

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 609

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

July 8, 1998
StID # 3912

Mr. Steve Gilbert
Americo Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

RE: U-Haul Co. of Oakland, 5330 E. 14th St., Oakland CA 94601

Dear Mr. Gilbert:

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 two 550 gallon waste oil, two 2000 gallon gasoline and one 10,000 gallon diesel tanks at the above referenced site. Prior to issuing a closure letter, our office requests the proper closure of the four 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

W1c15330

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 609

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

April 6, 1998
SID # 3912

Mr. Doug Dunham
Americo Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

Re: Request for Technical Report for U-Haul Co. of Oakland, 5330 E. 14th St., Oakland 94601

Dear Mr. Dunham:

Our office is reviewing the files for the above site for possible recommendation for site closure to the Regional Water Quality Control Board (RWQCB). As part of this action, our office noticed a number of items which require clarification. Please provide the following requested information as soon as possible to expedite site closure:

- Enclosed, please find an Underground Storage Tank Unauthorized Release (Leak) Report. Please complete this report and return to our office as soon as possible. You may want your consultant to complete the form in your behalf.
- The July 1994 Underground Storage Tank Removal report by Applied Environmental Solutions was lacking the appropriate documentation for the disposal of the five underground tanks removed from this site. A total of five (5) underground tanks were removed from the site on 2/18 and 2/22/94. Included in this report are manifests for 1-10,000 gallon tank and 1-5000 pound tank(s). Please clarify if this 5000 pounds represent one or more of the underground tanks and supply any additional tank manifests.
- The groundwater gradient maps for the 4/25/97 and 8/25/97 monitoring events are incorrect. I have spoke with Mr. Henard of SI Inc. and he is preparing revised maps. Please submit these along with the other requested information.
- Lastly, because the monitoring reports are making recommendations which involve interpretation of geologic data, please have a cover letter signed by an appropriate registered professional concurring in the recommendation for site closure.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure

C: B. Chan, files

Mr. D. Henard, Soil Water Investigations, Inc., P.O. Box 11588, Albuquerque, NM 87192-1588
rep5330

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#609

February 24, 1997
StID # 3912

Mr. Doug Dunham
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

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

**Re: Site Characterization Report for 5330 E. 14th St., U-Haul
Site 707-55, Oakland CA 94601**

Dear Mr. Dunham:

Thank you for submitting the January 1997 Site Characterization Report for the above site as prepared by SI Inc. I have completed a review and it appears that there is only limited groundwater contamination in the areas of MW2 and MW4, around gasoline tank 3 and dispenser 4, respectively. It appears that the soil and groundwater plume is limited in extent, therefore, in accordance with current Water Board recommendations, it is appropriate to continue monitoring these wells on a quarterly basis to verify that natural bioremediation is occurring. Additionally, based on the results of this investigation, you may modify your groundwater analyses for these wells to the following:

MW1 and MW3- please analyze groundwater samples for Total Oil and Grease (TOG), TPHd, TPHg and BTEX.

MW2 and MW4- please analyze groundwater samples for TPHg and BTEX.

You are reminded to submit quarterly groundwater monitoring reports to this office **within 45 days** of each monitoring event. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
Mr. D. Henard, SI Inc., P.O. Box 11588, Albuquerque, NM 87192-1588

mon5330

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#609

February 10, 1997
StID # 3912

Mr. Doug Dunham
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

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

NOTICE OF VIOLATION

**Re: Request for Technical Report for Monitoring Well Installation
at U-Haul Site 707-55, 5530 E.14th St., Oakland CA 94601**
5330

Dear Mr. Dunham:

Our office was present to witness a portion of the monitoring well installations at the above site on October 31, 1996. Mr. Dave Henard of SI Inc was overseeing the field work of Soils Exploration Services (SES). I was not informed that any difficulties were encountered during the monitoring well installations, therefore, your well installation report should have been submitted to our office within 45 days of the field work or by December 15, 1996. To date, our office has not received this report.

You should also be aware that Section 2652 (d) of Title 23, Chapter 16, Underground Storage Tank Regulations requires the submittal of reports to the Local Agency every three months. The reports shall be either quarterly monitoring reports or updates of actions that have occurred since the prior reporting period. Thus, you should also be preparing a quarterly groundwater report for the second sampling event at the above site.

