

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Friday, June 20, 2003 9:23 AM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro Street, Oakland

Hi Eva

What time are you meeting with Donna Doroges today? I'll need to coordinate with my client as soon as we have an answer.

Thanks.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Thursday, June 19, 2003 12:58 PM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro Street, Oakland

Hi Eva

On re-review of the closure documents, the additional comments section includes a soil vapor and Tier 1 evaluation at the waste oil tank. That provides a portion of the answer on the soil as part of the case closure.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Wednesday, June 18, 2003 12:36 PM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro Street, Oakland

Hi Eva

Is it possible to get this issue resolved earlier than Friday? The benzene would decay under natural processes over time and there are no receptors in the area. There are no future plans or zoning in the area for residential use.

Gary Pischke

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Wednesday, June 18, 2003 10:50 AM
To: 'Gary Pischke'
Cc: 'steve@storagepro.com'
Subject: RE: 8855 San Leandro Street, Oakland

I will meet with Donna on Friday to discuss the benzene issue. Will update you then. eva

-----Original Message-----

From: Gary Pischke [mailto:GPischke@earthsys.com]
Sent: Tuesday, June 17, 2003 4:54 PM
To: echu@co.alameda.ca.us
Subject: 8855 San Leandro Street, Oakland

Hi Eva

How is the process going on the closure for the San Leandro Street site?
Their funding is held up without a closure letter from the County.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Wednesday, June 18, 2003 8:49 AM
To: 'Gary Pischke'; 'steve@storagepro.com'
Subject: RE: 8855 San Leandro Street, Oakland

Hi Steve and Gary,

I reviewed the recent reports submitted, one of the soil borings advanced near the former waste oil tank pit and the other of soil samples collected along the former railroad spur. In addition, I reviewed the case closure summary prepared for the closure of USTs removed in 1991. It appears that closure was granted for commercial use of the site.

Current RWQCB policy states that unless the site meets all potential future use of the site, a deed restriction would be required. Residual benzene in soil at approximately 10 feet bgs exceeds the RWQCB's Tier 1 RBSLs for residential use. I strongly recommend that soil vapor samples be collected near the former waste oil tank pit, and if analytical results are less than the applicable RBSLs, the case can be closed w/o a deed restriction.

Let's discuss this or submit a work plan for the collection of soil vapor samples.

eva

-----Original Message-----

From: Gary Pischke [mailto:GPischke@earthsys.com]
Sent: Tuesday, June 17, 2003 4:54 PM
To: echu@co.alameda.ca.us
Subject: 8855 San Leandro Street, Oakland

Hi Eva

How is the process going on the closure for the San Leandro Street site? Their funding is held up without a closure letter from the County.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [GPischke@earthsys.com]
Sent: Tuesday, June 17, 2003 4:54 PM
To: echu@co.alameda.ca.us
Subject: 8855 San Leandro Street, Oakland

Hi Eva

How is the process going on the closure for the San Leandro Street site?
Their funding is held up without a closure letter from the County.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Tuesday, June 10, 2003 10:21 AM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro Street, Oakland

Hi Eva

How is the case closure document proceeding? Do we need to send any more information?

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Monday, June 02, 2003 4:13 PM
To: 'Gary Pischke'
Subject: RE: 8855 San Leandro Street, Oakland

I received the report. I will need to calculate total hours spent on the case and see what the account balance is for the site. If its in a negative balance (very possible by now), I'll send out a more money letter to S Mirabito. eva

-----Original Message-----

From: Gary Pischke [mailto:GPischke@earthsys.com]
Sent: Monday, June 02, 2003 4:11 PM
To: echu@co.alameda.ca.us
Subject: 8855 San Leandro Street, Oakland

Hi Eva

I dropped off the San Leandro Street report this morning at your office. I forwarded your message about a letter to expedite closure to Steve Mirabito. I understand all funding for the project is dependent on receiving case closure.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [GPischke@earthsys.com]
Sent: Monday, June 02, 2003 4:11 PM
To: echu@co.alameda.ca.us
Subject: 8855 San Leandro Street, Oakland

Hi Eva

I dropped off the San Leandro Street report this morning at your office. I forwarded your message about a letter to expedite closure to Steve Mirabito. I understand all funding for the project is dependent on receiving case closure.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Wednesday, May 28, 2003 4:19 PM
To: Chu, Eva, Env. Health
Subject: Confirmation sample results

>

Hi Eva

We are completing the report on the confirmation samples taken last week at the San Leandro Street, Oakland site. The sample results were non-detectable for arsenic and within background levels for lead.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Thursday, May 22, 2003 1:11 PM
To: Chu, Eva, Env. Health
Subject: Re: Lowney report

Hi Eva

Did you mean the July 2002 report by Earth Systems, rather than June 2002 by Lowney? I'll send over the July report that you discussed with Nate in the field.

