

RO 373

ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Division of Environmental Protection

1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

To: Christina McClelland

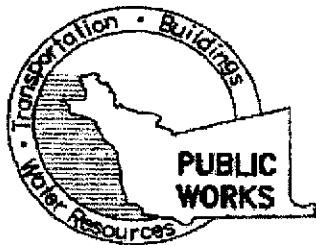
From: Steven Plunkett

Date: 2/2/08

Notes: Christina, here is the completed
Well survey release for ACPWD.

Thanks,
Eden

20373



COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
WATER RESOURCES SECTION
399 Elmhurst Street, Hayward, CA 94544-1395
James Yoo PH: (510) 670-6633 FAX: (510) 782-1939
FOR GENERAL DRILLING PERMIT INFO:
www.acgov.org/pwa/wells

WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project No/ Site Address. 20373 - 1436 Grant Ave. City San Lorenzo

Township, Range, and Section T3S, R3W, 13 Radius 1/2 mile
(Must include entire study area and a map that shows the area of interest)

APN: 411-39-1

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

- Make a study, or
Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped CONFIDENTIAL and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Conestoga - Rovers Assoc. -
Authorized Agent Christina McClelland

5900 Hollis St., Suite A
Address

Emeryville, CA 94608
City, State, and Zip Code

[Signature]
Signature

Staff Geologist
Title

Telephone (510) 420 0700

Fax (510) 420 9170

02/06/08
Date

cmcclelland@craworld.com
E-mail

Alameda County Environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway
Address

Alameda CA 94501
City, State, and Zip Code

[Signature]
Signature

Sr. Haz Mat Spec
Title

Telephone (510) 383-1767

Fax (510) 337-4335

2/7/08
Date

Steven.Plunkett@acgov.org
E-mail

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 6, 2007

Mr. George Jaber
George H. Jaber Trust
2801 Encinal Avenue
Alameda, CA 94501-4726

Subject: Fuel Leak Case No. RO00000373 Olympic Station (Global ID #T0600102256), 1436 Grant Avenue, San Lorenzo, CA

Dear Mr. Jaber:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Site Assessment Work Plan Addendum," dated May 31, 2007 and prepared by Conestoga Rover and Associates (CRA). The scope of work recommended in the Work Plan Addendum proposes a seven soil borings advanced to 20 feet bgs., combined with soil and groundwater sampling to evaluate the vertical and horizontal extent of soil and groundwater contamination onsite and immediate downgradient of the site.

Concentrations of benzene in soil downgradient of the source area indicate that the horizontal extent of soil and groundwater contamination is undefined. ACEH requires a soil vapor survey must be completed prior the installation of soil borings as recommended in the Work Plan.

We request that you perform the proposed work, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling.** CRA asserts that based on low concentrations of TPH and TPH constituents in groundwater in onsite monitoring wells, soil vapor sampling should be deferred until the downgradient site assessment is completed. ACEH strongly disagrees with the contention that soil gas sampling should be delayed pending the evaluation of the results from the soil and groundwater investigation. Furthermore, soil data collected from soil borings BH-B and BH-C detected benzene at concentrations of 2.2 mg/kg and 1.7 mg/kg, which exceed the ESLs for residential land use.

Prior to the installation of soil boring, ACEH requires a soil vapor survey must be completed. Once the soil vapor investigation has been completed and the data evaluated, additional soil borings will be necessary to determine the downgradient extent of the dissolved petroleum hydrocarbon plume. Please prepare a revised work plan that describes your proposal to evaluate the vapor intrusion pathway in the report requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **October 1, 2007** – Revised Work Plan

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

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or

Mr. George Jaber
September 4, 2007
Page 3

certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

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

Should you have any questions, do not hesitate to call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

cc: Brandon Wilken
Conestoga Rover Associates
5900 Hollis Street
Emeryville, Ca 94608

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 7, 2007

Mr. George Jaber
George H. Jaber Trust
2801 Encinal Avenue
Alameda, CA 94501-4726

Subject: Fuel Leak Case No. RO00000373 Olympic Station, 1436 Grant Avenue, San Lorenzo, CA

Dear Mr. Jaber:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Site Assessment and Preferential Pathway Study," and "First Quarter 2007 Monitoring Report dated March 2, 2007 and April 13, 2007, respectively and prepared by Conestoga Rover and Associates (CRA). The scope of work recommended in the Work Plan proposes a Preferential Pathway Study, including a well survey and utility survey. In addition, the Work Plan proposes eight soil borings advanced to 20 feet bgs., combined with soil and groundwater sampling to evaluate the vertical and horizontal extent of soil and groundwater contamination onsite and immediate downgradient of the site.

ACEH generally agrees with the proposed scope of work as stated in the Work Plan, provided the following technical comments are addressed prior to the implementation of the Work Plan.

We request that you perform the proposed work, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Preferential Pathway Study.** ACEH agrees with the recommendation as described in the Work Plan by CRA for a preferential pathway including a utility corridor survey and well survey. Please present the results of the preferential pathway survey in the report requested below.
2. **Soil Gas Sampling.** Given that the vapor intrusion pathway has not been evaluated, ACEH request soil gas sampling along the southwest property boundary adjoining the residences to evaluate potential vapor intrusion migration pathways for the adjacent residents. Please present a detailed plan to perform a soil gas investigation in conjunction with the offsite soil and groundwater investigation. Please include your proposal for the soil gas investigation in the Revised Work Plan requested below.