Please submit your monitoring well installation report and your quarterly groundwater monitoring report to this office **within 30 days or by March 10, 1997.**

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
Mr. D. Henard, SI Inc., P.O. Box 11588, Albuquerque, NM
87192-1588

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ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#609

October 17, 1996
StID # 3912

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

Mr. Doug Dunham
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

**Re: S I Inc. Work Plan for Monitoring Well Installation at 5330
E. 14th St., Oakland CA 94601**

Dear Mr. Dunham:

Our office has received and reviewed the October 9, 1996 work plan for the installation of four (4) monitoring wells at the above site as prepared by SI Inc. This work plan proposes to implement the previously submitted Growth Environmental August 1996 work plan. Because we have previously reviewed and commented on a similar work plan I will reiterate and add to my initial comments found in my August 24, 1995 letter. You are also advised to look at Growth Environmental's September 12, 1995 comment letter to my August letter.

The work plan is conditionally approved provided the following items are properly addressed:

1. Every attempt should be made to locate the monitoring well for Tank 2 within the former tank pit. Since initial soil contamination was not overexcavated within this pit, both soil and groundwater should be analyzed in the monitoring well boring.
2. Both soil and groundwater samples should also be analyzed in the boring for the monitoring well for Tank 1. All borings should be screened with a field instrument every five feet, change in lithology or point of obvious contamination. Any contaminated sample should be further analyzed by a certified laboratory.
3. The TOG analysis should be run by Method 5520 E&F and 5520 C&F for soil and water samples respectively.
4. Please survey all wells to mean sea level (msl).
5. The screen interval for the wells is recommended to be five feet above and ten feet below the observed groundwater elevation.
6. Please include the parameters of temperature and conductivity along with pH when allowing the wells to stabilize.

Mr. Doug Dunham
StID # 3912
5330 E. 14th St.
October 17, 1996
Page 2.

7. Please provide a copy of your health and safety plan to our office prior to initiating your field work. Please insure that an air monitoring device capable of reading in parts per million units (ppm) is available onsite during your field work.

Your prompt initiation of this work plan is appreciated given the lapse of action seen at this site.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

Mr. D. Henard, SI Inc., P.O. Box 11588, Albuquerque, NM 87192-
1588

2wpap5530

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R0609

July 18, 1996
StID # 3912

Mr. Doug Dunham
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

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

NOTICE OF VIOLATION

Re: Installation of Monitoring Wells at ⁵³³⁰ 5530 E. 14th St., U-Haul
Site 707-55, Oakland CA 94601

Dear Mr. Dunham:

Subsequent to the removal of five (5) underground petroleum tanks in March of 1994 at the above site, soil and groundwater was determined to have been impacted by petroleum releases. A subsurface investigation was performed, advancing borings around the suspected affected areas. Both soil and grab groundwater samples were taken. Based on the cumulative analytical results, Growth Environmental submitted, on your behalf, the August 25, 1995 work plan for the installation of monitoring wells. Upon review, our office conditionally approved this work plan in my August 24, 1995 letter (copy enclosed).

To date, nearly 11 months later, our office is not aware whether the proposed monitoring wells have been installed. Therefore, you are requested to install/monitor the proposed four (4) monitoring wells within 30 days or by August 20, 1996.

To summarize the monitoring well requirements, please:

1. Analyze the well adjacent to tank T1 for TPHg, TPHd, TOG, BTEX and semi-volatiles. The analysis for semi-volatiles may be discontinued should there be no semi-volatiles be detected in the initial monitoring event.
2. The wells near tank 3 and dispenser 4 should be analyzed for TPHg, BTEX, MTBE, soluble lead and TOG. TOG may be eliminated in these two wells should it not be detected in the initial sampling event. MTBE is requested due to recent concerns of this chemical by the Regional Water Quality Control Board (RWQCB).

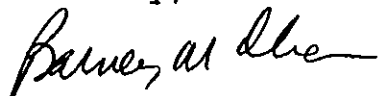
Note, Growth Environmental responded to my August 24, 1995 letter in their September 12, 1995 letter which agreeing to my recommendations.

Please contact me at least 72 working hours prior to the field work so I may arrange to be present if possible.

