ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

01-21-01

P0130

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

January 18, 2001

Mr. Mel Bolin
Mr. Virgil V. Bolin, Tr. Etal
5509 Arizona Drive
Concord, CA 94521
STID 1685

RE: Bolin's Service Garage, 6335 San Pablo Avenue, Oakland, CA 94608

Dear Mr. Bolin:

Yesterday your workplan for the above site was implemented which included collecting soil samples and a groundwater sample from your sampling well. Please inform me within five days when the sampling well will be closed, and the name of the contractor performing the work as per your workplan dated December 24, 2000. As a reminder, a permit must be obtained from the Alameda County Public Works Department at (510) 670-6633 before closing out the well.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: Don Hwang, Alameda County Environmental Health
David Helfant, Seico Engineering and Inspection Services, 1187 Ocean Avenue, Emeryville, CA 94608
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King, Oakland, CA 94612
Files

01-08-01

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

P0130

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

January 8, 2001

Mr. Mel Bolin
Mr. Virgil V. Bolin, Tr. Etal
5509 Arizona Drive
Concord, CA 94521
STID 1685

RE: Bolin's Service Garage, 6335 San Pablo Avenue, Oakland, CA 94608

Dear Mr. Bolin:

I have reviewed the revised workplan dated December 24, 2000 for the above site that was faxed to me on January 3, 2001. It is acceptable.

Don Hwang and I would like to be present during the implementation of this workplan. Please contact me at (510) 567-6774 to inform us when work will commence.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: Don Hwang, Alameda County Environmental Health
David Helfant, Seico Engineering and Inspection Services, 1187 Ocean Avenue, Emeryville, CA 94608
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King, Oakland, CA 94612
Files

12-8-00

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0130

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

December 7, 2000

Mr. Mel Bolin
Mr. Virgil V. Bolin, Tr. Etal
5509 Arizona Drive
Concord, CA 94521
STID 1685

RE: Bolin's Service Garage, 6335 San Pablo Avenue, Oakland, CA 94608

Dear Mr. Bolin:

A letter from this office dated October 25, 2000 was sent to you in response to the workplan dated September 29, 2000 prepared by Seisco Engineering. I met with your consultant, David Helfant with Seisco Engineering and Inspection Services on October 25, 2000. We discussed the contents in my letter dated October 25, 2000, and he said at the time he will respond to my concerns. As of this date, I have not received a response.

I have been transferred to another position within my department effective January 2, 2000. Until that time, I will still be working on your project.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: Don Hwang, Alameda County Environmental Health
David Helfant, Seisco Engineering and Inspection Services, 1187 Ocean Avenue, Emeryville, CA 94608
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King, Oakland, CA 94612
Files

10-26-00

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#130

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

October 25, 2000

Mr. Mel Bolin
Mr. Virgil V. Bolin, Tr. Etal
5509 Arizona Drive
Concord, CA 94521
STID 1685

Dear Mr. Bolin & Mr. Bolin:

Subject: Bolin's Service Garage, 6335 San Pablo Avenue, Oakland, CA 94608
StId 1685

Mr. Don Hwang and I have reviewed the workplan, "Removal of Contaminated Soils, Former Tank Site #1", dated September 29, 2000 by SEISCO Engineering & Environmental Design Associates. In general this workplan is acceptable, however before final approval can be given to implement this workplan, the following items must be addressed:

1) The workplan must be signed with the stamp of a Registered Geologist (R.G.) or Professional Engineer (P.E.). (See sections 6735, 7835 and 7835.1 of the Business and Professions Code). All interpretations and recommendations shall be conducted and provided in accordance with the Business and Professions Code (standard of conduct for R.G. or P.E.) All work must be conducted by the R.G. or P.E. or under their direct supervision.
2) The contractor who will do the overexcavation of the contaminated soil must currently be licensed in "A": General Engineering or "C-12": grading & paving. Additionally, the hazardous substance removal certification is required. Please provide copies of your license and certificate.
3) Working with hazardous wastes requires the initial 40 hr. HazWopper training and an annual 8 hr. refresher training. Provide documentation of this training.
4) Has the underground tank pipeline from the former 550-gallon tank been removed, or is it going to be removed during the implementation of this workplan?
5) Impacted soil will be excavated until the "clean line". The term, "clean line" was not defined in the workplan. Please define your definition of "clean line". What criteria are going to be used to determine the "clean line"?
6) The site map identifies the overexcavation will continue until it is under the building. Is this accurate? If not, another site map drawn to scale identifying the proposed limit of the overexcavation and sampling points must be submitted. What provision will there be for the shoring of the existing facility and structure? Note that these provisions need to be certified and stamped by a P.E. per the

Uniform Building Code (UBC) or the International Building Code (IBC) as appropriate.

7) Identify the criteria for sampling the soil pile. It must satisfy the disposal site's requirements.

8) Soil samples need to be collected in thin-walled stainless or brass tubes at least 3 inches long by 1 inch in diameter. About 1 inch of soil needs to be removed from the immediate surface area where the sample is to be taken and the tube then pounded into the soil using a wooden mallet. No headspace should be present in the tube once the sample is collected. When the sample is collected, each end of the tube is to be covered with aluminum foil and then capped with polyethylene lid, taped, and labeled. The sample should then be immediately placed in an ice chest containing dry ice and kept cold (4 degrees C) for delivery to the laboratory.

9) A soil sample needs to be collected under the dispenser and pipeline of former tank #2 (1,000 gallon gas). The samples must be tested for the presence of TPH(gas), BTEX, lead, and MTBE. If MTBE is detected, it should be confirmed using EPA method 8260. Currently, the soil to be tested lies below pavement. How will the native soil be accessed under the pipeline and the dispenser? Please have your laboratory identify the test methods they will use to test for TPH(gas), BTEX and lead.

10) A standard practice going back to the Leaking Underground Fuel Tank manual (LUFT), groundwater samples should be collected in a manner that reduces or eliminates the possibility of loss of volatile constituents from the sample. A gas-actuated positive displacement pump or a submersible pump is preferred. A decontaminated Teflon or stainless steel bailer for each groundwater sample is acceptable.

11) A grab water sample or a purged sample can be collected from the well since the sample most likely has been compromised. (Well was not screen properly, and without a seal). A purged water sample may be more representative of the groundwater since surface contaminates entering the well maybe remove. If a purged sample is taken, purging should be continued until temperature, conductivity, and pH stabilize. A sample can be taken after the water level approaches 80% of its initial level. Where water level recovery is slow, the sample can be collected after stabilization is achieved.

12) The water samples must be test for TPH(gas), BTEX, lead, and MTBE. The volatile water samples must be collected in VOA vials and sampled in such a manner to minimize headspace loss. The water sample for lead must be filtered onsite, and may be collected in a 125 ml glass or polyethylene container with nitric acid as a preservative. The samples should be placed in an ice chest maintained at 4 degrees C with blue ice (care should be taken to prevent freezing of the water and bursting of the glass vial).

13) Identify the California certified laboratory that will perform the chemical analyses, and the test methods that will be used to test for TPH(gas), BTEX, lead, and MTBE.

14) A permit to close the sampling well must be obtained by calling Alameda County Public Works. The contact person is James Yoo at (510) 670-6633. The well must be sealed immediately after a sample is collected.

15) What is the status of the soil cuttings and purged water from the previous investigation? If they have not been transported off-site for disposal, then they must be stored in a closed container, properly labeled, and tested to determine if they are hazardous.

16) The report for this phase of the investigation should contain, but shall not be limited to the following: a site map drawn to engineering scale clearly identifying the limits of the overexcavation and locations and depth of all the sampling points (e.g., soil and groundwater), copies of all manifests and bills of lading identifying soil quantities and final disposal location, laboratory analyses, and chain of custody. Use "Appendix A" as an outline to be followed.