Gary Pischke
ESCNC

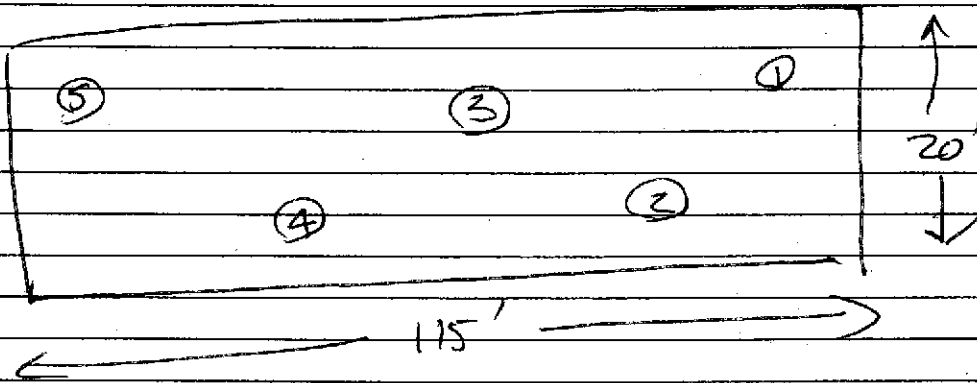
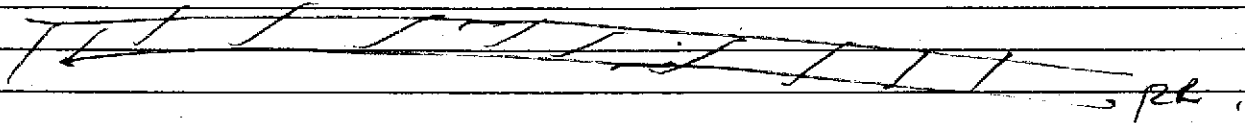
PO-2533

May 21, 2003

INSPECTION NOTES

8855 San Leandro St
Oakland CA

Onsite for confirmation soil sampling after were excavation of RR spur area to 2 feet bgs. A total of 5 discrete soil samples collect from pit bottom



Soil samples to be analyzed for Pb and As

Request copy of Lowrey June 2002 Investigation Report where two soil borings were advanced in the vicinity of the former waste oil UST located adjacent to S Leandro St. (Northeast end of site)

Eva Chu

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Friday, May 16, 2003 8:14 AM
To: 'steve@storagepro.com'
Cc: Gary Pischke (E-mail)
Subject: 8855 San Leandro St, Oakland, CA

Hi Steve,

I completed review of Earth Systems Consultants' April 2003 *Spur Soil Delineation Investigation Report* prepared for the above referenced site. It appears that the lead contamination at the railroad spur is limited in extent. If you chose to encapsulate the contaminated soil, rather than remove it to meet potential future residential use, a deed restriction is required. Attached is the deed restriction format we are using. Please complete, ie fill in the blanks, and do not delete or edit existing text. When completed, send me a draft for review. Please include a site plan depicting areas with residual contamination.



Deed Restriction
(Final)-Alame...

eva chu
Alameda County Environmental Health
Hazardous Materials Specialist
1131 Harbor Bay Parkway
(510) 567-6762
(510) 337-9335 (fax)

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Friday, May 02, 2003 2:28 PM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro St., Oakland

Hi Eva

The confirmation sampling will be set for next week- possibly Tuesday or Wednesday. The samples will be collected in the excavation in a random pattern. Nate Berube will contact you via email when they are ready.

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Wednesday, April 23, 2003 7:26 AM
To: 'gpischke@earthsys.com'
Subject: RE: 8855 San Leandro St., Oakland

I would like to be present for the confirmation soil sampling, so let me know when to be there. I don't want to promise how long it'll take to complete closure for the site, but it will be within a reasonable time limit. eva.

-----Original Message-----

From: Gary Pischke [mailto:gpischke@earthsys.com]
Sent: Tuesday, April 22, 2003 6:09 PM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro St., Oakland

Hi Eva

We are proceeding with coordination of the soil removal from the spur area. We will collect confirmation samples after completion of the excavation. The activity may be ready by this Friday.

How long will the process take for closure after we have the confirmation sample results and report sent over to the County?

