

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Ro# 540

May 21, 1998  
StID # 1413

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

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 CA 94621**

Dear Mssrs. Owens and Arnold:

This letter serves to inform you than our office has received Regional Water Quality Control Board (RWQCB) concurrence for site closure in regards to the underground fuel leak from the one 5,000 gallon gasoline and one 1,000 gallon waste oil tank at the above referenced site. Prior to issuing a closure letter, our office requests the proper closure of the three monitoring wells at this site.

Please contact Alameda County Public Works, Mr. Andreas Godfrey, at (510) 670-5575 for the well closure permit.

I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536

W1e18955

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

STID 1413

✓ R0540

R02533

November 3, 1997  
StID # 1413

Mr. Gordon Arnold  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

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

**Re: Lockup Self Storage, 8855 San Leandro St., Oakland CA 94621**

Dear Mr. Arnold:

I have visited the above site to observe those areas where obvious oil staining was previously noticed. This inspection was done in the presence of Mr. Gary Rogers. Although some of the surface stained material has been removed, it is apparent that contaminated soil still remains and there is a potential threat to groundwater. In order to appropriately evaluate this site for closure, additional investigation in the previously identified stained locations must be performed. Our office suggests soil sampling at two depths (1'bgs and 3'bgs) beneath the formerly stained areas plus sampling for groundwater. These samples should be analyzed for Total Petroleum Hydrocarbons as gasoline, as diesel and as motor oil and volatile solvents.

As mentioned in my June 23, 1997 letter, the petroleum release from the former underground tanks is currently being reviewed by our office for recommendation for closure.

Please submit a work plan for the investigation of the oil stained locations within 30 days or by December 5, 1997.

I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files

Mr. G. Rogers, 2657 Bailey Ct., Fremont, CA 94536

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

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

slwp8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 540

June 23, 1997  
StID # 1413

Mr. Gordon Arnold  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

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

**Re: Lockup Self Storage, 8855 San Leandro St., Oakland CA 94621**

Dear Mr. Arnold:

Our office has reviewed the Tier 1 Risk Assessment report prepared by Mr. Gary Rogers for the above referenced site. Based upon the information provided, I am preparing a site and case closure summary for recommendation of closure for the former underground tanks. However, you may be aware that another issue remains regarding areas on this property where oil surface staining appears. I was informed by Mr. Rogers that beneath these areas, which I previously noted in my January 8, 1996 inspection, either asphalt or concrete exists. In order to recommend closure for the **entire site**, you are requested to remove and properly disposed of the oil contaminated soils at this site. A visual inspection must then be scheduled with this office and performed to determine if there is a threat to soil or groundwater.

Please contact me if you would like the underground tanks closed separately or when this additional site remediation will be performed. I may be reached at (510) 567-6765.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. G. Rogers, 2657 Bailey Ct., Fremont, CA 94536  
Mr. G. Arnold, P.O. Box 1115, Carnelian Bay, CA 95711  
soil8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#540

December 12, 1996  
StID # 1413

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: Lockup Self Storage, 8855 San Leandro St., Oakland CA 94621**

Dear Mr. Arnold:

Our office has received and reviewed the October 31, 1996 Quarterly Monitoring Report for the above site as prepared by Mr. Gary Rogers of Rogers Environmental Services. In the report, Mr. Rogers recommended to close monitoring wells MW-1, MW-2 and MW-3 and to perform a Tier 2 Risk Assessment for the former waste oil tank area.

Our office has reviewed the files and have the following comments, recommendations and requirements prior to initiating site closure:

1. We agree that no further groundwater sampling and monitoring is required for monitoring wells MW-1, MW-2 and MW-3, however, you should continue to take groundwater elevation readings from these wells to determine site gradient.
2. The waste oil tank area will need further evaluation. The excavated soils from the original tank removal were never characterized prior reusing them to fill the tank pit. A proper risk assessment cannot be done without characterizing the backfill material within the tank.

The soluble metals cadmium, chromium, lead, nickel and zinc have never been analyzed on a groundwater sample from MW-4, the well downgradient to the waste oil tank. The results from grab groundwater samples from borings B-1 and B-2 reported elevated (hazardous) groundwater levels for chromium and nickel. It's possible that the water samples were not filtered prior to analysis, therefore, in my April 27, 1995 letter, I requested that future water samples be filtered prior to analyzing for these metals.

Should the waste oil tank area be determined to be a "low risk" groundwater area, confirmatory monitoring is recommended. Therefore, please continue to monitor MW-4 for an additional quarter including the soluble metals mentioned above.

