

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0540

August 17, 1998  
StID# 1413

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

Mr. Gordon Arnold  
P.O. Box 1115  
Carnelian Bay, CA 95711

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

RE: Fuel Leak Site Case Closure, 8855 San Leandro St., Oakland  
CA 94621

Dear Mssrs. Owens and Arnold:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site.

**Site Investigation and Cleanup Summary:**

Please be advised that the following conditions exist at the site:

\* 870 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 1700 ppm Total Petroleum Hydrocarbons as diesel (TPHd), 1800 ppm TPH as motor oil and ND, 13, 9.6 and 13 ppm BTEX, respectively, remain in the soil at the site.

\* 54 parts per billion (ppb) TPHg and 0.75 ppb benzene remain in groundwater at the site.

This site should be included in the City's permit tracking system. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland OES, 505 14th St., Suite  
702, Oakland CA 94612

B. Chan, files (letter only)

Ttlt9855

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HEALTH CARE SERVICES

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1131 Harbor Bay Parkway, Suite 250  
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August 14, 1998  
StID # 1413

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

Mr. Gordon Arnold  
P.O. Box 1115  
Carnelian Bay, CA 95711

**RE: Lock-Up Self Storage, 8855 San Leandro St., Oakland 94621**

Dear Mssrs. Owens and Arnold:

This letter confirms the completion of site investigation and remedial action for the one (1) 5000 gallon gasoline and the one (1) 1000 gallon waste oil underground tanks removed from the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground tank is greatly appreciated.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank releases is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

*Mee Ling Fung*  
Mee Ling Fung  
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files  
Chuck Headlee, RWQCB  
Mr. Dave Deaner, SWRCB Cleanup Fund  
Mr. Leroy Griffin, City of Oakland OES, 505 14th St., Suite  
702, Oakland CA 94612

RACC8855SL

CALIFORNIA REGIONAL WATER

MAY 11 1998

**CASE CLOSURE SUMMARY QUALITY CONTROL BOARD**  
**Leaking Underground Fuel Storage Tank Program**

April 20, 1998

Date: ~~November 17, 1997~~

**I. AGENCY INFORMATION**

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Parkway  
Rm 250, Alameda CA 94502**  
 City/State/Zip: **Alameda** Phone: **(510) 567-6700**  
 Responsible staff person: **Barney Chan** Title: **Hazardous Materials Spec.**

**II. CASE INFORMATION**

Site facility name: **Lock-Up Self Storage**  
 Site facility address: **8855 San Leandro St., Oakland CA 94621**  
 RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **1413**  
 ULR filing date: **2/3/97** SWEEPS No: **N/A**

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Mr. Gordon Arnold	P.O. Box 1115 Carnelian Bay, CA 95711	(916) 581-3128
Mr. Bill Owens	2221 Olympic Blvd. Walnut Creek, CA 94595	(510) 935-3840

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	5,000	gasoline	Removed	7/8/91
2	1,000	waste oil	Removed	7/8/91

**III RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: **holes observed in the bottom of the waste oil tank**  
 Site characterization complete? **Yes**  
 Date approved by oversight agency: **12/14/94, 2/7/97** work plans approved  
 Monitoring Wells installed? **Yes** Number: **4**  
 Proper screened interval? **Yes, approximately 5-25' or depth of well**

**Leaking Underground Fuel Storage Program**

Highest GW depth: 0.85' bgs      Lowest depth: 5.88' bgs

Flow direction: northwest-southwest

Most sensitive current use: commercial/industrial, site is currently used as a storage warehouse

Are drinking water wells affected? No      Aquifer name: NA

Is surface water affected? No      Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes** Where is report(s)? Alameda County  
 1131 Harbor Bay Parkway,  
 Room 250, Alameda CA 94502-6577