3. **Soil Boring locations.** CRA has proposed the installation of eight onsite and offsite soil borings to further define the extent of soil and groundwater contamination. The soil borings located east of MW-1 and northeast of MW-3 not necessary at this time. Furthermore, the linear separation of two offsite soil borings located between the Arroyo Center Building and parcel # 411-39-8/411-39-7 is approximately 45 feet, which may not adequately constrain the orientation of the petroleum hydrocarbon plume. Therefore, ACEH request a soil boring be installed between these two soil boring adjacent to the Arroyo Center Building. Lastly, the soil boring located near the corner of Grant Avenue and Channel Street should be relocated downgradient of MW-3 near the property boundary in the Grant Avenue right of way. Please update Figure 3 to reflect the location of seven soil borings in the Revised Work Plan requested below.
4. **Soil and Groundwater Analysis.** ACEH agrees with the soil and groundwater sample analysis recommended by CRA. Please present the results from the soil and groundwater investigation in the report requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **May 21, 2007** – Revised Work Plan
- **July 15, 2007** – Soil, Ground Monitoring and Soil Gas Investigation Report

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

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was

required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

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

Should you have any questions, do not hesitate to call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

George Jabber
May 5, 2007
Page 4

cc: Brandon Wilken
Conestoga Rover Associates
5900 Hollis Street
Emeryville, Ca 94608

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

December 4, 2006

Mr. George Jaber
George H. Jaber Trust
2801 Encinal Avenue
Alameda, CA 94501-4726

Subject: Fuel Leak Case No. [REDACTED] Olympic Station, 1436 Grant Avenue, San Lorenzo,
CA

Dear Mr. Jaber:

Alameda County Environmental Health Department (ACEH) staff has reviewed the case file and the report entitled, "Soil and Groundwater Assessment Report", dated May 31, 2002 and prepared on your behalf by Aqua Science Engineers Inc. Soil and groundwater sampling conducted during the 2002 investigation confirmed the presence of elevated concentrations of TPHg and MBE in both soil and groundwater immediately downgradient of the former USTs.

In addition, our review of the case files indicates that no offsite investigation has been conducted to determine the three dimensional extent of soil and groundwater contamination downgradient of your site. Consequently, ACEH requests that you prepare a work plan to define the vertical and horizontal extent of contamination in soil and groundwater and determine the extent of the dissolved petroleum hydrocarbon contamination immediately down gradient of your site. Lastly, groundwater monitoring is no longer being conducted at your site. Therefore, ACEH request that you re-instate a groundwater monitoring program according to the schedule outlined below.

Based on ACEH staff review of the case file, we request that you address the following technical comments and prepare a work plan detailing work to be performed, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. Preferential Pathway Study

The purpose of the preferential pathway study is to locate potential migration pathways and conduits and determine the probability of the NAPL and/or plume encountering preferential pathways and conduits that could spread contamination. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as vertical conduits to deeper water bearing zones, pumping wells in the vicinity of your site, and manmade conduits for shallow contamination migration.

We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical

migration that may be present in the vicinity of the site. Discuss your analysis and interpretation of the results of the preferential pathway study (including the detailed well survey and utility survey) and report your results in the Preferential Pathway Study requested below. Include an evaluation of the probability of the dissolved phase and NAPL plumes for all constituents of concern encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper drinking water aquifers. The results of your study shall contain all information required by 23 CCR, Section 2654(b).

a) **Utility Survey**

An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of your study. Submittal of map(s) and cross-sections showing the location and depth of all utility lines and trenches within and near the site and plume area(s) is required as part of your study.

b) **Well Survey**

The preferential pathway study shall include a detailed well survey of all wells (monitoring and production wells: active, inactive, standby, destroyed (sealed with concrete), abandoned (improperly destroyed); and dewatering, drainage, and cathodic protection wells) within a 1/2-mile radius of the subject site. Submittal of map(s) showing the location of all wells identified in your study, and the use of tables to report the data collected as part of your survey are required. Please refer to the Regional Board's guidance for identification, location, and evaluation of potential deep well conduits when conducting your preferential pathway study.

2. **Offsite Soil and Groundwater Contamination Investigation.** Results of previous investigative work performed at the site have been insufficient to adequately characterize the extent of soil and groundwater contamination downgradient of your site. Based on the concentrations of TPH and TPH constituents detected in the soil and groundwater, additional investigation is required to evaluate the extent of soil and groundwater contamination immediately downgradient of the site.

ACEH recommend that your investigation incorporate expedited site assessment techniques to collect soil samples and depth-discrete groundwater samples prior to the installation of groundwater monitoring wells. Expedited site assessment tools and methods are a scientifically valid and cost-effective approach to fully define the three-dimensional extent of soil and groundwater contamination. Technical protocol for expedited site assessments are provided in the U.S. Environmental Protection Agency's "Expedited Site Assessment tools for Underground Storage Tanks: A Guide for Regulators," (EPA 510-B-97-001), dated March 1997. Therefore, we recommend that you utilize direct push technology to collect soil samples and depth-discrete groundwater samples. Sampling locations should be positioned to accurately assess the extent of soil and groundwater contamination. Other options for additional investigation may be appropriate to define contamination at your site. Please submit a detailed Work Plan presenting your proposal to fully characterize the lateral and vertical extent of soil and groundwater contamination. The Work Plan should be prepared by a qualified professional and must fully describe the proposed scope and methods for the soil and groundwater investigation.