All work must adhere to Regional Water Quality Control Board Tri-Regional Guidelines and the Leaking Underground Fuel Tank guidelines. Please submit an amended workplan to my attention.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: Don Hwang, Alameda County Environmental Health
David Helfant, Seisco Engineering and Inspection Services, 1187 Ocean Avenue, Emeryville, CA 94608
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King, Oakland, CA 94612
Files

SCST 8-11-2000

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO# 130

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

August 8, 2000

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
StId 1685

Dear Mr. Bolin:

Ariu Levi of our office forwarded your consultant's (SEISCO Engineering & Inspection Services) letter of July 31, 2000 to me. We discussed his notification that he will proceed with the proposed work by August 15, 2000 "if no additional data is requested." As conveyed through the telephone message I left with your consultant's office on August 3, 2000, although we will try to respond to his proposals by that date, you are reminded that any work done without the approval of this office is unauthorized.

Call me at (510) 567-6746 if you have any questions.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: David Helfant, SEISCO Engineering and Inspection Services,
1187 Ocean Ave., Emeryville, CA 94608

Ariu Levi (AL)

File

SENT 11/1/99
INCLUDING QC'S

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

P0130

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

October 28, 1999

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

A review of the October 8, 1999 facsimile response to my letter of September 30, 1999 from your consultant, SEISCO Engineering and Inspection Services, prompted the following amendments:

1) The California Regional Water Quality Control Board (Appendix A, Workplan for Initial Subsurface Investigation) requires boring logs for monitoring wells. Identification of soil types is useful in determining contaminant fate and transport.
2) Seals are required for groundwater monitoring wells. (Ca. Code of Regulations, Title 23, Div. 3, Chap. 16, Sec. 2649(d)-(7); Alameda County Ordinance Code, Title 3, Chap. 6, Article 14; Department of Water Resources Standards for Well Construction Bulletin 74-81, Chap. II, Pt. II, Sec. 9). The proposal for a "seal-tite" lid does not satisfy the requirement for an annular seal. Retrofitting the well with a seal would appear to be more difficult than to destroy it and replace it with another well. Unless you're planning to retrofit the well with a seal, it must be destroyed. If you are planning to retrofit the well, then submit a proposal. Otherwise, obtain a permit to destroy the well from the Alameda County Public Works Agency.
3) "SDR 35 PVC" was not on a list of piping commonly used for wells. Provide a specification sheet for this.
4) Identify the measuring instrument that was used to measure depth to groundwater and how this was done.
5) The use of a hand pump may result in the volatilization of Volatile Organic Aromatics (VOA's). The description provided does not indicate that volatilization was minimized. Therefore, another groundwater sample is required. Provide another proposal for the collection of a groundwater sample.
6) The procedure where "Soil samples were removed from the ... auger and placed in ... brass tubes..." does not minimize the volatilization of VOA's. Therefore, the soil

must be resampled. You will need to submit a proposal to collect soil samples which minimizes the disturbance of the soil so as to minimize the volatilization of VOA's.

7) Since waste soil generated from drilling (i.e. drill cuttings, unused soil collected for sampling), and waste groundwater from purging haven't been disposed offsite, how are they being stored and how will they be disposed?
8) On the analytical report, the methods used were not stated. Request the laboratory to submit a report stating the methods used.
9) My letter dated April 2, 1999 indicated that the soil samples needed to be analyzed for benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl- tert-butyl ether (MTBE) in addition to Total Petroleum Hydrocarbons as Gasoline (TPH-G). Soil samples must be collected under the former locations of the dispensers and along the pipelines for the analyses of all of these contaminants.