3. Please provide an Unauthorized Release (Leak) Report for this site since it is missing in our files.

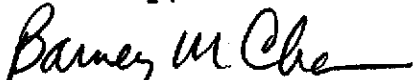
Mr. Gordon Arnold  
StID # 1413  
8855 San Leandro St.  
December 12, 1996  
Page 2.

4. During my site inspection on January 8, 1996 to observe monitoring well installation, I noticed areas on this site which had obvious surface oil contamination. Drums of unknown waste material was also noted. The drums and the waste material have been properly disposed, however, the areas of oil contamination have not been addressed. Please provide a work plan to characterize and remediate these areas. Your work plan should also address the items previously mentioned.

Please provide a work plan for all above mentioned items within 30 days, or by January 13, 1996.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

c: Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595  
Mr. Gary Rogers, Rogers Environmental Services, 2657 Bailey  
Ct., Fremont, CA 94536

B. Chan, files

4wp8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 540

Alameda County Health Care Agency  
Department of Environmental Health  
Division of Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577 (CC430-451)  
Phone (510) 567-6700 Fax (510) 337-9335

March 15, 1996

Kenneth & Jeanette Arnold  
P.O. Box 1115  
Camelian Bay, CA 95711

Dear Mr. & Mrs. Arnold:

RE: 8855 San Leandro Street, Oakland, CA 94621

On January 8, 1996, Barney Chan from our office found several drums containing waste oil, spilled waste oil next to the drums, and a pallet of used automotive batteries at the above site.

Please send me copies of the hazardous waste manifests for the waste oil and a bill of lading for the used batteries within two (2) weeks, to show that these items have been disposed of properly.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

DH:cmb

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 540  
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510)567-6700

February 29, 1996  
StID # 1413

Mr. Gordon Arnold  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Lockup Self Storage, 8855 San Leandro St., Oakland 94621**

Dear Mr. Arnold:

Our office has received and reviewed the February 12, 1996 report of monitoring well installations at the referenced site as prepared by Mr. Gary Rogers. The report details the results of soil and groundwater samplings from four (4) monitoring wells installed to investigate impact to groundwater beneath the former gasoline and waste oil tanks at this site.

It appears that soil and groundwater contamination from these tanks is limited in extent and concentration in both soils and groundwater. Please add the analyte, Total Petroleum Hydrocarbons as motor oil (TPHmo) to the list of analytes for monitoring well MW-4 and continue these wells on a quarterly basis. After four monitoring events, our office will consider this site for recommendation for closure to the RWQCB.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Mr. G. Rogers, 2657 Bailey Ct., Fremont, CA 94536  
Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595  
G. Coleman, files

mon8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02533

✓R0540

RAFAT A. SHAHID, Assistant Agency Director

Alameda County  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510) 567-6700

December 14, 1995  
StID # 1413

Mr. Gordon Arnold  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Comment on November 17, 1995 Work Plan for Phase II Site  
Investigation at 8855 San Leandro St., Oakland 94621**

Dear Mr. Arnold:

Our office has received and completed our review of the above referenced work plan as prepared by your consultant, Mr. Gary Rogers. This work plan calls for the advancement of Geoprobe borings to further characterize the extent of soil and groundwater contamination and the installation of up to four (4) monitoring wells.

Based on the previous subsurface investigation (soil and groundwater sampling), our office feels that no further delineation via Geoprobe borings is necessary. Rather, you should proceed directly with the installation of monitoring wells as proposed in item 7 of the referenced work plan. It appears that four monitoring wells will be necessary for this site since gradient has yet to be verified either on or off-site (in close proximity of this site). Please consider moving the locations of MW-1 and MW-4 to the proposed Geoprobe locations, approximately 20' to the east of their initially proposed locations. The borings for these wells should be sampled every five feet or changes in lithology with at least one soil sample being analyzed in a certified laboratory. Every soil sample should be field screened using either a PID or OVA instrument. For the wells adjacent to the former gasoline tank run the analyses, TPHg and BTEX. For the well near the former waste oil tank, run TPH as motor oil, as diesel, as gasoline, BTEX and the metals: cadmium, chromium, lead, nickel and zinc. All wells should be surveyed relative to mean sea level not to a bench mark.

In regards to other items in the referenced work plan:

#2. Please contact me at least 48 working hours prior to your field work.

#3. Please provide documentation for the disposal of all soils generated in past field activities, including the original tank removals.



Mr. Gordon Arnold  
8855 San Leandro St.  
StID # 1413  
December 14, 1995  
Page 2.

