



# State Water Resources Control Board

20540  
CL



Peter M. Rooney  
Secretary for  
Environmental  
Protection

John P. Caffrey, Chairman

Pete Wilson  
Governor

Division of Clean Water Programs  
2014 T Street, Suite 130 • Sacramento, California 95814 • (916) 227-7889 FAX (916) 227-4530  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
Internet Address: <http://www.swrcb.ca.gov/~cwphome/>  
98 JUL 6 PM 4:38

June 30, 1998

#1413  
BC

Kenneth G. Arnold  
P O Box 7019  
Tahoe City, CA 96145

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 9252,  
SITE ADDRESS: 8855 SAN LEANDRO ST, OAKLAND, CA 94621

I have reviewed your request, received on June 17, 1998, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective actions costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the Aquatic & Environmental Applications proposal approved by the Alameda County EHD (County) in their May 21, 1998 letter, is \$ 6,660.00, see the table below for a breakdown of costs. **Please note in the future, information detailing how many hours/units are estimated performing specific activities needs to be provided. This pre-approval is on a lump sum basis, at the time of reimbursement request, you must provide a sufficient detail breakdown regarding costs and activities.** (The total amount approved for payment through request number 2 for work at your site that has been directed and approved by the County is \$28,931.)

*Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

*All future costs for corrective action must be approved in writing by Fund staff.  
Future costs for corrective action must meet the requirements of  
Article 11, Chapter 16, Underground Storage Tank Regulations.*

### COST PRE-APPROVAL BREAKDOWN

Task	Amount Pre-Approved	Comments
1. Pre-Field Activities	\$550	
2. Monitoring Well Destruction	\$3,745	
3. Drum Disposal	\$1,115	
4. Report Preparation	\$1,250	
<b>TOTAL PRE-APPROVED</b>	<b>\$ 6,660</b>	

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Aquatic & Environmental Applications proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated June 2, 1998 by Aquatic & Environmental Applications for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary corrective action work. The legislation governing the Fund requires that the Fund assist you in procuring contractor and consultant services for corrective action. If you need assistance in contracting for corrective action services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *To make this easier, insure that your consultant prepares his invoices to match the format of the original estimate, and provides reasonable explanations for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 227-7883.

Sincerely,



Sushma Lee, Water Resources Control Engineer  
Technical Review Unit  
Underground Storage Tank Cleanup Fund

Enclosure

cc:

Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ROS40  
CL

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

May 21, 1998  
StID # 1413

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

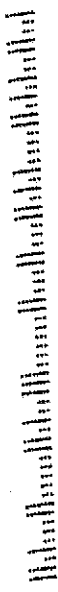
wlc18855



ALAMEDA COUNTY CC4580  
**HEALTH CARE SERVICES AGENCY**  
Department Of Environmental Health  
Environmental Protection Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577



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



96140-1115

20540 CL

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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.

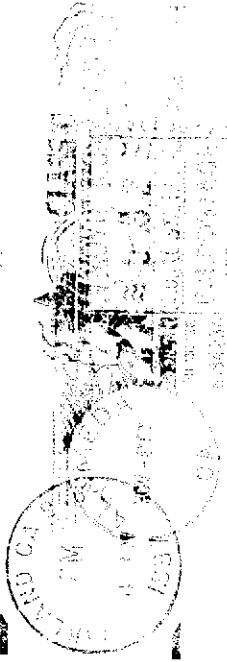
Sincerely,

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**  
Department Of Environmental Health  
Environmental Protection Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577



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

ARNOLD 951400237 IN 06 11/10/97  
RETURN TO SENDER  
NO FORWARD ORDER ON FILE  
UNABLE TO FORWARD  
RETURN TO SENDER

94502/6



Ro 540  
CL

## Rogers Environmental Services

January 13, 1997

REF: 1011.95

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**Subject: Request for Extension of Time for Lockup Self Storage Work Plan,  
8855 San Leandro St., Oakland, California**

Dear Barney:

I am writing in behalf of Mr. Gordon Arnold regarding your letter dated December 12, 1996 requesting additional site work at Lockup Self Storage. The deadline for submitting a Work Plan by January 13, 1997 does not provide sufficient time for approvals needed from the State Fund.