Mr. Doug Dunham
5330 E. 14th St.
StID # 3912
July 18, 1996
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: G. Jensen, Alameda County District Attorney Office
G. Coleman, files

NOV5330

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0609

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

August 24, 1995
StID # 3912

Mr. Doug Dunham
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

Re: Comment on Work Plan for Well Installation at 5530 E. 14th
St., Oakland CA 94601 5330

Dear Mr. Dunham:

Thank you for the submission of the August 22, 1995 work plan for well installation as prepared by your consultant, Growth Environmental Services, Inc. (Growth). I have completed its review and in general agree with the work plan, however, I have the following comments/conditions which should be address prior to your field work:

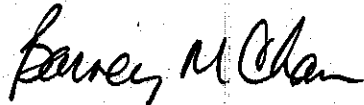
1. Our office fields that the dispenser 3 area has been adequately investigated with the prior samplings, therefore, a monitoring well adjacent to the dispenser is not required.
2. Our office would like to have the monitoring well located adjacent to Tank 2 be located within the former tank pit. Based on the initial and follow-up soil samples, I feel that this location would be more representative of groundwater than one outside the former tank pit.
3. Although our office does not forbid you to analyze soil and groundwater samples for TRPH via Method 418.1, please keep in mind that part of the gasoline and a significant amount of diesel will be detected along with hydrocarbon oil and grease in this analysis. Should you wish to analyze for hydrocarbon oil and grease only, you should run either 5520 E&F or 5520 C&F for your soil and groundwater samples respectively.
4. Based on the results of the initial tank pull, you are requested to analyze both soil and water samples from the monitoring well within Tank 1 for semi-volatiles via Method 8270.
5. Please add either TRPH or Total Oil and Grease to the analytes proposed for your future monitoring events. This analysis may be excluded for the well within the gasoline tanks/dispensers should it not be initially detected. Method 8270 may also be eliminated in future analyses of the Tank 1 monitoring well if not initially detected. The other parameters should be analyzed quarterly unless a change in analytes is agreed to by

Mr. Doug Dunham
5330 E. 14th St.
StID # 3912
August 24, 1995
Page2.

this office.

You may contact me at (510) 567-6765 if you have any comments or questions regarding this letter. Otherwise, you should proceed with your field work as soon as possible. **Please contact me at least 48 working hours prior to your field work.**

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Mr. S. Long, Growth Environmental, 420 Executive Court North,
Suite G, Suisun City, CA 94585

L. Todd, files

wpap5330



DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

August 24, 1995
StID # 3912

Mr. Doug Dunham
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

Re: Comment on Work Plan for Well Installation at ⁵³³⁰5530 E. 14th
St., Oakland CA 94601

Dear Mr. Dunham:

Thank you for the submission of the August 22, 1995 work plan for well installation as prepared by your consultant, Growth Environmental Services, Inc. (Growth). I have completed its review and in general agree with the work plan, however, I have the following comments/conditions which should be addressed prior to your field work:

1. Our office fields that the dispenser 3 area has been adequately investigated with the prior samplings, therefore, a monitoring well adjacent to the dispenser is not required.
2. Our office would like to have the monitoring well located adjacent to Tank 2 be located within the former tank pit. Based on the initial and follow-up soil samples, I feel that this location would be more representative of groundwater than one outside the former tank pit.
3. Although our office does not forbid you to analyze soil and groundwater samples for TRPH via Method 418.1, please keep in mind that part of the gasoline and a significant amount of diesel will be detected along with hydrocarbon oil and grease in this analysis. Should you wish to analyze for hydrocarbon oil and grease only, you should run either 5520 E&F or 5520 C&F for your soil and groundwater samples respectively.
4. Based on the results of the initial tank pull, you are requested to analyze both soil and water samples from the monitoring well within Tank 1 for semi-volatiles via Method 8270.
5. Please add either TRPH or Total Oil and Grease to the analytes proposed for your future monitoring events. This analysis may be excluded for the well within the gasoline tanks/dispensers should it not be initially detected. Method 8270 may also be eliminated in future analyses of the Tank 1 monitoring well if not initially detected. The other parameters should be analyzed quarterly unless a change in analytes is agreed to by

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0609

RAFAT A. SHAHID, DIRECTOR

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

June 16, 1995
StID # 3912

Mr. Chip Thorn
U-Haul Co. of the East Bay
44511 Grimmer Blvd.
Fremont CA 94538

NOTICE OF VIOLATION

**Re: Request for Work Plan for Groundwater Investigation at
U-Haul Site, 5330 E. 14th St., Oakland CA 94601**

Dear Mr. Thorn:

In my March 31, 1995 letter to you, I requested that a work plan for groundwater investigation be submitted to our office by May 1, 1995. This was after reviewing the March 1995 soil investigation report prepared by Growth Environmental. Our office concurred with their recommendation that a groundwater investigation would be required based on documented soil and groundwater contamination from the former fuel tanks.

