

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



CL R0609

January 21, 2000
StID # 3912

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Reid Riner
Americo Real Estate/U-Haul International
2721 North Central Ave., Suite 700
Phoenix, AZ 85012

RE: U-Haul Facility #707-55, 5330 E. 14th St., Oakland CA 94621

Dear Mr. Riner:

This letter confirms the completion of site investigation and remedial action for the two (2) 550 gallon waste oil, the two (2) 2000 gallon gasoline and the one (1) 10,000 gallon diesel underground tanks at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground tank is greatly appreciated.

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

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

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

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Chuck Headlee, RWQCB
Mr. Dave Deaner, SWRCB Cleanup Fund
Mr. Leroy Griffin, City of Oakland OES, 1605 Martin Luther
King Dr., Oakland CA 94612

RACC5330E14th

ALAMEDA COUNTY
HEALTH CARE SERVICES



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ENVIRONMENTAL HEALTH SERVICES
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1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
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**RE: Fuel Leak Site Case Closure, U-Haul#707-55, 5330 E. 14th
St., Oakland CA 94621**

Dear Mr. Riner:

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

Site Investigation and Cleanup Summary:

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

* 220 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 1500 ppm TPH as diesel (TPHd), 1900 ppm oil and grease and 0.06, 2.9, 3.7 and 10 ppm BTEX, respectively remain in the soil at the site.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland OES, 1605 MLK Jr. Way,
Oakland CA 94612

B. Chan, files (letter only)
Trit 5330E14th

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: May 28, 1998

Agency name: Alameda County-HazMat

Address: 1131 Harbor Bay Parkway
Rm 250, Alameda CA 94502

City/State/Zip: Alameda

Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec

II. CASE INFORMATION

Site facility name: U-Haul Co. of Oakland

Site facility address: 5330 E. 14th St., Oakland CA 94601

RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3912

ULR filing date: 4/9/98

SWEEPS No: N/A

Responsible Parties:

Addresses:

Phone Numbers:

Americo Real Estate 2721 N. Central Ave. Suite 700 (602)263-6555
c/o Mr. Steve Gilbert Phoenix, AZ 85004

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550	waste oil	removed	2/18/94
2	550	waste oil	removed	2/18/94
3	2000	gasoline	removed	2/18/94
4	2000	gasoline	removed	2/18/94
5	10000	diesel	removed	2/22/94

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: holes observed in the bottom of tanks

Site characterization complete? Yes

Date approved by oversight agency: 12/12/94, 10/17/96 work plans approved

Monitoring Wells installed? Yes Number: 4

Proper screened interval? Yes, approximately 10-30' & 15-30' bgs

Leaking Underground Fuel Storage Tank Program

Comments (Depth of Remediation, etc.):

- 1 initial tank removal samples beneath USTS and dispensers (2/18/94)
- 2 overexcavation samples (3/23 & 3/29/94)
- 3 grab groundwater samples from tank pits (3/23 & 3/29/94)
- 4 monitoring well sample results

IV. CLOSURE

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

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

Site management requirements: site should be included in the City of Oakland Permit Tracking System.

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommissioned: No

Number Decommissioned: 0

Number Retained: 4

List enforcement actions taken: NOV's: 10/20/94, 6/16/95, 7/18/96

List enforcement actions rescinded: above

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist


Signature:  Date: 5/29/98

Reviewed by

Name: Tom Peacock Title: Manager

Signature:  Date: 6-18-98

Name: Eva Chu Title: Hazardous Materials Specialist

Signature:  Date: 5/29/98

Leaking Underground Fuel Storage Tank Program

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RB Response:

