Wickham, Jerry, Env. Health

From: Sent:	Jonas, Mark [mjonas@craworld.com] Friday, March 20, 2009 12:19 PM
To:	Wickham, Jerry, Env. Health
Cc:	mark@borsuk.com; Werner, Michael
Subject:	Corrected ACEH Correspondence 1424 Harrison - Borsuk 540188
Attachments:	Corrected ACEH Correspondence 1424 Harrison.pdf

Dear Jerry:

Mark Borsuk and I would like to thank you for requiring environmental work at the 1424 Harrison property. But, while reading through your correspondence we identified a date that needed correction. Specifically, when the USTs were closed in-place. According to the City of Oakland permit, the two USTs were filled in April 1982. The 1991 ACEH Hazardous Materials Inspection Form was completed after the fact. Attached is the corrected correspondence along with the permit, inspection form, and supporting documentation.

Thank you again for following up on the 1424 Harrison property.

Sincerely, Mark Jonas Mark Jonas, P.G. Conestoga-Rovers & Associates, Inc. 5900 Hollis Street, Suite A Emeryville, California 94608 510/420-3307 direct 510/420-9170 fax

www.CRAworld.com

ALAMEDA COUNTY HEALTH CARE SERVICES



DAVID J. KEARS, Agency Director

AGENCY

ENVIRONMENTAL HEALTH SERVICES ENVIRONMENTAL PROTECTION 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502-6577 (510) 567-6700 FAX (510) 337-93

January 8, 2009

Mr. William Spencer William and Claire Spencer Trust 99 South Hill Drive Brisbane, CA 94005-1215

Joel and George Sparks 74819 Depot Irrigon, OR 97844

Subject: Fuel Leak Case No. RO0002992 and Geotracker Global ID T0600100961, Sparks Property, 1424 Harrison Street, Oakland, CA 94612

Dear William Spencer and Joel and George Sparks:

-1982

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the abovereferenced site including recently submitted correspondence from Mr. William Spencer dated January 6, 2009. Two underground storage tanks (USTs) were closed in place beneath the sidewalk at 1424 Harrison Street in Oakland an April 29, 1091 by filling the tanks with a cement slury. Subsequent to the closure in place of the two USTs at 1424 Harrison Street in 1991, soil and groundwater sampling was conducted as part of a site investigation for leaking fuel USTs at 1432 Harrison Street. In addition to numerous borings advanced at 1432 Harrison Street, several soil borings were advanced in the immediate area of the closed in place USTs at 1424 Harrison Street. Total petroleum hydrocarbons (TPH) as gasoline were detected in shallow soil beneath the closed in place USTs at concentrations up to 1,900 milligrams per kilogram (mg/kg). Benzene was detected in shallow soil beneath the closed in place USTs at concentrations up to 35 mg/kg. The distribution of fuel hydrocarbons in shallow soil in the area of the two USTs closed in place beneath the sidewalk at 1424 Harrison Street appears to be the result of an unauthorized release from the USTs, piping, or dispensers at 1424 Harrison Street.

The January 6, 2009 correspondence from Mr. Spencer contends that any and all contamination detected at 1424 Harrison Street originated from another site. Based on our review of data from 1424 Harrison Street and the surrounding properties, fuel hydrocarbons detected in shallow soil in the area of the two USTs closed in place beneath the sidewalk at 1424 Harrison Street appear to be the result of an unauthorized release from the USTs, piping, or dispensers at 1424 Harrison Street. The January 6, 2009 correspondence from Mr. Spencer references several pages of a report by Vertex Engineering Services dated March 4, 2002. The Vertex report reviews information regarding the two USTs closed in place beneath the sidewalk at 1424 Harrison Street and concludes that, "The two abandoned USTs at the site represent a concern to this investigation." The Vertex report recommends the collection of soil and/or groundwater samples at the site to assess if the site has been impacted from the on-site USTs. We concur with this recommendation in the Vertex report and request that you submit a Work Plan to conduct soil and groundwater sampling to characterize the extent of contamination from the two closed-in-place USTs. As discussed in the first paragraph of this letter, soil and groundwater sampling was conducted as part of a site investigation for leaking fuel USTs at 1432 Harrison Street, which is the property immediately north of 1424 Harrison Street. Please review the results from the site investigations conducted to date for 1432 Harrison Street to plan your investigation. Case files are available for review online at the Alameda County Environmental Health website (http://www.acgov.org/aceh). The leaking fuel case at 1432 Harrison Street is ACEH case RO0000266 and can be accessed online using either the William Spencer Joel and George Sparks RO0002992 January 8, 2009 Page 2

case number or street address. Please submit the Work Plan to characterize the extent of contamination from the two closed-in-place USTs at 1432 Harrison Street by March 27, 2009.

