



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

December 10, 2010

Ms. Vicki ZumBrunnen (*Sent via E-mail to: [Vicki.ZumBrunnen@PACCAR.com](mailto:Vicki.ZumBrunnen@PACCAR.com)*)  
PACCAR, Inc.  
Corporate Environmental Department  
P.O. Box 1518  
Bellevue, WA 98009

Hess Properties LLC  
c/o Mr. Joseph Hess  
2709 Park Avenue  
La Verne, CA 91750

Transamerica Title Insurance Company  
c/o CSK Auto, Inc.  
645 E Missouri Avenue  
Phoenix, AZ 85012

Subject: SLIC Case No. RO0002483 and Geotracker Global ID T06019705075, Grand Auto, 4240 International Boulevard, Oakland, CA 94601 – Funds Request and Case Closure Review

Dear Ms. ZumBrunnen, Mr. Hess, and Transamerica Title Insurance Company:

In correspondence dated April 15, 2010, Alameda County Environmental Health (ACEH) staff indicated that the current balance on the above-referenced SLIC oversight account was a negative \$722.30 and requested a deposit of \$3,000 to continue to provide regulatory oversight. To date, no funds have been received. Therefore, we are again requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$3,000.00. Please send your check to the attention of our Finance Department.

This deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, an additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$189.00 per hour. Please write "SLIC" (the type of project), the site address, and the AR#0306009 on your check.

Funds received by ACEH for SLIC cases such as yours, are held in a deposit/refund account. The deposit/refund account is charged on an hourly basis as case work is performed. Generally, regulatory oversight is not provided on cases with a negative balance. Since no funds were received in response to our April 15, 2010 correspondence, ACEH did not review your case for closure. However, we recently reviewed your case for closure in spite of the negative account balance in order to clarify the status of your case and to move the case forward towards completion.

Based on our review, some outstanding issues need to be addressed prior to considering closure of this case. The outstanding items that remain to be addressed are summarized in our technical comments below. We request that you submit a Work Plan to address these items.

### **TECHNICAL COMMENTS**

1. **Volatile Organic Compounds in Soil near Former Auto Wash Sump.** A concrete sump along the southeast wall of the former Grand Auto building was excavated and removed on August 6, 1992. The sump appeared to have been the drainage point for water generated by a former car wash. Soil staining indicative of contamination was observed on the excavation sidewall adjacent to the former Grand Auto building. During removal, the stained soil was excavated and removed where feasible. However, excavation was limited immediately adjacent to and beneath the building. It is likely that contamination extends beneath the building. A soil sample (S2C) collected at the base of the sump at a depth of approximately 8.5 feet bgs contained 310 parts per million (ppm) of total petroleum hydrocarbons (TPH) as gasoline, 120 ppm of TPH as diesel, and 0.104 ppm of tetrachloroethene (PCE). A report entitled, "*Preliminary Site Investigation Report*," dated November 20, 1992 by Hart Crowser speculated that the source of the contamination beneath the sump was a loose fitting where the car wash drainage pipe entered the sump at a depth of approximately 2 feet bgs. Based on the potential presence of PCE in shallow soil adjacent to and beneath the former Grand Auto building, the potential for vapor intrusion to indoor air must be evaluated. Soil vapor sampling in the immediate area of the former sump is expected to be necessary. We request that you submit plans to evaluate the potential for vapor intrusion in the Work Plan requested below.
2. **Removal of Underground Storage Tanks and Conveyance Piping.** Technical reports for the site indicate that two USTs were removed from the site in 1986. However, there is no tank removal report and the source of this information is not cited. Two soil borings (B-4 and B-5) were advanced at the presumed location of the USTs in 1992. Conveyance piping for the USTs was reportedly removed in 1993. Please provide additional information to confirm that the USTs were actually removed and that all conveyance piping has been removed. Please present this information in the Work Plan requested below.
3. **Groundwater Monitoring.** We received an email dated September 16, 2010 requesting that the frequency of groundwater sampling be extended to five years. This proposal to continue groundwater monitoring over an indefinite period is not acceptable. We request that you address the above comments to move this case towards closure.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **March 3, 2011** – Work Plan

Responsible Parties  
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If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297  
Senior Hazardous Materials Specialist

Attachment: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (*Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com)*)

Donna Drogos, ACEH (*Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org)*)  
Jerry Wickham, ACEH (*Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)*)

Geotracker, File

Attachment 1  
**Responsible Party(ies) Legal Requirements/Obligations**

**REPORT REQUESTS**

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

**ELECTRONIC SUBMITTAL OF REPORTS**

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and [other](#) data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/electronic\\_submittal/report\\_rqmts.shtml](http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml)).

**PERJURY STATEMENT**

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

**PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS**

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

**UNDERGROUND STORAGE TANK CLEANUP FUND**

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> July 20, 2010
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

## REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#\_Report Name\_Year-Month-Date (e.g., RO#5555\_WorkPlan\_2005-06-14)

## Submission Instructions

- 1) Obtain User Name and Password
  - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - i. Send an e-mail to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org)
  - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
    - i. Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
  - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
  - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
  - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.