RWQCB Staff Name: C. Headlee

Title: EG

Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary

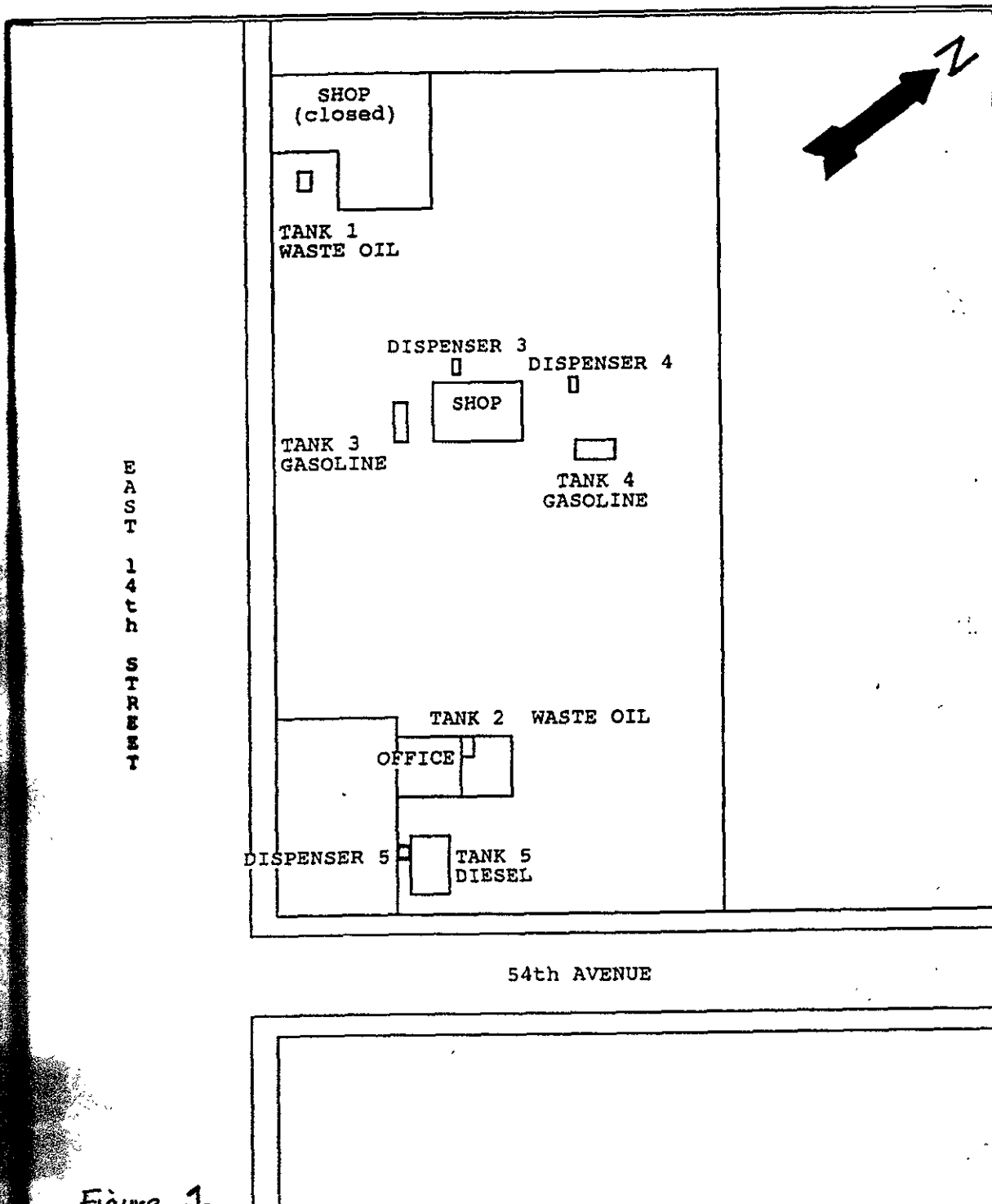
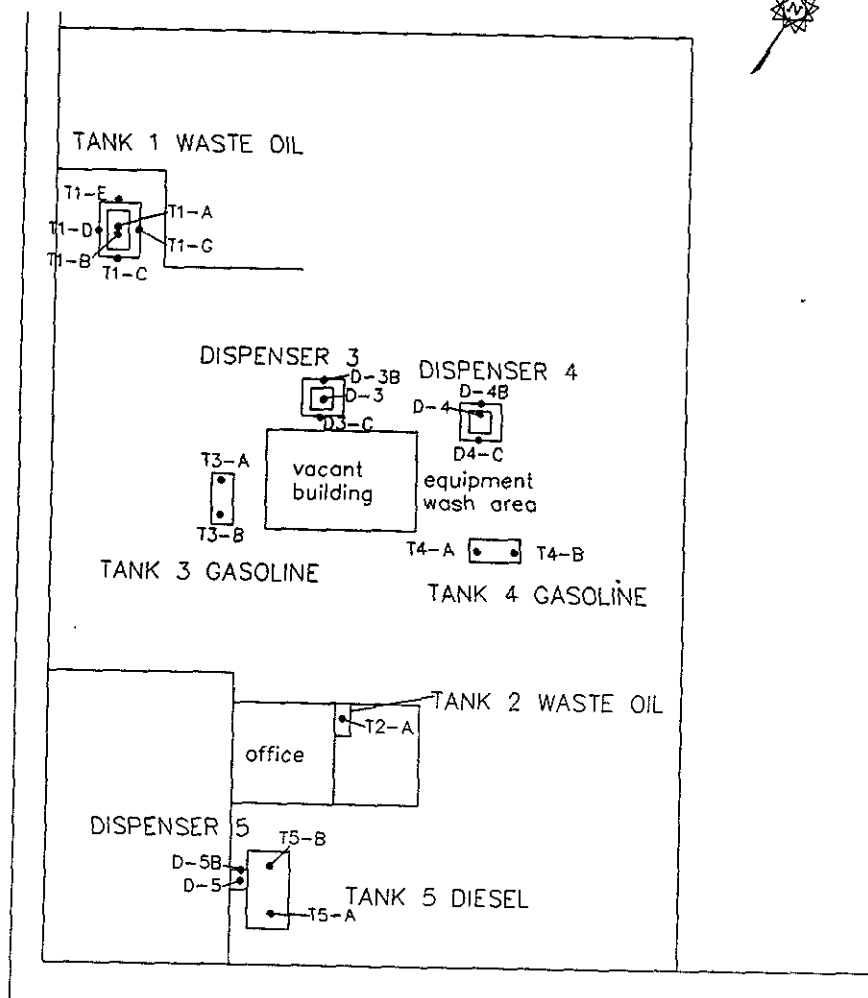


Figure 1

Figure 1: SITE CHARACTERIZATION MAP		MARCH 1994	
Applied Environmental Solutions Inc.		APPLIED ENVIRONMENTAL SOLUTIONS INC.	
Scale: 1 inch = approx. 100 feet		Working towards a pollution free environment.	
Staff Geologist			



EAST 14TH ST

54TH AVE

LEGEND

- SAMPLES TAKEN IN FEBRUARY/MARCH 1994(T1-A)

0' 10' 20' 30' 40'



DESCRIPTION Site Layout with Previous Sampling Locations	FIGURE 2	PROJECT NUMBER 604-1821
	DRAWN BY:	
PROJECT/LOCATION U-Haul, 5330 East 14th St., Oakland, CA	REVISED 1/31/95	FILE NAME 604-1821
	DRAWING DATE	P.M. J. Robbins

Table 1

Tank Removal Soil Sample Analytical Results in March 1994
(all results in ppm)

Sample #	TPH-G	TPH-D	Oil & Grease	Benzene	Toluene	Ethyl benzene	Xylenes	Cadmium	Chromium	Lead	Nickel	Zinc
T-1A	32	14	130	0.033	0.33	0.21	1.1	ND	15	18	9	13
SP-1	980	27000	22000	2.7	0.011	0.013	0.056	ND	22	20	42	35
T-2A	19	1500	7100	ND	0.65	0.059	0.16	ND	8	20	12	28
SP-2	ND	550	1700	ND	0.08	ND	ND	ND	17	230	17	46
T-3A	6	NA	NA	0.009	0.043	0.033	0.11	NA	NA	ND	NA	NA
T-3B	28	NA	NA	0.06	0.52	0.23	1.9	NA	NA	6	NA	NA
D-3	68	NA	NA	0.035	0.38	0.13	6	NA	NA	82	NA	NA
SP-3	560	NA	NA	0.083	1.5	2	9.9	NA	NA	45	NA	NA
T-4A	ND	NA	NA	ND	0.019	ND	ND	NA	NA	ND	NA	NA
T-4B	ND	NA	NA	ND	0.026	ND	ND	NA	NA	5	NA	NA
D-4	6800	NA	NA	ND	42	57	430	NA	NA	290	NA	NA
SP-4	1	NA	NA	ND	0.16	0.006	0.018	NA	NA	790	NA	NA
T-5A	NA	ND	NA	ND	0.042	ND	ND	NA	NA	NA	NA	NA
T-5B	NA	ND	NA	ND	0.01	ND	ND	NA	NA	NA	NA	NA
D-5	NA	430	NA	0.01	0.019	0.02	0.29	NA	NA	NA	NA	NA
SP-5ABC	NA	ND	NA	ND	ND	ND	ND	NA	NA	NA	NA	NA
Detection Limits	1	1	50	0.005	0.005	0.005	0.015	0.5	5.0	5.0	5.0	5.0

