

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-8700  
FAX (510) 337-9335

March 25, 2002  
RO00001603

Ms. Rose Pelino  
Avis Rent-A-Car Systems, Inc.  
6 Sylvan Way  
Parsippany, NJ 07054

**Re: Work Plan for Avis Rent-A-Car, 1 Neil Armstrong Way, Oakland CA 94621**

Dear Ms. Pelino:

Our office has received and reviewed the March 14, 2002 Work Plan for Additional Groundwater Investigation at the above referenced Avis facility. We are aware that the underground tank at the site is scheduled for removal in the summer of 2002 and that the proposed work would occur subsequent to this removal. This work is intended to define the extent of the MTBE plume previously identified in a shallow boring investigation. Borings are proposed also to determine if the storm drains onsite may be acting as preferential pathways for contaminant migration. Grab groundwater samples are proposed for collection and analysis for the analytes, TPHg, BTEX and MTBE.

The work plan is approved with the following conditions:

- Although soil samples are not proposed for chemical analysis, vadose soil samples should be screened with a field instrument and analyzed if significant screening results are observed.
- Please provide a rose diagram for groundwater gradient determined from the earlier groundwater investigation performed at the site. There is a need to confirm the assumed east-southeast gradient.
- Please insure that your volatile organics analysis using EPA Method 8260 includes MTBE, the other ether oxygenates and the halogenated volatile organics.
- Please add an additional boring location near the former location of MW-3. This will give an important data point to illustrate the assumed attenuation of MTBE.
- Keep in mind that our office originally requested an off-site investigation, particularly south of the existing tank. Should the results of this investigation not be able to complete your MTBE iso-concentration contours, an off-site investigation will be necessary. The Port of Oakland has pledged its co-operation in allowing off-site access.

Ms. Rose Pelino  
March 25, 2002  
RO00001603  
1 Neil Armstrong Way, Oakland CA 94621  
Avis Rent-A-Car  
Page 2

Please contact our office prior to performing this field work and the tank removal. You may contact me at (510) 567-6765 with any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

✓C: B. Chan, files

Mr. K. Johnson, MFG, Inc., 180 Howard St., Ste. 200, San Francisco, CA 94105

Mr. D. Klettke, Port of Oakland, 530 Water St., 2<sup>nd</sup> Floor, Oakland, CA 94607

Wpap1Neil Armstrong

ALAMEDA COUNTY  
HEALTH CARE SERVICES

2/26/02  
February 26, 2002  
Agency Director  
RO0001603



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

Ms. Rose Pelino  
Avis Rent-A-Car Systems, Inc.  
900 Old Country Road  
Garden City, NY 11530

**Re: Avis Rent-A-Car Facility, 1 Neil Armstrong Way, Oakland, CA 94621**

Dear Ms. Pelino:

This letter serves to recount the 2/13/02 meeting our office had with Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board (SFRWQCB) and Mr. Dale Klettke of the Port of Oakland. Your consultant was unable to make this meeting, however, I sent him copies of the utility map and a figure with potential boring locations.

The following observations were made at the meeting:

- Upon review of the utility map, both the on-site and off-site storm drains appear to be potential pathways for contaminant migration. Several of the proposed boring locations are meant to investigate these pathways.
- The initial investigation results indicate a recent release from the existing UST. The Water Board will not close this site unless the source of the release has been determined and abated. One obvious option is the removal of the underground tank system.
- The requested investigation must be done to delineate the hydrocarbon plume and investigate the preferential pathways. If possible, it would be ideal to remove the existing UST and perform the investigation immediately thereafter.

