seto at (510) 567-6774.

Sincerely,

Thomas Peacock  
Manager, LOP

cc: Chuck Headlee, RWQCB  
Leroy Griffin, City of Oakland Fire Department, 1603 Martin Luther King,  
Oakland, CA 94612  
Larry Seto, Alameda County Environmental Health  
Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



12-12-00

POB3

December 11, 2000

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

Major Al Summerfield  
Salvation Army  
810 Clay Street  
Oakland, CA 94604  
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Major Summerfield :

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

Major Al Summerfield  
Salvation Army  
810 Clay Street  
Oakland, CA 94604  
December 11, 2000  
Page 2 of 4

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) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

Major Al Summerfield  
Salvation Army  
810 Clay Street  
Oakland, CA 94604  
December 11, 2000  
Page 3 of 4

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

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Name of local agency  
Street address  
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: 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

Major Al Summerfield  
Salvation Army  
810 Clay Street  
Oakland, CA 94604  
December 11, 2000  
Page 4 of 4

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

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Name of local agency  
Street address  
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY  
FOR (*Site Name and Address*)

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 9-19-2000

2083

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

September 18, 2000

Major Al Summerfield  
Salvation Army  
810 Clay Street  
PO Box 12397  
Oakland, CA 94604  
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Quarterly Groundwater Monitoring Report dated August 15, 2000 that was prepared by Aqua Science Engineers Inc. This office concurs with your consultant's recommendation that this case be reviewed for case closure. Please have your consultant prepare a site summary report that includes the following:

- (1) site history
- (2) when the leak was first discovered
- (3) Describe each phase of the investigation
- (4) Describe each phase of the remediation
- (5) Explanation why this site should be considered for closure

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 208 W. Pintado, Danville, CA 94526  
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,  
Oakland, CA 94612

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



*Sent 1/31/00  
Including cc's*

2083

January 28, 2000

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

Major Al Summerfield  
Salvation Army  
810 Clay Street  
PO Box 12397  
Oakland, CA 94604  
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland CA 94604

Dear Major Summerfield:

I have reviewed the Quarterly Groundwater Monitoring Report, January 2000 Groundwater Sampling. The groundwater sample collected on January 6, 2000 was not tested for the presence of TPH(diesel). In future sampling events, please have your analytical laboratory test for the presence of diesel in the groundwater samples.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Sent 11-5-99  
Including cc's

2083

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

November 5, 1999

Major Al Summerfield  
The Salvation Army  
810 Clay Street  
PO Box 12397  
Oakland, CA 94604  
STID 6638

RE: The Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Report of Soil and Groundwater Assessment dated October 25, 1999 that was prepared by Aqua Science Engineers Inc. (ASE). This office agrees with the recommendation of ASE that groundwater samples be collected from monitoring well MW-1 on a quarterly basis for one year. After this one-year period, your monitoring schedule can be reviewed for modification.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Department, 1603 Martin Luther King,  
Oakland, CA 94612

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R083

ENVIRONMENTAL HEALTH SERVICES\*

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

June 29, 1999

Major Al Summerfield  
Salvation Army  
810 Clay Street  
PO Box 12397  
Oakland, CA 94604  
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Workplan for a Soil and Groundwater Assessment dated June 16, 1999 that was prepared by Aqua Science Engineers. It is acceptable.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 208 West El Pintado Road, Danville,  
CA 94526

Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



POB3

June 23, 1999

ENVIRONMENTAL HEALTH SERVICES,  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-8700  
(510) 337-9335 (FAX)

Mr. Day W. Hilborn  
3364 Sacramento Street  
San Francisco, CA 94118  
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

Dear Mr. Hilborn:

The Salvation Army has informed Alameda County Environmental Health (ACEH) that it intends to sell its property located at 810 Clay Street, Oakland, California 94604. Since March 1999, ACEH has been the lead agency in connection with the investigation and remediation of soil and groundwater contamination at the site. Over the past three months, Salvation Army has cooperated fully with ACEH, and it has committed to do so in the future.