Provide the information requested within 30 days. Call me at (510) 567-6746 if you have any questions.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: David Helfant, SEISCO Engineering and Inspection Services,
1187 Ocean Ave., Emeryville, CA 94608

File

Sent 12/1/99
Including cc's

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

P0130

Certified Mail Z 330 741 311

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

November 30, 1999

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

You were requested to provide information regarding the October 8, 1999 facsimile from your consultant, SEISCO Engineering and Inspection Services, via our letter dated October 28, 1999. To date, we have not received any response from you. Enclosed is a copy of the letter.

Provide the information requested within 30 days. Call me at (510) 567-6746 if you have any questions.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: David Helfant, SEISCO Engineering and Inspection Services,
1187 Ocean Ave., Emeryville, CA 94608

File

Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

October 28, 1999

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

A review of the October 8, 1999 facsimile response to my letter of September 30, 1999 from your consultant, SEISCO Engineering and Inspection Services, prompted the following amendments:

1) The California Regional Water Quality Control Board (Appendix A, Workplan for Initial Subsurface Investigation) requires boring logs for monitoring wells. Identification of soil types is useful in determining contaminant fate and transport.
2) Seals are required for groundwater monitoring wells. (Ca. Code of Regulations, Title 23, Div. 3, Chap. 16, Sec. 2649(d)-(7); Alameda County Ordinance Code, Title 3, Chap. 6, Article 14; Department of Water Resources Standards for Well Construction Bulletin 74-81, Chap. II, Pt. II, Sec. 9). The proposal for a "seal-tite" lid does not satisfy the requirement for an annular seal. Retrofitting the well with a seal would appear to be more difficult than to destroy it and replace it with another well. Unless you're planning to retrofit the well with a seal, it must be destroyed. If you are planning to retrofit the well, then submit a proposal. Otherwise, obtain a permit to destroy the well from the Alameda County Public Works Agency.
3) "SDR 35 PVC" was not on a list of piping commonly used for wells. Provide a specification sheet for this.
4) Identify the measuring instrument that was used to measure depth to groundwater and how this was done.
5) The use of a hand pump may result in the volatilization of Volatile Organic Aromatics (VOA's). The description provided does not indicate that volatilization was minimized. Therefore, another groundwater sample is required. Provide another proposal for the collection of a groundwater sample.
6) The procedure where "Soil samples were removed from the ... auger and placed in ... brass tubes..." does not minimize the volatilization of VOA's. Therefore, the soil

must be resampled. You will need to submit a proposal to collect soil samples which minimizes the disturbance of the soil so as to minimize the volatilization of VOA's.

7) Since waste soil generated from drilling (i.e. drill cuttings, unused soil collected for sampling), and waste groundwater from purging haven't been disposed offsite, how are they being stored and how will they be disposed?
8) On the analytical report, the methods used were not stated. Request the laboratory to submit a report stating the methods used.
9) My letter dated April 2, 1999 indicated that the soil samples needed to be analyzed for benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl- tert-butyl ether (MTBE) in addition to Total Petroleum Hydrocarbons as Gasoline (TPH-G). Soil samples must be collected under the former locations of the dispensers and along the pipelines for the analyses of all of these contaminants.

Provide the information requested within 30 days. Call me at (510) 567-6746 if you have any questions.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: David Helfant, SEISCO Engineering and Inspection Services,
1187 Ocean Ave., Emeryville, CA 94608

File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0130

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

September 30, 1999

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

On August 4, 1999, Dick Pantages, Chief of Environmental Protection, and I met with your consultant, David Helfant and you. Mr. Helfant indicated that his company had collected soil and groundwater samples at the aforementioned site. However, his workplan for soil and groundwater sampling dated July 11, 1999 by SEISCO Engineering and Inspection Services was not approved. Because the work was already done, he was requested to submit a report of the activities completed.

