

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

StID 5831

August 27, 1996

Ms. Lita Freeman
Kleinfelder
7133 Koll Center Pkwy, Suite 100
Pleasanton, CA 94566

RE: Parcel No. 550-39-3, Dublin, CA

Dear Ms. Freeman:

Thank you for the submittal of Kleinfelder's June 1996 Risk-Based Cleanup Levels Analysis Report for the above referenced site. And as stated in this Agency's letter dated June 13, 1996, contamination identified in groundwater does not appear to pose a threat to human health based on current land use and that the site will be capped. Therefore, no further action related to the solvent and petroleum hydrocarbons identified is required.

A total of fifteen (15) hours was spent overseeing this case to site closure. Our oversight fees amounted to \$1,350.00 (at \$90.00 per hour). A total of \$1,000 have been received from Kleinfelder. A **balance of \$350.00** is currently due. Please make checks payable to **Alameda, Treasurer.**

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: John Moore, J Patrick Land, 5627 Stoneridge Dr, Suite 320,
Pleasanton, CA 94588
files (550393.2)

510/463-1688

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

08/26/96

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000	SOURCE OF FUNDS: -	INSPECTOR: EC
StID: 5831	SUBSTANCE: -	
SITE NAME: Parcel No. 550-39-3		DATE REPORTED :
ADDRESS : 0 Dublin & Scarlett		DATE CONFIRMED:
CITY/ZIP : Dublin, CA 94568		MULTIPLE RP's :
CASE TYPE:	CONTRACT STATUS:	PRIOR:
		EMERGENCY RESPONSE:
RP SEARCH :		DATE END:
PRELIM ASSESSMENT :	DATE BEGIN:	DATE END:
REMEDIAL INVESTIG :	DATE BEGIN:	DATE END:
REMEDIAL ACTION :	DATE BEGIN:	DATE END:
POST REMED MONITOR:	DATE BEGIN:	DATE END:
TYPE ENFORCEMENT ACTION TAKEN:		DATE OF ENFORC. ACTION:

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION:	CASE CLOSED: on:
DT EXC START:	REMEDIAL ACTIONS TAKEN:

RP #1: CONTACT:	RP COST:
RP COMPANY NAME:	Ph:
ADDRESS:	
CITY/STATE:	

AMERCO REAL ESTATE COMPANY

ENVIRONMENTAL
PROTECTION
96 MAY 31 PM 1:25

May 24, 1996

Eva Chew
Alameda County Health DEP
1131 Harbor Bay Pkwy
Alameda, CA 94502

RE: Solvent Release, adjacent to U-Haul facility 707-64, Dublin, CA

Dear Eva:

After our telephone conversation last week, and a second conversation Wednesday, May 22, 1996, I have attempted to gather some background information on the above referenced facility. Amerco Real Estate acquired the property as vacant land. The northern portion was sub-divided and sold, also vacant. The Kleinfelder report you provided to me indicated that we started to construct a building on the property before it was sold. This is not what occurred. I have interviewed an U-Haul employee who was the original manager at the U-Haul facility, and is still actively involved with the site. After that interview, I have discovered that when the property was sold by U-Haul, the property was vacant save for a small concrete pad which was poured around an anti-siphon valve in the city water line which crosses the property. In addition, our facility was immediately paved, after purchase, and has been since this first occurred. Also, the Kleinfelder report indicates that U-Haul property surrounds the property in question (on both the South and West sides). The property to the West is not U-Haul property. This is the El Monte site, which is an RV storage, sales, and repair facility.

Immediately to the East of our facility, across Scarlet Drive, is an auto dealer with repair facilities, the Valley Auto Center. North of that is the Chemical Waste Management Recycle facility. To the North of that is a vacant lot. North of that (directly East of the J. Patrick Land site) is an abandoned industrial facility.

When the tank pull was being conducted at our facility my consultant, Maxxim Environmental, noticed several pits that had been excavated at the abandoned industrial facility. In addition, several 55 gallon drums were observed on site near the excavations. There was also yellow "caution tape" surrounding the excavation area, as though there was some sort of clean up underway.

After careful consideration, I feel U-Haul is not justified in committing to the additional expense, and liability of volunteering to place additional borings, separate from the UST issue, on site. I have come to this conclusion for several reasons:

1. The regional groundwater flow as interpreted by Kleinfelder is to the southwest, and is interpreted by Maxxim from the tank pull activities as to the South. Our facility is located down gradient of the area found to be contaminated.
2. No reportable amounts of the chemicals of concern were ever used at our facility.
3. An apparent remediation project is currently under way immediately up gradient of the area discovered to be contaminated.

