

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



STID 1413
20540 ✓R02533

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

November 3, 1997
StID # 1413

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

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# 2533

February 7, 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: Work Plan for Additional Site Work at Lockup Self Storage,
8855 San Leandro St., Oakland CA 94621**

Dear Mr. Arnold:

Our office has received and reviewed the **January 27, 1997 Work Plan for Additional Site Work** provided by Mr. Gary Rogers for the above site. This work plan responds to my December 12, 1996 letter. Our office generally agrees with this approach, however, we have the following comments/requirements to the proposal:

One additional quarterly sampling event will be performed. Water level measurements will be taken for all four wells, however, only MW-4 will be sampled and tested for the analytes; TPHg, TPHd, BTEX and the soluble metals; cadmium, chromium, lead, nickel and zinc. The groundwater sample will be filtered prior to metals analysis. This portion of the proposal is accepted.

The backfill soil within the former waste oil tank pit will be characterized by advancing a boring within the tank pit. Please take borings screen soils at several depths. Five and ten feet depths would be reasonable. Please analyze the soil boring sample yielding the highest screening level for TPHmo, TPHd, TPHd, BTEX and the metals; cadmium, chromium, lead, nickel and zinc.

A Tier 1 Human Health Risk Assessment will be performed on the residuals chemicals in the former waste oil tank area. This portion of the proposal is accepted.

The areas formerly noted to have visual oil staining will be characterized. It appears that the number and location of the stained areas is consistent with my 1/8/96 field report, however, the actual number can change according to onsite field observations. Please sample each stained area at the surface and run this sample for TPHmo. The highest contaminated surface sample should also be run for the rest of the waste oil parameters; TPHg, TPHd, BTEX, chlorinated solvents, semi-volatiles and the metals; cadmium, chromium, lead, nickel and zinc. In the boring with the highest TPHmo found, please advance

Mr. Gordon Arnold
StID # 1413
8855 San Leandro St.
February 7, 1997
Page 2.

another boring an additional 1-2' below ground surface (bgs) or until no further contamination is suspected. Then take another confirmatory soil sample and run for the analytes detected in the shallow soil sample.

Based upon the Tier 1 Risk Assessment and the results of the samples from the stained areas, our office will determine whether the site should be recommended for closure.

Please contact me at least **72 working hours prior to your field** so I may arrange to be present, if possible. I may be reached 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

5wp8855

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,

A handwritten signature in cursive script that reads "Barney Chan".

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 (SLIC)

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.

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

DAVID J. KEARS, Agency Director



✓ R02533 (SLIC)

R0540 (LOP)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 1, 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: 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.

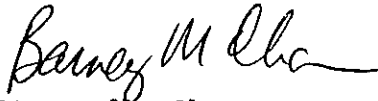
Please provide the following within 30 days or by May 1, 1993:

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. Hiett, RWQCB
E. Howell, files

3-8855SL

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 your 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