

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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① Globe Metals Co. 1820 10th St.
Not in Emission
In Geotracker LUFT OPEN
Lead: RW&CB
Local: ACEH

② BASF Corp. 1545 Willow St.
Not in Emission
In Geotracker LUFT OPEN (11/19/94)
Lead: RW&CB

③ Enclinal Marina 2051 Grand St.
Not in Emission
In Geotracker SLIC OPEN
Lead: RW&CB

④ Chevron 3240 15th St. LUFT OPEN
Lead: RW&CB

18

on
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November 29, 1995

Mr. Thomas A. Geisler
California R.W.Q.C.B.
2101 Webster St., Ste. 500
Oakland CA 94612

Re: Alameda County Health Agency Sites with Lead Agency as "LI" (Inactive). ⑤ East Bay Bmw
3830 Old Santa Rita Rd

Dear Mr. Geisler:

LUFT. OPEN
Lead: RW&CB
Local: ACEH

OAKLAND		
	7-Eleven	22350 Harrison St.
(R0553)	Auto Service Station	9000 14th St. E.
(R0650)	BART	3924 Martin Luther King
(R0306)	Cal East Foods	505 Cedar St.
(R0604)	Pressure Cast Co.	4201 14th St. E.
(R0847)	Soc. of St. Vincent De Paul	9235 San Leandro St.
	Unknown	1549 40th Ave.
(R0298)	Unocal	3070 Fruitvale Ave.
	BASF Corp.	1545 Willow St.
(R0116)	Bramalea Pacific	1111 Broadway
(R0881)	Kelley Auto Parts	4400 Telegraph Ave.
	R.D. Miner Co.	750 37th St.
(R0585)	Huntington Labs	700 Kevin St.
	Globe Metals Co.	1820 10th St.
(R01060)	Schaffer's Meat Co.	1110 98th Ave.
(R0405)	Chevron	3530 MacArthur Blvd.
(R0612)	Right Parking	1225 Webster St.
(R010)	Port of Oakland Bldg. C-01	2277 7th St.
(R0145)	Auto Tech West	2703 Martin Luther King
(R033)	Port of Oakland trans Bay IT	707 Ferry St.
(R0468)	New Genico	3927 14th St. E.
		Not LOP
		#3232 (EC)
		#406 (EC)
		#3971 (SH)
		#101 (BC)
		#4306 (EC)
		Not LOP/No SLIC
		Not LOP/Mod. closed
		Not LOP, SLIC case, clsd 11/29/94
		#3664
		Not LOP. Removal ust
		Not LOP/No SLIC
		#4418 (CL)
		Not LOP/SLIC case open
		#3957 (EC)
		#1042 (ML)
		#5284 (JE)
		#3899 (JE)
		#454 (JE)
		#3982 (JE)
		#4610 (BC)
ALAMEDA		
	Enclinal Marina	2051 Grand St.
		Not LOP
DUBLIN		
(R01069)	Agorra Building Supply	5965 Dougherty Rd.
		#4107 (EC)

LIVERMORE

(R0436)	Sweetwater Forest Fire Sta.	47405 Mines Rd.	Not LOP. Depref case open
	Chevron	3360 1st St.	Not LOP. SLIC case open
	Unocal	1771 1st St. N.	Not LOP. Ust removal open

PLEASANTON

	East Bay BMW	3830 Old Santa Rita Rd.	Not LOP/No SLIC
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Last column are site id numbers for LOP cases. These are not inactive. Please correct your records.
Thank you.

Sincerely,



Thomas Peacock
LOP Manager

TP/na

C: John Kaiser, R.W.Q.C.B.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01060

RAFAT A. SHAHID, DIRECTOR

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

StID 3957

September 13, 1995

Mr. Nelson McAfee
Schaefer's Meats, Inc
1110 98th Ave
Oakland, CA 94603

RE: Well Decommission at 1110 98th Ave, Oakland, CA

Dear Mr. Nelson McAfee:

This office and the S.F. RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring well (MW-1) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01060

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3957

July 12, 1994

Mr. Nelson McAfee
Schaefer's Meats
1110 98th Ave
Oakland CA 94603

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

RE: QMR for Schaefer's Meats, 1110 98th Ave, Oakland 94603

Dear Mr. McAfee:

I have completed review of Tank Protect Engineering's June 1994 Report of Preliminary Site Assessment for the above referenced site. This report summarized field activities to overexcavate to the extent possible all fuel contaminated soil and the installation of one monitoring well to evaluate groundwater quality beneath the site. At this time, a quarterly monitoring/sampling schedule should be established for this site. The next sampling event should be in July 1994. Groundwater samples should be analyzed for TPH-G and BTEX.

