

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0574  
RAFAT A. SHAHID, DIRECTOR

Alameda County Environmental Health Dept.  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700 fax: (510)337-9335

StID 152

December 13, 1995

Mr. Karl Westerman  
Budget Rent A Car  
4225 Naperville Road  
Lisle, IL 60532-3662

RE: Well Decommission at Budget Rent a Car, 121 98th Ave,  
Oakland, CA

Dear Mr. Westerman:

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 wells (MW-1 through MW-4) 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.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They may be reached at (510) 484-2600.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: Mitch Karass, Budget Rent a Car, 177 S. Airport Blvd,  
South San Francisco, CA 94080  
Michael Tietze, McCulley, Frick & Gilman, 5 Third St, #400  
San Francisco, CA 94103-3205  
files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0574

RAFAT A. SHAHID, Assistant Agency Director

StID 152

February 23, 1995

Mr. Michael Tietze  
McCulley, Frick & Gilman  
5 Third St, Suite 400  
San Francisco, CA 94103-3205

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

**Re: Groundwater Analysis at 121 98th Ave, Oakland 94603**

Dear Mr. Tietze:

I have completed review of MFG's February 1995 Quarterly Groundwater Monitoring Report for the above referenced site. At this time, the sampling frequency and analysis of the monitoring wells may be changed as per my letter, dated December 20, 1994.

In addition, water from well MW-1 should be analyzed for PNAS (polynuclear aromatic hydrocarbons), and total dissolved solids. If diesel concentrations remain stable or decrease in the next two quarterly sampling events, I will review the case for possible site closure.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: Mitch Darass, Budget Rent a Car, 177 S. Airport Blvd,  
South San Francisco, CA 94080  
Karl Westerman, Budget Rent a Car, 4225 Naperville Rd,  
Lisle, IL 60532-3662  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0574

RAFAT A. SHAHID, Assistant Agency Director

StID 152

December 20, 1994

Mr. Michael Tietze  
McCulley, Frick & Gilman  
5 Third St, Suite 400  
San Francisco, CA 94103-3205

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

**RE: Groundwater Monitoring at 121 98th Ave, Oakland 94603**

Dear Mr. Tietze:

I have completed review of McCulley, Frick & Gilman's Third Quarter, 1994 Quarterly Groundwater Monitoring Report for the above referenced site. This report includes the installation of monitoring well MW-4. At this time, it is appropriate to modify the sampling frequency of the wells as follows:

1. Drop analysis for TPH-G and BTEX in wells MW-1, 2, and 3,
2. Continue analyzing for TPH-D in wells MW-1, 2, and 3, and,
3. Analyze for TPH-G, TPH-D, and BTEX in well MW-4 on a quarterly basis.

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

eva chu  
Hazardous Materials Specialist

cc: Mitch Karass, Budget Rent a Car, 177 S. Airport Blvd,  
South San Francisco, CA 94080  
Karl Vesterman, Budget Rent a Car, 4225 Naperville Rd,  
Lisle, IL 60532-3662  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0574

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs

StID 152

July 20, 1994

Mr. Michael Tietze  
McCulley, Frick & Gilman  
5 Third St, Suite 400  
San Francisco, CA 94103-3205

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**  
1131 HARBOR BAY PARKWAY, 2ND FLOOR  
ALAMEDA, CA 94502-6577

**RE: Workplan Approval for Budget Rent a Car, 121 98th Ave,  
Oakland CA 94603**

Dear Mr. Tietze:

I have completed review of McCulley, Frick & Gilman's July 1994 Quarterly Groundwater Monitoring Report for the above referenced site. Included in this report is a recommendation to install an additional monitoring well approximately 80 feet east-southeast of the former underground storage tanks and pump islands. This proposal is acceptable and field work should commence by **September 6, 1994.**

If you have any questions, I may be reached at (510) 337-2869.