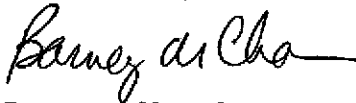
#8. A pump test on the wells should be put on hold until groundwater concentration in the wells has been established. At least two monitoring events should be done prior to the pump test.

#9. Please provide your report of findings within 45 days of the completion of well installation and your Remedial Action Plan (RAP) within 90 days of completion of field work.

In order to insure the timeliness of your investigation, you are requested to implement monitoring well installation **within 30 days or by January 16, 1996.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. G. Rogers, 2657 Bailey Ct., Fremont CA 94536  
✓ Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, 94595  
G. Coleman, files

wpap8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02533

✓ R0540

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

April 27, 1995  
StID # 1413

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

**Re: Comment on March 1995 Site Investigation Report for Lockup  
Self Storage, 8855 San Leandro St., Oakland 94621**

Dear Mr. Arnold:

Our office has received and reviewed the above referenced report as prepared by your consultant, Growth Environmental Services, Inc. (Growth). Recall, this report details the results of borings advanced around the former waste oil tank at the site in question. Although there were some modifications, the work was generally outlined in Growth's November 28, 1994 work plan.

Upon review of this report, our office has the following questions/comments:

1. Why were only three Geoprobe borings advanced around the former tank pit? The 11/28/94 Growth work plan called for the drilling of a minimum of four borings.
2. On page 9 of the March 1995 report, Section 7.1 states that "and the LUFT Metals results exceeded the TTLC threshold limits for lead, chromium, nickel and zinc in all three borings." I believe this statement is incorrect. Shouldn't the statement read **detection** instead of **threshold limits**? The same statement was in the fourth bulleted item in the **Conclusion** section of this report.
3. Please have your analytical laboratory clarify their sample preparation and analysis method for determining the metals analyses for the grab groundwater samples. Were the water samples filtered prior to analysis? If the values in Table 4 represent groundwater, it appears that problem exists since hazardous levels of soluble chromium and nickel exist. Any future water samples should be filtered through a 0.45 u filter.
4. Upon review of the boring logs for the Geoprobos, no field screening results were indicated. Why weren't field measurements taken on the soil samples? It appears that even though a PID instrument may not have been present, the Health and Safety Plan for this site required an Organic Vapor meter which could have been used for field screening purposes. In addition, in boring B-1, B-1-5 was described as having a **very strong gasoline odor**, however this sample was not analyzed.

Mr. Gordon Arnold  
StID # 1413  
8855 San Leandro St.  
April 27, 1995  
Page 2.

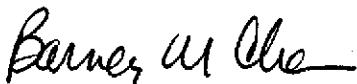
5. In regards to the **Recommendations** of your consultant:

Based on the soil and groundwater results in this report, a minimum of one monitoring well will be required downgradient to the waste oil tank. In addition a groundwater investigation will be required for the former gasoline tank. You should prepare a work plan for your groundwater investigation and submit this report to our office **within 45 days or by June 12, 1995**. Within this report, you could propose any additional borings to determine the full extent of contamination ie beneath the warehouse. Based on the results of your groundwater investigation and any additional borings, you should be able to determine which, if any, remedial approach is appropriate. Prior to this, appropriate cleanup levels should be developed.

6. In regards to other issues at this site, since no boring was advanced within the former pit, you need to either characterize or dispose of the soils within the tank pit since these were the initial excavated soils reused. Lastly, the stockpiled soils from the gasoline tank removal will also need to be disposed.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
Mr. Don Kubik, Growth Env. Services Inc., 536 Stone Rd.,  
Suite J, Benicia, CA 94510  
Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595  
B. Reynolds, files

3wp8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0540

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 729-6777

December 15, 1994  
StID # 1413

Mr. Gordon Arnold  
P.O. Box 115  
Carnelian Bay, CA 95711

**Re: Work Plan for Investigation at Lockup Self Storage,  
8855 San Leandro St., Oakland CA 94621**

Dear Mr. Arnold:

Our office has received Growth Environmental's December 9, 1994 fax which responds to my December 5, 1994 letter concerning the initial work plan for this site. This letter gives conditional approval to proceed with the proposed investigation ie borings around the former waste oil tank pit. Please be advised that since the initial soils excavated from this tank were reused without analysis, a boring within the center of the tank pit will be necessary unless you choose to excavate and dispose of the tank backfill. In addition, our office has no waste disposal receipts for the gasoline stockpiled soils which was hauled off. Please provide our office with copies of these receipts.