ND - Not Detected
NA - Not Analyzed

Sample I.D. Number	Oil & Grease (ppm)	Volatile Organics (ppb)	Semivolatile Organics (ppb)
T-1A	130	N.D.	N.D.
SP-1	22000	N.D.	naphthalene 50000 phenanthrene 3800 bis(2-ethylhexly)phthalate 6700
T-2A	7100	N.D.	N.D.
SP-2	1700	N.D.	N.D.

DETECTION 50 (various, see appendix C)
LIMIT

METHOD OF ANALYSIS 5520F 8240 8270

N.D. = Not Detected

ppm = parts per million (mg/l or mg/kg equivalent)

Table 1: Analytical Results, (TOG, Volatile Organics and Semivolatile Organics) Soil Samples

Table 2**Over-Excavation Soil Sample Analytical Results in March 1994
(all results in ppm)**

Sample #	TPH-G	TPH-D	Oil & Grease	Benzene	Toluene	Ethyl benzene	Xylenes
T-1B	150	980	1900	0.029	0.062	1.1	1.9
T-1C	ND	ND	53	0.008	ND	ND	ND
T-1D	ND	ND	ND	ND	ND	ND	ND
T-1E	ND	ND	ND	ND	ND	ND	ND
T-1G	ND	ND	ND	ND	0.020	ND	ND
D-3B	ND	NA	NA	0.032	0.066	0.007	0.041
D-3C	220	NA	NA	ND	2.9	3.7	10
D-4B	2	NA	NA	ND	0.056	0.037	0.064
D-4C	1	NA	NA	0.008	0.035	0.024	0.045
D-5B	NA	ND	NA	ND	0.033	ND	ND
Detection Limits	1.0	1.0	50	0.005	0.005	0.005	0.005

ND - Not Detected
NA - Not Analyzed

Table 3**Over-Excavation Water Sample Analytical Results in March 1994
(all results in ppb)**

Sample #	TPH-G	TPH-D	Benzene	Toluene	Ethyl Benzene	Xylenes
T3-H2O	620	NA	4.7	16	3.8	49
T4-H2O	ND	NA	ND	0.6	ND	ND
T5-H2O	NA	ND	ND	ND	ND	ND
Detection Limit	50	50	0.5	0.5	0.5	0.5

ND - Not Detected
NA - Not Analyzed

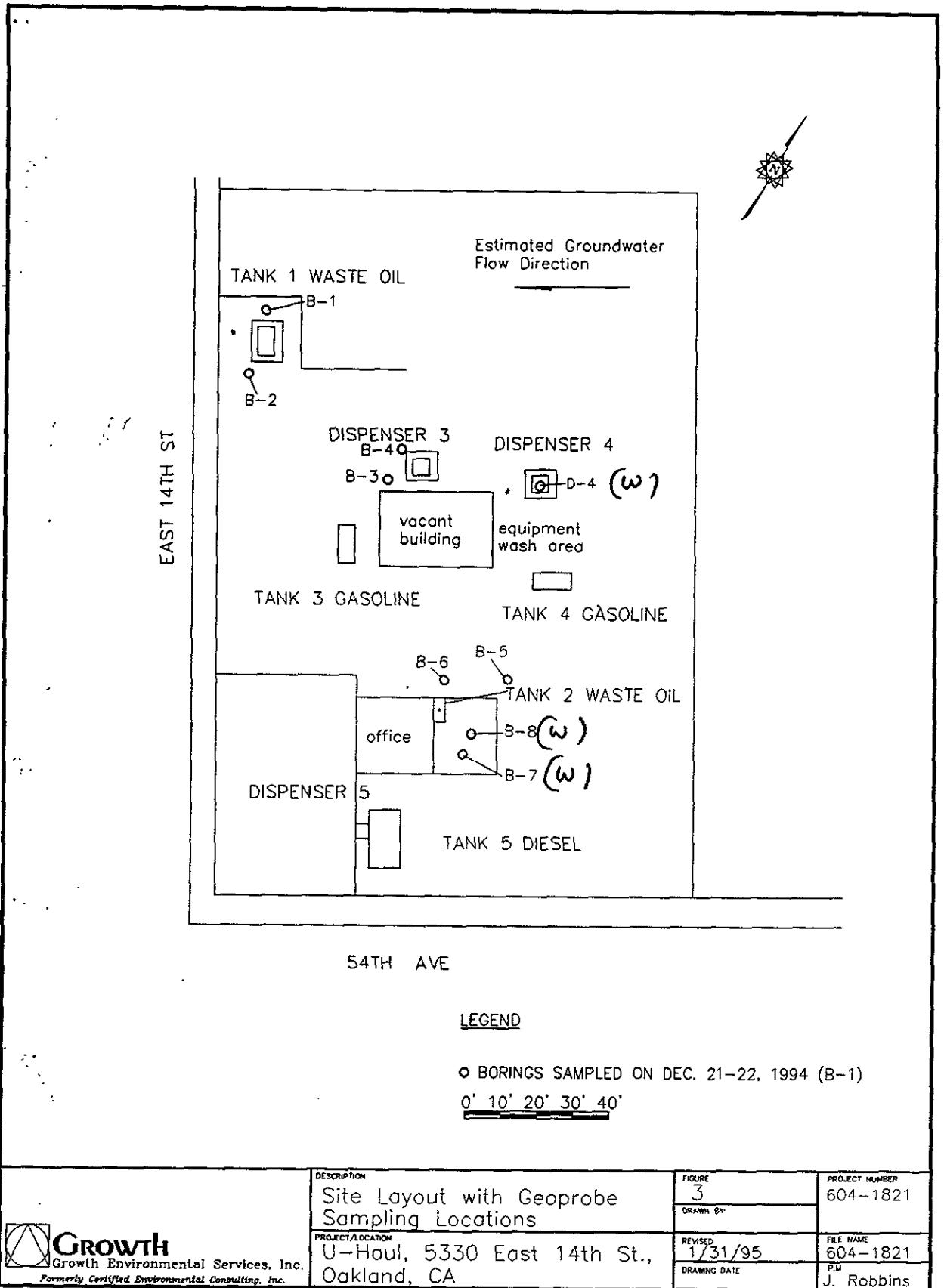


TABLE 4

Site Characterization Soil Sample Analytical Results in December 1994
(all results in ppm)

