

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#667

StID 5556

March 4, 1997

Mr. Lou Lovotti
Lawton Associates
5797 Telegraph Ave
Oakland, CA 94609

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

RE: Well Decommission at 5901 Shattuck Ave, Oakland, CA

Dear Mr. Lovotti:

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 and vapor extraction wells (MW-1, VEW-1 and VEW-2) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Peggy Peischl
Environ
5820 Shellmound Street, Suite 700
Emeryville, CA 94608

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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StID 5556

November 8, 1996

Mr. William Randolph
CDC
5636 Shattuck Ave
Oakland, CA 94609

RE: 5901 Shattuck Avenue, Oakland, CA 94609

I have received your letter of November 6, 1996 regarding th need to properly close/decommission any underground storage tanks (USTs) if identified at the above referenced site. It is believed that USTs were removed from the site prior to January 1, 1984. Enclosed is a letter from the State Water Resources Control Board regarding the matter. As you can see, if USTs are located, it must be demonstrated that they were filled with an inert solid. Otherwise, appropriate actions must be taken to properly close the UST(s), such as filling the tanks with an inert solid, or having the tanks removed for proper disposal.

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

eva chu
Hazardous Materials Specialist

enclosure

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CA 94244-2120

APR 17 1992



LG-122 APPLICABILITY OF THE CLOSURE REGULATIONS TO TANKS DECOMMISSIONED BEFORE JANUARY 1, 1984

This letter describes the conditions under which underground storage tanks decommissioned before January 1, 1984 must comply with the closure requirements of Article 7 (Chapter 16, Title 23, California Code of Regulations). Section 2670(i) of this article states that tanks closed on-site by cleaning and filling with an inert solid before January 1, 1984 do not need to comply with the closure requirements. However, leaks from such tanks must be reported according to Article 5 and cleaned up according to Article 11.

The question remains as to which tanks decommissioned before January 1, 1984, without being cleaned and filled with an inert solid, need to comply with the closure requirements. The intent is to require compliance with the closure requirements if there are actual or potential leaks from such tanks. Therefore, if there is reasonable evidence that an actual leak has occurred or that a future leak may occur, then the closure requirements would apply. It will be deemed that there is reasonable evidence of an actual or potential leak when: 1) contamination that can be tied to the substance previously stored in the tank is found in nearby soil or water, or; 2) it is known that a hazardous substance remains in the tank which

poses, or may pose a threat to human health or the environment if released. This section does not apply the closure requirements retroactively to every tank that was closed without being cleaned and filled with an inert solid before January 1, 1984.

The term "decommissioned" is used, rather than the term "closed", because the tanks in question did not necessarily comply with the closure requirements. A decommissioned tank is one that cannot have inputs or withdrawals, for one or more of the following reasons: 1) it has been filled with an inert solid; 2) its fill pipes have been sealed, or; 3) its piping has been removed. A tank that was not used on or after January 1, 1984 but could be used in the future meets the definition of an existing UST and is subject either to the operating or closure requirements of the law and regulations.

If you have any questions about this document, please contact Terry Brazell at (916) 739-2399 or ATSS 497-2399.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McDonald", is written over a horizontal line.

Mike McDonald, Manager
Underground Storage Tank Program

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#667

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502
(510)567-6700

StID 5556

March 7, 1996

Mr. Jack La Claire
Mr. Anthony Di Francesco
P.O. Box 1023
Ross, CA 94947

RE: Well Decommission at 5901 Shattuck Ave, Oakland, CA

Dear Messrs. La Claire and Di Francesco:

This office and the S.F. 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 well (MW-1) and two vapor extraction wells (VE1 and VE2) 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 Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO667
ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

StID 5556

December 19, 1995

Mr. William Randolph
Community Development Corp
5636 Shattuck Ave
Oakland, CA 94609

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

RE: Property at 5901 Shattuck Ave, Oakland, CA 94609

Dear Mr. Randolph:

This letter is in response to your inquiry regarding the above referenced site. Prior subsurface investigations by Wallace, Kuhl & Associates provided data which suggest the fuel release from the former underground storage tank(s) appears to be limited in extent. The levels of total petroleum hydrocarbons as gasoline, and benzene, toluene, ethyl-benzene, and xylenes detected in soil should pose no human health risk. Groundwater appears to be minimally impacted by the fuel release. Benzene levels, at 19 to 82 part per billion, in groundwater should also pose no human health risk, assuming it will not be used as a source of drinking water. Continued sampling will verify if hydrocarbons will naturally bioattenuate.

At this time, this agency is not requiring any active remediation of the hydrocarbon-impacted soil and groundwater. However, the onsite monitoring well, MW-1, should be monitored on a quarterly basis. After collecting four consecutive quarters of data, the case will be evaluated for possible site closure.

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

eva chu
Hazardous Materials Specialist

cc: Jack LaClaire, P.O. Box 1023, Ross, CA 94947
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0667
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 5556

November 6, 1995

Mr. Lack La Claire
Mr. Anthony Di Francesco
P.O. Box 1023
Ross, CA 94947

RE: QMR at 5901 Shattuck Ave, Oakland, CA 94609

Dear Messrs. La Claire and Di Francesco:

I have completed review of Wallace, Kuhl, and Associates' April 1994 Soil and Ground Water Investigation report prepared for the above referenced site. This report documents the emplacement of seven soil borings, converting one boring into a ground water monitoring well, and two borings into soil vapor test wells. Soil from boring B2 at 12.5' depth exhibited up to 230 parts per million total petroleum hydrocarbons as gasoline (ppm TPH-G), and low to non-detectable levels of benzene, toluene, ethyl-benzene, and toluene (BTEX). Low levels of petroleum hydrocarbons were also detected in soil from boring B6/MW-1.

A groundwater sample collected, after well MW-1 was purged, detected up to 8,300 parts per billion (ppb) TPH-G, and 19 ppb benzene. Air samples from boring B7 and B8 did not detect TPH-G or BTEX.

At this time, a quarterly monitoring/sampling schedule should be established for well MW-1. Groundwater should be analyzed for TPH-G and BTEX. Quarterly monitoring reports (QMR) are due 60 days upon completion of field activities. After four consecutive quarters of sampling, this site will be reviewed for possible site closure.

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

eva chu
Hazardous Materials Specialist

cc: *for* files

laclaire.1



Certified Mailer # Z 773 036 422

Dept. of Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502 - 6577
cc 430-451

June 12, 1995

Mr. Michael Brumbaugh
Alleghany Properties
2150 River Plaza Drive, Suite 145
Sacramento, CA 95833

RE: 5901-7 Shattuck Avenue
Oakland, CA 94609

NOTICE OF LEGAL OBLIGATION

Dear Mr. Brumbaugh:

My office received information recently concerning the possible improper and undocumented removal of underground tank(s) from the above shown property. In response to this information, I conducted a preliminary survey of this site and found what appears to be evidence of an ongoing subsurface and groundwater investigation.

As the owner of record for this property you are requested to submit any and all documentation developed on the state of contamination of this property. This request is made pursuant to California Water Code Section 13267.

You are requested to submit this information to my office by June 23, 1995. If you have any questions on this matter, please contact me at (510) 567-6742.

Sincerely,

A handwritten signature in cursive script that reads 'Ronald J. Owcarz'.

Ronald J. Owcarz, REHS
Hazardous Materials Specialist

c: Rich Premzic, Wallace Kuhl & Associates
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Susan Hugo, LOP
Ariu Levi - file

Z 773 036 422



**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to	
Michael Brumbaugh	
Street and No.	
2150 River Plaza Dr, Suite 145	
P.O., State and ZIP Code	
Sacramento, CA 95833	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993