Sincerely,

A handwritten signature in cursive script, appearing to read "eva chu".

eva chu  
Hazardous Materials Specialist

cc: Mitch Karass, Budget Rent a Car, 177 S. Airport Blvd, South  
San Francisco, CA 94080  
Karl Westerman, Budget Rent a Car, 4225 Naperville Rd,  
Lisle, IL 60532-3662  
files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0574

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

StID 152

October 21, 1993

Mr. David Siegel  
McCulley, Frick & Gilman  
5 Third St., Suite 400  
San Francisco, CA 94103-3205

**Subject: Monitoring Well at Budget Rent a Car, 121 98th Ave.,  
Oakland, CA 94603**

Dear Mr. Siegel:

I have completed review of McCulley, Frick & Gilman's October 1993 Quarterly Ground-Water Monitoring Report for the above referenced site. Monitoring wells MW-1 and MW-2 are detecting low concentrations of diesel in groundwater. The last two quarters show groundwater to flow in the east, southeasterly direction. If this trend continues, a downgradient well will be required, as MW-1 is cross gradient from the former underground storage tank pit, and MW-2 is upgradient from the former diesel island.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'eva chu'.

eva chu  
Hazardous Materials Specialist

cc: Mitch Karass, Budget Rent-A Car, 121 98th Ave, Oakland  
94603  
files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0574

Stid 152

July 14, 1993

Mitch Karass  
Budget Rent-A-Car  
121 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: Quarterly Monitoring Schedule for 121 98th Ave., Oakland  
94603**

Dear Mr. Karass:

This office has completed review of McCulley, Frick & Gilman's Preliminary Site Assessment Report, date July 6, 1993, for the above referenced site. The report indicates groundwater to be impacted by the prior fuel release. At this time, a quarterly monitoring schedule should be implemented. Each monitoring episode should include groundwater elevation measurements, lateral hydraulic gradient, analyses for TPH-G, TPH-D, and BTEX. If you have any questions, please call me at (510) 271-4530.

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: David Siegel, MFG, 5 Third St., Suite 400, San Francisco,  
CA 94103-3205  
files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0574

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 152

May 4, 1993

Mr. David Siegel  
McCulley, Frick, & Gilman  
5 Third St., Suite 400  
San Francisco, CA 94103-3205

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: Work Plan for Additional Subsurface Investigation,  
Budget Rent A Car, 121 98th Ave, Oakland 94603**

Dear Mr. Siegel:

I have completed review of McCulley, Frick & Gilman's Work Plan for Additional Subsurface Investigation, dated April 28, 1993, for the above referenced site. The purpose of the investigation is to determine the extent of soil contamination and whether ground water has been impacted by the unauthorized release of petroleum products at this site. Five soil borings around the former underground storage tank pit and former diesel dispenser are proposed, of which three (3) will be converted into ground water monitoring wells. This work plan is acceptable and field activities should begin **within 45 days of the date of this letter**. Please notify this office 48 hours prior to the start of field work.

If there are any questions or changes in the work plan, I can be contacted at (510) 271-4530.

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB  
Karl Westermann, 4225 Naperville Rd., Lisle, IL 60532-3662  
Mitchell Krass, P.O.Box 2926, South San Francisco, 94083  
files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

StID 152

January 13, 1993

Mitch Karass  
Budget Rent-A Car  
121 98th Ave  
Oakland, CA 94603

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

R0574

**Subject: PSA for Budget Rent A Car, 121-98th Ave., Oakland 94603**

Dear Mr. Karass:

This office has completed review of the file for the above referenced site. When a waste oil underground storage tank (UST) was removed in August 1989, soil samples collected from native soil beneath the UST revealed up to 9,000 parts per million as total oil and grease (ppm TOG). Clearly an unauthorized release of petroleum hydrocarbons has occurred at this site.

In July 1992 three fuel USTs were removed from the above site. Soil samples taken from beneath pump island #4 exhibited up to 14,000 ppm total petroleum hydrocarbons as gasoline (TPH-G), 240 ppm benzene, and 1,000 ppm TPH-D (as diesel). The piping trench beneath the pump island was further excavated another two feet in depth to non-detectable levels of the above constituents. The stockpiled soil was bioremediated and subsequently reused as backfill material.

At this time additional investigations are required to determine the extent and severity of soil and groundwater contamination due to the fuel and waste oil product release at this site. 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, the State Water Resources Control Board LUFT Field Manual, 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.