Boring #	Depth	TPH-G	TPH-D	Oil & Grease	Benzene	Toluene	Ethyl benzene	Xylenes
B-1	10.5-12'	ND	ND	ND	ND	ND	ND	ND
B-1	20.5-22'	ND	ND	ND	ND	ND	ND	ND
B-2	5.5-7'	ND	ND	ND	ND	ND	ND	ND
B-3	11-12'	ND	ND	NA	ND	ND	ND	ND
B-4	5.5-7'	ND	ND	NA	ND	ND	ND	ND
B-4	21-22'	ND	ND	NA	ND	ND	ND	ND
B-5	10.5-12'	ND	ND	ND	ND	ND	ND	ND
B-6	10.5-12'	ND	ND	ND	ND	ND	ND	ND
B-7	5.5-7'	ND	ND	ND	ND	ND	ND	ND
B-7	10.5-12'	ND	ND	ND	ND	ND	ND	ND
B-8	5.5-7'	ND	ND	ND	ND	ND	ND	ND
B-8	10.5-12'	ND	ND	ND	ND	ND	ND	ND
D-4	7-8'	ND	ND	ND	ND	ND	ND	ND
D-4	9-10'	ND	ND	NA	ND	ND	ND	ND
D-4	11-12'	ND	ND	NA	ND	ND	ND	ND
D-4	13.5-15'	ND	ND	NA	ND	ND	ND	ND
Detection Limits		1.0	5.0	5.0	0.005	0.005	0.005	0.015

ND = Not Detected
NA = Not Analyzed

TABLE 5

Site Characterization Water Sample Analytical Results in December 1994
(ppm) mg/l (all results in ppb)

Boring #	TPH-G	TPH-D	Oil & Grease	Benzene	Toluene	Ethyl-benzene	Xylenes
B-7	ND	ND	ND	ND	ND	ND	0.64
B-8	ND	5.3	18	ND	0.42	ND	1.1
Detection Limit	50	0.5	1.0	0.30	0.30	0.30	0.60
D-4	8200	NA	NA	ND	ND	120	1000
Detection Limit	2500	-	-	15	15	15	30

ND = Not Detected
NA = Not Analyzed

QUICK LOOK SHEET

Water Quality Analysis (ppb)

Date	Location	Field ID	B	T	E	X	TPH-G(EPA 8015 Mod.)	TOC	Pb	8270
								ND	ND	ND
11/1/96	MW-1	MW-1	ND	ND	ND	ND	ND	ND	ND	
11/1/96	MW-2	MW-2	ND	ND	4.2	1.6	200	ND	ND	
11/1/96	MW-3	MW-3	ND	ND	ND	ND	ND	ND	ND	
11/1/96	MW-4	MW-4	<2.5	<2.5	21	110	1,800	ND	*	

* MW-4 results indicated minor diesel constituents Naphthalene (17ppb) and methylnaphthalene (18ppb).

ND - Not Detected, units in parts per billion

BTEX: Benzene, Toluene, Ethylbenzene, Total Xylenes, using EPA Method 602

TPH-G- Total Petroleum Hydrocarbons as Gasoline using EPA Method 8015 (Modified)

	Soil mg/kg (PPM)	TPHg	TOG	8270
MW-1	10 15 20		ND ND ND	ND ND ND
MW-2	5 10 15 20	240 ND ND		
MW-3	10 15 20		ND ↓	ND ↓
MW-4	10 15 20			

7.3/4" | BOREHOLE

2" | TRAFFIC RATED—PROTECTIVE FLUSH MOUNTED VAULT

12" | P.V.C. COMPLETION PIPE
LOCKING J PLUG

GROUND SURFACE

LITHOLOGY

COMPLETION

CLAYEY SILT

CEMENT SLURRY

- TOP OF BENTONITE SEAL PLUG
- TOP OF SAND
- TOP OF SCREEN 10.6' BGS

FAT CLAY
BROWN MOIST
INTERSPERSED
PEBBLES

10.6' - 30.6'

2" PVC SCHEDULE 40 - 0.020 SLOTTED

STATIC WATER LEVEL

6/12 COLORADO SAND

AIR/WATER INTERFACE

COURSE TO MEDIUM
SAND, GRAY W/GRAVEL
SIZE PEBBLES
UNCONSOLIDATED

TD WELL/PIPE
30.6' BGS

JAN, 1997
JOB NO. 707/55

MONITOR WELL
DIAGRAM
MW1

U-HAUL/AMERCO.
5330 E. 14th ST.
OAKLAND, CA

S I I INC.