**Because of this meeting, you may submit the previously requested work plan no later than March 15, 2002.**

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. Ken Johnson, MFG, Inc., 71 Stevenson St., Ste. 1450, S.F., CA 94105-2941  
✓ Mr. D. Klettke, Port of Oakland, 530 Water St., Oakland, CA 94607

1NeilArmstrong

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 18, 2002  
RO0001603

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Rose Pelino  
Avis Rent-A-Car System, Inc.  
~~900 Old Country Road~~  
~~Garden City, NY 11530~~

*6 Sylvan Way  
Parsippany, NJ 07054*

**Re: Request for Work Plan for Avis Rent-A-Car, 1 Neil Armstrong Way,  
Oakland CA 94621**

Dear Ms. Pelino:

As you are aware, the oversight of the referenced site has been transferred to Alameda County Environmental Health's Local Oversight Program (LOP) by the City of Oakland Fire Department. You have been notified of this action in the **Notice of Responsibility** letter sent to your attention.

This was done after review of the February 15, 2001 Phase II Investigation Report performed by MFG. In this report, numerous borings were advanced and grab groundwater samples taken for chemical analysis. Of concern were elevated MTBE concentrations detected in groundwater samples down-gradient of the existing 12,000 gallon gasoline tank. It appears that a release from this tank has occurred, not related to the tanks removed in 1989. I have spoke with Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board (SFRWQCB) and he concurs with our office's opinion as to the need to further delineate the extent of the MTBE plume. **Please submit a work plan perform this investigation to our office within 45 days or no later than March 1, 2002.**

I understand that this site is scheduled for closure, including the removal of the underground tanks, dispensers and hydraulic lifts. It is hoped that the subsurface investigation can be done simultaneously with site closure. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

*180 Howard St, Ste 200*

Mr. Ken Johnson, MFG, Inc., ~~71 Stevenson St., Ste. 1450~~, S. F., CA 94105-2941

Mr. D. Klettke, Port of Oakland, 530 Water St., Oakland CA 94607

Wprq1NeilArmstrongWay

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BARNEY CHAN RO0001603  
ALAMEDA COUNTY ENVIR. HLTH.  
1131 HARBOR BAY PARKWAY #250  
ALAMEDA, CA 94502

JAN 25 2002

UNITED STATES POSTAL SERVICE



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Permit No. G-10

• Print your name, address, and ZIP Code in this box •

BARNEY CHAN RO0001603  
ALAMEDA COUNTY ENVIR. HLTH.  
1131 HARBOR BAY PARKWAY #250  
ALAMEDA, CA 94502

JAN 24 2002

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

MS. ROSE PEKINO  
AVIS RENT-A-CAR  
900 OLD CENTURY RD.  
GARDEN CITY, NY 11530

4a. Article Number

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

*[Signature]*

Thank you for using Return Receipt Service.

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

PORT OF OAKLAND  
C/O DALE KIETKE  
530 WATER ST  
OAKLAND, CA 94607

4a. Article Number

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

*[Signature]*

Thank you for using Return Receipt Service.

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Ro 1603

CITY OF OAKLAND FIRE DEPARTMENT  
Office Of Emergency Services  
1605 Martin Luther King Jr. Way, Oakland, CA 94612

#

ST10 1103

Hazardous Materials Program

8/25/89 10K gasoline

Contaminated Site Case Transfer Form

AUG 24 2001

Site Information:

Site Responsible Party (ies)	PORT OF OAKLAND / AVIS RENT A CAR SYSTEM
Site Name	AVIS RENT A CAR SYSTEM, INC. FACILITY
Site Address	1 NEIL ARMSTRONG WAY, OAKLAND INTERNATIONAL AIRPORT
Site Phone	
Site Contractor & Consultant (if available)	MFG CONSULTING SCIENTISTS AND ENGINEERS
Site DBA	

Site Conditions:

<b>UST</b>			
former product (fuel, w/o, solvent, others)?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
observations of system (holes, leaks)?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
observed contamination (free product, smell, soil/water discoloration)?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
soil and/or groundwater concentrations of contaminants?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
unauthorized Release Form Filed? INITIAL, YES	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
future intended use if known?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>NON-UST</b>			
Former industrial use?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Soil and/or groundwater concentrations of contaminants?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Future intended use if known?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
<i>If available, attach pertinent reports</i>			