To this date, our office has not received the requested technical report. Please submit your work plan to our office **within 30 days or by July 17, 1995**. Please note that failure to submit the requested report may cause this case to be referred to the Water Board and/or the District Attorney Office for enforcement.

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

Sincerely,

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

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
Mr. Reid Reiner, Amerco Real Estate, 2721 N. Central Ave.,
Suite 700, Phoenix, AZ 85004
J. Robbins, Growth Environmental Services, Inc., 536 Stone
Rd., Suite J, Benicia CA 94510
M.Ling Tung, files
NOV5330

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO609
RAFAT A. SHAHID, Assistant Agency Director

March 31, 1995
StID # 3912

ALAMEDA COUNTY-ENV. HEALTH DEPT. 4
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

Mr. Chip Thorn
U-Haul Co. of the East Bay
44511 Grimmer Blvd.
Fremont CA 94538

**Re: Comment on March 1995 Soil Investigation Report for
U-Haul Site, 5330 E. 14th St., Oakland CA 94621**

Dear Mr. Thorn:

Our office has completed our review of the above report as prepared by your consultant, Growth Environmental Services, Inc. Recall, this report details the results of their soil and groundwater investigation which attempted to determine the limits of petroleum contamination. In general, it appears that the extent of soil contamination has been limited to either the area of the former underground tanks or beneath the dispensers of the former gas tanks.

Based on the soil and groundwater results in this and the July Applied Environmental Solutions reports the following represent potential problematic areas with either residual soil or potential groundwater contamination: Tank 1, Tank 2, Tank 3, Dispenser 4 and Tank 4. Because of this contamination a groundwater investigation will be required as recommended in the Growth report. It appears that more than the minimum of three monitoring wells will be required to both determine groundwater impact in the above areas and determine site specific gradient. You should also examine the residual soil contamination to determine if these levels pose a human health risk and therefore would require additional remediation.

Please submit your work plan for soil and groundwater investigation **within 30 days or by May 1, 1995**. You should consider this a formal request for technical reports pursuant to the California Water Code section 13267(b) and subject to potential civil liability.

Mr. Chip Thorn
StID # 3912
5330 E. 14th St.
March 31, 1995
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
Mr. Reid Reiner, Amerco Real Estate, 2721 N. Central Ave.,
Suite 700, Phoenix, AZ 85004
J. Robbins, Growth Environmenatl Services, Inc., 536 Stone
Rd., Suite J, Benicia, CA 94510
A. Levi, files
2wp5330

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO609

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 729-6777

December 12, 1994
StID # 3912

Mr. Steven Gilbert
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

**Re: Comment on December 8, 1994 Work Plan Addendum for U-Haul
Site, 5330 E. 14th St., Oakland CA 94621**

Dear Mr. Gilbert:

Our office has received and reviewed a faxxed copy of the December 8, 1994 Growth Environmental's response to my initial December 7, 1994 letter. Please be aware that this response fails to address all of the items of concern stated in my first letter. Please note that a boring is not necessary within the area of Tank 4 but within or next to the area of the dispenser for Tank 4. Lastly, the analysis of Total Oil and Grease should be added to all samples taken near the former waste oil tanks, Tank 1 and Tank 2.

I assume these corrections are acceptable. Should they be, please proceed with this work as soon as possible. Please contact me at least **48 working hours prior to any field activities** so I may arrange to be present if possible.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. J. Robbins, Growth Environmental, 32 West 25th Ave.,
Suite 102, San Mateo, CA 94403

E. Howell, files

2wp-5330

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0609

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 7, 1994
StID # 3912

Mr. Steven Gilbert
AMERCO Real Estate
2721 N. Central Ave., Suite 700
Phoenix, AZ 85004

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

**Re: Comment on Work Plan for Remediation for U-Haul Site,
5330 E. 14th St., Oakland CA 94621**

Dear Mr. Gilbert:

Our office has received and reviewed the November 28, 1994 work plan for site assessment as prepared by Growth Environmental Services, Inc. Recall, this work plan calls for the installation of up to 8 borings around the former underground tanks which experienced petroleum releases. Sampling of soil and grab groundwater samples will be done in order to determine the vertical and lateral extent of the petroleum contamination. Please be aware, this assessment can only be used to recommend what additional work is necessary to fulfill your site remediation obligation. Monitoring wells and quarterly sampling will be required at a minimum. Therefore, along with your recommendation for remedial action and site clean-up levels, please include a work plan for the appropriately located well installations.