A review of the report, "Soil Sampling Plan, Results, and Analysis" dated September 9, 1999 by SEISCO Engineering and Inspection Services prompted the following questions:

1) A boring log for the monitoring well was not provided. A graphic log drawn to scale showing the different depth intervals, blow counts, and Unified Soil Classification System group symbols and names, is required. The group symbols used on the chain of custody form: FG, C, O, FS, MC, P, C, do not correspond to those of the Unified Soil Classification System. (attachment 5 of the report)
2) The monitoring well was not sealed which allows the annular space around the casing to be a conduit for surface waters to the groundwater aquifer. Therefore, the well must be destroyed. Obtain a permit to destroy the well prior to its destruction. (attachment 3 of the report)
3) "SAR 35 PVC" was not on a list of piping commonly used for wells. Provide a specification sheet for this. (p. 4 of the report)
4) Depth to groundwater was not measured. Describe how it will be measured. (p. 9 of the report)
5) How was a hand pump used to remove the water from the monitoring well? (p. 5 of the report)

6) "Soil samples were removed from the ... auger and placed in ... brass tubes... The tubes were filled so that no headspace was present in the tube." When soil samples are collected using a hollow stem auger, typically, the soil samples are collected in a split spoon sampler. Explain why your method differs. (p. 5 of the report)
7) Provide a bill of lading for the excess drilling soils which indicates the facility where the soils were disposed.
8) On the analytical report, the methods used were not stated. State. (attachment 6 of the report)
9) The soil samples collected under the former locations of the dispensers and along the pipelines were not analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G). They were only analyzed for benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl- tert-butyl ether (MTBE). The soil under the former locations of the dispensers and along the pipelines must be resampled and analyzed for TPH-G. (attachment 6 of the report)

Provide the information requested within 30 days. Call me at (510) 567-6746 if you have any questions.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: David Helfant, SEISCO Engineering and Inspection Services,
1187 Ocean Ave., Emeryville, CA 94608

files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0130

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

August 10, 1999

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

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.

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) 567-6746 should you have any questions about the content of this letter.

Sincerely,

Don Hwang

Don Hwang
Hazardous Materials Specialist

Enclosures

C: file

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0130

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

July 16, 1999

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

The workplan for soil and groundwater sampling dated July 11, 1999 by SEISCO Engineering and Inspection Services is disapproved for the following reasons:

1) The workplan is not signed by a California registered engineer or a California registered geologist.
2) The site map is not to scale and does not indicate which direction is north.
3) The method for collecting the soil samples beneath the underground tanks, piping, and dispensers is not described.
4) A permit from Alameda County Department of Public Works (Andreas Godfrey 510/670-5575) is required to install a groundwater monitoring well.
5) How the groundwater gradient is determined is not indicated. The proposed location of the groundwater monitoring well may not be down gradient from the former location of the underground tanks.
6) A 14 feet depth hole may not be adequate to collect a groundwater sample.
7) A fully perforated well screen is unacceptable. An annular seal is required which meets the requirements of the Department of Water Resources Standards for Well Construction (Reference Bulletins 74-81 and 74-90 on Water Well Standards). The well casing needs to have a bottom cap or plug as well as a casing cap. The top of the monitoring well needs to be protected by a locking cover.
8) Procedures for adequate development and equilibrium of the well have not been provided.
9) A beaker is not suitable for the groundwater analyses required. VOA bottles and 1 L polyethylene bottles are required.
10) The logging of soil samples during drilling of the well must be prepared by a professional geologist or a civil engineer who is registered or certified by the State of California and who is experienced in the use of the Unified Soil Classification System or a technician trained and experienced in the use of the Unified Soil Classification System if the individual is working under the direct supervision of one of the aforementioned professionals and the professional reviews the logs and assumes responsibility for the accuracy and completeness of the logs.
11) Procedures for the destruction of the well are inadequate. A permit from Alameda County Department of Public Works (Andreas Godfrey 510/670-5575) is required to destroy a groundwater monitoring well. The well must be completely filled with sealing material and may have to be placed under pressure.

Use the enclosed "Appendix A, Workplan for Initial Subsurface Investigation" as a guide to produce a workplan. Please call me at (510) 567-6746 if you have any questions.