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Tuesday, April 22, 2003 6:09 PM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro St., Oakland

Hi Eva

We are proceeding with coordination of the soil removal from the spur area. We will collect confirmation samples after completion of the excavation. The activity may be ready by this Friday.

How long will the process take for closure after we have the confirmation sample results and report sent over to the County?

Gary Pischke
ESCNC

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Monday, April 14, 2003 1:09 PM
To: Chu, Eva, Env. Health
Cc: Stephen Mirabito
Subject: Re: 8855 San Leandro St., Oakland



Unknown
Document



Unknown
Document



SDOC0458.pdf

Hi Eva

Based upon your request for additional samples, we sampled the area out from the spur. Attached is the draft report, the summary table and the laboratory results. We will issue a hard copy later this week.

Gary Pischke

Chu, Eva, Env. Health

From: Gary Pischke [gpischke@earthsys.com]
Sent: Monday, April 07, 2003 4:48 PM
To: Chu, Eva, Env. Health
Subject: Re: 8855 San Leandro St., Oakland

Hi Eva

Based upon our conversation Friday, I am faxing over a copy of a soil delineation plan for the railroad track spur. We will take samples within ten and twenty five feet from the spur. We will sample to a depth of two feet with samples collected at one and two feet. The samples at twenty five feet will be placed on hold pending the closer samples. The samples will be analyzed for PCBs, lead and arsenic. We will use the northwestern sample as a background point, since it is away from the track spur and less likely to be impacted by activities associated with the spur.

Our client prefers to use encapsulation with asphalt or concrete rather than soil removal. They have received the deed restriction form.

