



SENT
11-10-04

November 10, 2004

Mr. John Twomey
A. A. Johnson and Son Inc.
1160 66th St.
Oakland CA 94608

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

Dear Mr. Twomey:

Subject: Fuel Leak Case RO0000325, 1164 66th St., Oakland, CA 94608

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

This letter is to inform you of 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.

In addition, our office is considering your request for site closure. Please also complete and submit a "notice of proposed action submitted to local agency" form. You may use sample letter 3, enclosed.

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: 1164 66th St., Oakland CA 94608
November 10, 2004
Page 2 of 2

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) 567-6765 should you have any questions about the content of this letter.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

Attachments

C: B. Chan, D. Drogos

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

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

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



02-28-03

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

February 27, 2003

Ms. Phyliss Smith
A.A. Johnson & Son, Inc.
1164 66th St.
Oakland, CA 94608

Dear Ms. Smith:

Subject: Fuel Leak Case RO0000325, 1164 66th St., Oakland, CA 94608

Alameda County Environmental Health, Local Oversight Program staff has received and reviewed the February 13, 2003 Workplan for Site Investigation prepared by Stellar Environmental Solutions, Inc. The work plan proposes to advance two boreholes using a Geoprobe, collect grab groundwater samples and analyze the samples for MTBE using EPA Method 8260.

Your work plan is approved. Please notify our office when this work is scheduled.

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. Bruce Rucker, Stellar Environmental Solutions, 2198 Sixth St., Suite 201, Berkeley, CA 94710
Mr. John Twomey, 1164 66th St., Oakland, CA 94608

MTBE wppp1164 66th St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



020403

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

February 3, 2002

Ms. Phyliss Smith
A.A. Johnson & Son, Inc.
1164 66th St.
Oakland, CA 94608

Dear Ms. Smith:

Subject: Fuel Leak Case RO0000325, 1164 66th St., Oakland, CA 94608, Request for MTBE Analysis

Alameda County Environmental Health, Local Oversight Program (LOP) has received and reviewed the August 2002 Site Closure Assessment Report for the reference site prepared by Stellar Environmental Solutions. Additional information is necessary to progress your site towards case closure. Because of State Water Resources Control Board requirements, a groundwater sample from beneath the former gasoline tanks must be sampled and tested for MTBE prior to consideration of site closure. You are referred to the January 15, 1999 letter to Mr. Walt Pettit of the SWRCB from William Attwater, Chief Counsel. Therefore, please provide a work plan to accomplish this sampling and analysis as soon as possible.

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. Bruce Rucker, Stellar Environmental Solutions, 2198 Sixth St., Suite 201, Berkeley, CA 94710
Mr. John Twomey, 1164 66th St., Oakland, CA 94608

MTBE Req1164 66th St