In regards to the work plan, our office has the following comments/concerns which need to be addressed prior to any field work:

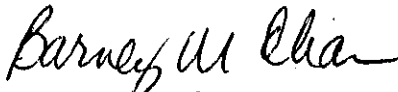
1. Our office questions the location of boring B-1. No additional lateral soil data is necessary and additional vertical contamination should be done in the same location as sample T1-A.
2. The need for both borings, B-3 and B-4, in the locations depicted in Figure 2 seem duplicative. No additional soil or groundwater data is obtained from both samples beyond what might be expected from only one. Our office would rather see a boring slightly west of dispenser 4, since this area is presumably downgradient to soil sample D-4 which detected 6800 ppm gasoline.
3. Lastly, please add Total Oil and Grease to the borings near the former waste oil tanks, Tank 1 and Tank 2. Please note that Figure 2 erroneously identifies all five tanks as waste oil.

Please provide written comment to the above items **within 30 days or by January 9, 1995.**

Mr. Steven Gilbert
StID # 3912
5330 E. 14th St.
December 7, 1994
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Mr. Chip Thorn, U-Haul Co. of the East Bay, 44511 Grimmer
Blvd., Fremont CA 94538
Mr. G. Rogers, Growth Environmental, 32 West 25th Ave., Suite
102, San Mateo, CA 94403
E. Howell, files

wp-5330

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0609

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

October 20, 1994
StID# 3912

Mr. Chip Thorn
U-Haul Co. of the East Bay
44511 Grimmer Blvd.
Fremont, CA 94538

Alameda County
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda Ca 94502-6577

NOTICE OF VIOLATION

**Re: Request for Technical Reports for the Tank Removal and
Subsurface Investigation at U-Haul, 5330 E. 14th St.,
Oakland CA 94621**

Dear Mr. Thorn:

Our office last communicated with you in my March 11, 1994 letter. Recall, this letter requested that you submit a work plan for additional investigation for the above site based on the visual and analytical results of soil samples taken subsequent to tank removals. This work plan was due by **April 26, 1994**, nearly six months ago. We also requested that you submit a completed Unauthorized Release Report (ULR) within 15 days of this letter. To this date, our office has yet to receive the requested documents.

At this time, I would like to further clarify the documents requested. Please provide the following items **within 30 days or by November 21, 1994** :

1. A complete tank removal report for both the initial and subsequent tank removal performed on February 18, 1994 and February 22, 1994;
2. A complete report for the soil and grab groundwater samples taken on March 23 and March 29, 1994;
3. Documentation as to the disposition of all stockpiled soils;
4. and a work plan for the determination of extent of both soil and groundwater contamination. This work plan should be consistent with the Water Board's **Appendix A, the Tri-Regional Board Guidelines and Title 23, Chapter 16 California Code of Regulations.**
5. Enclosed again, please find an Unauthorized Leak Report (ULR). It should be completed and returned to our office **within 10 days.**

Mr. Chip Thorn
StID # 3912
5330 E. 14th St.
October 20, 1994
Page 2.

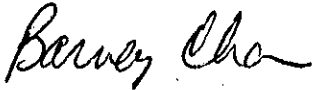
You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested reports may subject U-Haul Co. to civil liability. In addition, the California Health and Safety Code (CH&SC) provides for penalties of up to \$5000 per day for each tank which is not properly closed or where proper notification of an unauthorized release is not provided.

Please be advised of our office's new location:

1131 Harbor Bay Parkway, Rm 250, Alameda CA 94502.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
M. Wuest, AES, 2530 Beryessa Rd., Suite 809, San Jose,
95132-2903
Mr. Steve Gilbert, Amerco Real Estate, 2721 N. Central Ave.,
Suite 700, Phoenix AZ 85004
E. Howell, files

NOV5330

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0609

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 11, 1994
StID# 3912

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. Chip Thorn
U-Haul Co. of the East Bay
44511 Grimmer Blvd.
Fremont, CA 94538

**Re: Request for Work Plan for Subsurface Investigation at U-Haul
5330 E. 14th St., Oakland CA 94621**

Dear Mr. Thorn:

The oversight of the investigation and remediation of the above site has been transferred to the Local Oversight Program (LOP) section of Alameda County Environmental Health, Hazardous Materials Division. You have been made aware of this through a Notice of Requirement to Reimburse letter recently sent to your attention.