Gary Pischke
ESCNC



Earth Systems Consultants
Northern California

47853 Warm Springs Boulevard
Fremont, CA 94538-7400
(510)-353-0320
FAX (510)-353-0344

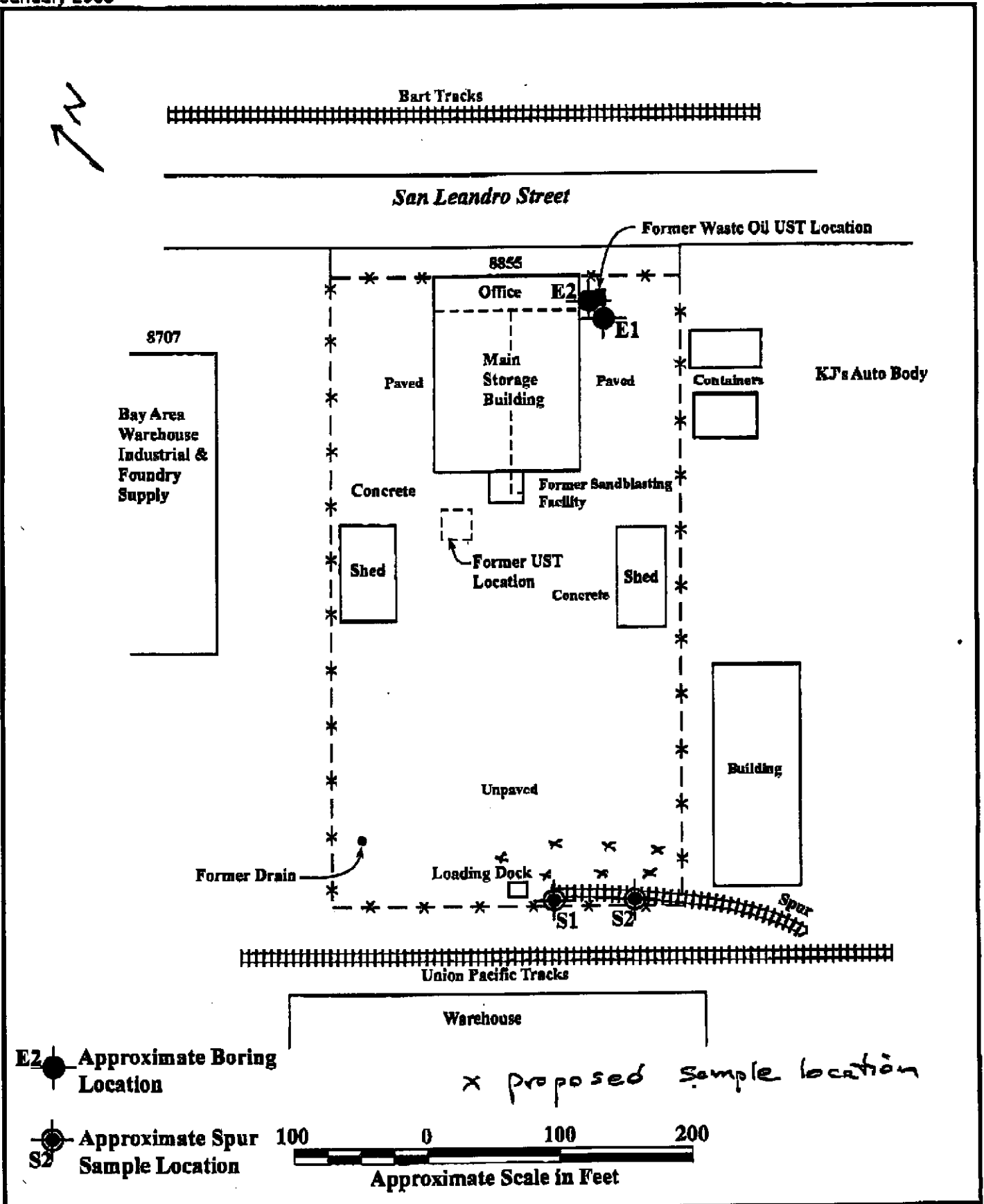
FACSIMILE TRANSMITTAL SHEET

TO:	EUR Chu	FROM:	Gay Pischke
COMPANY:	ACHCSA	DATE:	4/7/03
FAX NUMBER:	337-9335	TOTAL NO. OF PAGES INCLUDING COVER:	2.
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	8855 San Leandro St.	YOUR REFERENCE NUMBER:	

- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

I've sent an email as a proposed text for the workplan - delineation sampling.

File No. FRS-4948-03
January 2003



E2 ● Approximate Boring Location

● **S2** Approximate Spur Sample Location



x Proposed Sample Location



Earth Systems Consultants
Northern California

Self Storage Building
8855 San Leandro Street
Oakland, California

SITE PLAN
Figure 2

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Friday, April 04, 2003 9:39 AM
To: 'gpischke@earthsys.com'
Subject: RE: 8855 San Leandro St., Oakland

Hi Gary,

I took a quick look at the "Spur Soil Investigation Report" prepared for the referenced site. I have a few questions:

- Why were soil samples only collected from the railroad spur, what about the rest of the unpaved area. Is the spur used at this time?
- What is the current use and proposed future use of the site.
- The extent of PCB and lead contamination has not been delineated. I think additional soil samples should be collected.
- You should also get a soil sample for As background level, or cite background levels as determined by LLNL study.

I may have more questions after the above is clarified.

eva

StoragePRO of Oakland, LLC

PO Box 459
Walnut Creek, CA 94597-0459
925-938-6300 ext. 11
Monday, March 31, 2003

PO - 2533

L1-1972

Alameda County AC 1979

APR 02 2003 IN0023812
Environmental Health

Monday, March 31, 2003

Via: United Parcel Service

Eva Chu
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: StoragePRO-- 8855 San Leandro Street, City of Oakland;

Dear Ms. Chu:

Per your email to Gary Pischke of Earth Systems regarding a request for a payment for funding of oversight costs associated with the above subject site, I am enclosing check #1053 in the amount of \$5,000.00.

Please call me at 925-938-6300 ext. 11 if there are any additional questions that I may assist you regarding the subject site. I appreciate your prompt attention and resolution to this matter.

Sincerely,
StoragePRO of Oakland, LLC

Stephen F. Mirabito
President

(425) 890 1700 page 1

steve@storagepro.com

cc: Gary Pischke

MIRABITO MOONEY & ASSOCIATES, INC.
ITF STORAGE PRO # 27
1615 BONANZA STREET, SUITE 208
WALNUT CREEK, CA 94596

MT. DIABLO NATIONAL BANK
3640 MT. DIABLO BL
LAFAYETTE, CA 94501
90-42261

1053

3/31/2003

PAY TO THE ORDER OF Alameda County-Environmental Health

\$ **5,000.00

Five Thousand and 00/100***** DOLLARS

Alameda County-Environmental He
Attention: Eva Chu
1131 Harbor Bay Parkway, 250
Alameda, CA 94502-6577



MEMO: 8855 San Leandro

⑈001053⑈ ⑆121142261⑆ 03⑈308590⑈

SECURITY FEATURES: MICRO PRINT TOP & BOTTOM BORDERS - COLORED PATTERN - ARTIFICIAL WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY

MIRABITO MOONEY & ASSOCIATES, INC.
ITF STORAGE PRO #27

1053

Alameda County-Environmental Health
8855 San Leandro

3/31/2003

5,000.00

Alameda County
APR 02 2003
Environmental Health

Mt. Diablo Ck 8855 San Leandro

5,000.00

CITY OF OAKLAND FIRE DEPARTMENT
Office of Emergency Services
 1605 Martin Luther King Jr. Way, Oakland, CA 94612

Hazardous Materials Program

Contaminated Site Case Transfer Form

Alameda County
 Environmental Health
 MAR 31 2003

Referral To:

Date	3/28/03
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	Donna L. Drogos, LOP/SLIC Program Manager

Site Information:

Site Responsible Party(s)	
Site Name	Spur Soil Site
Site Address	8855 San Leandro, Oakland
Site Phone	(510) 353-0320
Site Contractor/Consultant (if available)	Gary Pische
Site DBA	

Site Conditions:

UST			
USTs removed? # removed: <u>N/A</u> Date removed:	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Contents (circle): gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify) _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Observations of system (holes, leaks)?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm			
o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb			
Unauthorized Release Form filed?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Future intended use if known? Specify _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
NON-UST			
Former industrial use?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) <u>LEAD</u> Concentration <u>820</u> ppm			
o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb			
Future intended use if known? Specify _____	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
<i>If available, attach pertinent reports</i>			

Transferred as: LOP SLIC

Level of Update requested: distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: CEROY GRIFFIN Date: 3/28/03

Transfer accepted by (ACEH): _____ Date: _____

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Friday, March 28, 2003 11:03 AM
To: 'Gary Pischke'
Subject: RE: 8855 San Leandro Street, Oakland

Donna has not seen the transfer form either. I'll give Oakland a try today. eva

-----Original Message-----

From: Gary Pischke [mailto:GPischke@earthsys.com]
Sent: Friday, March 28, 2003 10:37 AM
To: echu@co.alameda.ca.us
Subject: 8855 San Leandro Street, Oakland

Hi Eva

Any progress? I've left messages with Donna Doroges but have not received any call back.

Gary Pischke

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Friday, March 28, 2003 11:28 AM
To: 'Gary Pischke'
Subject: RE: 8855 San Leandro Street, Oakland

Leroy, Donna and I have not seen the transfer form for the referenced site. Can you fax over a copy. My fax number is (510) 337-9335. Gary is calling constantly. Thanks and sorry for any inconveniences.

eva

-----Original Message-----

From: Gary Pischke [mailto:GPischke@earthsys.com]
Sent: Friday, March 28, 2003 11:30 AM
To: Chu, Eva, Env. Health
Subject: RE: 8855 San Leandro Street, Oakland

Hi Eva

Leroy is stating to his Fire Chief that he sent the form over to the County. That's what they told our client yesterday. Could they have sent the form to another department or person?

Gary Pischke

-----Original Message-----

From: "Chu, Eva, Env. Health" <EChu@co.alameda.ca.us>
To: 'Gary Pischke' <GPischke@earthsys.com>
Date: Fri, 28 Mar 2003 11:03:08 -0800
Subject: RE: 8855 San Leandro Street, Oakland

> Donna has not seen the transfer form either. I'll give Oakland a try
> today.
> eva
>

> -----Original Message-----

> **From:** Gary Pischke [mailto:GPischke@earthsys.com]
> **Sent:** Friday, March 28, 2003 10:37 AM
> **To:** echu@co.alameda.ca.us
> **Subject:** 8855 San Leandro Street, Oakland
>
>
>
>

> Hi Eva
>

> Any progress? I've left messages with Donna Doroges but have not
> received
> any call back.
>

> Gary Pischke

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Tuesday, March 25, 2003 1:36 PM
To: Gary Pischke (E-mail)
Subject: Deed Restriction-Torres



Deed Restriction
(Final)-Alame...

Here is the format we use for a deed restriction. You will need to provide a site plan depicting location of residual contamination, too.

I still have not seen a transfer from from Leroy Griffin. Maybe it went to Donna. She's not in the office today.

eva

FACSIMILE

Alameda County
MAR 31 2003
Environmental Health

Earth Systems Consultants Northern California
1485 Enea Court, Suite 1320
Concord, California 94520
925-674-9110
Fax: 925-674-9120

To: City of Oakland Haz Mat.

Attention: Leroy Griffin

FAX No.: 510 238-7761

Subject: 8855 San Leandro St.

From: Gary Pischke

Date: ~~2/7/03~~ 3/20/03

Total Pages: 20
(including cover)

Comments: Spur Soil Investigation Report
Submitted to County
I understand from Barney Chan, ACHESD
that the Fire Services is presently
the lead agency for this site