4. Two vehicle repair facilities surround the subject property, both of which could have contributed to the contamination.
5. A chemical waste management facility is located adjacent to the subject property.
6. Past activities on the subject property, could have included among other things, vehicular or equipment maintenance. This is a probable source for solvents.
7. Conflict of interest problems with using multiple consultants, and shared samples with different clients, with possible adversarial roles.

I feel that U-Haul/Amerco is an innocent land owner in this matter. And that we have possibly been adversely impacted by the activities of a neighbor. We are willing to assist in the investigation and delineation of the contaminant plume. We will grant permission for Kleinfelder to place borings on our property, and allow them access to sample ground water if permanent wells are installed.

Thank you for your assistance in this matter. If you have any further questions, please feel free to contact me at the address below, or by telephone at (602) 263-6647.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas W. Dunham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Douglas W. Dunham, R.E.A.
Remediation Director

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 5831

May 22, 1996

Mr. Jim Neighbor
Prestige Homes Real Estate
1735 North Broadway
Walnut Creek, CA 94596

Mr. John Moore
J Patrick Land
5627 Stoneridge Dr, Suite 330
Pleasanton, CA 94588

RE: Parcel No. 550-09-3, Dublin CA

Dear Messrs. Neighbor and Moore:

I have completed review of Kleinfelder's March 1996 Phase I Environmental Site Assessment Report, and May 1996 Environmental Investigation Report for the above referenced site. Both reports confirm that a solvent and hydrocarbon plume exists in groundwater in the southwest portion of the parcel. Up to 66 parts per billion tetrachloroethene (ppb PCE) and 1,400 ppb total petroleum hydrocarbons as diesel have been identified. The source and extent of the plume have not been determined.

Based on the data submitted and current land use, the level of contaminants identified during the recent investigations does not appear to pose a risk to human health. This Agency does not object to the development of the parcel at this time. However, site closure cannot be granted until the source and/or extent of the plume has been fully characterized.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Lita Freeman, Kleinfelder, 7133 Koll Center Pkway, Suite 100,
Pleasanton, CA 94566
Doug Dunham, U-Haul, P.O. Box 21502, Phoenix, AZ 85036

550393.1

DRAFT



Project Number:

Project Name:

FAX FAX FAX FAX FAX FAX FAX FAX FAX FAX

To: Eva Chu
(person)

From: Lita Freeman
(person)

(company)

Kleinfelder, Inc.
7133 Koll Center Parkway, Suite 100
Pleasanton, CA 94566
(510) 484-1700
(510) 484-5838 (FAX)

(address or branch office)

337-9335
(fax number)

Date: 5-10-96

Original will follow

Time: 1145

Original will not follow

Total Pages: 2
(including cover sheet)

Sent by: Lita

Instructions/Remarks:

Eva,

This is map showing locations
of water line easement + sewer
lines. Call if you have any ?

Thanks

Lita

94228904

N 0°30'00" E 204.22'

VEHICLE SERVICE AREA
ON U-HAUL PROPERTY
INCLUDED PROPANE
TANK, ~~ON SANITARY~~ RV
WASTE STATION, VEHICLE
WASH AREA WITH
SAND GREASE TRAP

15' WATER LINE
EASEMENT

PARCEL 3

N 0°35'30" E 204.23'



PARCEL 3 - PM 3000; WATER LINE EASEMENT

SCALE: 1"=100'
DATE: 8-8-93



Project Number:

Project Name:

FAX FAX FAX FAX FAX FAX FAX FAX FAX FAX

To: Sua Chu
(person)

From: Lita Freeman
(person)

(company)

Kleinfelder, Inc.
7133 Koll Center Parkway, Suite 100
Pleasanton, CA 94566
(510) 484-1700
(510) 484-5838 (FAX)

(address or branch office)

(fax number)

Date: 5/9/96

Original will follow

Time: 450

Original will not follow

Total Pages: 4
(including cover sheet)

Sent by: Lita

Instructions/Remarks:

Here is a site plan showing location of water line. The trench comes onto site from Scarlett Drive at the location of the storm sewer on Plate 2 then curves up slightly + ends at fire hydrant. Call if any questions

Thanks

Lita



FAX TRANSMITTAL SHEET

To: LITA FREEMAN

At: 484-5838

From: BRUCE ADAMS

Date: 5/9/96

Re: Water Line

Pages: ~~2~~ 3 (including this sheet)

Message:

I've enclosed also the legal title description if necessary. The important numbers on the map show 53.50' from SE corner and 69.50' from SW corner.

~~AD~~ I do not know the depth of trench.

This is only the location of easement.

