

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT (Cleet Carlton)
MEETING DATE: October 11, 2006

ITEM: 5.C

SUBJECT: Union Oil Company of California, Atlantic Richfield Company, Richard Koch, trustee for The R&N Koch Trusts, and Las Vegas II Storage, LLC, for the properties at 401 and 411 High Street, Oakland, Alameda County – Adoption of Revised Final Site Cleanup Requirements

CHRONOLOGY: 1990 – Site Cleanup Requirements adopted
1993 and 1998 – Site Cleanup Requirements amended

DISCUSSION: This site is located next to the Oakland Estuary, just north of the High Street Bridge. The site was operated as a bulk petroleum and chemical distribution facility from 1946 to 1991. In 1983, a 23,300-gallon spill of toluene occurred during railcar offloading. The site is currently operated as a self-storage facility and a bus storage and maintenance facility.

A key issue in this matter is future land use on the site. Unocal and Arco conclude that it will remain industrial or commercial, while one of the landowners wishes to convert the land use to residential. Our assumptions about future land use will affect the cleanup standards for the site. We recently obtained land use and planning information from the Oakland Community & Economic Development Agency which will require further analysis and discussion. We recommend continuing this item to allow for further discussions with the Oakland Community & Economic Development Agency and the dischargers.

RECOMMEN-
DATION: Continue the item

File No. 01S0645 (CFC)