Please let me know if you need additional information.

Sincerely,



Gary Rogers, Ph.D.  
Environmental Consultant

enclosure



**Cal/EPA**

**State Water  
Resources  
Control Board**

**Division of  
Clean Water  
Programs**

Mailing Address:  
P.O. Box 944212  
Sacramento, CA  
94244-2120

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) 227-4307  
FAX (916) 227-4530

World Wide Web:  
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

ENVIRONMENTAL  
PROTECTION

97 JAN 15 PM 3:56

R0540  
CL



Pete Wilson  
Governor

January 10, 1997

KENNETH G. ARNOLD  
P O BOX 7019  
TAHOE CITY, CA 96145

? Fax

Via Fax/U.S. Mail

Dear Mr. Arnold:

I have recently reviewed your request for a Pre-Approval regarding claim #009252, for the site address of 8855 SAN LEANDRO ST, OAKLAND. Based on the submitted work scope, Tank pit investigation and Tier 1 RBCA, prepared by your consultant, Rogers Environmental Services, letter dated 12/23/96, pre-approval has been granted. The costs of \$3,045.00 contained in this estimate appear to be reasonable. This estimate will be placed in your file.

You should note that the Reimbursement Request (RR) instructions do not allow for a "lump sum" type invoice submittal. Standard time and materials presentation accompanied with subcontractor invoices, work descriptions and materials lists will be required. Consultant/contractor should submit invoices that are consistent in format with the pre-approved cost estimate for timely reimbursement. If you can correlate the actual billing to the bid/estimate, I should be able to do the same. When unforeseen changes or additions occur, an explanation must accompany the RR or those costs may not be reimbursed. Additionally, all work performed must be approved before commencement and accepted upon completion by the lead agency to be eligible for reimbursement. Please make sure the consultant/contractor has the appropriate licenses to perform the work proposed. Fund staff may not consider construction charges or costs by Unlicensed firms as eligible.

Be sure to use the enclosed USTCF pre-approval form and include a phone number (FAX if available), mailing address, site address and your Claim #009252 on all correspondence. Please call if you have any questions, I can be reached at (916) 227-4322.

Sincerely,

Ismael Jacobo, Water Resources Control Engineer  
Underground Storage Tank Cleanup Fund

cc: Barney Chan, Environmental Health Services, LOP  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*



# Rogers Environmental Services

---

July 23, 1996

REF: 1011-3QT.RPT

23710  
a

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: QUARTERLY MONITORING REPORT FOR LOCKUP SELF STORAGE, 8855 SAN LEANDRO ST., OAKLAND, CA**

Dear Barney:

I have enclosed a copy of the Quarterly Monitoring report (3rd Quarter 1996) prepared for the Lockup Self Storage site, 8855 San Leandro St., Oakland, California.

If you have any questions or comments regarding the report, please give me a call.

Sincerely,



Gary Rogers, Ph.D.  
Environmental Consultant

cc: Gordon Arnold

96 AUG -2 PM 2:41  
ENVIRONMENTAL PROTECTION

STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
(916)227-4307  
(916)227-4530 (FAX)



November 1, 1995

LILLIE WONG  
ATTN: CHRISTINE LEE  
688 GUERRERO ST  
SAN FRANCISCO, CA 94110

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER OF COMMITMENT (LOC): CLAIM NUMBER 009336; FOR SITE ADDRESS: 2039 4TH ST, BERKELEY

It has come to my attention that the LOC issued to you on April 27, 1995 in the amount of \$70,000 has not been responded to with a request for reimbursement.