You are reminded to contact me at (510) 567-6765 at least 48 hours prior to any field work so I may arrange to be present if possible.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, Growth Environmental, 32 West 25th Ave., Suite 102  
San Mateo, CA 94403  
Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595  
E. Howell, files  
2wp8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0540

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

December 5, 1994  
StID # 1413

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

Re: Comment on November 28, 1994 Work Plan for Remediation at  
8855 San Leandro St., Oakland CA 94621

Dear Mr. Arnold:


Thank you for the submission of the above referenced work plan as provided by your consultant, Growth Environmental Services, Inc. As you know, this work plan serves to further investigate the former gasoline and waste oil tank locations. Our office has the following comments/concerns should to be addressed prior to work plan implementation:

1. You will need to address the final disposition of all soils generated from the initial tank removals. It appears that the gasoline tank pit was overexcavated to non-detectable soil concentrations while the waste oil tank was not. What was done or will be done with the contaminated soil?
2. Should you decide to advance borings around the former waste oil tank (instead of overexcavating the entire pit) you may eliminate the analysis for halogenated VOCs, EPA 8010, however, please add the method TPH as motor oil on the confirmatory soil samples.
3. What will be done to investigate the former gasoline tank location? Recall, grab water samples detected gasoline and BTEX compounds. Benzene was not detected on the 7/9/91 resample. Will a monitoring well be installed downgradient to this location?

Please clarify the above items in writing prior to initiating any field work. Your response should be provided **within 30 days or by January 6, 1995**. You may contact me at (510) 567-6765 if you have any questions.

Mr. Gordon Arnold  
8855 San Leandro St.  
StID # 1413  
December 5, 1994  
Page 2.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mike O'Conner, Alameda County District Attorney Office  
K. Graves, RWQCB  
Mr. G. Rogers, Growth Env. Services, Inc., 32 West 25th Ave.,  
Suite 102, San Mateo, CA 94403  
Mr. B. Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595  
wp-8855SL

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



SITE: 8855 San Leandro St.  
Oakland, CA

R0540

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

March 17, 1994  
STID 1413

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

**Notice of Legal Action by the  
San Francisco Bay Regional Water Quality Control Board**

Dear Mr. Arnold:

The attached **Legal Request for Technical Report pursuant to Water Code Section 13267(b)** has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this **Official Action**, all communication should continue to be with this office. Please make arrangements to comply by calling me at 510-271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000.00 per day of delinquency.

Be aware that our office previously attempted to deliver this letter on December 27, 1993 (see attached letter) but the certified letter went unclaimed.

Sincerely,

Barney Chan  
Hazardous Materials Specialist

cc: Mike O'Conner, Alameda County District Attorney Office  
Ed Howell/file

2-8855COV

→ S/B

green copy

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



SITE: 8855 San Leandro St.  
Oakland, CA

R02533 (suc)

✓ R0540 (LOP)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

Certified Mailer # P 386 338 123  
December 27, 1993  
STID 1413

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

**Notice of Legal Action by the  
San Francisco Bay Regional Water Quality Control Board**

Dear Mr. Arnold:

The attached **Legal Request for Technical Report pursuant to Water Code Section 13267(b)** has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this **Official Action**, all communication should continue to be with this office. Please make arrangements to comply by calling me at 510-271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000.00 per day of delinquency.

Sincerely,

Barney Chan  
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney  
Ed Howell/file

8855COV



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02533 (SLC)  
✓R0540 (LOP)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

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

December , 1993  
File:

**RE: Legal Request for Submittal of a Technical Report Resulting from the Alameda County Department of Environmental Health's Pre-Enforcement Review Panel on November 19, 1993.**

Dear Sir:

It has been brought to my attention by Regional Board staff that a condition of soil and groundwater pollution exists on the property located at 8855 San Leandro St., Oakland CA 94621, as a result of of an underground storage tank release. The Alameda County Department of Environmental Health (ACHD) staff have requested technical reports from you to fulfill your obligations per California Code of Regulations, Article 11, Corrective Action Requirements. It is my understanding the ACHD staff were unsuccessful in eliciting your co-operation in resolving these issues through normal correspondence. On two separate occasions, Mr. Barney Chan, of ACHD, spoke with both you and your wife, each time requesting a work plan for further subsurface investigation at this site. In his August 3, 1993 letter, he warned that a pre-enforcement hearing would be scheduled if a work plan was not received by September 20, 1993. ACHD sent you a Notice of Pre-Enforcement Review Panel on October 27, 1993 which scheduled your hearing for November 19, 1993 at 11:00 am at ACHD's offices. A signed receipt with your signature was received by their office. Because you failed to appear at this hearing, you forfeited any opportunity to state your case.