Sincerely,

Don Hwang

Don Hwang
Hazardous Materials Specialist

C: files
Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

P0130

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

June 29, 1999

Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

I'm writing to you because I have not received a workplan from you for the sampling requested in my letter of April 2, 1999. The workplan needs to address the sampling listed:

1) The soil samples collected under the former locations of the gasoline underground storage tanks on April 11, 1988, April 28, 1988, and May 23, 1988, were analyzed only for Total Petroleum Hydrocarbons as Gasoline (TPH-G). Additional analyses are required. These include benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl- tert-butyl ether (MTBE). Therefore, four soil borings of the native soil must be collected, two from each former underground storage tank hole. (This requirement has not changed.)
2) Sampling under the former locations of the dispensers and along the pipelines is also required every 20 ft. The sample locations are to be where leaks are most likely to have occurred, which is usually under the dispensers or at pipeline fittings. For clarification, if the length of the pipeline from the dispenser to the 1,000 gal. tank is less than 20 ft. as you stated, then one sample is required here in addition to those samples under the tank.
3) Due to the >2,400 ppm TPH-G found in the soil sample in hole #2 on April 11, 1988, a downgradient groundwater sample outside of the former hole but within 10 ft. is required

Additionally, you were sent a letter entitled "LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS" and asked to fill out and return the form, "SAMPLE LETTER (2): LIST OF LANDOWNERS FORM".

Please call me at (510) 567-6746 to let me know if you have any questions about what is required. I've tried calling you at (510) 653-3221 on June 25, 1999 but the phone just kept on ringing. If there is a better telephone number to reach you, then please let me know.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R-0130

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

May 20, 1999

Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

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.

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) 567-6746 should you have any questions about the content of this letter.

Sincerely,

Don Hwang

Don Hwang
Hazardous Materials Specialist

Enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO # 130

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

April 2, 1999
Mel Bolin
Virgil V. Bolin, Tr. Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

Thank you for meeting with me on March 31, 1999 to show me your file and for providing the other insightful information regarding the leaking underground storage tank at your site and the area. As a result of our meeting and my subsequent discussion with my supervisor, the following sampling is required:

1) The soil samples collected under the former locations of the gasoline underground storage tanks on April 11, 1988, April 28, 1988, and May 23, 1988, were analyzed only for Total Petroleum Hydrocarbons as Gasoline (TPH-G). Additional analyses are required. These include benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl- tert-butyl ether (MTBE). Therefore, four soil borings of the native soil must be collected, two from each former underground storage tank hole. (This requirement has not changed.)
2) Sampling under the former locations of the dispensers and along the pipelines is also required every 20 ft. The sample locations are to be where leaks are most likely to have occurred, which is usually under where the dispensers were. For clarification, if the length of the pipeline from the dispenser to the 1,000 gal. tank is less than 20 ft. as you stated, then one sample is required here in addition to those samples under the tank.
3) Due to the >2,400 ppm TPH-G found in the soil sample in hole #2 on April 11, 1988, a downgradient groundwater sample outside of the former hole but within 10 ft. is required.

Please provide a workplan for the sampling within 60 days of the date of this letter. 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 this agency.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: files
Enclosures:2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO# 130

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

February 23, 1999

Virgil V. Bolin, Tr Etal
5509 Arizona Dr.
Concord, CA 94521

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

The "Leaking Underground Storage Tank Oversite Program" file for the subject site is being reviewed. The following problems were noted:

1) The soil samples collected under the former locations of the gasoline underground storage tanks on April 11, 1988, April 28, 1988, and May 23, 1988, were analyzed only for Total Petroleum Hydrocarbons as Gasoline (TPH-G). Additional analyses are required. These include benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl- tert-butyl ether (MTBE). Therefore, four soil borings should be collected, two from each former underground storage tank hole. The native soil in each hole must be sampled.
2) Additional sampling under the former locations of the dispensers and along the pipelines is also required. A sample is required every 20 ft. It may be adequate to just sample under the former locations of the dispensers which is where leaks are most likely to have occurred.