3. Contamination Plume Delineation.

The purpose of contaminant plume delineation is to determine the three-dimensional extent of contamination (MTBE, petroleum products, and associated blending compounds and additives) in soil and groundwater from the unauthorized release at your site. The three-dimensional extent of contamination in soil and groundwater downgradient of your site is undefined. The results of groundwater monitoring indicate the presence of high levels of dissolved MTBE and other petroleum products at your site. Dissolved phase petroleum hydrocarbons and gasoline additives were detected in groundwater at concentrations of up to 4,100 µg/L TPHg and 17,000 µg/L MtBE.

MTBE is highly soluble and very mobile in groundwater and is not readily biodegradable. Conventional monitoring well networks currently installed at fuel leak sites are generally insufficient to properly locate and define the extent of MTBE plumes. MTBE plumes can be long, narrow, and erratic (meandering). Movement of MTBE plumes, as with other dissolved contaminants, is primarily controlled by groundwater flowlines. These flowlines can be dramatically affected by discontinuities and can drop vertically in certain parts of groundwater basins, such as recharge zones, cascade zones, and near pumping wells. In addition, the plumes can appear as discontinuous slugs particularly for those releases that occurred during the use of MTBE as a wintertime oxygenate (the period 1991 to 1995 in northern California). Thus, the positioning of current monitoring well networks can miss the MTBE plume core, and the monitoring well's design can incorrectly reflect the severity of the release. Therefore, we request that you perform a detailed, expedited site assessment using depth discrete sampling techniques on borings installed along transects to define and quantify the full three-dimensional extent of MTBE, Total Petroleum Hydrocarbons, Benzene, and other contamination in groundwater.

Discuss your proposal for performing this work in the work plan requested below. Report the results of your investigation in the Soil and Water Investigation (Results of Expedited Site Assessment) Report requested below.

Please note, we request that you immediately pursue any off-site access agreements that you may need to complete your investigation activities. Following submittal of your work plan, we will mail a letter to owners of the neighboring properties where you propose to perform investigation activities.

- 4. Soil Sampling and Analysis.** All soils from the soil borings are to be examined for staining and hydrocarbon odor and screened using a photo-ionizing detector (PID). Soil samples are to be collected from any interval where staining, odors, changes in lithology or elevated PID readings are observed. If no staining, odor, or elevated PID readings are observed, soil samples are to be collected from each boring at the capillary fringe, immediately above the zone where groundwater is first encountered and at the total depth of the boring. All soil samples collected during the investigation are to be analyzed for TPHg and TPHd by EPA Method 8015M or 8260, BTEX, EDB, EDC, MtBE, TAME, ETBE, DIPE, TBA and EtOH by EPA Method 8260 and total lead. Please present the results from soil sampling in the Soil and Groundwater Investigation Report requested below.
- 5. Monitoring Well Rehabilitation and Redevelopment.** In October 2000 groundwater monitoring was discontinued without consent of ACEH. Therefore, we request that you

reinstate groundwater monitoring at your site, beginning with the fourth quarter of 2006. However, prior to implementation of the groundwater monitoring program at your site ACEH requests that all onsite monitoring wells be rehabilitated and/or redeveloped; thus allowing the collection of a representative sample of formation groundwater. During well redevelopment, water quality parameter such as temperature, pH, conductivity and turbidity should be recorded after each well volume removed. Note that well redevelopment may require additional well volumes be removed to assure that water quality parameters are satisfied. Please present the results of the well redevelopment and rehabilitation activities in the 4th Quarter 2006 Groundwater Monitoring Report requested below.

6. **Groundwater Sampling and Analysis.** The groundwater samples collected during the investigation and after the monitoring well redevelopment are to be analyzed for TPHg and TPHd by EPA Method 8015M or 8260, BTEX, EDB, EDC, MIBE, TAME, ETBE, DIPE, TBA and EtOH by EPA Method 8260. Please present the results from groundwater sampling in the Soil and Groundwater Investigation Report requested below.
7. **Geotracker EDF Submittals** - A review of the case file and the State Water Resources Control Board's (SWRCB) Geotracker website indicate that electronic copies of analytical data have not been submitted for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). In order to remain in regulatory compliance, please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's Geotracker database website in accordance with the above-cited regulation. Please perform the electronic submittals for applicable data and submit verification to this Agency by December 30, 2006.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **December 30, 2006** – Work Plan for Soil and Groundwater Investigation and Preferential Pathway Study
- **January 30, 2007** – 4th Quarter 2006 Groundwater Monitoring Report
- **February 30, 2007** – Soil and Groundwater Investigation Report
- **March 30, 2007** – 1st Quarter 2007 Groundwater Monitoring Report
- **June 30, 2007** – 2nd Quarter 2007 Groundwater Monitoring Report
- **September 30, 2007** – 3rd Quarter 2007 Groundwater Monitoring Report
- **December 30, 2007** – 4th Quarter 2007 Groundwater Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

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PERJURY STATEMENT

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

Kirk Hutchinson and Ophelia Bohannon
December 4, 2006
Page 6

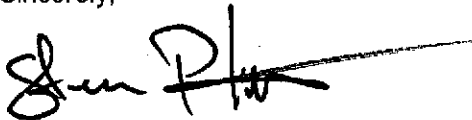
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

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Should you have any questions, do not hesitate to call me at (510) 383-1767.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Plunkett", with a long horizontal line extending to the right.