Please be advised that our office has moved to: 1131 Harbor Bay Parkway, 2nd Floor, Alameda, CA 94502. Our phone line are not yet connected, but you may reached me at (510) 271-4330, or the FAX number is (510) 337-9335. Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Eva Chu'.

eva chu
Hazardous Materials Specialist

cc: John Mrakovich, TPE, 2821 Whipple Rd, Union City 94587-1233
files

schaefer.3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01060

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3957

March 2, 1994

Mr. Nelson McAfee
Schaefer's Meats
1110 98th Ave
Oakland, CA 94603

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

Subject: Workplan Approval for 1110 98th Ave, Oakland 94603

Dear Mr. McAfee:

I have completed review of Tank Protect Engineering's February 1994 Workplan for Overexcavation of Contaminated Soil and Installation of a Groundwater Monitoring Well for the above referenced site. The proposal to excavate up to 40 cubic yards of contaminated soil, followed by the installation of a downgradient monitoring well is acceptable. Please notify this office at least 72 hours prior to the start of field work.

A file review should also be conducted at our office to determine the best location for the monitoring well. Your consultant should contact me to set a time for this review. A site plan should then be prepared and sent to me indicating the location of the proposed well. The well should also be continuously logged.

If you have any questions, please contact me at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: John Mrakovich, TPE, 2821 Whipple Rd, Union City 94587-1233
files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R01060

Certified Mailer # P 418 724 624

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

August 20, 1993

Mr. Otto Schaefer
Schaefer's Meats, Inc.
1110 98th Avenue
Oakland, CA 94603

SECOND NOTICE OF VIOLATION

Dear Mr. Schaefer:

On August 12, 1993 an inspection of the above listed facility on your property revealed the presence of a 1000 gallon underground fuel storage tank that has not been used since 1990.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16, Article 7, Section 2670, you are now required to submit an underground tank closure plan to this department within 30 days of the receipt of this letter. I issued a copy of this form along with the state permit A & B forms and a form letter that outlines the underground tank removal process in Alameda County to you at the time of the inspection.

A previous Notice of Violation involving temporary closure of the tank was issued to you on April 3, 1991. However, you have not complied with the tank closure requirements and the two year temporary closure period has since expired.

Please note that Section 25298 of the California Health and Safety Code states that any owner or operator of an underground storage tank is liable for a civil penalty of not less than five hundred dollars (\$500) or more than five thousand dollars (\$5000) per day for failing to properly close an underground tank.

If you have any questions, please contact me at (510) 271-4320.

Sincerely,

Ronald J. Owcarz
Ronald J. Owcarz, REHS
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Ariu Levi - file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01060

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3957

November 4, 1993

Mr. Nelson McAfee
Schaefer's Meats
1110 98th Ave
Oakland, CA 94603

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

Subject: PSA for Schaefer's Meats, 1110 98th Ave., Oakland 94603

Dear Mr. McAfee:

I have completed review of the results of laboratory analyses of soil samples collected from native soil beneath the underground fuel storage tank removed from the above referenced site on October 12, 1993. Results indicate soil to have up to 1100 parts per million total petroleum hydrocarbons as gasoline (ppm TPH-G), 970, 1400, 1800, and 6500 parts per billion as benzene, toluene, ethyl-benzene, and xylene, respectively.

Clearly, an unauthorized release of fuel products has occurred at this site. At this time, additional investigations are required to determine the lateral and vertical extent, and severity, of soil and groundwater contamination as a result of the fuel release.

Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency.

