## ALAMEDA COUNTY HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-30-02

May 29, 2002

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

RO0002449

Mr. Corey Kauffman Cruise America, Inc. 11 West Hampton Ave. Mesa, AZ 85210

RE: Cruise America, 796 66th Avenue, Oakland CA 94621

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

#### Dear Mr. Kauffman:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION Re: 796 66<sup>th</sup> Ave., Oakland CA 94621 May 29, 2002 Page 2 of 2

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6765 should you have any questions about the content of this letter.

Sincerely,

Barney M. Chan Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

	SAMPLE LETTER (2): LIST OF LANDOWNERS FORM
	Name of local agency Street address City
·	SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site Name and Address)
	(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)
	1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:
	2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.
	Sincerely,
	Signature of primary responsible party  Name of primary responsible party

AGENCY
Name of local agency Street address City
SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR (Site Name and Address)
In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):
cleanup proposal (corrective action plan)
site closure proposal
local agency intention to make a determination that no further action is required
local agency intention to issue a closure letter
Sincerely,
Signature of primary responsible party
Name of primary responsible party
cc: Names and addresses of all record fee title owners

# ALAMEDA COUNTY HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



05-30-02

ENVIRONMENTAL HEALTH SERVICES

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

May 29, 2002

Mr. Corey Kauffman Cruise America, Inc. 11 West Hampton Avenue Mesa, AZ 85210

Dear Mr. Kauffman:

Subject: Fuel Leak Case No. RO0002449, 796 66th Ave., Oakland, CA 94621

The subject site has been referred to Alameda County Environmental Health, Local Oversight Program (LOP), for case oversight by the City of Oakland Fire Department. Our office works as an agent of the San Francisco Regional Water Quality Control Board (SFRWCB) to oversee the investigation and cleanup of petroleum underground fuel leak sites within the City of Oakland. A Notice of Responsibility (NOR) has been sent to your attention notifying of this administrative action.

We have received and reviewed the March 4, 2002 Underground Storage Tank Removal Draft Report prepared by AEI Consultants, which documents the November 30, 2001 removal of one 10,000 gallon unleaded gasoline tank from this site. A total of five soil samples and one grab groundwater sample were collected for chemical analysis. Because groundwater was encountered in the excavation pit, three soil samples were collected at the soil groundwater interface at a depth of 6.5' bgs. One soil sample was collected beneath each of the two former dispensers at a depth of 3' bgs. The tank pit was purged of 3,400 gallons of water prior to collecting a water sample for analysis. Our office has the following technical comments listed below.

#### **Technical Comments**

- 1. Significant benzene (up to 13 ppm), significant MTBE (up to 53 ppm) and significant lead (up to 1300 ppm) was reported in residual soil samples collected during the tank removal.
- 2. Significant gasoline (up to 44 mg/l) and significant MTBE (up to 42 mg/l) was reported in the groundwater sample collected during the tank removal. A release of petroleum fuel has occurred at this site, the extent of which must be determined in accordance with Section 2724 of the California Underground Storage Tank Regulation, Title 23, Division 3, Chapter 16. The typical Scope of Corrective Action consists of the following phases; Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation and Verification Monitoring. Our office would like to make you aware of the former Fitchburg well field located where the Oakland Coliseum complex now resides. Because of its proximity to your site and the uncertain closure of these former production wells, this fuel release poses an imminent threat to groundwater.

#### Technical Report Request

Please submit the following technical reports to our office according the following schedule:

- July 1, 2002- Soil and Groundwater investigation report
- June 17, 2002- Unauthorized Release report, copy enclosed. These reports are requested pursuant to Water Board authority under Section 13267 of the California Water Code.

Mr. Corey Kauffman 796 66<sup>th</sup> Ave., Oakland CA 94621 Cruise America, Inc. RO0002449 May 29, 2002 Page 2

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

Sincerely,

Darney M. Cham Barney M. Chan

Hazardous Materials Specialist

Enclosure (Mr. Kauffman)

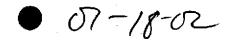
C: B. Chan, files

Mr. John Ormerod, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549
Rprq796 66th

## ALAMEDA COUNTY HEALTH CARE SERVICES

**AGENCY** 





DAVID J. KEARS, Agency Director

Cruise America RV Rentals & Sales Mr. Cory Kauffman 11 West Hampton Ave. Mesa, AZ 85210-5258 ENVIRONMENTAL HEALTH SERVICES

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

Dear Mr. Kauffman:

Subject: Fuel Leak Site RO0002449, 796 66th Ave., Oakland CA 94621

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the July 11, 2002 Site Investigation Workplan for the referenced site prepared by AEI Consultants. I have also spoke with Mr. Peter McIntyre of AEI regarding past environmental activities at the site. Our office requests that you address the following technical comments when performing the proposed work and provide the technical report(s) requested below.