**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tanks & Piping	1-1,000 gallon 1-5,000 gallon	Disposed, Erickson " "	7/8/91 "
Free product/ Liquid waste	685 gallon	Recycled, Refinery Services, Patterson	7/11/91
Liquid waste*	160 gallon	Recycled, Evergreen Services	2/13/96
Soil	92 tons	Disposed, BFI, Livermore	5/17/96
Barrels *	17 drums	Recycled, Gonzalez Drum, SF	2/1&3/14/96

\* from accumulated oil/water waste from SLIC case

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>1Before</u>	<u>After</u>	<u>2Before</u>	<u>After</u>
TPH (gasoline)	870	870	33,000	54
TPH (Diesel)	1700	1700	2,800	ND
Benzene	ND	ND	600	0.75
Toluene	13	13	620	ND
Ethylbenzene	9.6	9.6	670	ND
Xylenes	31	31	1,400	ND
TPH mo	1800	1800		ND
Metals: Cd, Cr, Pb, Ni, Zn	ND, 16, ND, 15, 49			
Halogenated VOCs	ND			
Semi-volatiles	ND			
TOG	560			

**Comments (Depth of Remediation, etc.):**

- 1 waste oil tank sample-(470-2)
- 2 grab groundwater sample from boring B-2-W, next to former w.o. tank

**Leaking Underground Fuel Storage Tank Program**

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: NA

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommisioned: No

Number Decommisioned: 0

Number Retained: 4

List enforcement actions taken: NOV- 3/16/93, 10/27/93-Notice of Pre-enforcement hearing, 12/17/93 RWQCB Request for Technical Report

List enforcement actions rescinded: above

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Barney M. Chan

Title: Hazardous Materials Specialist

Signature: *Barney M Chan*

Date: 4/3/98

**Reviewed by**

Name: Tom Peacock

Title: Manager

Signature: *Tom Peacock*

Date: 4-17-98

Name: Eva Chu

Title: Hazardous Materials Specialist

Signature: *Eva Chu*

Date: 11/16/97

**VI. RWQCB NOTIFICATION**

Date Submitted to RB:

RB Response:

RWQCB Staff Name:

Title:

Date:

*C. Headlee*  
*Cand Headlee*

*AEG*

*5/11/98*

## Leaking Underground Fuel Storage Tank Program

### VII. ADDITIONAL COMMENTS, DATA, ETC.

Site Summary for 8855 San Leandro St., Oakland CA 94621  
Lock-Up Self Storage Site

This property is owned by Mr. Gordon Arnold and Mr. Bill Owens. Mr. Arnold has been the main contact until recently when Mr. Owens continued the investigation in hopes of obtaining site closure. The longest tenant at the site is U-Haul which rents vehicles and uses the warehouse for storage.

7/8/91- One 5k gasoline and one 1k waste oil tank were removed from site from two locations. Groundwater was encountered in both gasoline and waste oil tank pits. Soils samples taken @ approximately 9' depth at the groundwater interface from the ends of gas tank were ND for TPHg and BTEX. The grab groundwater sample contained 3.7 mg/l TPHg, and 81, 1.9, 1.0 and 474 ppb BTEX, respectively. Because of the apparent contamination initially observed, overexcavation was performed down to 12' on 7/9/91. Soil samples taken @ 12' were also ND for TPHg and BTEX.

Soil from beneath the waste oil tank detected 1800 TPHmo, 1700 ppm TPHd, 560 ppm Total Oil and Grease, ND for halogenated VOCs and ND for semi-volatiles. The tank had several noticeable holes on its bottom. The grab groundwater sample from the pit detected 1.3 mg/l TPHg, and ND, 1.4, 30 and 48 ppb BTEX, respectively. See Figure 2 for sample locations and Tables 1 and 2 for analytical results.

3/23/92- Requested that a Work Plan for Subsurface Investigation to be submitted within 30 days of receipt of letter.

2/8/93- Notice of Violation sent out, again requesting a work plan for additional Subsurface Investigation; sent to the Carnelian Bay address of Mr. Gordon Arnold. On 3/16/93 the same letter was sent to the 8855 San Leandro St. address.