REQUEST FOR INFORMATION

The January 6, 2009 correspondence from Mr. Spencer references, "several reports," that apparently investigated environmental conditions at the site. We require that you submit all reports for the site that Please submit copies of any reports you have documenting additional investigation activities or other work that are relevant to the fuel release or other unauthorized releases and not currently in ACEH case files. This includes Phase 1 environmental site assessment reports and site investigations conducted for potential real estate transactions. ACEH case files may be reviewed online using the ACEH website (http://www.acgov.org/aceh).

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

March 27, 2009 – Work Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

William Spencer Joel and George Sparks RO0002992 January 8, 2009 Page 3

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at 510-567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297 Senior Hazardous Materials Specialist William Spencer Joel and George Sparks RO0002992 January 8, 2009 Page 4

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Donna Drogos, ACEH Jerry Wickham, ACEH File

ALAMEDA COUNTY HEALTH CARE SERVICES



DAVID J. KEARS, Agency Director

AGENCY

Certified Mail #: 7002 2030 0006 9574 2621

WILLIAM AND CLAIRE SPENCER

BRISBANE CA 94005-1215

WILLIAM AND CLAIRE SPENCER TRUST

December 18, 2008

NOTICE OF RESPONSIBILITY Local ID:

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

Site Name & Address: SPARKS PROPERTY 1424 HARRISON ST OAKLAND, CA 94612

Responsible Party:

99 S HILL DRIVE

Date First Reported: 7/23/2007

RWQCB ID:

Global ID:

8006619 Gasoline-Automotive (motor gasoline Substance: and additives), leaded & unleaded

NA

RO0002992

T0600100961

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 the second 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 JOEL AND GEORGE SPARKS 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) 341-5650.

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 WICKHAM, JERRY, at this office at (510)567-6791 if you have questions regarding your site.

Date: 14/2-11 02 ARIU LEVI, Director

Contract Project Director

Action: Add Reason: ADD RP

Attachment A: Responsible Parties Data Sheet cc: Jenniffer Jordan, SWRCB, D. Drogos, File

Related ID:

ALAMEDA COUNTY ENVIRONMENTAL HEALTH LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

January 02, 2009

Site Name & Address: SPARKS PROPERTY 1424 HARRISON ST OAKLAND, CA 94612 Local ID: RO0002992 Related ID: NA RWQCB ID: Global ID: T0600100961

All Responsible Parties

RP has been named a Primary RP - JOEL AND GEORGE SPARKS JOEL R AND GEORGE WILLIAM JR SPARKS 74819 DEPOT | IRRIGON, OR 97844 | Phone No Phone Number Listed

RP has been named a RP - WILLIAM AND CLAIRE SPENCER WILLIAM AND CLAIRE SPENCER TRUST 99 S HILL DRIVE | BRISBANE, CA 94005-1215 | Phone 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."

ACEH has named the responsible parties for this site as detailed below.

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

January 02, 2009

Responsible Party Identification

Existence of Unauthorized Release

1982 Two underground storage tanks (USTs) were closed in place beneath the sidewalk at 1424 Harrison Street in Oakland of April 29, 1004 by filling the tanks with a cement slurry. Subsequent to the closure in place of the two USTs at 1424 Harrison Street in 1991, soil and groundwater sampling was conducted as part of a site investigation for leaking fuel USTs at 1432 Harrison Street. In addition to numerous borings advanced at 1432 Harrison Street, several soil borings were advanced in the immediate area of the closed in place USTs at 1424 Harrison Street. Total petroleum hydrocarbons (TPH) as gasoline were detected in shallow soil beneath the closed in place USTs at concentrations up to 1,900 milligrams per kilogram (mg/kg). Benzene was detected in shallow soil beneath the closed in place USTs at concentrations up to 35 mg/kg. The distribution of fuel hydrocarbons in shallow soil in the area of the two USTs closed in place beneath the sidewalk at 1424 Harrison Street appears to be the result of an unauthorized release from the USTs, piping, or dispensers at 1424 Harrison Street.