The Pre-Enforcement Review Panel was attended by Mr. Richard Hiatt of my staff. Pursuant to the Regional Board's authority under Section 13267 (b) of the California Water Code, you are hereby required to submit a technical report to address soil and groundwater pollution at this site within 30 days of the date of this letter. This technical report should specifically address the following:

1. Define the lateral and vertical extent of soil contamination around the former 1k waste oil tank.
2. Define the lateral extent of groundwater contamination beneath the former gasoline and waste oil tanks.
3. Describe the final disposition of all contaminated stockpiled soils.

R02533(SUC)  
R0540(LOP)

Enforcement Panel  
Page 2 of 2.

I am hereby transmitting this request for a technical report to ACHD for service and continued case handling. You should be aware that failure on your part to submit the requested report, or late submittal may result in fines up to \$1000 per day of delinquency. Your response to this technical report request should be sent to the attention of Mr. Barney Chan at ACHD. Please inform their office at least three working days in advance of all field activities.

Please be advised that this is a formal request for a technical report pursuant to the California Water Code Section 13267 (b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the ACHD.

If you have any questions regarding the contents of this letter, please contact Mr. Chan, at (510) 271-4530.

Sincerely,

Steven R. Ritchie  
Executive Officer

cc: Gil Jensen, ACDA, 7677 Oakport Street, Suite 400, Oakland,  
94621  
Thomas Peacock, ACDH, 80 Swan Way, Suite 200, Oakland 94621

LR- 8855SL

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :  
Lockup Self Storage  
8855 San Leandro St.  
Oakland CA 94621  
STID 1413

Proof of Service of  
Notice of  
Pre-Enforcement  
Review Panel

I Barney Chan, do hereby certify

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

with a copy of the attached Notice of Pre-Enforcement Review

Panel on October 27, 1993 by certified

mailer # P 422 218 051

Dated: 10/27/93

Barney Chan  
(signature)

**Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division**

In Re The Property Known As : )  
Lockup Self Storage )  
8855 San Leandro St. )  
Oakland CA 94621 )

**Notice of  
Pre-Enforcement  
Review Panel**

\_\_\_\_\_  
(insert address of property)

Notice is hereby given that upon the motion of the Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board a **Review Panel** will convene on November 19, 1993 at 11:00 am in the offices of the Alameda County Hazardous Materials Division located at 80 Swan Way, Room 200, Oakland, CA 94621. This **Review Panel** will convene for the purpose of determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location.

The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this **Review Panel** on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

**1. Mr. Gordon Arnold**

\_\_\_\_\_  
(name)

P.O. Box 1115, Carnelian Bay, CA 95711

\_\_\_\_\_  
(address)

Dated: 10/27/93

  
\_\_\_\_\_  
(signature)

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

ROS40

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 3, 1993  
StID # 1413

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

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

**Re: Summary of August 3, 1993 Conversation Concerning Site  
Investigation at 8855 San Leandro St., Oakland CA 94621**

Dear Mr. Arnold:

This letter serves to recount our conversation today regarding the status of your subsurface investigation at the above referenced site. Recall, I have written to you previously, on March 23, 1992, March 16, 1993 and more recently on April 1, 1993. Each time, our office requested that you continue your investigation due to the undetermined soil and groundwater contamination remaining at this site. The substance of our conversation consisted of requiring that **within 45 days or by September 20, 1993** you provide a work plan to perform the additional soil and groundwater investigation required for this site. In addition I mentioned the following suggestions:

1. I encouraged you to contact any other PRPs (Potentially Responsible Party) to help offset the pending remediation expenses.
2. I will be sending you a list of consultants which I have worked with during the past few years. This list may serve as one of the sources of names to solicit bids from. It is not meant to be a recommendation.
3. I will be sending you, once again, an information sheet describing SB 2004, which makes available funds for cleanup reimbursement for eligible individuals or companies.
4. I am again enclosing an Unauthorized Release Form (URF). Recall, an owner or operator of an underground storage tank is required to complete this form and send to the LIA (Local Implementing Agency) when a confirmed release (one which cannot be cleaned up within 8 hours) is detected. Please return this form completed to our office **within 15 days of receipt**.

Because you have failed previously to provide the requested reports, our office will schedule a pre-enforcement hearing if we do not receive the requested information by the stated due dates.