Steven Plunkett
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Robert Kitay
Aqua Science Engineers Inc.
208 W. El Pintado Road, Suite C
Danville, CA 94526

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 3, 2002

STID 1791 / RO0000373

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

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

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo – Soil and Water Investigation

Dear Mr. Jaber:

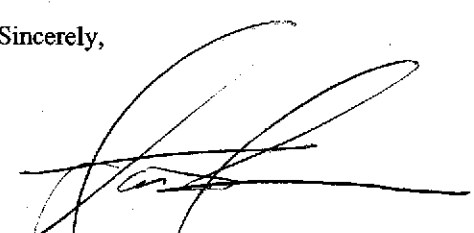
In correspondence dated June 5, 2001, this office approved the scope of the May 9, 2001 Aqua Science Engineers, Inc. (ASE) workplan for the installation of three "GeoProbe" soil borings in locations east of the former retail fuel station. To date, we have not been informed that this work has been completed, 10 months after work plan approval. This is unacceptable.

You are now directed, within 10 working days of the date of this letter, to inform when this work will begin, if it has not yet been implemented, or to submit the final report documenting said work if it has already occurred. Please be advised that if this work has not yet been completed, it must be completed within 45 days of the date of this letter.

Please be advised that this letter constitutes a request for technical reports pursuant to California Water Code Sec. 13267(b).

Please contact me at (510) 567-6783 should you have any questions, or to otherwise comply with the directives outlined in this letter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Robert Kitay, Aqua Science Engineers, Inc., 208 El Pintado Rd., Danville, CA 94526



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

July 12, 2001

George H. Jaber
2801 Encinal Ave
Alameda, CA 94501

JUL 19 2001

REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS, PA # 2 CLAIM NO. 013742, SITE ADDRESS: 1436 GRANT AVE, SAN LORENZO, CA 94580

I have reviewed your request, received on June 12, 2001, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

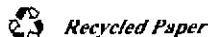
Pursuant to Section 2811.4, subdivision (c), of the Cleanup Fund regulations and based upon the materials submitted, the Cleanup Fund must deny your request for pre-approval. You have failed to submit the required three bids for the tasks covered by your pre-approval request. Also the, single bid you provided for the task covered by your pre-approval request is unreasonable for the scope of work. Based on the Cleanup Fund's experience with similar sites in your area, we have determined that \$ 5,096 is reasonable for the tasks included in your pre-approval request. The breakdown of costs associated with each task is shown in Table I below.

There are two options available to you. You must secure the requisite bids for the tasks covered by the pre-approval request, and the Cleanup Fund will evaluate the reasonableness of the costs in light of the additional bids.

Or, you may resubmit the existing bid and request pre-approval for the amounts specified in Table 1. Since the Cleanup Fund has determined that the amount specified in Table 1 is reasonable for this scope of work, the three-bid requirement is unnecessary if you concur with the Cleanup Fund's determination. The Cleanup Fund has the authority to waive the three-bid requirement as unnecessary upon your request to do so. Therefore, if your resubmitted pre-approval request only seeks pre-approval for the amount the Cleanup Fund has determined reasonable (the amount specified in Table 1) and you request waiver of the three-bid requirement as unnecessary, the Cleanup Fund will grant your request for pre-approval and waive the three bid requirement, with respect to this scope of work, as unnecessary.

A waiver does not waive the three-bid requirement for the claim, but only for the tasks covered by the pre-approval request. Again, if you decide to seek waiver of the three-bid requirement because it is unnecessary, then you must provide a written request for waiver of the three-bid requirement and resubmit your pre-approval request seeking only the amounts specified in Table 1.

California Environmental Protection Agency



In an effort to assist you in expediting the pre-approval process we have prepared the attached *Acceptance of Reasonable Cost/Request for Bid Waiver* form letter. If you concur/accept our reasonable cost determination and would like to request a bid waiver, then just sign and date the attached letter and return to us for further processing your Pre-Approval.

Table 1
REASONABLE COST BREAKDOWN

#	Task*	Reasonable Cost, \$	Comments/Changes
1	Drilling & Analytical	\$2,576	This cost includes all time, material and markup to complete this task.
2	ASE Labor & Material	\$2,520	This cost includes all time and material associated with the installation of 3 borings, material, report and project management. Note: Workplan prep and Miscellaneous costs are included in this cost.
TOTAL Reasonable Cost		\$ 5,096	

* Task descriptions are the same as those identified in Aqua Science Engineers Inc.'s January 29, 2001 Cost Estimate

Should you decide to obtain the additional bids for satisfying the three-bid requirement, and if you need assistance in procuring contractor and consultant services for corrective action don't hesitate to call me at (916) 341-5757.