Responsible Party Identification

when they were closed in place in April 1982. Joel R. and George W. Sparks owned the USTs until they were removed in 1991. Joel R. and George W. Sparks were the property owners for 1424 Harrison Street from 1981 up until 2002. Joel R. and George W. Sparks are responsible parties because they owned and operated the USTs immediately before the discontinuation of their use (Definition 2), were the property owners where an unauthorized release from a UST occurred (Definition 3), and had control of USTs at the time of or following an unauthorized release (Definition 4).

The William D. and Claire A. Spencer Trust purchased the property on March 22, 2002. The William D. and Claire A. Spencer Trust is a responsible party because they are the current owner of a property where an unauthorized release from a UST has occurred (Definition 3).



Page 2 of 2

					Na
			etion Permit Granted		
			AKLAND		Tank Permit 8561
Permit to Exc	avate and Instali,	Repair, or	Remove Inflamn	able Liquid Tan	KS. No
I GEMILT 140 MAC			and, California,	April 21	, 1982 19
	A LATER TO MANNY	fill ньки ххрай		cavate commencing	feet inside propertyine
PERMISSION IS HEREBY G	KANTED TO XXXXXX			of	Street Avenue
heside of		Sirent	Present Storage	1 - 1000	<u>1 - 550 gallon ta</u>
• No. 1424 Harrison Stree		Avenue	2424 Webster		Phone 893-5855
Bill & Chip Sparks		Address	LTLT NODO GET		Phons
licent Same		Address	Number of Tanks	Capacity	Gallons, each.
ensions of street (sidewalk) surface to b	a disturbed				
arts:					
		a discontinuance	vith existing City Ordinan of use or when notified I	A LUB CHA CHUNCHING	
Uwner-neres	hen installing, removing or re	pairing tanks, no	open flamesto be on or i	ear premises.	
والمحيد والمحافظ					
				N N	
rqyed	Fre	Marshal,			
roved) <u> </u>	
roved	Fire Drainage Division Engineer			N	
aroved			W	N	E
roved	Drainage Division Engineer				E
brond second	Drainage Division Englneer				E

CERTIFICATE OF TANK AND EQUIPMENT INSPECTION

By HOWCOM - IT IS CITED Fire Mershel

NOTICE

Before Covering Tanks, Above Certificate Must Be Signed. When ready for Inspection notify Fire Prevention Server, 273-3851

BUREAU OF PERMITS AND LICENSES.

special deposit is hereby acknowledged.

4 20.00 ck#0308 rec#107298

Received by HOULS FIRK PREVENTION BUREAU

THIS PERMIT MUST BE LEFT ON THE WORK AS AUTHORITY THEREFOR.

538-68 (6-67)

Inspection Fee

273

white -env.health yellow -facility pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200 Oakland, CA 94621 (415) 271-4320