In approximately 1965, the current structure, which includes a basement was built at the Property. In December 1998, a Phase I Environmental Site Assessment (ESA) was conducted on the site. Based on historical aerial photographs and business directories, it appeared that a portion of the Property was in use as a gasoline service station from at least 1939 through approximately 1965. No information was found indicating the condition of the underground storage tanks (UGTs), or details regarding their removal from the Property.

Based on the results of the Environmental Site Assessment, in January 1999 a subsurface soil and groundwater investigation was initiated to assess if previous operations at the Property had impacted subsurface conditions. Three(3) Geoprobe borings were advanced in and/or around areas suspected of previously containing underground storage tanks. Soil and groundwater samples were collected. TPH(diesel) was detected in soil and groundwater samples collected from all three borings at concentrations ranging from 3.3 ppm (mg/kg) to 1,000 ppm in soil samples and at concentrations ranging from 380 ppb (ug/L) to 1,000ppb in groundwater samples. TPH(gas) was detected in only the soil sample and groundwater sample collected from SB-1 at concentrations of 3,800 ppm and 610 ug/L, respectively. MTBE was not detected in any soil or groundwater sample submitted for analysis. Benzene, toluene, ethylbenzene and xylenes were detected above method detection limits in samples collected from SB-1. Benzene was detected in samples SB-1 and GW-1 reported at concentrations of 22 ppm and 47 ug/L, respectively.

Low levels of toluene and xylenes were also detected in samples GW-2 and SB-3. Volatile Halocarbons were not detected in any of the soil and groundwater samples submitted for analysis.

In April 1999, an additional subsurface investigation was initiated that consisted of the advancement of two soil borings BH-A and BH-B on the sidewalk adjacent to the building, and four soil borings in the basement of the building. Borings BH-A and BH-B were advanced into groundwater for collection of groundwater samples. A groundwater sample collected from boring BH-B contained 3,100 ppb TPH(gas), 1,000 TPH(diesel), 540 ppb benzene, 250 ppb ethylbenzene and 38 ppb total xylenes.

At this time, with the data and information available to this office, no active remediation is required. Salvation Army was given notice last month from this office that they need to install at least one groundwater monitoring well in the verified downgradient direction. Once the well(s) are installed, a quarterly groundwater-monitoring program will be implemented. After one year of monitoring, the monitoring schedule can be reviewed for modification. Site closure will be granted when the site present no significant risk to the environment and public health.

Alameda County Environmental Health, Local Oversight Program considers Salvation Army to be the primarily responsible party in connection with the remediation of contamination at the site, and Alameda County expects that Salvation Army will continue to implement the current remedial action plan until closure is obtained. The Regional Board does not pursue prospective purchasers where the primarily responsible party has the financial resources necessary to conduct the remediation, and where that responsible party is satisfactorily engaged in active remediation.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Major Al Summerfield, Salvation Army, 810 Clay Street, P.O. Box 12397,  
Oakland, CA 94604

Leroy Griffin, City of Oakland-Fire Department, 505-14<sup>th</sup> Street, 7<sup>th</sup> Floor,  
Oakland, CA 945612

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



83

ENVIRONMENTAL HEALTH SERVICES

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

June 22, 1999

Major Al Summerfield  
SalvationArmy  
810 Clay Street  
P.O. Box 12397  
Oakland, CA 94604  
STID 6638

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Major Summerfield:

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: Salvation Army, 810 Clay Street, Oakland, CA 94604

June 22, 1999

Page 2 of 2

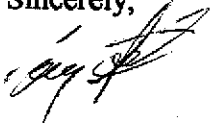
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

**SAMPLE LETTER (2): LIST OF LANDOWNERS FORM**

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Name of local agency  
Street address  
City

**SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)**

(Note: 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

**SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY**

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Name of local agency

Street address

City

**SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR *(Site Name and Address)***

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



83

June 22, 1999

Major Al Summerfield  
SalvationArmy  
810 Clay Street  
P.O. Box 12397  
Oakland, CA 94604  
STID 6638