Sincerely,



Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Scott O. Seery, CHMM
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

**ACCEPTANCE OF/CONCUR WITH
REASONABLE COSTS DETERMINATION
CALIFORNIA UNDERGROUND STORAGE TANK CLEANUP FUND
COST PRE-APPROVAL REQUEST
(Sign, date and return)**

TO: UST Cleanup Fund
Technical Review Unit
P.O. Box 944212
Sacramento, CA 94244-2120

I. CLAIM INFORMATION

CLAIM NO.: 013742 CLAIMANT NAME: George H. Jaber
SITE ADDRESS: 1436 GRANT AVE, SAN LORENZO, CA 94580

II. PRE-APPROVAL INFORMATION

PRE-APPROVAL NO. 02 PRE-APPROVAL LETTER DATE: July 12, 2001
TOTAL AMOUNT PRE-APPROVED AS REASONABLE COSTS: \$ 5,096
(See Table 1 of the July 12, 2001 letter for a breakdown of costs)

III. ACCEPTANCE OF REASONABLE COSTS

I hereby accept the costs contained in the Funds pre-approval letter dated July 12, 2001 as reasonable to complete the scope of corrective action work. I understand that reimbursement of costs for this scope of work will be limited to the amounts listed in Table 1 of the aforementioned pre-approval letter. If a different or expanded scope of work is conducted, I understand that these costs may no longer apply and costs for the revised scope of work will be subject to the Fund's determination of reasonable and necessary costs. **Must be signed by the claimant or person designated on the Authorized Representative Designation form.**

Signature	Print Name	Date
-----------	------------	------

I hereby request a waiver of the three-bid requirement for the scope of work specified in the July 12, 2001 pre-approval letter because obtaining three bids for this scope of work is unnecessary. I understand that three bids are require for all subsequent scopes of corrective action work unless waived by the Division.

Signature	Print Name	Date
-----------	------------	------

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 5, 2001

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

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

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo - Soil and Water
Investigation Workplan

Dear Mr. Jaber:

Thank you for our receipt of the May 9, 2001 Aqua Science Engineers, Inc. (ASE) work plan for the next phase of the investigation at the subject site. ASE proposes the installation of three (3) equally spaced "Geoprobe" soil borings in locations east of the former retail fuel station. The results of this work will assist in determining the extent of the release and the appropriate corrective action that may be deemed necessary, if any.

The cited ASE work plan has been accepted with the following clarification:

- Groundwater samples are to be collected from the completed boreholes using a device that will minimize the potential for the loss of volatile constituents in collected samples. A "mini" bailer is an example of such a device, while a peristaltic pump is not.

Please call me at (510) 567-6783 should you have any questions or comments about the content of this letter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Robert Kitay, Aqua Science Engineers, Inc.
208 W. El Pintado Rd., Danville, CA 94526

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

April 17, 2001

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

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

NOTICE OF VIOLATION

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo

Dear Mr. Jaber:

You were advised in correspondence from this office dated December 1, 2000 and February 1, 2001 that additional assessment of the subject site was required. The scope of this additional assessment was discussed with your consultant, Robert Kitay of Aqua Science Engineers, during a meeting on January 16, 2001. The referenced February 1, 2001 correspondence gave 60 days to submit a workplan detailing this limited assessment. To date, we have not received this workplan.

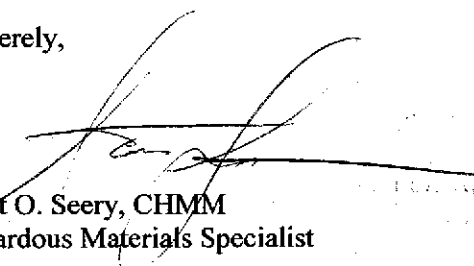
You are currently in violation of provisions of Article 11, Title 23, California Code of Regulations (CCR), for failure to comply with this request.

At this time you are directed to submit the requested workplan within 30 days of the date of this letter, or by the close of business on May 18, 2001. Failure to comply with this latest request will result in your case being referred for enforcement action.

Please be advised that California Health and Safety Code (HSC) Section 25299(b)(6) provides for substantial civil penalties for violations of this sort. Further, failure to maintain compliance with the provisions of CCR and HSC will disqualify you from the State UST Fund.

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Michael O'Connor, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

February 1, 2001

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

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

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo - Request for Soil and water Investigation Workplan

Dear Mr. Jaber:

This letter follows my meeting with Robert Kitay of Aqua Science Engineers, Inc., on January 16, 2001 to discuss the appropriate next phase of the investigation associated with the petroleum release at the subject site. As was articulated in the December 1, 2000 correspondence from this office, additional assessment is necessary to determine the extent of the release and associated impacts. The scope of this investigation shall also consider the need to collect any additional data necessary to determine potential human health risks that this release may pose.

At this time, you are directed to submit, within 60 days of the date of this letter, a soil and water investigation (SWI) workplan for the continued assessment of your site. Based on my conversations with Mr. Kitay, we anticipate that this work will entail the installation of three (3) temporary sampling points (e.g., Geoprobe®) in locations west of the former tanks and dispensers.

Please call me at (510) 567-6783 should you have any questions or comments about the content of this letter.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Robert Kitay, Aqua Science Engineers, Inc.
208 W. El Pintado Rd., Danville, CA 94526

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



December 1, 2000

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

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

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo

Dear Mr. Jaber:

This letter follows review of the July 31 and November 28, 2000 Aqua Science Engineers Inc. (ASE) quarterly sampling and monitoring reports. This task was completed in concert with a review of the case history for the subject site.