Transferred as: LOP  SLIC

Level of Update requested:

- distribution list
- all meetings
- all site visits
- closure sign off
- all the above

Transfer requested by Inspector: H. Gomez 8/21/01

Transfer accepted by: (ALCo EHS): \_\_\_\_\_

October 1, 2001

Ms. Rose Pelino, P.E.  
Director of Environmental Affairs, Corporate Facilities  
Avis Rent A Car System, Inc.  
900 Old Country Road  
Garden City, New York, 11530

RE: Avis Rent A Car, Inc, Facility  
1 Neil Armstrong Way, Oakland International Airport  
Oakland, California 94621

Dear Ms. Pelino:

This office has received and reviewed the MFG Consulting Scientists and Engineers "Phase II Investigation Report", dated February 15, 2001. This report was prepared for the Avis Rent A Car System, Inc. ("Avis") Facility located at 1 Neil Armstrong Way at the Oakland International Airport.

This office is not in agreement that no further action is required at this site. Elevated levels of MTBE were found in groundwater samples B5, B6, and B7 at concentrations of 410 ug/L, 1,100 ug/L and 969 ug/L. The extent of the MTBE plume has not been adequately defined, and may be migrating off-site in the east and southeast directions. In addition, elevated concentrations of fluorinated and/or chlorinated hydrocarbons were detected in boring B4, located near the above ground virgin oil tank.

This analytical data suggests that there have been recent releases of petroleum hydrocarbons to groundwater from the operation of the underground storage tanks and maintenance operations at the facility.

This office recently conferred with Hernan Gomez of the City of Oakland, Fire Services Agency, in order to have this case transferred to the County of Alameda's Local Oversight Program (LOP). Mr. Gomez has granted this request and the file is in the process of being transferred to Alameda County.

At a minimum, the Port of Oakland requests the following:

- 1 Adequately define the vertical and lateral extent of the MTBE and fluorinated and/or chlorinated hydrocarbons in soil and groundwater.

Please be advised that under the terms of the Agreement Regarding Removal of Underground Storage Tanks, and generally under the terms of the Lease between the Port and Avis, Avis agreed to indemnify the Port for any environmental liability, including



clean up costs, in connection with the underground tanks which were removed from the facility. Avis is also responsible for any incremental costs associated with the redevelopment of the site after Avis decommissions this maintenance and operations facility.

If you have any questions concerning this letter, please feel free to contact me directly at (510)627-1118.

Sincerely,

Dale Klettke, CHMM  
Associate Environmental Scientist

c: Susan Hugo, Alameda County LOP  
Hernan Gomez, City of Oakland, Fire Services Agency  
Chris Noma, Wendel, Rosen, Black, & Dean, LLP  
Michele Heffes, Port Deputy Attorney  
EH&SC Files

**CITY OF OAKLAND FIRE DEPARTMENT**  
**Office Of Emergency Services**  
 1605 Martin Luther King Jr. Way, Oakland, CA 94612

**Hazardous Materials Program**

Contaminated Site Case Transfer Form

**Site Information:**

Site Responsible Party (ies)	PORT OF OAKLAND/AVIS RENT A CAR SYSTEM
Site Name	AVIS RENT A CAR SYSTEM, INC. FACILITY
Site Address	1 NEIL ARMSTRONG WAY
Site Phone	
Site Contractor & Consultant (if available)	MFG CONSULTING SCIENTISTS AND ENGINEERS
Site DBA	

**Site Conditions:**

<b>UST</b>			
former product (fuel, w/o, solvent, others)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
observations of system (holes, leaks)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
observed contamination (free product, smell, soil/water discoloration)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
soil and/or groundwater concentrations of contaminants?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
unauthorized Release Form Filed? <i>INITIAL, YES</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
future intended use if known?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>NON-UST</b>			
Former industrial use?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Soil and/or groundwater concentrations of contaminants?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Future intended use if known?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>If available, attach pertinent reports</i>			