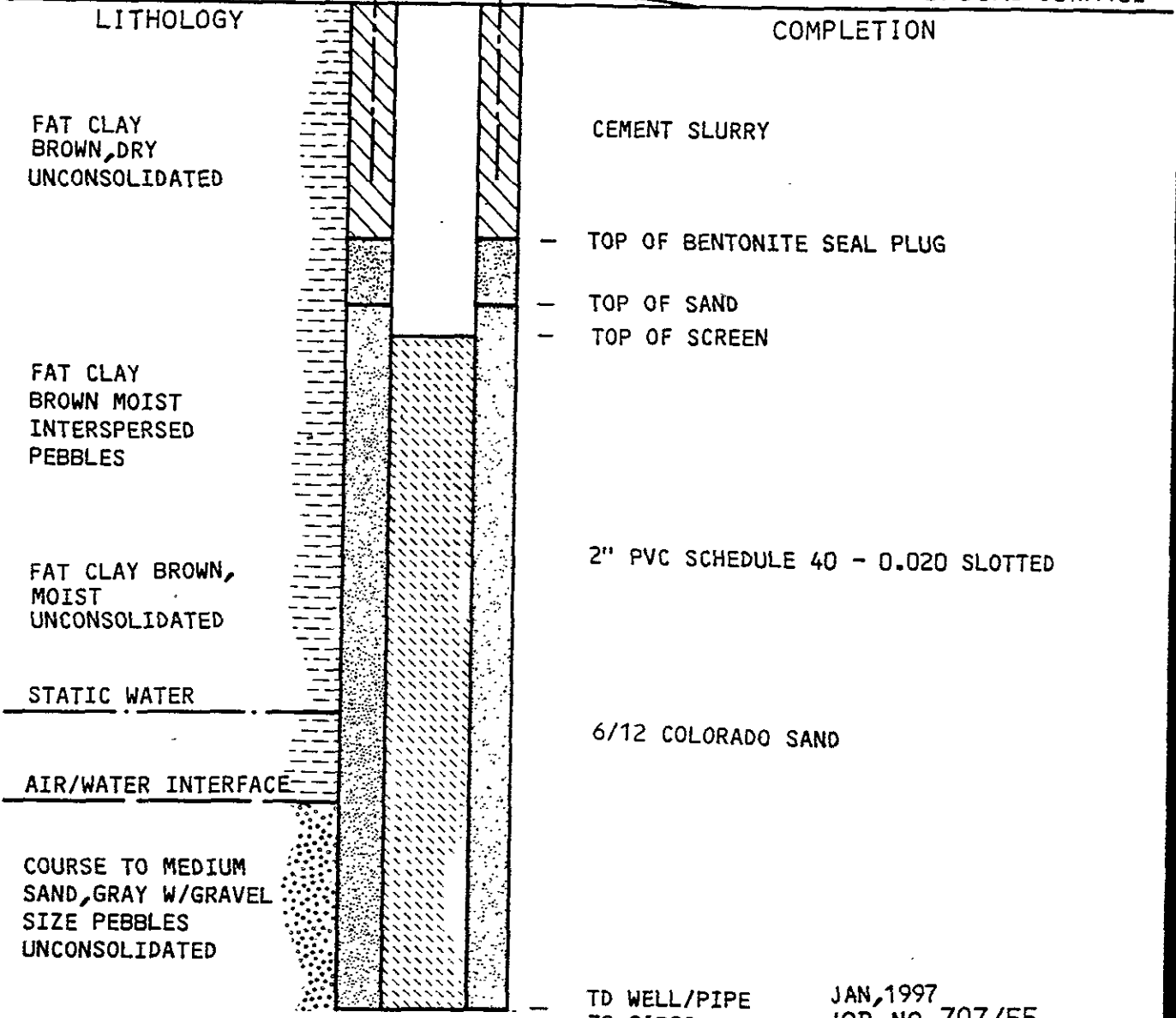
SoilWater Investigations Inc.

P.O. Box 11588 Albuquerque, NM 87192-1588
(505) 294-6505 1-800-242-6505

VERTICAL SCALE: 1"=5'

7-3/4"	BOREHOLE
2"	TRAFFIC RATED—PROTECTIVE FLUSH MOUNTED VAULT
12'	P.V.C. COMPLETION PIPE LOCKING J PLUG

GROUND SURFACE



TD WELL/PIPE
30.0' BGS

JAN, 1997
JOB NO. 707/55

MONITOR WELL
DIAGRAM,
MW2

U-HAUL/AMERCO.
5330 E. 14th ST.
OAKLAND, CA

SoilWater Investigations Inc.
P.O. Box 11588 Albuquerque, NM 87192-1588
(505) 294-6505 1-800-242-6505

VERTICAL SCALE: 1"=5'

7.3/4" | BOREHOLE

2" | TRAFFIC RATED - PROTECTIVE FLUSH MOUNTED VAULT

12" | P.V.C. COMPLETION PIPE LOCKING J PLUG

GROUND SURFACE

LITHOLOGY

COMPLETION

FAT CLAY BROWN, DRY

CEMENT SLURRY

CLAYEY SILT, GRAY DRY
MINOR PEBBLES
UNCONSOLIDATED

— TOP OF BENTONITE SEAL PLUG

— TOP OF SAND

— TOP OF SCREEN

FAT CLAY
BROWN MOIST
UNCONSOLIDATED

2" PVC SCHEDULE 40 - 0.020 SLOTTED

STATIC WATER LEVEL

6/12 COLORADO SAND

AIR/WATER INTERFACE

COURSE TO MEDIUM
SAND, GRAY
MINOR PEBBLES

— TD WELL/PIPE
30.4' BGS

JAN, 1997
JOB NO. 707/55

MONITOR WELL
DIAGRAM

MW3

U-HAUL/AMERCO.
5330 E. 14th ST.
OAKLAND, CA



SoilWater Investigations Inc.

P.O., Box 11588 Albuquerque, NM 87192-1588
(505) 294-6505 1-800-242-6505

VERTICAL SCALE: 1"=5'

7.3/4"	BOREHOLE
2"	TRAFFIC RATED-PROTECTIVE FLUSH MOUNTED VAULT
12"	P.V.C. COMPLETION PIPE LOCKING J PLUG

GROUND SURFACE

LITHOLOGY

COMPLETION

FAT CLAY
BROWN MOIST
UNCONSOLIDATED

CEMENT SLURRY

COURSE SAND,
DRY PEBBLES
(WELL DRY)