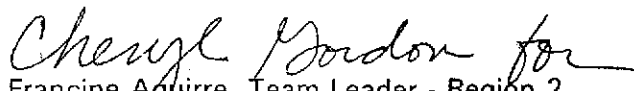
Please submit your reimbursement request with all of the required supporting documentation, or a written explanation as to the status of the cleanup and why you have not requested reimbursement to date. If a request or adequate explanation is not received within thirty (30) calendar days from the date of this letter, I will take steps to begin the withdrawal process of your LOC.

Please send your reimbursement request or explanation to:

Francine Aguirre Claim No. 009336  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P. O. Box 944212  
Sacramento, CA 94244-2120

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

  
Francine Aguirre, Team Leader - Region 2  
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse  
RWQCB, Region 2  
2101 Webster St., Ste. 500  
Oakland, CA 94612

Ms. Denise Barndt  
Special Community Services  
2065 Kittredge, Ste. K  
Berkeley, CA 94704

STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
(916)227-4307  
(916)227-4530 (FAX)

CALIFORNIA REGIONAL WATER

NOV 0 6 1995

QUALITY CONTROL BOARD



November 1, 1995

KENNETH G. ARNOLD  
P O BOX 1115  
CARNELIAN BAY, CA 95711

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER  
OF COMMITMENT (LOC): CLAIM NUMBER 009252; FOR SITE ADDRESS: 8855 SAN  
LEANDRO ST, OAKLAND

It has come to my attention that the LOC issued to you on May 10, 1995 in the amount of  
\$10,000 has not been responded to with a request for reimbursement.

Please submit your reimbursement request with all of the required supporting  
documentation, or a written explanation as to the status of the cleanup and why you have  
not requested reimbursement to date. If a request or adequate explanation is not received  
within thirty (30) calendar days from the date of this letter, I will take steps to begin the  
withdrawal process of your LOC.

Please send your reimbursement request or explanation to:

Francine Aguirre Claim No. 009252  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P. O. Box 944212  
Sacramento, CA 94244-2120

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

*Cheryl Gordon for*  
Francine Aguirre, Team Leader - Region 2  
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse ✓  
RWQCB, Region 2  
2101 Webster St., Ste. 500  
Oakland, CA 94612

Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

STATE WATER RESOURCES CONTROL BOARD  
 DIVISION OF CLEAN WATER PROGRAMS  
 2014 T STREET, SUITE 130  
 P.O. BOX 944212  
 SACRAMENTO, CALIFORNIA 94244-2120  
 (916) 227-4360  
 (916) 227-4530 (FAX)



MAY 24 1995

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

**UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 009252, FOR SITE ADDRESS: 8855 San Leandro St., Oakland, CA 94621**

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed **\$10,000**. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on November 7, 1994 and may be modified by the State Board in writing by an amended Letter of Commitment.

Read the terms and conditions listed in the Letter of Commitment. The State Board will take steps to withdraw this Letter of Commitment after **90 calendar days** from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements.

This package includes the following:

- A "Reimbursement Request Instructions" package. Retain this package for future reimbursement requests. These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are:
  - Samples of completed Reimbursement Request forms and Spreadsheets.
  - Recommended Minimum Invoice Cost Breakdown
- A "Bid Summary-Sheet to list information on bids received.
- A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
- "Reimbursement Request" forms which you must use to request reimbursement of costs incurred.
- "Spreadsheet" forms which you must use in conjunction with your Reimbursement Request.
- "Claimant Data Record" (Std. Form 204) which must be completed and returned with your first Reimbursement Request.


**YOU MUST SUBMIT A REIMBURSEMENT REQUEST PACKAGE BY August 10, 1995, OR SEND A WRITTEN UPDATE EXPLAINING:**

1. Status of cleanup to date.
2. Reason(s) why a reimbursement request has not been submitted.
3. Costs incurred to date for corrective action.
4. Projected date for submitting a reimbursement request.