Mr. Gordon Arnold  
StID # 1413  
8855 San Leandro St.  
August 3, 1993  
Page 2.

You are reminded that the request for technical reports and documents is pursuant to the California Water Code Section 13267 (b) and civil liabilities as well as enforcement actions by the Water Board or the District Attorney Office are allowed for the non-submittal of said documents.

Please contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiett, RWQCB  
E. Howell, files

4-8855s1

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R02533 (SLIC)

✓ R0540 (LOP)

April 1, 1993  
StID # 1413

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

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

**Re: Status of Subsurface Investigation at 8855 San Leandro St.,  
Oakland CA 94621**

Dear Mr. Arnold:

I spoke with your wife today regarding the status of the investigation at the above site. It is apparent that some, if not most, of the letters from our office have not reached you. I attempted to explain to your wife the consequences of not receiving and responding to our office's letters. She assured me that you would be receiving future correspondences and replying by letter to our office's concerns.

I was made aware of your economic problems but I urge you to make every attempt to address the additional subsurface investigation which is required to restore the value of this property along with insuring the public and environmental health. Work can and should be done in stages which will ease the financial impact.

Enclosed please find a series of documents which our office has sent at one time to you. I am sending you our entire collection of correspondences in addition to other information which may prove useful to you. These include:

1. Information on SB 2004 the reimbursement fund available to some underground tank owners for the reimbursement of remediation expenses.
2. List of small business loans.
3. List of contractors or consultants which I have dealt with. No endorsement is intended or implied. You should seek the bid of several professional companies to give you an estimate for further investigative costs.
4. **Appendix A** is a guidance document from the State Water Resources Control Board, which gives the contents of a typical work plan for subsurface assessment.
5. **Unauthorized Release Form.** You are required to complete this form and return to our office with your written response to this letter.

Gordon Arnold  
StID #1413  
8855 San Leandro St.  
April 1, 1993  
Page 2.

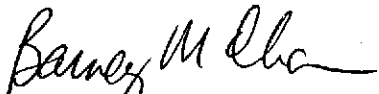
Please provide the following within 30 days or by May 1, 1993:

1. Written acknowledgement of receipt of the enclosed letters and documents.
2. Written explanation why you cannot immediately initiate the additional subsurface investigation required at this site.
3. A timeframe for when you propose to a. obtain and select a consultant, b. provide an acceptable work plan and c. initiate the required additional subsurface investigation.

Please be aware that this is a formal request for technical reports and documents pursuant to the California Water Code Section 13267 (b). Failure to provide the requested information will cause this case to be referred to the District Attorney's Office for enforcement.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

enclosures (Mr. Arnold only)

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiatt, RWQCB  
E. Howell, files

3-8855SL



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02533

✓ R0540

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

Certified Mailer # P113 815 321

March 16, 1993  
StID # 1413

Mr. Gordon Arnold  
8855 San Leandro St.  
Oakland CA 94621

**NOTICE OF VIOLATION**

**Re: Request for Workplan for Subsurface Investigation at 8855  
San Leandro St., Oakland CA 94621, Lockup Self Storage**

Dear Mr. Arnold:

You were previously notified by this office in my March 23, 1992 letter to you requesting a workplan for subsurface investigation for the above referenced site. Enclosed in this letter was a copy of Appendix A, Workplan for Initial Subsurface Investigation, a guidance document provided by the Regional Water Quality Control Board (RWQCB) detailing the contents of an acceptable workplan. You were requested to provide this office with an appropriate workplan, within 30 days, to determine and remediate any soil or groundwater contamination at the above site. To this date, our office has not received the requested workplan.

Please provide an appropriate workplan for site assessment within 30 days of receipt of this letter.

Please be advised that this office is working as an agent for both the RWQCB and the Department of Toxic Substances Control (formerly DOHS). As such, we are empowered to enforce or refer for enforcement any violations of the California Water Code or the California Health and Safety Code (CH&SC), Division 20, Chapter 6.7. Be aware that Section 13267 (b) of the California Water Code authorizes the requesting of technical reports such as a workplan and failure to submit the requested document may subject you to civil liabilities. In addition, Section 25298 (c) 4 of the CH&SC states that no person shall close an underground tank without first demonstrating to the appropriate agency that there were past releases and if so that appropriate corrective or remedial actions have been taken. Section 25299 (5) allows for the civil penalty of not less than \$500 or more than \$5000 for each underground tank and for each day which the operator or owner fails to properly close the underground tank.