— TOP OF BENTONITE SEAL PLUG
— TOP OF SAND
— TOP OF SCREEN

2" PVC SCHEDULE 40 - 0.020 SLOTTED

FAT CLAY
BROWN MOIST
UNCONSOLIDATED

— TD PIPE 13.0' BGS
— TOP OF BENTONITE SEAL PLUG
— TOP OF SAND
— TOP OF SCREEN

2" PVC SCHEDULE 40 - 0.020 SLOTTED

STATIC WATER LEVEL

6/12 COLORADO SAND

AIR/WATER INTERFACE

SANDY SILT, WET
UNCONSOLIDATED

— TD WELL/PIPE
30.0' BGS

JAN, 1997
JOB NO. 707/55

MONITOR WELL
DIAGRAM
MW4
U-HAUL/AMERCO.
5330 E. 14th ST.
OAKLAND, CA

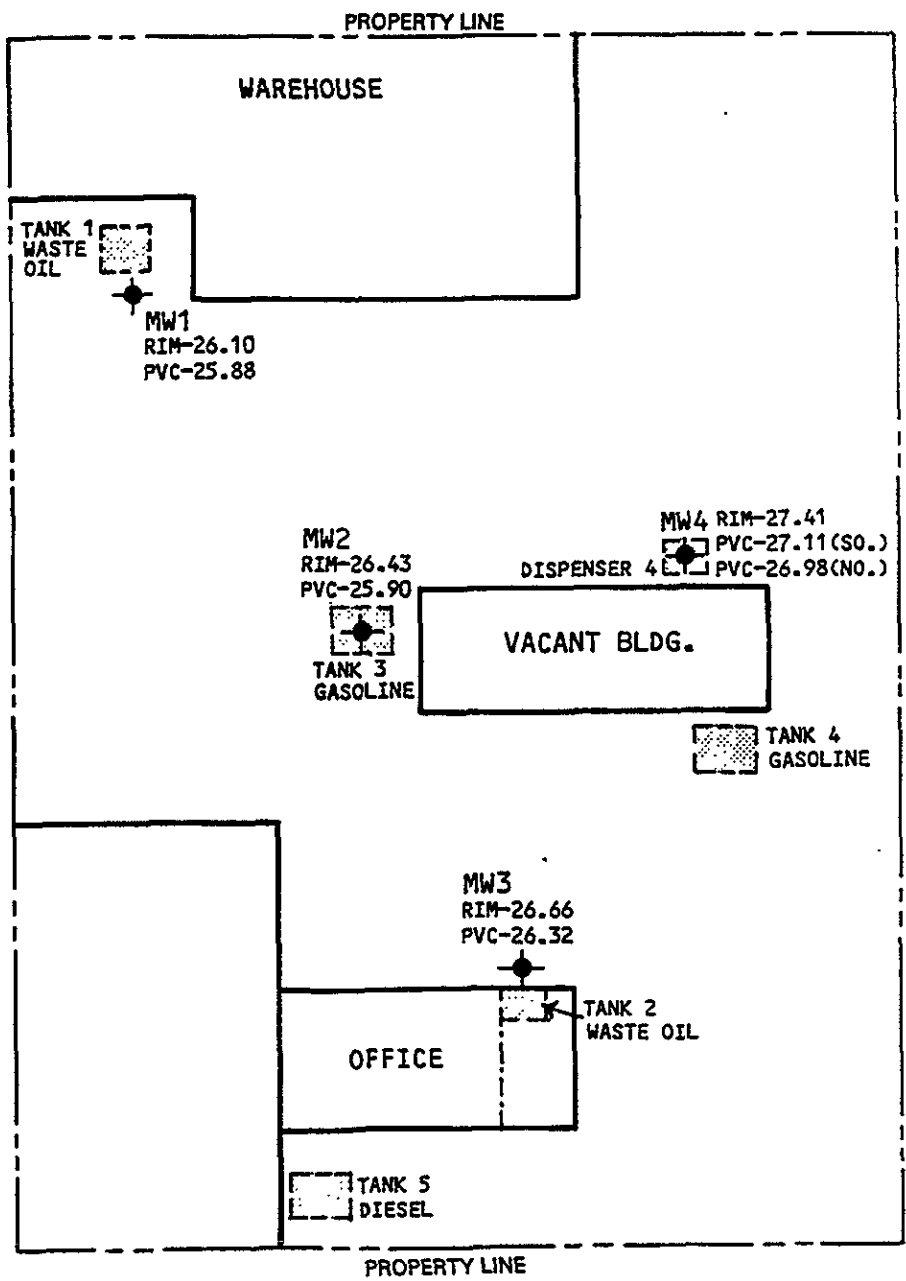


Soil Water Investigations Inc.
P.O. Box 11588 Albuquerque, NM 87192-1588
(505) 294-6505 1-800-242-6505

VERTICAL SCALE: 1"=5'

PROTECTION

EAST 14TH STREET



N
SCALE: 1"=40'

54TH AVE.

JAN, 1997
JOB NO. 707/55

SITE DIAGRAM
MONITOR WELL
LOCATION
U-HAUL/AMERCO
5330 E. 14th ST.
OAKLAND, CA

Figure 4

SI INC.
SoilWater Investigations Inc.
P.O. Box 11588 Albuquerque, NM 87192-1588
(505)-294-6505 1-800-242-6505