		Haz	ardous Materials Inspection Form	11,111
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	BUSINESS PLANS (Tille 19)		ID #Name <u>6.11 Sparks</u> Date	(127 191
	1. Immediate Reporting 2. Bus. Plan Stas. 3. RR Cars > 30 days 4. Inventory information	2703 25503(b) 25503.7 25504(a)	Site Address 1424 Harrison St City Ooklond Zip 94612 Phone 593	- 5855
	S. Inventory Complete S. Inventory Complete S. Envergency Response T. Training S. Deficiency S. Modification	2730 25504(b) 25504(c) 25505(a) 25505(b)	City <u>Callend</u> Zip <u>94612</u> Phone <u>513</u> MAX AMT stored > 500 lbs, 55 gal., 200 cft.?	
II.B ACUTELY HAZ. MATLS			I. Haz. Mat/Waste GENERATOR/TRANSPORTER II. Business Plans, Acute Hazardous Materials	
11. Form Complete 25533(b) 12. RMPP Contents 25534(c) 13. implement Sch. Reg(d?) (Y/N) 14. OttSite Conseq. Assess. 15. Probable Risk Assessment 25534(c) 15. Probable Risk Assessment 25534(c) 16. Percons Responsible 25534(c)		25533(b) 25534(c) 25524(c) 25534(d) 25534(d) 25534(g) 25534(g)	Callf. Administration Code (CAC) or the Health & Safety Code (HS	711-11-11-1-1-1 -1-1
	18. Exemption Request? (Y/N) 25536(b) 19. Trade Secret Requested? 25538	25538	12 uns and i ust uns filled as 1	Voluma
	1. Permit Application		Daillard fire protocol	
General		25284 (H&S) 25292 (H&S) 2712 2651 2670	My sparks doesn't have an province K	or.
	 6, Method Monthly Test Daily Vaclasse Semi-annual gnolwater One time sals Daily Vaclasse 		in the brilding prochase pager work	<u>cmy</u>
Monitoring for Existing Tanks	Crie time sols Annual tank test 4) Monthly Gradwater Crie time sols 5) Daily Inventary Annual tank testing Cont pipe leak def Vadose/gndwater mon. 6) Daily Inventary Annual fank testing		the our sponses is the Corrist country above frontitor. During huilding somede permits were tooken for reconstruction of in place closure	at -12e ling.
Monitod	Cont pipe leck def 7) Weekly Tank Gauge Annual fank strig 8) Annual Tank Testing Dofy Inventory 9) Other		entertive was present during storry	<u>Fin</u>
	7. Precis Tank Test Date: 8. Inventory Rec. 9. Soil Testing . 10, Ground Water.	2643 2644 2646 2647	The tent was emptical presion to - w/ cement starting	hilly
New Tanks	11.Monitor Pian 12.Access. Secure 13.Pians Submit 14. As Built 14. As Built Date:	2632 2634 2711 2635	I will check back next monday =	5/10/91
19	6/88 of Califord generit	Lo Mas L	11- al Macill - 1 mission l	· · ·
(1	Contact:	my Bi	11 Spanks	H, III
•	Title: Signature:	Envir Red	inspector: <u>Lawl Smith</u> Signature: <u>Knd m. Arr</u>	Ab:
·),	in the second		and that permit you are the	. [7]91

Excerpt from 1998 UST Fund appeal submitted by Mark Borsuk.

b. 1424 Harrison Street.

The property at 1424 Harrison Street is next door to the Claimant's site. See Selective Site Enforcement Map. In 1982, the two petroleum USTs were abandoned. Prior law allowed filling the tanks and closing them in place even though they represented a potential source of contamination. The property is up gradient from the Claimant's site.

In April, 1991, Mr. Paul Smith investigated the situation. Despite his great concern over leaking tanks at the Claimant's site, he evidenced no interest in the tanks three meters away as a possible source of contamination. In 1996, the FUND allowed the Claimant to test for upgradient contamination. Soil borings confirmed contamination as high as 1,900 ppm (TPH-g) and 0.95 ppm benzene.

Apparently, safeguarding the environment was only an afterthought for Mr. Smith and DDA Thomson. Why else would they ignore the potential source next door unless they were more interested in punishing the Claimant than in protecting the environment.

Paul Smith's handwritten notes from Hazardous Materials Inspection Form dated April 29, 1991. Transcription by Mark Borsuk. Please compare with original.

"Site Name:	Bill Sparks
Date:	April 29, 1991
Site Address:	1424 Harrison St.
City:	Oakland
ZIP:	94612
Phone:	893-5855

Comments:

Insp w/ regard to underground tanks of unknown volume.

12 years ago 1 UST was filed as per Oakland Fire protocol.

Mr. Sparks doesn't have any paperwork on the premises but he will look for any in the building purchase paper work.

Mr. Sparks is the current owner of the above facility. During building remodeling permits were taken for reconstruction & for in place closure.

Mr. Sparks states that a fire dept. representative was present during slurry fill in tank.

The tank not emptied prior to filling w/cement slurry.

I will check back next Monday 5/6/91 to inquire as to the paperwork."