ENVIRONMENTAL HEALTH SERVICES

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

RE: Salvation Army, 810 Clay Street, Oakland, CA 94604

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Major Summerfield:

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: Salvation Army, 810 Clay Street, Oakland, CA 94604

June 22, 1999

Page 2 of 2

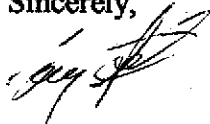
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB



ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R083

May 25, 1999

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

Mr. Robert Kitay  
Aqua Science Engineers  
208 W. El Pintado Road  
Danville, CA 94526  
STID 6638

RE: 810 Clay Street, Oakland, CA 94604

Dear Mr. Kitay:

As per our conversation today, the subsurface investigation for the above site must include the installation of at least one groundwater monitoring well in the verified downgradient direction.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Major Al Summerfield, The Salvation Army, 810 Clay Street, P.O. Box 12397,  
Oakland, CA 94604  
Leroy Griffin, City of Oakland Fire Department, 505-14<sup>th</sup> Street, 7<sup>th</sup> Floor,  
Oakland, CA 94612  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Ro83

Certified Mailer # P 368 729 372

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

May 19, 1999

Major Al Summerfield  
The Salvation Army  
810 Clay Street  
P.O. Box 12397  
Oakland, CA 94604  
STID 6638

RE: 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Report of Soil and Groundwater Assessment dated April 27, 1999 that was prepared by Aqua Science Engineers. Chromalab, a state certified laboratory analyzed a groundwater sample collected from boring BH-B, and detected 3,100 ppb TPH(gas), 1,000 TPH(diesel), 540 ppb benzene, 250 ppb ethylbenzene and 38 ppb total xylenes. Please submit a subsurface workplan to determine the lateral and vertical extent of contamination within 30 days of the receipt of this letter.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Department, 505-14<sup>th</sup> Street, 7<sup>th</sup> Floor,  
Oakland, CA 94612  
Robert Kitay, Aqua Science Engineers, 208 W. El Pintado Road,  
Danville, CA 94526

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ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Ro#83

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

April 7, 1999

Major Al Summerfield  
The Salvation Army  
810 Clay Street  
P.O. Box 12397  
Oakland, CA 94604

RE: 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Workplan for a Soil and Groundwater Assessment dated March 31, 1999, and it's addendum dated April 5, 1999 that was prepared by Aqua Science Engineers for the above site. The workplan is acceptable.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland-Fire Department, 505-14<sup>th</sup> Street, 7<sup>th</sup> Floor,  
Oakland, CA 94612  
Robert Kitay, Aqua Science Engineers, 208 W. El Pintado Road,  
Danville, CA 94526  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#83

Certified Mailer # **Z 773 036 540**

March 5, 1999

Major Al Summerfield  
The Salvation Army  
810 Clay Street  
P.O. Box 12397  
Oakland, CA 94604

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

RE: 810 Clay Street, Oakland, CA 94604

Dear Major Summerfield:

I have reviewed the Soil and Groundwater Sampling Report dated January 25, 1999 that was prepared by Ceres Associates. Three (3) Geoprobe borings were advanced in and/or around areas suspected of previously containing underground storage tanks on January 11, 1999. Soil and groundwater samples were taken. Up to 1000 ppm, 3800 ppm, 22 ppm of TPH(diesel), TPH(gas), and benzene respectively were detected in the soil samples. Up to 610 ppb, 610 ppb, and 47 ppb of TPH(diesel), TPH(gas), and benzene respectively were detected in the groundwater sample.

An additional subsurface investigation needs to be conducted to define the extent of soil and groundwater impact by the petroleum hydrocarbons release at the above site.

In accordance to Title 23, California Code of Regulations, Article 11, you are require to submit a Soil and Water Investigation workplan within 45 days of the receipt of this letter. This workplan must be prepared by a State of California-Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland-Fire Department, 505-14<sup>th</sup> Street, 7<sup>th</sup> Floor,  
Oakland, CA 94612  
Robert Kitay, Aqua Science Engineers, 208 W. El Pintado Road,  
Danville, CA 94526

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