

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-4-2000

RO# 753

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

August 3, 2000
StID # 3907

Mr. Jack Keeney
20 W. 3rd Ave.
San Mateo, CA 94402

Re: Soil and Groundwater Assessment for 1500/1512 E. 12th St., Oakland CA 94606

Dear Mr. Keeney:

Our office has received and reviewed the July 21, 2000 **Workplan for a Soil and Groundwater Assessment** for the above referenced site as prepared by Aqua Science Engineers, Inc. (ASE). This work plan responds to the County's request to determine the extent of petroleum contamination from the two former underground tanks removed from this site. As you are aware, the underground tank removed in 1996 may have served as a source of MTBE contamination found in both soil and groundwater during the sampling and investigation of the recently removed tank (3/2000).

The work plan proposes the advancement of four temporary borings presumably down-gradient of each of the tanks. A minimum of one soil and one groundwater sample will be collected from each boring. These samples will be analyzed for total petroleum hydrocarbons as gasoline, BTEX (benzene, toluene, ethyl benzene and xylenes) and MTBE. Based upon these results, your consultant should make a recommendation for site closure or further work.

This work plan is acceptable. I understand that this work is tentatively scheduled for August 8, 2000. Please inform me of any changes in this schedule. You may contact me at (510) 567-6765 with any comments or questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. R. Kitay, ASE, 208 W. El Pintado Road, Danville, CA 94526

Wpap1512E12th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 6-19-2000

20753

June 19, 2000
StID # 3907

Mr. Jack Keeney
20 W. 3rd Ave.
San Mateo, CA 94402

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

Re: Subsurface Investigation at 1500/1512 E. 12th St., Oakland CA 94606

Dear Mr. Keeney:

As you are aware, the City of Oakland Fire Services Agency, has transferred the oversight of the above referenced site to our offices as noted in the June 8, 2000 letter from Mr. Hernan Gomez of the City.

You will be receiving notification of this action in a "Notice of Responsibility" (NOR) letter. You will also be receiving another form letter requesting that you identify all record owners of fee title, as required by recent legislation. **You are also requested to complete and return the enclosed Underground Storage Tank Unauthorized Release Form within 10 days of receipt.** You will notice that the NOR letter uses the 1500 E. 14th St. address and the former tenant name for the site. This was done because this information was used in the prior underground tank investigation of the 1000 gallon gasoline tank removed in 1996. Please contact me if you have any questions.

As pointed out by the City of Oakland, it appears that groundwater has been impacted by petroleum hydrocarbons. Of particular concern is the presence of benzene, a known carcinogen, and methyl tertiary-butyl ether (MTBE) a suspected carcinogen in groundwater from boring B-1, from the center of the former tank pit. Because of this, you are required to determine the extent of this contamination in soil and groundwater. In accordance with Title 23 of the California Code of Regulations, Division 3, Chapter 16, Section 2724 you are required to perform a Soil and Water Investigation (SWI). To do this, you must submit a work plan to perform this investigation. As an initial approach, it may be more cost effective to use a rapid site assessment tool such as geoprobe or hydropunch to perform this investigation.

Please submit your work plan to our office within 45 days or no later than August 1, 2000. You may contact me at (510) 567-6765 if you have any questions.

Mr. Jack Kinney
StID # 3907
1500 E. 12th St., Oakland 94612
June 19, 2000
Page 2.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure

B.Chan, files
Mr. H. Gomez, City of Oakland Fire Services, 1605 Martin Luther King Jr. Way,
Oakland, CA 94612

Wprq1500E12



SENT 6-19-2000

20153

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

StID 3907

June 19, 2000

Mr. Jack Keeney
20 W. 3rd Ave.
San Mateo, CA 94402

**SUBJECT: NEW LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS
FOR 1500-1512 E. 12th St., OAKLAND CA 94606**

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. Jack Keeney
StID # 3907
1500/1512 E. 14th St.
June 19, 2000
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.



Barney M. Chan
Hazardous Materials Specialist

Attachments

c: Chuck Headlee, RWQCB

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 SERVICESAGENCY
DAVID J. KEARS, Agency Director

R0753

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

June 3, 1996

Mr. Jeff Clark
Real Estate Department A1-1064R
The Terminix International Co., L.P.
860 Ridge Lake Boulevard
Memphis, TN 38120**Re: Recommendation for No Further Work at 1512 East 12th St.,
Oakland CA 94606**

Dear Mr. Clark:

Our office previously requested an additional subsurface investigation at the above site in my May 14, 1996 letter. This request was based on the level of methyl tert-butyl ether (MTBE) found in the grab groundwater sample taken at the time of the tank removal and discussion with the Regional Water Quality Control Board (RWQCB) staff toxicologist. Further discussion with the Water Board has followed. Based on the Water Board's developing policy on MTBE and additional site specific information, we have determined that no further work will be required in regards to removal of the former 1000 gallon gasoline tank.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at this site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

You may contact me at (510) 567-6765 should you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialistc: Mr. Jack Keeney, 20 West 3rd Ave., San Mateo, CA 94402
Mr. Carl Bailey, American Building Maintenance, 50 Fremont
St., 26th Floor, San Francisco, CA 94105
Mr. R. Burzinski, RUST, 695 River Oaks Parkway, San Jose,
CA 95134
G. Coleman, file
S01512E

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SITE: 1500-1512 E. 12th St.

RO753

May 14, 1996

Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510)567-6700 FAX (510)337-9335 cc:458

Mr. Jeff Clark
Real Estate Department A1-1064R
The Terminix International Co., L.P.
860 Ridge Lake Boulevard
Memphis, TN 38120

**Re: Request for Additional Investigation at 1512 East 12th St.,
Oakland CA 94606**

Dear Mr. Clark:

Our office has received and reviewed the underground tank closure report dated May 2, 1996 prepared by Rust Environmental & Infrastructure Inc. This report documents the results of soil and grab groundwater sampling subsequent to the removal of the 1000 gallon gasoline tank at the above site. These analytical results have been discussed with the Regional Water Quality Control (RWQCB) staff toxicologist. Based on the elevated level of methyl tert-butyl ether (MTBE) and the potential toxicity of this compound, further investigation is requested.

Your consultant referenced the site, 1518 East 12th St. as the possible source of the groundwater contamination for this site. Upon review of the file for 1518 E. 12th, this conclusion does not. Benzene has not been found in the wells at this site and MTBE has never been sought. I will, however, see that MTBE is requested for the 1518 E. 12th St. site. In addition, groundwater at 1518 E. 12th has been encountered at approximately 17' below ground surface (bgs), significantly lower than where the grab groundwater sample at 1512 E. 12th St. was taken.

Your work plan should determine the extent of petroleum contamination in groundwater, if any. You are encouraged to use a rapid site assessment tools such as Geoprobe or Hydropunch. Please submit your work plan to our office within 30 days or by June 17, 1996.

You may contact me at (510) 567-6765 should you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. R. Burzinski, RUST, 695 River Oaks Parkway, San Jose,
CA 95134

G. Coleman, file
SSA1512E