#### Technical Comments

- The rationale for the proposed borings is to determine the extent and direction of migration of the
  contamination. This will help in evaluating the potential remediation options. Please include the
  determination of the vertical extent of contamination in the borings.
- Please use the data from the borings to adjust the locations of the outlying monitoring wells. A
  mobile lab may be useful to prevent significant delays in well installation.
- The proposed receptor survey is approved. Please also include a utilities investigation identifying any preferential pathways.
- In the AEI report, it was mentioned that excavated soil from the former diesel tank removal was
  aerated and the soil's disposition is uncertain. It is curious why aeration was done since diesel
  contamination is not amenable to aeration. How was the soil eventually disposed?
- Did the prior gasoline and diesel tanks ever receive regulatory closure? If they did not, it may be advantageous to include their investigation (technical and/or field) in this investigation.

#### **Technical Report Request**

- Please provide copies of all previously mentioned reports within 30 days or no later than August 19, 2002. This would include the complete report for the advancement of borings SB-1 through SB-11 by AEI, the tank removal report for the former gasoline and diesel tanks, borings and well installation reports for the investigation of these tanks, any monitoring reports and the mentioned geotechnical and excavation activities. Please also respond to the previously mentioned items.
- The AEI report states that this work including submission of a report could be completed within 8-12 weeks. Therefore, giving 12 weeks, please submit your investigation report no later than October 11, 2002. Please inform our office prior to commencing this work.

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

Sinceraly,

Barney M. Chan

Hazardous Materials Specialist

Sames Mche

C: B. Chan, files

Mr. P. McIntyre, AEI Consultants, 3210 Old Tunnel Rd., Suite B, Lafayette, CA 94549

Wpap796 66th

### **HEALTH CARE SERVICES**





RO2449

ENVIRONMENTAL HEALTH SERVICES

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

June 26, 1998

ATTN: Accounts Payable

Cruise America 796 - 66th Ave Oakland CA 94621

RE: Project # 708A - Type I

at 796 66th Ave in Oakland 94621

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$284.55, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check: - project #

- type of project and

- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager Environmental Protection

c: files



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

September 5, 1991

Amy Loftus Tuitel Blymyer Engineers, Inc. 1829 Clement Ave. Alameda, CA 94501

Dear Ms. Tuitel:

This letter is being sent in response to your letter dated August 28, 1991 requesting information for indicated sites located in the 94621 zip code.

Review of our files showed the following:

1. Ace Recyclers Enterprises - 830 69th Ave.

Previously, this site did have some surface oil contamination, but the soil was removed and remediation was completed with the approval of our office in April, 1991.

2. Allied Crane Maintenance - 727 66th Ave.

In 1989, soil contamination was noted during removal of Underground tanks. Further site assessment and characterization has been required by this office.

(R0632) 3. Ford Wholesale Co. - 8907 Railroad Ave.

This facility is a roofing company. In January, 1990, two underground tanks were removed. Soil samples taken during the removal showed contamination with gas as high as 1000 ppm TPH gas. Further site assessment and characterization has been required by this office but has yet been received.

4. The Glidden Co. - 5800 Coliseum Way.

This business stores and distributes commercially prepared paints. Because the containers are never opened at this site, this facility is not regulated by this office.

Amy Tuitel
Blymyer Engineers, Inc.
September 5, 1991
Page 2 of 3

5. GUHL Manufacturing - 7001 Snell St.

This office has no records of this business or this site.

(R02449) 6. McGuire & Hester - 796 66th Ave.

In 1988 two underground tanks were removed and followed by a soil and groundwater investigation. Three monitoring wells were installed at the site, and 1988 samplings showed no detectable contamination. In 1989 two new Underground tanks were installed for owner Cruise America. These tanks are a 10,000 gallon fuel tank, and a 500 gallon waste oil tank. The soil at the site contains high concentrations of ammonia, probably stemming from the pre-1957 use of the property as a meat packing plant/slaughtering house.

7. Pacific Coast Retreaders - 747 Independant.

This business retreads tires. We have not inspected this facility.

(ROTIL) 8. Pacific Bell c/o Packer Q1663 - 733 Kevin Ct.

This facility handles typical motor vehicle maintenance materials such as automatic transmission fluid, fresh motor oil, and waste oil stored in an aboveground tank. No known contamination has occurred. Additionally, there are two underground tanks at this site owned by Ronald L. Day Transportation Inc., which have a combined capacity of 36,000 gallons motor vehicle fuel.

(R01439) 9. Rock Transport - 5900 Colisuem Way.