We constantly review the status of all active claims. If you do not submit a reimbursement request or a written update by the date above, or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your Letter of Commitment.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

  
 Dave Deaner, Manager  
 UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse  
 California Regional Water Quality  
 Control Board, San Francisco Bay Region  
 2101 Webster Street, Suite 500  
 Oakland, CA 94612

Mr. Tom Peacock  
 Alameda County EHD  
 1131 Harbor Bay Pkway, 2nd Fl  
 Alameda, CA 94502-6577

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 009252

AMENDMENT NO: 0

CLAIMANT: K.G. Arnold

BALANCE FORWARD: \$0

CO-PAYEE: None

JOINT CLAIMAINT: None

THIS AMOUNT: \$10,000

NEW BALANCE: \$10,000

CLAIMANT ADDRESS: P.O. Box 1115  
Carnelian Bay, CA 95711

TAX ID/SSA NO: 569-22-1933

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse K.G. Arnold (Claimant) for eligible corrective action costs at Lockup Self Storage 8855 San Leandro St., Oakland, CA 94621 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$10,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 10th day of May, 1995.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]  
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]  
Chief, Division Administrative Services

STATE USE:  
CALSTARS CODING:  
0550-569.02 - 30530  
\$ \_\_\_\_\_

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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:

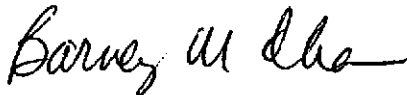
Thank you for the submission of the above referenced work plan as provided by your consultant, Growth Environmental Services, Inc. As you know, this work plan serves to further investigate the former gasoline and waste oil tank locations. Our office has the following comments/concerns should to be addressed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

## CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION  
2101 WEBSTER STREET, SUITE 500  
OAKLAND, CA 94612  
(510) 286-1255



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

December 17, 1993  
File: 01-0921 & 2198.17

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

Dear Sirs:

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 Street, Oakland CA 94621, as a result 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, Title 23 Waters, Chapter 16, Underground Storage Tank Regulations, Article 11, Corrective Action Requirements. It is my understanding that 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 workplan 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 workplan 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 of your signature was received by their office. Because you failed to appear at this hearing, you forfeited any opportunity to state your case.

A 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 pollution around the former 1000 gallon waste oil tank;
- 2) Define the lateral extent of groundwater pollution beneath the former gasoline and waste oil tanks;
- 3) Describe the final disposition of all polluted stockpiled soils.



Enforcement Panel

Page 2 of 2

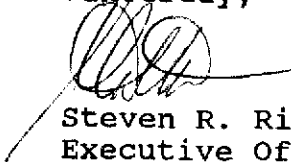
All work should adhere to the requirements of the Tri-Regional Board Staff Recommendations for the Preliminary Evaluation and Investigation of Underground Storage Tank Sites-August 10, 1990 and Article 11 of Title 23, Waters, California Code of Regulations.

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 technical 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. 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 reports pursuant to 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 of ACHD, at (510) 271-4530.

Sincerely,



Steven R. Ritchie  
Executive Officer

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

Ed 540 - CV

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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.

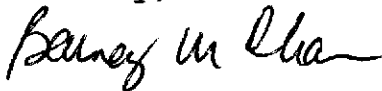
Please be advised that this office is working as an agent for both the RWQCB and the Department of Toxic Substances Control (formerly DOHS). As such, we are empowered to enforce or refer for enforcement any violations of the California Water Code or the California Health and Safety Code (CH&SC), Division 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.