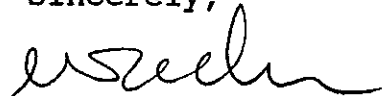
Mr. Nelson McAfee
Schaefer's Meats
re: PSA for 1110 98th Ave, Oakland
November 4, 1993

Page 2

Enclosed also is an Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report which must be completed and returned to this office **within 10 days of the date of this letter.**

Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,



eva chu
Hazardous Materials Specialist

enclosure

cc: files

schaefer.1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01060

April 3, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Otto Schaefer
Schaefer's Meat
1110 98th Ave.,
Oakland CA 94603

NOTICE OF VIOLATION

Re: Underground Tank at 1110 98th Ave., Oakland 94603

Dear Mr. Schaefer:

On March 22, 1991 Mr. Barney Chan, Hazardous Materials Specialist from this office performed an inspection verifying the existence of an underground tank at the above referenced site. Prior to this, the County had not received payment for the operating permit for this underground tank.

Please be advised that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for the failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

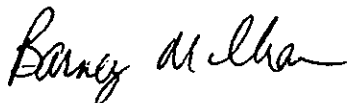
The appropriate forms, A and B to register the tank and the Underground Storage Tank Closure/Modification form to remove the tank were given to you at the time of inspection.

Enclosed please find that portion of the California Underground Storage Tank Regulations which describe the requirements for temporary closure of an underground, an option that you expressed interest in. Please note that section 2670(g) requires the owner to demonstrate to the local agency that the tank has not experienced an unauthorized release and that a tank that has experienced an unauthorized release is not eligible for temporary closure. As was mentioned at the time of the inspection, one way to verify this condition is to perform a tank precision test. In addition, please note that while the tank is temporarily closed you will still be liable for the tank permitting fee.

Mr. Otto Schaefer
Schaefer's Meat
April 3, 1991
Page 2

Please notify this Department within ten (10) days of receipt of this letter as to your intentions to correct this violation. If you have any questions concerning this matter, please contact the undersigned at 271-4320.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures to Mr. Schaefer only

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Howard Hatayama, DOHS
Edgar Howell, Chief, Hazardous Materials Division

1110-98thAve

Article 7. Closure Requirements

Adopt new section to read:

2670. Applicability

- (a) This article defines temporary and permanent closure and describes the nature of activities which must be accomplished in order to protect water quality in each of these situations.
- (b) The temporary closure requirements of Section 2671 of this article shall apply to those underground storage tanks in which the storage of hazardous substances has ceased but where the underground storage tank owner or operator proposes to retain the ability to use the underground storage tank within 2 years for the storage of hazardous substances. Section 2671 of this article does not apply to underground storage tanks that are empty as a result of the withdrawal of all stored material during normal operating practice prior to the planned input of additional hazardous substances consistent with permit conditions.
- (c) The permanent closure requirements of Section 2672 of this article shall apply to those underground storage tanks in which the storage of hazardous substances has ceased and where the owner or operator has no intent within the next 2 years to use the underground storage tank for storage of hazardous substances.
- (d) The requirements of this article do not apply to those underground storage tanks in which hazardous substances are continued to be stored even though there is no use being made of the stored substance. In these cases, the applicable containment and monitoring requirements of Article 3 or 4 of this subchapter shall continue to apply.
- (e) During the period of time between cessation of hazardous substance storage and actual completion of underground storage tank closure pursuant to Section 2671 or 2672 of this article, the applicable containment and monitoring requirements of Article 3 or 4 of this subchapter shall continue to apply.
- (f) Prior to closure, the underground storage tank owner shall submit to the local agency a proposal describing how the owner intends to comply with Section 2671 or 2672 of this article, as appropriate. The requirement for prior submittal is waived if the storage of hazardous substances ceases as a result of an unauthorized release or to prevent or minimize the effects of an unauthorized release. In this situation, the underground storage tank owner shall submit the required proposal within 14 days of either the discovery

of an unauthorized release or the implementation of actions taken to prevent or minimize the effects of the unauthorized release.

- (g) Underground storage tanks that have experienced an unauthorized release do not qualify for temporary closure pursuant to Section 2671 of this article until the underground storage tank owner demonstrates to the local agency's satisfaction that appropriate authorized repairs have been made which would allow the underground storage tank to be capable of storing hazardous substances pursuant to the permit issued by the local agency.
- (h) Underground storage tanks that have experienced an unauthorized release and that cannot be repaired by authorized methods must be permanently closed pursuant to requirements of Section 2672 of this article.