In June, 1990, two 10,000 gallon diesel and a 500 gallon waste oil tank were removed from this site. Soil contamination was significant, and the water encountered during the excavation was observed to have a product sheen. Approximately 1400 cubic yards of soil were subsequently stockpiled at the site in four separate stockpiles. As of February 6, 1991, the concentration of contaminants in all stockpiles was below threshold limits. A proposal for further groundwater investigation and monitoring has been requested.

(R0965) 10. Schwartz Property - 6345 Coliseum Way.

Amy Tuitel Blymyer Engineers, Inc. September 5, 1991 Page 3 of 3

Known Diesel contamination exists at this site. Blymyer Engineers Inc. performed the initial investigation and results were presented in a report dated May 19, 1991. On August 13, 1991, this office approve a December 7, 1989 proposal by Schwartz and Linheim to divide the property into two separate parcels. One of the proposed parcels is required to undergo a continued site investigation to characterize the soil and groundwater contamination.

11. Sherwin-Williams Co. - 754 Kevin Ct.

This business is an Automotive Finisher and Body Shop Supply Company. Materials stored on-site include paints, resins, and solvents. No known contamination has occurred.

12. Unocal Service Station. - 845 66th Ave.

(R0408)

Underground tanks were remove in 1989, and new ones installed in 1990. Soil contamination was observed during the tank removal, but is now fully remediated. A groundwater monitoring program is in progress.

This letter is limited to information available in this department and does not reflect any other information which may be available from other governmental agencies or businesses. If you have any additional questions, please contact Cathy Gates in this office at 271-4320.

Please find enclosed a copy of the invoice sent to our Billing unit.

Sincerely,

Cynthia Chapman, HMS

Cathy Siten for

Hazardous Materials Division

CC:CG:cq mem37

encl



May 2, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)
271-4320

Development Services Department City of Oakland One City Hall Plaza, Room 203 Oakland, CA 94612

Re: Demolition and Building Permit Application for 796 66th Ave.

Dear Sirs:

The Alameda County Environmental Health Department, Hazardous Materials Program approves the release of the Demolition Permit taken by contractors for the above noted address. Site clean up to remove hazardous materials/wastes from this facility is progressing, and the hold placed on the demolition permit no longer appears necessary.

If there are any questions concerning the contents of this letter, or the status of this case, please contact Hazardous Materials Specialist, Ariu Levi. Mr. Levi can be reached at 271-4320.

Sincerely,

Rafat Shahid, Chief

Hazardous Materials Program

cc: Perry Peterson

Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection

Files



April 25, 1989

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

Development Services Department City of Oakland One City Hall Plaza, Room 203 Oakland, CA 94612

Re: Demolition and Building Permit Application for 796 66th Ave.

Dear Sirs:

The Alameda County Environmental Health Department, Hazardous Materials Program approves the release of the Demolition Permit taken by Mcguire and Hester for the above noted address. Site clean up to remove hazardous materials/wastes from this facility is progressing, and the hold placed on the demolition permit no longer appears necessary.

If there are any questions concerning the contents of this letter, or the status of this case, please contact Hazardous Materials Specialist, Ariu Levi. Mr. Levi can be reached at 271-4320.

Sincerely,

Rafat Shahid, Chief

Edon Brondly

Hazardous Materials Program

cc: Perry Peterson

Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection

Files

### ALAMEDA COUNTY

### HEALTH CARE SERVICES

DAVID J. KEARS AGENCY

Department of Environmental Health Hazardous Materials Division 80 Swan Way, Room 200 Oakland, CA 94621

R02449

February 16, 1989

Telephone Number:(415) 271-4320

Mcguire & Hester Contractors 9009 Railroad Ave. Oakland, CA 94603

Attn: Perry Petersen

Re: Quarantine Order, 796 66th Ave., Oakland

Dear Mr. Petersen:

This letter confirms the telephone conversation held between yourself, and Hazardous Materials Specialist, Ariu Levi of Alameda County Environmental Health, Hazardous Materials Program, on February 16, 1989.

As discussed, the Order of Quarantine issued November 4, 1988, against Mcguire and Hester facility at 796 66th Ave. in Oakland to prevent the disposal or movement of suspected hazardous wastes is now removed. Disposal of hazardous waste from this facility can proceed according to California Hazardous Waste Control Laws.

Lifting the Order of Quarantine does not imply Agency acceptance of the submitted "Hazardous Waste Management Plan" or the findings and conclusions given in the site assessment reports dated January 9 and 16, 1989, by Aqua Terra Technologies for Mcguire & Hester. A response to these reports will be given separately.

If you have any questions concerning the contents of this letter or the status of this case please contact Hazardous Materials Specialist, Ariu Levi. Mr. Levi can be reached at 271-4320.