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 Distict 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. Hiatt, RWQCB  
E. Howell, files

NOV8855

01-09-21

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.
--	--	--

REPORT DATE 10 / 12 / 94	CASE #	SIGNED	DATE
-----------------------------	--------	--------	------

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <b>R. KIPER/ SEMCO</b>	PHONE <b>(415) 572-8033</b>	SIGNATURE <i>R. Kiper SEMCO</i>
	FOR PROPERTY OWNER <b>GORDON ARNOLD</b>	COMPANY OR AGENCY NAME <b>SEMCO</b>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		

ADDRESS  
**22 1741 LESLIE STREET, SAN PATEO, CALIFORNIA 94402**

RESIDENTIAL PARTY	NAME <b>MR. GORDON ARNOLD</b> <input type="checkbox"/> UNKNOWN	CONTACT PERSON	PHONE ( )
-------------------	---	----------------	--------------

ADDRESS  
**P.O. BOX 1115 CARNELIAN BAY, CALIFORNIA 95711**

SITE LOCATION	FACILITY NAME (IF APPLICABLE) <b>LOCKUP SELF STORAGE</b>	OPERATOR	PHONE ( )
	ADDRESS <b>8855 SAN LEANDRO ST., OAKLAND, CALIFORNIA</b>		
	CROSS STREET <b>85th &amp; AVE.</b>		

IMPLEMENTING AGENCIES	LOCAL AGENCY <b>ALAMEDA COUNTY ENVIRON. HEALTH</b>	AGENCY NAME	CONTACT PERSON <b>BARNY CHAN</b>	PHONE <b>\$10 567-6700</b>
	REGIONAL BOARD <b>REGIONAL WATER QUALITY DISTRICT</b>			PHONE <b>\$10 ) 286-6255</b>

SUBSTANCES INVOLVED	(1) NAME <b>WASTE OIL</b>	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 07 / 08 / 94	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 07 / 08 / 94	<input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER

SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
---------------	---	---

CASE TYPE  
 UNDETERMINED  SOIL ONLY  GROUNDWATER  DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS	CHECK ONE ONLY		
	<input type="checkbox"/> NO ACTION TAKEN	<input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED	<input type="checkbox"/> POLLUTION CHARACTERIZATION
	<input type="checkbox"/> LEAK BEING CONFIRMED	<input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY	<input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)	<input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED)	<input type="checkbox"/> REMOVE FREE PRODUCT (FP)	<input type="checkbox"/> ENHANCED BIO DEGRADATION (IT)
	<input type="checkbox"/> CAP SITE (CD)	<input type="checkbox"/> EXCAVATE & TREAT (ET)	<input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT)	<input type="checkbox"/> REPLACE SUPPLY (RS)
	<input type="checkbox"/> CONTAINMENT BARRIER (CB)	<input type="checkbox"/> NO ACTION REQUIRED (NA)	<input type="checkbox"/> TREATMENT AT HOOKUP (HU)	<input type="checkbox"/> VENT SOIL (VS)
	<input type="checkbox"/> VACUUM EXTRACT (VE)	<input type="checkbox"/> OTHER (OT)		

COMMENTS

Records Organize Go To Exit  
SITENAME LOCKUP SELF STORAGE CASENO.# 1413 RBFILENO 01-0921  
STREETNO 8855 STREET SAN LEANDRO ST HOW DISCOVERED TC  
CITY OAKLAND ZIP DISCVRDATE 03/25/92  
COUNTY 01 LOCALAGENCY 01000 MOPNO HOWSTOPPED CT STOPDATE 03/25/92  
LEAKSOURCE T LEAKCAUSE F

ENTERDATE 03/24/93 REVIEWDATE 02/17/93 CORRDATE 03/25/92 RPTDATE 03/25/92  
UPDATE N REVSTAT C\* EVALUATOR EPA PILOTPRPGM Y

PRIM SUB 12034 SEC SUB 8006619 MAXSOIL 1700 MAXGW 82  
MAXBENZENE 0 BENZENE 0 GWDEPTH CASETYPE G

STATUS 0 DATE3A / / DATE3B / / DATE5C / /  
DATE5R / / DATE 7 / / DATE 8 / / DATE 9 / /

INTERIM Y INTERIMDATE / / ABATEMETHOD NT LEADAGENCY L

CASELIST FUEL ENFORCETYPE 0 ENFORCEDATE / / RPSEARCH S

COMMENT COUNTY LTR,2 TK PULLED 7/91,

Edit «C:\fuels\FUELDB «Rec 3320/3577 «File « « Caps

# Gary Rogers, Ph.D.

2657 Bailey Ct. Fremont, CA 94536 510-791-7157 E-mail: rogers1@ix.netcom.com

March 15, 1996

**REF: 1011.DRM**

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: REPORT OF DRUM REMOVAL AT 8855 SAN LEANDRO ST.,  
OAKLAND, CA**

Dear Barney:

This letter documents the removal of seventeen 55 gallon drums from the Lockup Self Storage site, 8855 San Leandro St., Oakland, California.

On February 1, 1996, Gonzalez Drum recyclers picked up 12 empty 55 gallon drums from the site (numbered 1 through 12, Figure 1). The approximate location of these 12 drums are shown in Figure 1. These drums were taken to Gonzalez Drum in San Francisco where they were to be burned, crushed, and recycled. At that time, 5 drums were left on-site. Four of the drums (numbers 13, 14, 15, and 17, Figure 1) contained liquid mixtures of used oil and water. The fifth drum (number 16, Figure 1) was located in a large pool of rain water and was not easily accessible.

On February 13, 1996, Evergreen Vacuum Services pumped a total of 160 gallons of liquid from the four 55 gallon drums (numbers 13, 14, 15, and 17, Figure 1). Evergreen also pumped an additional 180 gallons of decon rinseate and monitoring well purge water from four other drums located on-site for quarterly monitoring events.

On March 14, 1996, the last five drums (numbers 13, 14, 15, 16, and 17, Figure 1) were transported to Gonzalez Drum recyclers in San Francisco for disposal.

Please note that there are still a few drums stored at the site for collecting purge water from the four monitoring wells that are being sampled quarterly.

Page 2

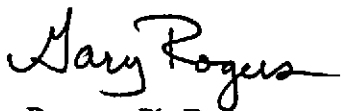
Mr. Barney Chan

March 15, 1996

In addition, the State Fund has given pre-approval for disposal of the stockpiled soil (approximately 60 cubic yards from the tank removals and monitoring well installations). That work should be scheduled very soon. I will keep you informed.

If you have any questions, please give me a call.