WATER QUALITY ANALYSIS, U-HAUL 707/55

Table 8

TOG

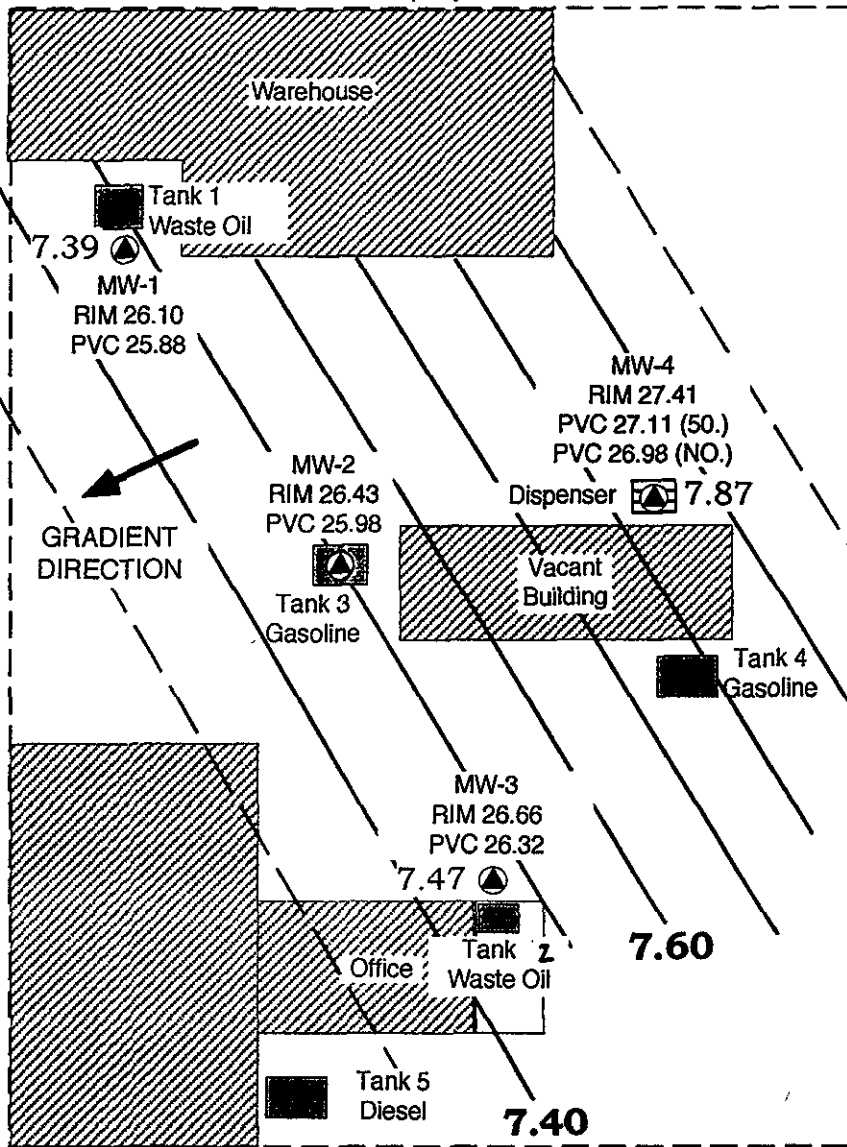
SAMPLE DATE	LOCATIO	BTEX * PPB	TPH-G PPB	TPH-D PPB	5520 C&F PPM
11-1-96	MW-1	ND	ND		ND
4-25-97	MW-1	ND	ND		ND
8-25-97	MW-1	ND	ND	ND	ND
2/17/98	MW-1	ND	ND	ND	ND
11-1-96	MW-2	(E+x) 5.8	200	ND	ND
4-25-97	MW-2	ND	ND		
8-25-97	MW-2	ND	ND		
2-18-98	MW-2	(B) 3	ND		
11-1-96	MW-3	ND	ND		ND
4-25-97	MW-3	ND	ND		ND
8-25-97	MW-3	ND	ND	ND	ND
2-17-98	MW-3	ND	ND	SEE COC	ND
11-1-96	MW-4	(E+x) 131	1800	ND	ND
4-25-97	MW-4	ND	120		
8-25-97	MW-4	ND	63		
2-18-98	MW-4	ND	ND		
ND =	NON-	DETECT			

* cumulative (ppb) BTEX

EAST 14TH STREET

54TH AVENUE

Property Line



EXPLANATION:

- Monitor Well Location
- Property Boundary
- Location of Tank
- Building

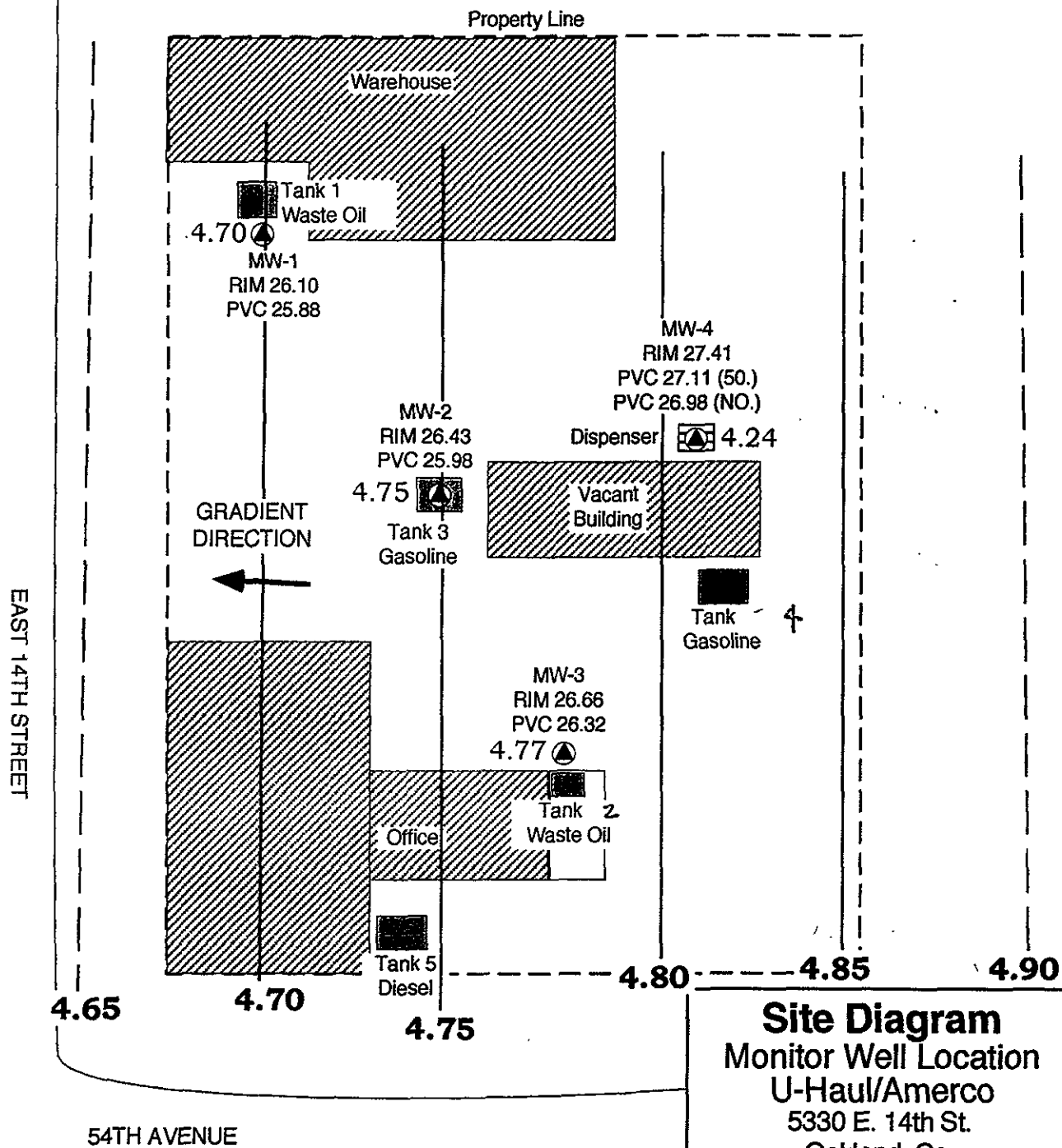
Potentiometric Surface
Data Results 2-17-98
Gradient Magnitude 0.006 ft./ft.
Gradient Direction S 10° West



0 20 40
Scale 1"=40'

Site Diagram
Monitor Well Location
U-Haul/Amerco
5330 E. 14th St.
Oakland, Ca.