Transferred as: LOP  SLIC

Level of Update requested:

- distribution list     all meetings     all site visits     closure sign off     all the above

Transfer requested by Inspector: H. Gomez 8/21/01

Transfer accepted by: (ALCo EHS): \_\_\_\_\_

LAW OFFICES OF  
PILLSBURY, MADISON & SUTRO

TEN ALMADEN BOULEVARD  
SAN JOSE, CALIFORNIA 95113

TELEPHONE (408) 947-4000  
TELECOPIER (408) 287-8341

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WALNUT CREEK, CALIFORNIA  
WASHINGTON, D.C.

WRITER'S DIRECT DIAL NUMBER

(408) 947-4044

01

DMG  
UGT  
file

CALIFORNIA REGISTERED  
APR 13 1994  
QUALITY CONTROL BOARD

April 9, 1994

Avis Rent A Car System, Inc.,  
- Oakland Airport Remediation

Ms. Cynthia Chapman  
Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, California 94621

UGT.

Dear Ms. Chapman:

As you are aware, recently Avis' consultant, McCulley, Frick & Gilman, installed a new monitoring well at the Oakland Airport to replace the well which was abandoned due to excavation of soil in the vicinity. In order to include sampling results from that new well, we intend to delay submitting the quarterly report for one month. If you have any objection to that plan, please let me know.

Very sincerely yours,

*Beth Hamilton*

Beth L. Hamilton

cc: Mr. Karl Westermann, Avis  
✓ Mr. Lester Feldman, RWQCB  
Ms. Michele Heffes, Port of Oakland  
Mr. Ed Conti, MF&G

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

October 31, 1990

Ms. Beth Hamilton  
Pillsbury, Madison & Sutro  
Ten Almaden Boulevard  
San Jose, CA 95113

Dear Ms. Hamilton:

I have reviewed the "Soil and Groundwater Investigation Report" prepared by McCulley, Frick, & Gilman, Inc. (MF&G) dated September 19, 1990, for Avis Rent A Car at 1 Neil Armstrong Way in Oakland. This report describes the investigation that has occurred at the site and describes activities that will be performed based on information provided from the investigation.

Section 8.0 of the report describes the remedial program for the site. This consists of excavating hydrocarbon contaminated soil in the vicinity of Monitoring Well 1 (MW1), and replacing MW1. Of the three wells installed, only soil samples and water samples from MW1 contained hydrocarbons.

I contacted Mr. Ed Conti of MF&G to discuss the placement of the new monitoring well. This well should be placed on the down-gradient side of the final excavation. Once it has been shown that groundwater has been impacted, the next step is to define the extent of the plume. At this point in the Avis investigation, there is no information on where the plume has migrated. According to Mr. Conti, the latest sampling round shows that hydrocarbon levels have decreased considerably; however, only by further groundwater investigation can it be determined if this is indeed a "real" decrease in values, or if we are just seeing the plume migrate past this monitoring point.

In a separate issue, I reviewed the files regarding the removal and installation activities at the Avis facility. We still need a copy of the as-built drawings of the new installation, as requested by Ariu Levi. This was a condition of the installation approval, dated May 2, 1989. I am also in the process of closing out the deposit/refund accounts associated with the removal/installation process. A separate deposit/refund is required to continue with

October 30, 1990  
Avis Rent A Car  
Page 2

oversight of the remediation process. Please submit a check for \$1,200.00, payable to Alameda County Division of Hazardous Materials within 30 days. This amount is to cover the time already used to review the investigation, and to cover additional oversight.

If you have any questions, please call me at 415/271-4320.

Sincerely,



Cynthia Chapman  
Hazardous Materials Specialist

c: Mr. Karl Westermann, Regional Director  
Mr. Steven Luquire, RWQCB  
Mr. Ed Conti, MF&G