Authority: H&SC 25299.3

Reference: H&SC 25298

Adopt new section to read:

2671. Temporary Closure

- (a) This section applies to those underground storage tanks in which storage has ceased but where the owner or operator proposes to retain the ability to use the underground storage tank within 2 years for the storage of hazardous substances.
- (b) The owner or operator shall comply with all of the following:
 - (1) All residual liquid, solids, or sludges shall be removed and handled pursuant to the applicable provisions of Chapter 6.5 of Division 20 of the Health and Safety Code.
 - (2) If the underground storage tank contained a hazardous substance that could produce flammable vapors at standard temperature and pressure, then the underground storage tank, either in part or as a whole, shall be purged of the flammable vapors to levels that would preclude an explosion or such lower levels as may be required by the local agency.
 - (3) The underground storage tank may be filled with a noncorrosive liquid that is not a hazardous substance. This liquid must be tested and results submitted to the local agency prior to its being removed from the underground storage tank at the end of the temporary

closure period.

- (4) Except for required venting, all fill and access locations and piping shall be sealed utilizing locked caps or concrete plugs.
 - (5) Power service shall be disconnected from all pumps associated with the use of the underground storage tank except if the pump services some other equipment which is not being closed.
- (c) The monitoring required pursuant to the permit may be modified or eliminated during the temporary closure period by the local agency. The local agency shall consider, in making the above decision, the need to maintain monitoring in order to detect unauthorized releases that may have occurred during the time the underground storage tank was used but that have not yet reached the monitoring locations and been detected.
- (d) The underground storage tank shall be inspected by the owner or operator at least once every 3 months to assure that the temporary closure actions are still in place. This shall include:
- (1) Visual inspection of all locked caps and concrete plugs.
 - (2) If locked caps are utilized, then at least one shall be removed to determine if any liquids or other substances have been added to the underground storage tank or if there has been a change in the quantity or type of liquid added pursuant to Subsection (b)(3) of this section.

Authority: H&SC 25299.3
Reference: H&SC 25298

Adopt new section to read:

2672. Permanent Closure Requirements

- (a) Owners of underground storage tanks subject to permanent closure shall comply with either Subsection (b) of this section for underground storage tank removal or Subsection (c) of this section for closure in place. It is not essential that all portions of an underground storage tank be permanently closed in the same manner; however, all actions shall comply with the appropriate subsection of this section. Subsections (d) and (e) of this section regarding no discharge demonstration applies to all underground storage tanks subject to permanent closure.

7.3

- (b) Owners of underground storage tanks proposing to remove the underground storage tank shall comply with applicable provisions of Chapter 6.5 of Division 20 of the Health and Safety Code, in addition to the following:

- (1) All residual liquid, solids, or sludges shall be removed.
- (2) If the underground storage tank contained a hazardous substance that could produce flammable vapors at standard temperature and pressure, then the underground storage tank, either in part or as a whole, shall be purged of the flammable vapors to levels that would preclude explosion or such lower levels as may be required by the local agency.
- (3) When an underground storage tank or any part of an underground storage tank is to be disposed of, the owner must document to the local agency that proper disposal has been completed.
- (4) An owner of an underground storage tank or any part of an underground storage tank that is destined for a specific reuse shall identify to the local agency the future underground storage tank owner, operator, location of use, and nature of use.
- (5) An owner of an underground storage tank or any part of an underground storage tank that is destined for reuse as scrap material shall identify this reuse to the local agency.

in place closure

- (c) Closure of underground storage tanks in place shall comply with the applicable provisions of Chapter 6.5 of Division 20 of the Health and Safety Code, in addition to all of the following:

- (1) All residual liquid, solids, or sludges shall be removed.
- (2) All piping associated with the underground storage tank shall be removed and disposed of unless removal might damage structures or other pipes that are being used and that are contained in a common trench, in which case the piping to be closed shall be emptied of all contents and capped.
- (3) The underground storage tank, except for the piping that is closed pursuant to Subsection (2) of this subsection, shall be completely filled with an inert solid, unless the owner intends to use the underground storage tank for the storage of a nonhazardous

7.4