SI INC.
Soilwater Investigations Inc.
P.O. Box 11588 Albuquerque, NM 87192-1588
505-294-8505 1-800-242-8505
5125 N 18th St. A-212 Phoenix, AZ 85016
1-800-242-8506



Site Diagram
Monitor Well Location
U-Haul/Amerco
 5330 E. 14th St.
 Oakland, Ca.
 Job No. 707/55
 August 1997

SI INC.
Soilwater Investigations Inc.
 P.O. Box 11588 Albuquerque, NM 87192-1588
 505-294-8505 1-800-242-8505
 5125 N 18th St. A-212 Phoenix, AZ 85016
 1-800-242-8505

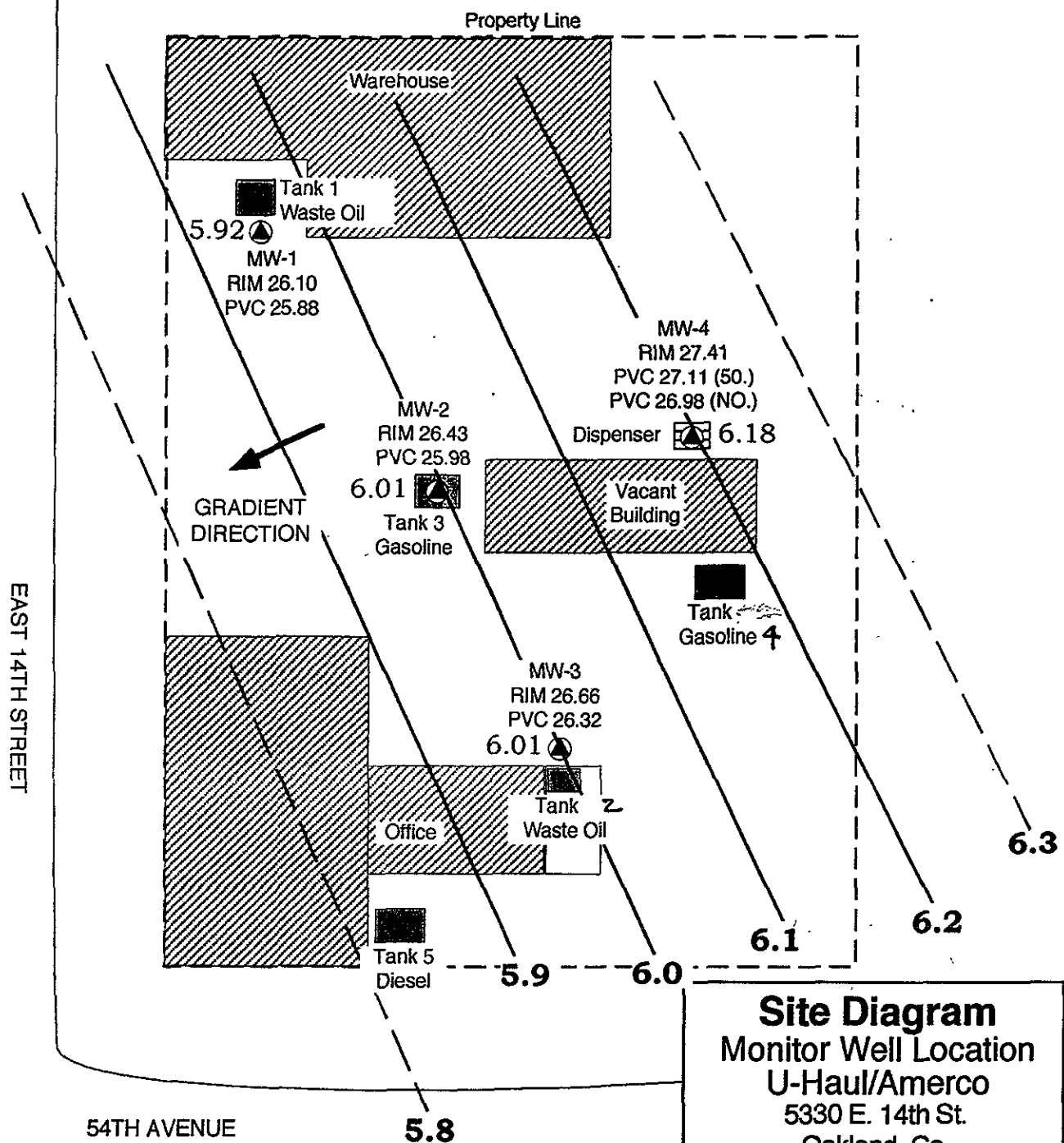
EXPLANATION:

- ▲ Monitor Well Location
- - Property Boundary
- Location of Tank
- ▨ Building

Potentiometric Surface
 Data Results 8-25-97
 Gradient Magnitude 0.00094 ft./ft.
 Gradient Direction S 20° West



0 20 40
 Scale 1"=40'

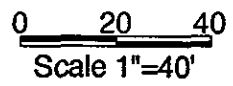


Site Diagram
Monitor Well Location
U-Haul/Amerco
 5330 E. 14th St.
 Oakland, Ca.
 Job No. 707/55
 April 1997

EXPLANATION:

- Monitor Well Location
- Property Boundary
- Location of Tank
- Building

Potentiometric Surface
 Data Results 4-25-97
 Gradient Magnitude 0.0027 ft./ft.
 Gradient Direction S 10° West



SI INC.
 Soilwater Investigations Inc.
 P.O. Box 11586 Albuquerque, NM 87182-1588
 505-294-8505 1-800-242-8505
 5125 N 18th St. A-212 Phoenix, AZ 85016
 1-800-242-8505