Please provide a workplan for the additional work required within 60 days of the date of this letter. 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 this agency.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang

Don Hwang
Hazardous Materials Specialist

C: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#130

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

February 16, 1999

Mel Bolin
1004 – 61st St.
Oakland, CA 94608

Re: Bolin's Service Garage, 6335 San Pablo Ave., Oakland, CA 94608;
Stid 1685

Dear Mr. Bolin:

The "Leaking Underground Storage Tank Oversite Program" file for the subject site is being reviewed. The following problems were noted:

1) The soil samples collected under the former locations of the gasoline underground storage tanks were analyzed only for Total Petroleum Hydrocarbons as Gasoline (TPH-G). Additional analyses are required. These include benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl- tert-butyl ether (MTBE). Therefore, four soil borings should be collected, two from each former underground storage tank hole. The native soil in each hole must be sampled.
2) Additional sampling under the former locations of the dispensers and along the pipelines is also required. A sample is required every 20 ft. It may be adequate to just sample under the former locations of the dispensers which is where leaks are most likely to have occurred.

Please provide a workplan for the additional work required within 60 days of the date of this letter. 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 this agency.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

R0130

DEPARTMENT OF ENVIRONMENTAL HEALTH
[redacted]
(415) 271-4320

November 29, 1988

Bolins Service Garage
6335 San Pablo Ave.
Oakland, CA 94608
Attn: Mel Bolin

SUBJECT: UNDERGROUND STORAGE TANK LEAK INVESTIGATION AT 6335 SAN PABLO AVE., OAKLAND 94608

Dear Mr. Bolin:

Our office has reviewed the soils reports subsequent to the two (2) underground tank removals which oocurred on April 11, 1988. The reports indicated that a confirmed release (> 100 ppm total hydrocarbons) has occurred.

A subsurface investigation is required at all sites having confirmed releases from underground storage tanks containing hazardous substances. Of immediate concern is the possibility of the presence of floating product and vapors and their potential for migration into underground structures such as basements, utility vaults, sewers and storm drains/explosion hazard. In order to address these concerns, it is necessary to install ground water monitoring well(s) where confirmed releases have occurred. The California Water Quality Control Board, San Francisco Bay Region (RWQCB) "Guidelines for Addressing Fuel Leaks" document should be followed for site investigation and mitigation.

The California Code of Regulations, Title 23, Section 2652 requires all unauthorized releases to be reported. This office has already received the initial report required by this section. An engineering report containing the following information must be submitted within 30 days:

1. List of type, quantity, and concentration of hazardous substances released.

2. The results of all investigations completed to determine the extent of soil or ground water or surface water contamination due to the release.

3. Method of clean-up implemented to date, proposed clean-up actions, and approximate cost of actions taken to date.

4. Method and location of disposal of the released hazardous substance and any contaminated soils or ground water or ground surface water (indicate whether a hazardous waste manifest(s) is utilized.

The report should include a proposal for remedical actions (such as soil excavation or removal of free product from ground water), along with a time schedule for their implementation. Prior to remedial actions, a site safety plan must also be submitted.

The owner/operator is responsible for the enlistment of a qualified professional to assume the technical responsibility for performance, interpretation and report preparation of the investigation. The RWQCB considers a State Certified Geologist, Engineering Geologist, or a State Registered Civil Engineer as qualified for the above.

Until clean-up is complete, the operator or permittee shall submit reports to the County and the Regional Water Quality Control Board (RWQCB) every 3 months or at a more frequent interval if specified by either agency. The reports shall include the information requested in (2), (3), and (4) of the above.

Should you have any questions, please contact Ed Howell, Program Administrator at 415/271-4320.

Sincerely,

R. A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:LR:mam

cc: Alameda County Zone 7
RWQCB