Sampling data acquired since October 1999 from the current 3-well network demonstrate an impact to shallow groundwater and soil in the vicinity the former dispenser islands and the fuel and waste oil underground storage tanks (UST). For example, up to 6100 micrograms per liter (ug/l) methyl tert-butyl ether (MtBE) and 4100 ug/l gasoline-range hydrocarbons were detected in well MW-1 during the October sampling event. MtBE has increased ~4000 ug/l in MW-1 since the July sampling event. MW-1 is located immediately downgradient of the former fuel UST location.

Consistent with current California law and regulations, and in accordance with technical guidance policy from the Regional Water Quality Control Board (RWQCB), the extent of the release from this site must be determined. The wells shown to be furthest downgradient of two of three source areas (MW-2, MW-3) show overall elevated or increasing concentrations of contaminants; no well is located downgradient of MW-1. Hence, the current well network does not provide the coverage necessary to satisfy this fundamental requirement.

In addition, I understand from our telephone conversation last month that you are considering redevelopment of this property to a use that may differ from the current use (auto repair). In order to properly consider the environmental impacts associated with the UST release(s) and any potential human health risks that may arise as a consequence, it is critical to define the extent and nature of the contamination.

Mr. Jaber
Re: 1436 Grant Ave., San Lorenzo
December 1, 2000
Page 2 of 2

I contacted your consultant of record, Robert Kitay of ASE, earlier this week to briefly discuss your case. We both thought it would prove useful if he and I were to meet to discuss and scope the additional work necessary to move your case towards eventual closure. I would like to schedule this meeting at Mr. Kitay's earliest convenience.

Please call me at (510) 567-6783 should you have any questions or comments about the content of this letter. Otherwise, I will expect a call from Mr. Kitay to schedule this meeting.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Robert Kitay, Aqua Science Engineers, Inc.
208 W. El Pintado Rd., Danville, CA 94526

ENVIRONMENTAL
PROTECTION

99 AUG 12 PM 4: 01

August 10, 1999

Environmental Health Services
Attn: Mr. Scott O. Seery
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

RE: Former Olympic Station 1436 Grant St. San Lorenzo.

Dear Mr. Seery,

We have applied for pre approval of cost for three (3) groundwater monitoring wells with the State Clean Up Fund. We are expecting to receive approval in the next thirty (30) days, at which time we will hire Aqua Science Engineers to complete the groundwater monitoring wells.

Regarding contaminated soil, we have employed Aqua Science Engineers to complete the hazardous soil removal.

Sincerely,



George Jaber
Owner

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)

July 29, 1999

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo

Dear Mr. Jaber:

In correspondence from this office dated March 15, 1999, approval was granted for a soil and groundwater assessment work plan prepared by Aqua Science Engineers, Inc. and dated February 26, 1999. More than 4 months have now passed without this office being notified that drilling and well construction have been scheduled. This work was expected to begin in a timely fashion, and it appears that it has not.

In addition, notice has not been received regarding the final disposition of the hazardous waste soil pile excavated previously from the waste oil underground storage tank (UST) pit. This material must be lawfully disposed of at facility licensed to accept such waste.

Within 10 days of the date of this letter, you are requested to report the status of the two project elements noted above. You are to include a schedule for compliance with both.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Robert Weston, ACDEH

ST10 1791

"505"



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-4366
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Gray Davis
Governor

JUL 27 1999

George H. Jaber
2801 Encinal Ave
Alameda, CA 94501

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 013742, FOR SITE ADDRESS:
1436 GRANT AVE, SAN LORENZO

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$10,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Mark Owens, our Technical Reviewer assigned to claims in your Region, at (916) 227-7883. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.
- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**

99 JUL 28 PM 4:54
ENVIRONMENTAL
PROTECTION

THIS IS IMPORTANT TO YOU, PLEASE NOTE:

You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

✓ Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

March 15, 1999

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo

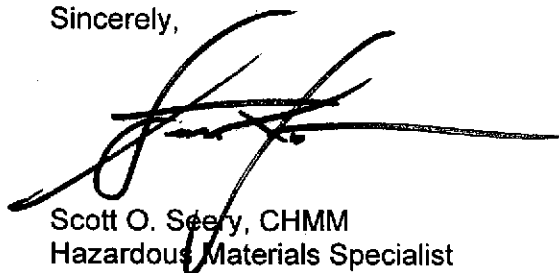
Dear Mr. Jaber:

We are in receipt and have completed review of the February 26, 1999 Aqua Science Engineers, Inc. (ASE) document entitled "*Workplan for a Soil and Groundwater Assessment.*" This work plan proposes the installation of three (3) groundwater monitoring wells in areas perceived to be located in the anticipated downgradient direction from the known source areas at the site.

The cited ASE work plan has been accepted as submitted.

Please call me at (510) 567-6783 to advise when field activities will begin and should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Dave Allen, Aqua Science Engineers, Inc.



State Water Resources Control Board



Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-4539

Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120

FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Winston H. Hickox
Secretary for
Environmental
Protection

Gray Davis
Governor

STID#1791
SOS

January 26, 1999

George H. Jaber
2801 Encinal Ave
AlamedaCA 94501

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 013742; FOR SITE ADDRESS: 1436 GRANT AVE, SAN LORENZO

Your claim has been accepted for placement on the Priority List in Priority Class "C" with a deductible of \$5,000.