Our office has received copies of the analytical results of soil samples taken during the tank removals at the above site on February 18 and 22, 1994. Recall, you were present to witness the removal of four of the five tanks on the 18th. These results were faxed to our office by Applied Environmental Solutions, Inc. The results indicate several areas of soil contamination. In particular, the areas of concern include: tank number one, the waste oil tank on the west side of the site, beneath the dispenser associated with tank number four, the 2000 gallon gasoline tank on the east side of the site, tank number two, the waste oil tank within the service building and beneath the dispenser for the 10,000 gallon diesel tank. These samples detected elevated levels of gasoline, diesel, BTEX and oil and grease. Because of these results, this site is considered to have experienced an unauthorized release of petroleum hydrocarbon, the extent of which must be determined and remediated.

You are required to submit a work plan which describes how you will accomplish this. Enclosed is the document, Appendix A, **Workplan for Initial Subsurface Investigation**, from the Regional Water Quality Control Board, (RWQCB), which gives an outline of the typical contents of an acceptable work plan.

Enclosed you will also find an Unauthorized Release Form, ULR, which should be filled out by you or your designee and returned to our office **within 15 days**.

Mr. Chip Thorn
StID # 3912
5330 E. 14th St.
March 11, 1994
Page 2.

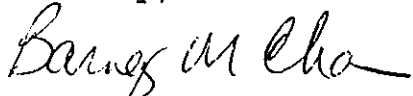
Our office has also been requested to comment on the numbers and types of samples required for the characterization of this site. We refer you to the tank closure plan which states the minimum number of samples required per tank and the parameters required for analysis. The plan also states the requirement for sampling beneath piping, for stockpiled soils and for sampling groundwater, if present. You should also be aware that additional samples may be required as requested by the inspector based on obvious visual contamination.

Our office is flexible, however, in the sampling of groundwater samples. Because of the presence of water within the tank pits, it must either be sampled or vacuumed out and allowed to recharge and then sampled. However, since there are already areas of soil contamination, previously identified, which will require the installation of a monitoring well, only water from the other tank pits not associated with these areas need to be sampled at this time ie tank pit three and tank pit four, the 2000 gallon gasoline tank pits and tank pit five, the 10,000 gallon diesel tank pit.

Please submit a work plan to our office **within 45 days or by April 26, 1994**. You should consider this a formal request for technical reports pursuant to the California Water Code, Section 13267 (b). Failure to submit the requested document may subject U-Haul to civil liability.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures (Mr. Thorn only)

cc: F. Gharraati, Applied Environmental Solutions, 2530 Beryessa
Rd., Suite 809, San Jose 95132-2903
E. Howell, files

wp5330

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

RO609

August 27, 1993

Mr. Steve Plamann
Uhaul Co. of the East Bay
44511 Grimmer Blvd
Fremont CA 94538

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

NOTICE OF LEGAL OBLIGATION

Re: Uhaul of the East Bay, 5330 E. 14th Street, Oakland, CA 94601

Dear Mr. Plamann:

As you are aware, I made an inspection of the above facility on 8/18/93. This inspection revealed that there are five underground storage tanks (UST) at the above facility. Presently only one of the tanks is being used for diesel fuel. In accordance with the California Code of Regulations (CCR), Title 23, Division 3, Chapter 16 Underground Tank Regulations, you are required to perform one of the following actions:

Either submit a tank closure plan to this Department as required by Article 7, Section 2670, or Apply for a permit as required by Article 10, Section 2710.

If you are planning to continue using the present diesel tank, you must apply for a five-year permit and properly monitor that tank. However, you must remove all four remaining tanks if you are not planning to use them any longer. You should be aware that there are tank closure procedures specified in section 2672 Article 7 Title 23 California Code of Regulations.

Please note that the California Health and Safety Code Section 25299(a) states that the 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 per violation for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298. **Please Notify this Department within 10 days of your intentions.** If you have any questions, please do not hesitate to contact me at (510)-271-4320.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

c: files

(NOV2)