Our Fax Number: (510) 463-0528

Our Telephone Number (510) 463-1688

Faxed by: BA

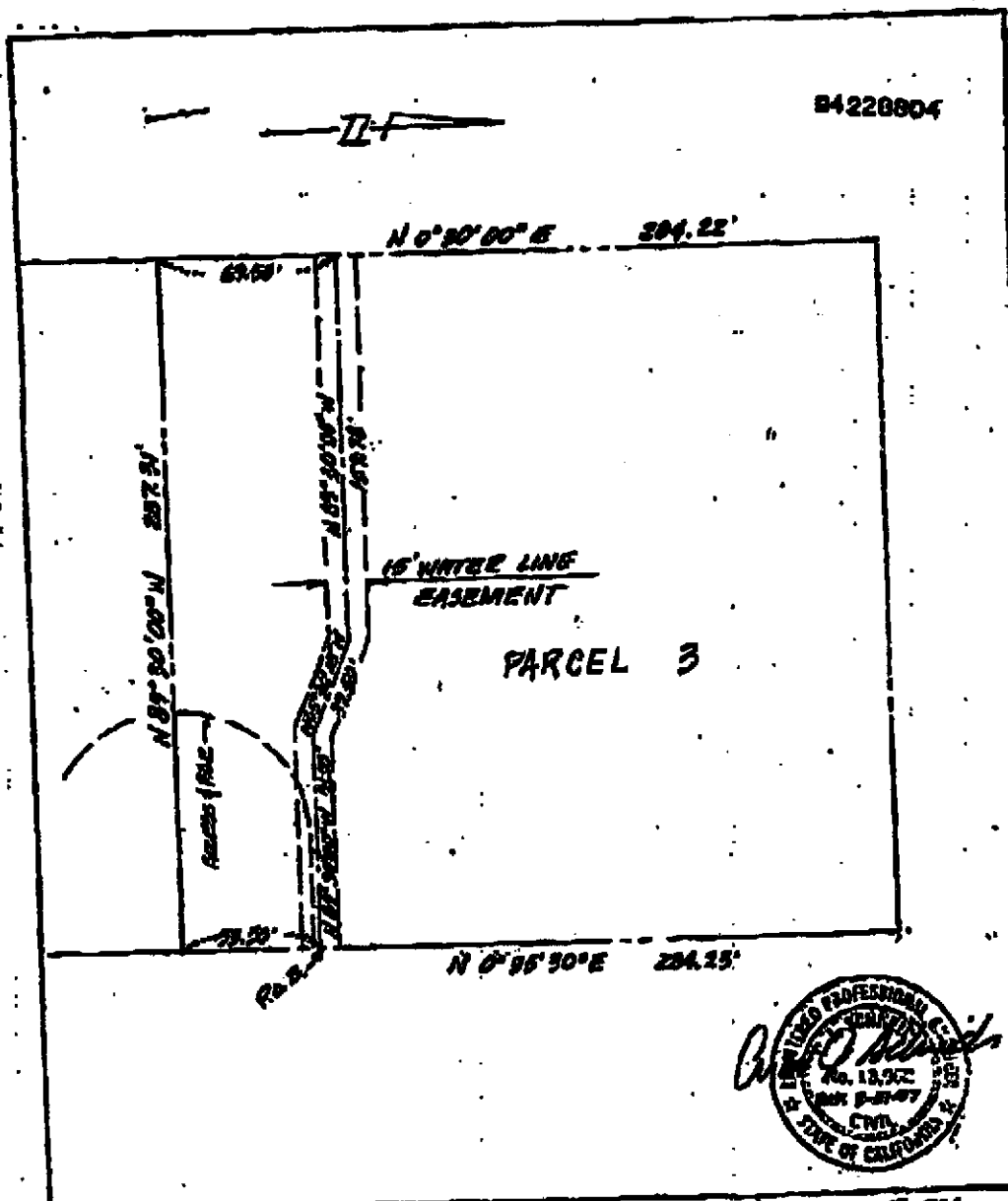
94228804

**Dedication of Water Line Easement to DUBLIN
SAN SEAN SERVICES DISTRICT**

A 15.00 - foot wide easement for the construction operation and maintenance of a water line and appurtenances over that portion of Parcel 3 as said Parcel is shown on Parcel Map 3000, filed November 4, 1981 in Map Book 131, page 22 of the Alameda County Official Records, the centerline of which is described as follows:

Commencing at the southeasterly corner of said Parcel 3, thence along the westerly line of Parcel 3, N 0°15'30" E 83.50' to the TURN POINT or BEGINNING of this description; thence from said point of beginning, leaving said westerly line along the following courses: N 89°30'00" W 91.50'; N 88°28'19" W 39.80' and N 89°30'00" W 189.75' to a point on the westerly line of Parcel 3, distant N 0°30'00" E 69.50' from the southwesterly corner of Parcel 3 and the terminus of this description.

8422804



PARCEL 3 - PM 3000; WATER LINE EASEMENT

SCALE: 1"=50'
DATE: 8-8-95