Compliance Review: After adoption of the Priority List, staff will review, verify, and process applications based on their priority and rank within a priority class. During this Compliance Review, staff may request additional information needed to verify eligibility. Once review of the application is complete and the claim is determined to be valid, a Letter of Commitment will be issued obligating funds toward the cleanup. After the compliance review, your claim may be rejected if Division staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, however, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

Record keeping: During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

Compliance with Corrective Action Requirements: In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an *investigative workplan/Corrective Action Plan* (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;

California Environmental Protection Agency

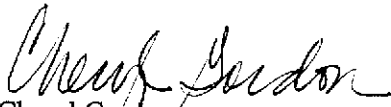
2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

In some limited situations *interim cleanup* will be necessary to mitigate a demonstrated immediate hazard to public health, or the environment. Program regulations allow the responsible party to undertake interim remedial action after: (1) notifying the regulatory agency of the proposed action, and; (2) complying with any requirements that the regulatory agency may set. Interim remedial action should only be proposed when necessary to mitigate an immediate demonstrated hazard. ***Implementing interim remedial action does not eliminate the requirement for a CAP and an evaluation of the most cost-effective corrective action alternative.***

Three bids and Cost Preapproval: Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. You must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work. ***If you do not obtain three bids and cost preapproval, reimbursement is not assured and costs may be rejected as ineligible.***

If you have any questions, please contact me at (916) 227-4539.

Sincerely,



Cheryl Gordon
Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



Post-It™ brand fax transmittal memo 71		# of pages ▶ 2
To: George Jaber	From: Scott Seery	
Co.	Co. AEDEN	
Dept.	Phone # 510/567-6783	
Fax # 523-4580	Fax #	

December 18, 1998

Alameda Environmental Health Agency
 1131 Harbor Bay Parkway
 Alameda, California
 94502

Re: Permit documentation between 1984 through 1990
 for 1436 Grant Avenue, San Lorenzo

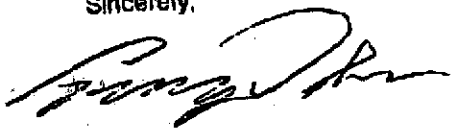
Dear Ms. Hardwick,

SOS-1791

The State Water Resources Control Board is requesting copies of permits to own or operate the UST at site 1436 Grant Avenue, San Lorenzo between January 1, 1984 and January 1 1990 for the operation of the gas tanks.

Could you please fax the following information to (510) 523-4580 attention Mr. George Jaber.

Sincerely,



George Jaber
 Owner

Called
 12/21/98

12/24/98

Mr. Jaber -

There was no permit issued for this site between 1/1/84 and 1/1/90. "Interim" permits were first issued 8/22/88 for the waste oil tank, and 11/12/91 for the fuel tanks. Bonafide permits were issued for all tanks on 3/14/96. These expired 11/12/96.

Scott Seery

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
847	5234580	12-24 10:05	02:35	03/03	OK		

7899402048

Post-Net brand fax transmission	no. 767	of pages 2
To	George Jaber	from Scott DEERY
Co.		to. RICH
Dept.		phone 510/567-6783
Fax #	523-4580	fax

December 18, 1998

Alameda Environmental Health Agency
1131 Harbor Bay Parkway
Alameda, California
94502

Re: Permit documentation between 1984 through 1990
for 1436 Grant Avenue, San Lorenzo

Dear Ms. Hardwick,

SOS-1791

The State Water Resources Control Board is requesting copies of permits to own or operate the UST at site 1436 Grant Avenue, San Lorenzo between January 1, 1984 and January 1 1990 for the operation of the gas tanks.

Could you please fax the following information to (510) 523-4580 attention Mr. George Jaber.

Sincerely,

George Jaber

Called
12/21/98

Alameda County Health Care Services Agency

STID 1791 *Department of Environmental Health*

Permit

This is to certify that GEORGE JABER,
doing business as ABK, OLYMPIC GAS, *is permitted*
to operate a FOUR (4) UNDERGROUND STORAGE TANKS,
at 1436 GRANT AVE., SAN LORENZO 94580 STATE ID#01-000-000502-000001

This permit is not transferable and is good until
NOVEMBER 12, 1996 #01-000-000502-000002
#01-000-000502-000003
#01-000-000502-000004

Issued this 14TH *day of* MARCH, 1996.

George Jaber
Specialist

By Authority of
Director of Environmental Health

Alameda County Health Care Services Agency

Department of Environmental Health

INTERIM

Permit

This is to certify that _____
doing business as _____ is permitted
to operate a ONE (1) _____
at 1436 GRANT AVE. _____ 94580

This permit is not transferable and is good until
6 MONTHS FROM DATE OF ISSUANCE

Issued this 22nd day of AUGUST, 19 88

Sanitarian HAZMAT SPECIALIST

By Authority of
County Health Officer

400-WA-2-3/87

Alameda County Health Care Services Agency

Department of Environmental Health

91 DEC -6 PM 1:13

INTERIM

Permit

This is to certify that A B K GASOLINE *INTER SING.*
doing business as SAFE _____ is permitted
to operate a Three (3) Underground Storage Tanks
at 1436 Grant Avenue, San Lorenzo, CA 94580