4/1/93- After a conversation with Mrs. Arnold, wrote another letter requesting a time schedule for; the selection of a consultant, provision of a work plan and the initiation of work. I requested a written reply by May 1, 1993.

6/29/93- Sent out an updated Notice of Requirement to Reimburse letter reflecting the Carnelian Bay address.

8/3/93- After a conversation with Mr. Arnold, wrote a letter requesting a work plan for subsurface investigation within 45 days or by 9/20/93. In the letter, I warned that a pre-enforcement hearing would be scheduled if a work plan was not received.

A Pre-enforcement Hearing was held at the County offices and Mr. Arnold did not appear. Therefore, a Notice of Legal Action by the SRRWQCB was sent to Mr. Arnold on December 27, 1993.

## Leaking Underground Fuel Storage Tank Program

### VII. ADDITIONAL COMMENTS, DATA, ETC. (cont)

1/17/95- Mr. Owens got involved and authorized additional subsurface investigation. Three soil borings were drilled on the north, west and east sides of the waste oil tank. TPHmo was ND in these samples and TPHd & TPHg and BTEX were low. In the grab groundwater samples, highest readings were exhibited in B-2, the boring north of the tank pit. See Figure 3 and Table 3 for results summary.

1/8 and 1/9/96- Four monitoring wells were installed at the site, three located in the vicinity of the former gasoline tank and one downgradient of the former waste oil tank. Borings from the monitoring wells indicated little soil contamination. See Table 4. Groundwater monitoring has occurred for four consecutive quarters and has indicated very low impact of petroleum hydrocarbons to groundwater. See Table 6 for monitoring result summary.

While performing a Tier 1 RBCA, it was realized that spoils from the waste oil tank pit were reused. Therefore, unreliable soils data existed for the evaluation of risk. In order to determine the petroleum concentration of the reused soils on 3/11/97 a hand auger boring was advanced within the center of the former waste oil tank pit. One sample was taken at 5' depth and another at 10'; HA-1 and HA-2. Significant TPH was detected in the 10' sample. See Figure 4 and Tables 8 & 9 for results of TPH and metals analysis. The benzene concentration in the 10' sample was used in the Tier 2 GSI evaluation.

Although residual contamination exists adjacent to the waste oil tank at the depth of groundwater it is not leaching appreciably.

A Tier 1 evaluation of the residual soil and groundwater contamination within and around the former waste oil tank was performed by averaging soil and groundwater concentrations in samples from borings B-1 through B-3 and MW-4. The average groundwater concentration of the last four monitoring events was used for MW-4. The results of this evaluation are as follows:

Average benzene groundwater concentration= 186 ppb

Risk for GW vapor intrusion from GW to Bld, commercial=  $8.7E-6$

Average benzene soil concentration= 0.50 ppm

Risk for soil vapor intrusion from soil to Bld, commercial=  $1.0E-4$

Risk for soil vapor intrusion from soil to outdoor air, commercial=  $3.8E-6$

From these results it appears from the Tier 1 risk evaluation, there is acceptable risk for existing site conditions. A risk management plan would be necessary if you decided to place a building directly over the former waste oil tank.

Where are these #s from.  
Can we get this in writing from  
consultant?

## Leaking Underground Fuel Storage Tank Program

During the site visit while the monitoring wells were being installed, additional areas of surface staining were observed. The rear of this property had apparently been leased out on a number of occasions to various auto service individuals. The surface staining appeared to be motor oil and many drums containing waste oil and fluids were present.

On **February 1996** 12 empty drums were picked up, Evergreen pumped out 160 gallons of liquid from four 55 gallon drums and also pumped out 180 gallons of rinseate and monitoring water. On **March 14, 1996**, the last five drums were transported to Gonzalez Drum recyclers in San Francisco for disposal. This surface release is being overseen as separate SLIC case.

Case closure is recommended based upon:

- \* adequate site characterization;
- \* underground tank and soil removal;
- \* evidence of a stable or shrinking plume; and
- \* no apparent risk to human health or the environment.