Sincerely,

Rafat Shahid, Chief

PLEA. SU

Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer & Environmental Protection Agency

Howard Hatayama, DOHS Lisa McCann, RWQCB

Files

P 833 981 179

RECEIPT FOR CERTIFIED MAIL

NO INEUHANCE CONTRACE PROVIDED

NOT FOR INTERNATIONAL MAIL

(See Reverse)

	Sent to McGwine ?	Hester	
	Street and No.		
	P.O., State and ZIP Code		
	Postage	5	
	Certified Fee		
Form 3800, June 1985	Special Delivery Fee		
	Restricted Delivery Fee		
	Return Receipt showing to whom and Date Delivered		
	Return Receipt showing to whom, Date, and Address of Delivery		
E L	TOTAL Postage and Fees	S	
3800	Postmark or Date		
Form			
S			

Department of Engronmental Health Hazardous Materials Program 80 Swan Way, Rm. 200 Oakland. CA 94621

R02449

Telephone Number: (415) 271-4320

Certified Mail # P 708 402 821

November 15, 1988

McGuire and Hester 796 - 66th Ave. Oakland, CA 94621

ATTN: Perry Peterson

RE: First Notice of Violation

#### Dear Sir:

On November 1, 1988, an inspection of your facility at 796 66th Ave., in Oakland was conducted by Hazardous Materials Specialist Ariu Levi of Alameda County Environmental Health. In the course of this inspection conditions were found that violate sections of the California Code of Regulations (CCR) Title 22 and Title 23, and that also violate sections of the California Health and Safety Code (CHSC). The following are descriptions of the violating conditions, and the applicable code sections.

- Two dozen or more fifty five gallon drums holding waste oil, sludge, and unknown waste were found in different areas of the maintenance yard. The drums were unlabelled as to start accumulation date, EPA identification number, and identification of contents as hazardous waste. CCR Title 22 sections 66504, 66508, 66472
- Hazardous waste was stored without benefit of secondary containment. CCR Title 22 section 67245
- Waste batteries were stored in the maintenance yard. Spent batteries must be treated as hazardous waste. CCR 66822
- 4. The facility was found in the process of closing their operation and preparing to move to a new location. The buildings that were used for heavy equipment maintenance, chemical storage, and repair shops were posted for intended demolition. No apparent measures had been taken to insure that hazardous waste containers stored within, or soils contaminated with hazardous waste had been decontaminated or would be properly disposed of. CCR Title 22 sections 67260, 66504, 66508, 66472
- Excavation and aeration of soil contaminated by petroleum hydrocarbons occurred without evaluation or approval by the

McGuire and Hester 796 - 66th Ave. Oakland, CA 94621 Perry Peterson November 15, 1988 Page 2 of 3

responsible regulatory agencies. According to representatives of McGuire and Hester, the contaminated zone previously held an underground fuel tank. The UGT was thought to have been removed in October of 1986. One or two ground water monitoring wells were installed without permit. Unauthorized release reporting requirements were not complied with. CCR Title 23 section 2672 (d,e), 2651

An order of quarantine was issued on November 4, 1988, as a result of the violations found during the November 1 inspection, and in response to the apparent lack by the facility to notify the proper regulatory agencies concerning the remediation performed, and the clean up still required for proper site closure. The order of quarantine included a notice concerning the facility's right to a hearing to contest the validity of the order.

You are notified that the California Health and Safety Code(CHSC), section 25189 states, any person who negligently disposes or causes the disposal of any hazardous or extremely hazardous waste, at a point which is not authorized shall be subject to a civil penalty of not more than twenty five thousand (\$25,000) dollars per violation

You are notified that CCR, Title 22 section 66328 (d) states, if corrections are needed, the operator shall provide the department with a written plan of correction, which states the actions to be taken and the expected dates of completion.

You are notified that CHSC section 25299 states, any operator of an underground storage tank is liable for a civil penalty of not more than five thousand (\$5,000) dollars per day for failing to properly close an underground storage tank as required by CHSC 25298.

Your plan of correction must include, but is not limited to the following:

- Define the vertical and horizontal extent of the problem by sampling. Provide sampling map and sampling methods
- 2. Proposed clean up actions

McGuire and Hester 796 - 66th Ave. Oakland, CA 94621 Perry Peterson November 15, 1988 Page 3 of 3

3. Safety plan

4. Name of licensed hazardous waste hauler

5. Location of disposal facility

6. Verify by sample analysis that the site is clean

7. Provide copies of all manifests and reports.

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. If you have any questions concerning this matter, please contact Ariu Levi, Hazardous Materials Specialist, at 415-271-4320.

Sincerely,

Rafat Shahid, Chief, Hazardous Materials Program

RAS:mnc

cc: Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency

Peter Johnson, RWQCB Ariu Levi, ACEHS Files