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Mr. Gordon Arnold  
8855 San Leandro Street  
Oakland, CA 94621

STIP 1413

4a. Article Number

#P 113 815 321

- 4b. Service Type
- Registered
  - Insured
  - Certified
  - COD
  - Return Receipt for Merchandise
  - Express Mail

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3871, December 1991 \* U.S.G.P.O.: 1992-507-850

**DOMESTIC RETURN RECEIPT**

- I also wish to receive the following services (for an extra fee):
1.  Addressee's Address
  2.  Restricted Delivery
- Consult postmaster for fee.

Thank you for using Return Receipt Service.

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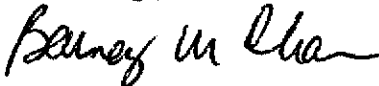
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Mr. Gordon Arnold  
StID # 1413  
March 16, 1993  
Page 2.

In addition, failure to provide the requested workplan and perform the appropriate investigation and remediation will cause this case to be referred to the District Attorney Office for enforcement.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiett, RWQCB  
E. Howell, files

NOV8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R02533

✓ R0540

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

Certified Mailer # P113815319

February 8, 1993  
StID # 1413

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

**NOTICE OF VIOLATION**

**Re: Request for Workplan for Subsurface Investigation at 8855  
San Leandro St., Oakland CA 94621, Lockup Self Storage**

Dear Mr. Arnold:

You were previously notified by this office in my March 23, 1992 letter to you requesting a workplan for subsurface investigation for the above referenced site. Enclosed in this letter was a copy of Appendix A, Workplan for Initial Subsurface Investigation, a guidance document provided by the Regional Water Quality Control Board (RWQCB) detailing the contents of an acceptable workplan. You were requested to provide this office with an appropriate workplan, within 30 days, to determine and remediate any soil or groundwater contamination at the above site. To this date, our office has not received the requested workplan.

Please provide an appropriate workplan for site assessment within 30 days of receipt of this letter.

Please be advised that this office is working as an agent for both the RWQCB and the Department of Toxic Substances Control (formerly DOHS). As such, we are empowered to enforce or refer for enforcement any violations of the California Water Code or the California Health and Safety Code (CH&SC), Division 20, Chapter 6.7. Be aware that Section 13267 (b) of the California Water Code authorizes the requesting of technical reports such as a workplan and failure to submit the requested document may subject you to civil liabilities. In addition, Section 25298 (c) 4 of the CH&SC states that no person shall close an underground tank without first demonstrating to the appropriate agency that there were past releases and if so that appropriate corrective or remedial actions have been taken. Section 25299 (5) allows for the civil penalty of not less than \$500 or more than \$5000 for each underground tank and for each day which the operator or owner fails to properly close the underground tank.

Mr. Gordon Arnold  
StID # 1413  
February 8, 1993  
Page 2.

In addition, failure to provide the requested workplan and perform the appropriate investigation and remediation will cause this case to be referred to the District Attorney Office for enforcement.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiett, RWQCB  
E. Howell, files

NOV8855

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



00540

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

March 23, 1992  
STID# 1413

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

Re: Request for Work Plan for Subsurface Investigation at 8905  
San Leandro St., Oakland CA 94621 dba Lockup Self Storage

Dear Mr. Arnold:

As you are aware, two underground tanks were removed on July 8, 1991 at the above site. Our division has received the analytical results from the soil and water sample taken subsequent to the 1000 gallon waste oil tank and the 5000 gallon gasoline tank removals. These results were provided to our office by Certified Environmental Consulting and were performed by Geoanalytical Laboratories, Inc. The results of the soil sample taken from below the waste oil tank indicates the sample was contaminated with 1700 parts per million (ppm) total petroleum as diesel (TPHd), 560 ppm total oil and grease (TOG) and 870 ppm total petroleum hydrocarbons as gasoline (TPHg). The water sample taken from the former gasoline pit contained 3.7 ppm TPHg and detectable benzene, toluene, ethyl benzene and xylenes, (BTEX).

The county uses the "Tri-Regional Board Guidelines" as the guidance document to determine whether further investigation is required at underground storage tank removal sites. This document states that a subsurface soil and ground water investigation is required when a soil sample taken from one to two feet underneath a tank contains total petroleum hydrocarbons as gasoline or diesel or total oil and grease equal to or exceeding 100 ppm. A soil and ground water investigation is also required when water taken from the excavation pit has any detectable hydrocarbon contamination.

Because of the soil and ground water results previously stated, you are requested to submit a work plan which properly determines the full extent of soil and ground water contamination and presents a plan to remediate said contamination. Enclosed please find Appendix A, Workplan for Initial Subsurface Investigation, a guidance document provided by Regional Water Quality Control Board (RWQCB). This document outlines the general requirements for the contents of an acceptable work plan.