Mitch Karass  
Budget Rent A Car  
121 98th Ave., Oakland  
January 13, 1993

Page 2

Please be advised that this is a formal request for technical reports pursuant to Title 23, California Code of Regulations, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB. Copies of all proposals and reports must also be sent to Mr. Rich Hiatt of the RWQCB.

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

Sincerely,



Eva Chu  
Hazardous Materials Specialist

cc: Rich Hiatt, RWQCB  
Amy Marden, Accutite, 35 So. Linden Ave., SSF. 94080-6407  
Edgar Howell/files

budget

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0574

RAFAT A. SHAHID, Assistant Agency Director

November 6, 1992

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

Mr. Mitch Karass  
Budget Rent-A-Car  
177 South Airport Blvd.  
South San Francisco, CA 94080

Re: Budget Rent-A-Car, 121 - 98th Avenue, Oakland, CA 94603

Dear Mr. Karass:

On October 27, 1992, Hazardous Materials Specialist Jeff Shapiro of this office made a final inspection of the installation of three new underground fuel storage tanks at the above referenced site. The installation passed inspection with no apparent problems. However, some additional paperwork is required in order to receive five-year permits to operate the new underground tanks at this site. Please submit the following items within 30 days:

1. An as-built and complete plot plan.
2. A written spill response plan (sample enclosed).
3. A written tank monitoring plan (sample enclosed).
4. Results of initial precision tank tests.
5. Results of initial precision pipeline leak detector tests.
6. Complete and sign permit form A.
7. Complete and sign permit forms B.
8. Complete Hazardous Materials Management Plan form part II.

I have enclosed blank copies of the required forms for you. Title 23 of the California Code of Regulations prohibits the operation of any underground storage tank without a permit. Please contact me at (510) 271-4320 if you have any questions which may arise in completing the mandatory five-year permit process.

Sincerely,

Ronald J. Owcarz, R.E.H.S.  
Hazardous Materials Specialist

Enclosures

cc: Gil Jensen, Alameda County District Attorney's Office  
Suzan Barczewski, Accutite Environmental  
Rich Hiatt, RWQCB  
Ed Howell - file

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID L. KEARS, Agency Director  
August 31, 1992  
STID 152

R0574

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

Budget Rent-A-Car Systems  
Mr. Mitch Karass  
177 So. Airport Blvd.  
So. San Francisco, CA 94808

Re: Treatment of Stockpiled Soils at Budget Rent-A-Car, 121 98th  
Ave., Oakland CA 94603

Dear

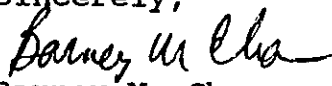
Our office has received and reviewed the two proposals for the treatment of approximately 300 cubic yards of diesel contaminated soils at the above address. We understand you would like to remediate these soils for eventual reuse. Initial results indicate the soils are still at levels of approximately 16 ppm Total Petroleum Hydrocarbons as diesel, TPHd. The two proposed methods of treatment by Accutite Environmental Engineering (AEE) are mushroom composting and treatment with Biosolve emulsifying agent.

After speaking with Ms. Amy Marden of AEE it was agreed that either proposal is acceptable but the County would like additional information regarding the treatment method actually used. This information would include any historical sites where these treatments have been used successfully and the time which it took to achieve these results. Any data sheets describing the chemical nature and reaction properties of Biosolve should also be provided.

It was also agreed that the six discrete samples proposed for confirmation sampling will be a minimum number and additional samples may be needed if six samples is statistically not representative of this amount of soil.

Please contact Ms. Eva Chu if you have any questions regarding this letter.

Sincerely,

  
Barney M. Chan,  
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office  
R. Hiatt, RWQCB  
A. Marden, Accutite Env. Engineering, 35 So. Lindent Ave.,  
So. San Francisco, CA 94080-6407  
App-121-98th

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0574

September 19, 1990

Mike Simon  
Budget Rent-A-Car of Oakland  
121 - 98th Ave.  
Oakland, CA 94603

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

**Re: Waste Minimization Assessment**

Dear Mike Simon:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

Edgar B. Howell, Chief,  
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department  
Files