



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

September 19, 2014

City of Oakland
c/o: Odili Ojukwu
250 Frank Ogawa Plaza, Suite 5301
Oakland, CA 94612

Dignity Housing West, Inc.
c/o: Community Housing Dev.
1535A Fred Jackson Way
Richmond, CA 94801

Oakland Properties Castro Street
c/o: Ernie Muir
5885 Harbord Dr.
Oakland, CA 94611

Subject: Case Closure and Notice of Responsibility for Fuel Leak Case No. RO0002456 and GeoTracker
Global ID T0600100987, City of Oakland / Dignity Housing West, 690 15th St., Oakland, CA 94612

Dear Responsible Parties:

Pursuant to sections 25297.1 and 252917.15 of the Health and Safety Code, Alameda County Environmental Health (ACEH) is required to provide a Notice of Responsibility for all fuel leak cases. To complete this requirement, we are attaching a Notice of Responsibility to this letter. A review of the case files for the subject site identifies you as a Responsible Party. However, as discussed below, the fuel leak case has been closed and no further action is required. We have transmitted a case closure package dated September 19, 2014 under separate cover that closes the fuel leak case.

During the two underground storage tank (UST) excavation and removals in November 1987, maximum soil concentrations reported were 5,500 milligrams per kilogram (mg/kg) Total Petroleum Hydrocarbons, 750 mg/kg Total Volatile Hydrocarbons, 720 mg/kg Total Extractable Hydrocarbons, 55 mg/kg benzene, 1,300 mg/kg toluene, 14,000 mg/kg ethylbenzene, and 39,000 mg/kg total xylenes in soil samples collected in the area of the underground storage tanks at the above referenced site. A fuel leak case was opened for this site in 1988. A series of soil over-excavation remedial efforts were undertaken as well as groundwater monitoring from 1987 to 1992. ACEH staff has reviewed the fuel leak case file for the above referenced site and concluded that the residual soil contamination at the site poses a low threat to human health and the environment and the case can be closed without further investigation or cleanup. Groundwater monitoring results indicated that the site has not impacted groundwater by petroleum hydrocarbons.

If you have any questions, please call me at (510) 567-6725 or send me an electronic mail message at matthew.soby@acgov.org. Case files can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm> or the State Water Resources Control Board GeoTracker website: <http://geotracker.waterboards.ca.gov>.

Responsible Parties
RO0002456
September 19, 2014
Page 2

Sincerely,

Matthew Soby
Hazardous Materials Technician

Attachment: Notice of Responsibility

Cc: Dilan Roe, ACEH (*Sent via E-mail to: dilan.roe@acgov.org*)
Matthew Soby, ACEH (*Sent via E-mail to: matthew.soby@acgov.org*)
Cindy Davis, RWRCB (*Sent via E-mail to: cindy.davis@waterboards.ca.gov*)

GeoTracker, e-File

ALAMEDA COUNTY
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5845

September 19, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

**CITY OF OAKLAND / DIGNITY HOUSING WEST
690 15TH ST
OAKLAND, CA 94612**

**Local ID: RO0002456
Related ID: 5356
RWQCB ID: 01-1070
Global ID: T0600100987**

Responsible Party:

**OAKLAND PROPERTIES CASTRO STREET
C/O: ERNIE MUIR
5885 HARBORD DR.
OAKLAND CA 94611**

**Date First Reported: 11/12/1987
Substance: 127184, 67663, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified OAKLAND PROPERTIES CASTRO STREET as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker MATTHEW SOBY at this office at (510) 567-6725 if you have questions regarding your site.

Date: 9/19/14

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5852

September 19, 2014

NOTICE OF RESPONSIBILITY

Site Name & Address:

CITY OF OAKLAND / DIGNITY HOUSING WEST
690 15TH ST
OAKLAND, CA 94612

Local ID: RO0002456
Related ID: 5356
RWQCB ID: 01-1070
Global ID: T0600100987

Responsible Party:

CITY OF OAKLAND
C/O: ODILI OJUKWU
250 FRANK OGAWA PLZ SUITE 5301
OAKLAND CA 94612

Date First Reported: 11/12/1987
Substance: 127184, 67663, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified CITY OF OAKLAND as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

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Date: 9/19/14

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #: 7009 2820 0001 4359 5838

September 19, 2014

NOTICE OF RESPONSIBILITY

<p><u>Site Name & Address:</u> CITY OF OAKLAND / DIGNITY HOUSING WEST 690 15TH ST OAKLAND, CA 94612</p>

Local ID:	RO0002456
Related ID:	5356
RWQCB ID:	01-1070
Global ID:	T0600100987

Responsible Party:

DIGNITY HOUSING WEST INC.
C/O: COMMUNITY HOUSING DEV.
1535A FRED JACKSON WAY
RICHMOND CA 94801

Date First Reported:	11/12/1987
Substance:	127184, 67663, 8006619 Multiple Releases
Funding for Oversight:	LOPS - LOP State Fund
Multiple RPs?:	Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified DIGNITY HOUSING WEST INC. as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker MATTHEW SOBY at this office at (510) 567-6725 if you have questions regarding your site.

Date:

9/19/14

ARIU LEVI, Director
Contract Project Director

Action:	Add
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

September 19, 2014

Site Name & Address:

CITY OF OAKLAND / DIGNITY HOUSING WEST
690 15TH ST
OAKLAND, CA 94612

Local ID: RO0002456
Related ID: 5356
RWQCB ID: 01-1070
Global ID: T0600100987

All Responsible Parties

RP has been named a Primary RP - CITY OF OAKLAND

C/O: ODILI OJUKWU

250 FRANK OGAWA PLZ SUITE 5301 | OAKLAND, CA 94612 | No Phone Number Listed

RP has been named a Primary RP - DIGNITY HOUSING WEST INC.

C/O: COMMUNITY HOUSING DEV.

1535A FRED JACKSON WAY | RICHMOND, CA 94801 | No Phone Number Listed

RP has been named a Primary RP - OAKLAND PROPERTIES CASTRO STREET

C/O: ERNIE MUIR

5885 HARBORD DR. | OAKLAND, CA 94611 | No Phone Number Listed

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

September 19, 2014

Responsible Party Identification

Existence of Unauthorized Release

Two underground storage tanks (USTs) with capacities of 500 gallons and 1,000 gallons containing gasoline were removed in November 1987 during site redevelopment to a residential 4-story building. UST excavation and soil bore soil samples maximum concentrations were 5,500 milligrams per kilogram (mg/kg) Total Petroleum Hydrocarbons, 750 mg/kg Total Volatile Hydrocarbons, 720 mg/kg Total Extractable Hydrocarbons, 55 mg/kg benzene, 1,300 mg/kg toluene, 14,000 mg/kg ethylbenzene, and 39,000 mg/kg total xylenes. These data indicate that an unauthorized release had occurred.

Responsible Party Identification

Dignity Housing West, Inc. (c/o Community Housing Dev., c/o Oakland Com Housing, and c/o City of Oakland) purchased or acquired the property in March 1991. Dignity Housing West, Inc. is a responsible party because it owned the property where an unauthorized release had occurred (Definition 3).

The City of Oakland purchased or acquired the property in June 1989. The City of Oakland is a responsible party because it owned the property where an unauthorized release had occurred (Definition 3).

Oakland Properties Castro Street (c/o Ernie Muir) purchased or acquired the property in December 1979. Oakland Properties Castro Street is a responsible party because it owned the property where an unauthorized release had occurred (Definition 3); it had control of a UST at the time of or following an unauthorized release of a hazardous substance (Definition 4).