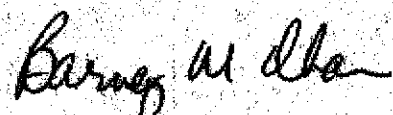
Mr. Gordon Arnold  
8855 San Leandro St.  
March 23, 1992  
STID #1413  
Page 2.

Please provide the requested work plan to our office within thirty (30) days of receipt of this letter. All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to the RWQCB to the attention of Mr. Richard Hiatt. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612.

Please be advised that this is a formal request for technical reports pursuant to the California Water Code Section 13367 (b). Failure to respond may subject you to civil liabilities. Any extensions of agreed upon time deadlines must be confirmed in writing by either this division or the (RWQCB).

You may contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

enclosure

cc: M. Thomson, Alameda County District Attorney Office  
R. Hiatt, RWQCB

WP8855SLst.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02533 (suc)  
✓ R0540 (LOP)

June 4, 1991  
Certified Mailer # P 367 604 361

Mr. Kenneth G. Arnold  
8855 San Leandro St.  
Oakland, CA 94621

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Re: Underground Tank at 8855 San Leandro St., Oakland CA 94621

**NOTICE OF VIOLATION**

Dear Mr. Arnold:

An inspection was conducted of the above address on May 30, 1991 by Barney Chan of our office. It was determined from this inspection that an underground storage tank exists at this site on the southern side of the building which apparently contained waste oil at one time.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298. You must therefore either register and permit or remove the underground tanks unless you provide evidence that proper closure has already occurred.

Enclosed please find the appropriate forms to either register and permit or remove this tank. Please contact this office within ten (10) days and notify us of you intentions to correct this violation.

You may contact me at 271-4320 should you have any questions.

Sincerely,

Barney M. Chan,  
Hazardous Materials Specialist

enclosure

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Edgar Howell, Chief, Hazardous Materials Division

8855SLst



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



R02533

✓R0540

Telephone Number: (415)

March 26, 1990

Mr. Gordon Arnold  
8855 San Leandro Street  
Oakland, Ca 94621

Re: Underground Tank Information

Dear Mr. Arnold:

Per your conversation on March 20, 1990, with Cynthia Chapman of our office, we are sending you information for tank registration, monitoring requirements, underground tank testing, and closure.

The enclosed tank registration forms must be completed even if the tank is removed. "Form A" is for property information, and "Form B" is for underground tank information. Please complete these and return them to our office.

Currently, the waste oil tank on your property is not being monitored for any unauthorized release of waste oil. Acceptable tank monitoring methods are outlined in the California Code of Regulations, Title 23, Chapter 3, Subchapter 16, Section 2641. There are 8 alternatives, of which 3 are accepted in Alameda County. Most facilities that operate waste oil tanks use Monitoring Method Number 7: Weekly tank gauging and annual tank testing. Tank gauging is to be done during a period when there are no inputs or withdrawals, so that the liquid level measurement can be determined.

Tank integrity testing (also known as tank precision test, or tank tightness test) is to be performed by a state certified tester. Individual testers are licensed, so the company you contact can provide you with that information.

To be in compliance with underground storage tank requirements, you must provide to this office within 30 days a tank integrity test, and a plan for gauging the tank that will be used by both facilities that use the tank.

In addition, County inspectors observed that there has been some overspill of waste oil around the fill pipe. This tank must be retrofitted with overspill equipment and the extent of contamination must be determined. We will require this information within 45 days.

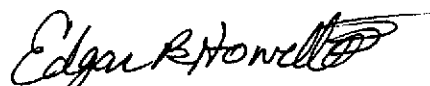
Should you decide to remove the waste oil tank, you must complete the

provided closure form in triplicate and submit this to our office. The instructions for completing this closure form are enclosed. The Oakland Fire Department and Alameda County Environmental Health must be present to observe the tank removal and soil sampling. Should there be contamination, you would be required to submit a work plan to our office that addresses site remediation.

We have enclosed a list of tank testers and consultants for your assistance. This list is not complete, nor is it an endorsement of the companies on this list.

If you have any questions about this matter, please call Cynthia Chapman at 415/271-4320.

Sincerely,



Edgar B. Howell, III  
Acting Chief, Hazardous Materials Division

EBH:CAC:cc

enclosures

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Lester Feldman, Regional Water Quality Control Board  
William Owens, Motor Partners