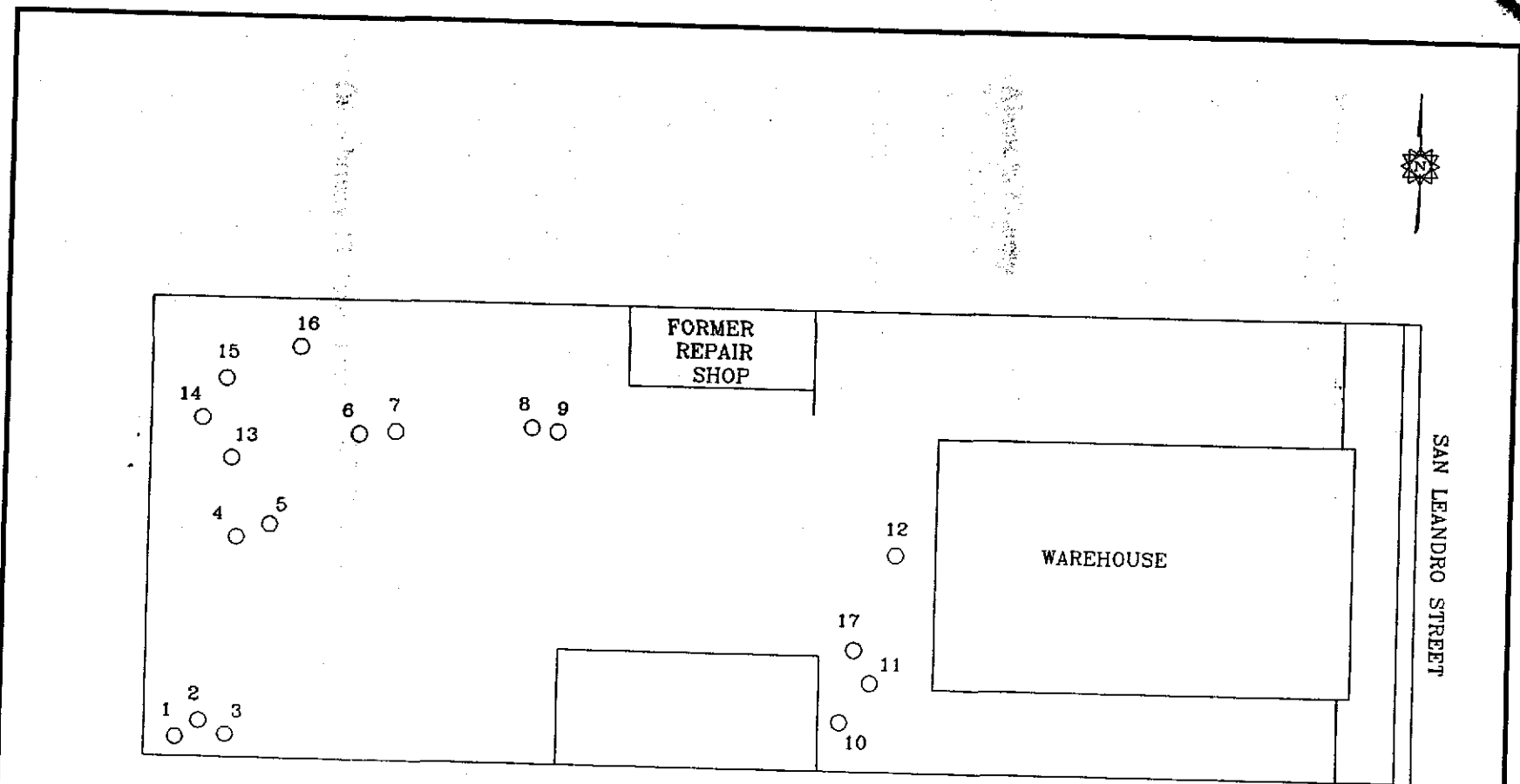
Sincerely,

A handwritten signature in cursive script that reads "Gary Rogers".

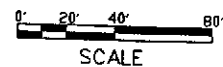
Gary Rogers, Ph.D.

cc: Gordon Arnold

Lockup Self Storage, 8855 San Leandro St., Oakland, CA  
 Drum Removal Report



**LEGEND**  
 ○ 55 Gallon Drum



GARY ROGERS, Ph.D. ENVIRONMENTAL CONSULTANT 2657 BAILEY CT. FREMONT, CA 94536 (510) 791-7157	DRAWN BY GLR	PROJECT NUMBER 1011	DESCRIPTION Location of 55 Gal Drums	FIGURE 1	
	DRAWING DATE 3/15/96	FILE NAME 1011-DRM.DWG			
	REVISION BY	PROJECT MANAGER GLR	PROJECT LOCATION Lockup Self Storage 8855 San Leandro St., Oakland		
	REVISION BY	CHECKED BY			

March 15, 1996  
 File: 1011.DRM



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

November 2, 1992

Dear Sir:

The attached "Notice of Reimbursement" is not a bill. It is required by our contract with the State Water Resources Control Board that we send this letter to all responsible parties involved in a leaking petroleum underground tank site. You fall into the following category:

You (or your contractor/consultant) deposited funds for us to use to oversee the tank removal followed by the cleanup. Your case has been transferred to the Alameda County Local Oversight Program. This will involve your being billed **after** the work has been accomplished. It is directed to all responsible parties as the law requires all operators and owners to be notified.

We will continue to work with you to resolve the site remediation in progress.

If you still have any question please call this office at 271-4530 and ask for the specialist noted in the attached notice.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas F. Peacock'.

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division