This permit is not transferable and is good until
6 Months from date of issuance

Issued this Twelfth day of November, 19 91

Samuel J. Wans
Sanitarian
HAZARDOUS MATERIAL SPECIALIST

By Authority of
County Health Officer

400-WA-2-3/87



Peter M. Rooney
Secretary for
Environmental
Protection

State Water Resources Control Board

John P. Caffrey, Chairman



Pete Wilson
Governor

Division of Clean Water Programs

2014 T Street, Suite 130 • Sacramento, California 95814 • (916) 227-4539 FAX (916) 227-4536
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustct/fundhome.htm>

98 DEC 17 PM 2:30
PROTECTION

December 16, 1998

George H. Jaber
2801 Encinal Ave
Alameda, CA 94501

STID#1791
SOS

Dear Mr. Jaber

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, REQUEST FOR FURTHER DOCUMENTATION: CLAIM NUMBER 13742; FOR SITE ADDRESS: 1436 GRANT AVE, SAN LORENZO

I have received the information you submitted in response to my November 30, 1998 letter requesting further documentation needed to make an eligibility determination for your claim. Unfortunately, the documentation you submitted did not address all of the issues raised in my letter.

Your claim application states that you acquired the property in 1988 and the site was used for the retail sale of gasoline; however, you only provided a copy of an operating permit that was issued by the local agency in March of 1996. The Fund regulations require that you provide a copy of a permit to own or operate the UST dated between January 1, 1984 and January 1, 1990 (pursuant to Chapter 6.7 of the Health and Safety Code). The November 30, 1998 letter explained how you could request the State Board to grant a waiver of the operating permit requirement if you met the requirements for the waiver, and the waiver request form was provided to you. You returned the waiver request form, but it did not explain the circumstances surrounding the reason you did not obtain the operating permit by January 1, 1990. You simply stated that the permit requirement was brought to your attention by the Bay Area Quality Management District. I have included another copy of the permit waiver request form for you to complete. You must provide more detailed information as to how and when you were first made aware of the operating permit requirement, and when you first obtained an operating permit for the tanks from the Alameda Environmental Health Agency, not the Bay Area Quality Management District.

You must also submit a copy of a letter from the Alameda Environmental Health Agency confirming an unauthorized release, naming you a responsible party, and requiring you to perform corrective action at the site. In addition, I have included another copy of the chief financial officer letter. You must list your total tangible net worth (total tangible assets - total liabilities) because in order for you to use this mechanism, you have to have a net worth of at least \$50,000.

NOTE: Failure to respond to this request within thirty (30) calendar days from the date of this letter may result in an ineligibility determination of your claim.

California Environmental Protection Agency

George H. Jaber

-2-

December 16, 1998

If you have any questions, please contact me at (916) 227-4539.

Sincerely,


Cheryl Gordon

Claim Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



Olympic Station
1436 Grant Ave
San Lorenzo

12-16-98

MEMO to file:

Dave Allen (ASC) informed me yesterday that the w.o. UST pit was to be overexcavated, and the fuel UST stockpiles were to be returned to their respective excavation. I visited the site today to gauge progress, and was surprised to see that ~~neither~~ neither task had been initiated.

SOS

Alameda County
Department of Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502
(510) 567-6783 (510) 337-9335 Fax

facsimile transmittal

To: Dave Allen Fax: (925) 837-4853
From: Scott Seery Date: 11/10/98
Re: Olympic Station, 1436 Grant Ave. Pages: 2
CC:

Urgent For Review Please Comment Please Reply Please Recycle

Dave

Please implement this plan ASAP. Be sure to get the stockpiles covered ASAP, even if it means doing it now and coming back later to sample. Thanks.

Scott

CONFIDENTIAL

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
583	1 926 837 4853	11-10 09:50	01' 25	02/02	OK		

7499402046

Alameda County
 Department of Environmental Health
 Environmental Protection Division
 1131 Harbor Bay Parkway, Room 250
 Alameda, CA 94502
 (510) 567-6783 (510) 337-9335 Fax

facsimile transmittal

To: Dave Allen Fax: (925) 837-4853

From: Scott Seery Date: 11/10/98

Re: Olympic Station, 1436 Grant Ave. Pages: 2

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Dave

Please implement this plan ASAP. Be sure to get the stockpiles covered ASAP, even if it means doing it now and coming back later to sample. Thanks.

Scott

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)

November 10, 1998

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo – Stockpile
Management and Site Restoration Plan

Dear Mr. Jaber:

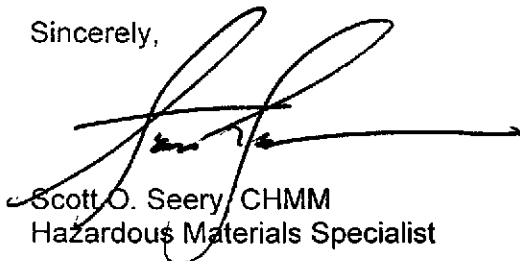
We are in receipt and have completed review of the November 9, 1998 Aqua Science Engineers, Inc. (ASE) document entitled "*Workplan for Stockpiled Soil Management and Site Restoration.*" This work plan was subsequently revised November 10, 1998 following a conversation I shared with ASE's Dave Allen.

The cited ASE work plan, as revised, has been accepted.

Please be aware that the scope of work outlined in this ASE plan must be implemented as soon as possible. In particular, stockpiles must be covered at all times during rain events and to some degree, in certain circumstances, to comply with aeration limits imposed under Rule 40 of Regulation 8 of the Bay Area Air Quality Management District (BAAQMD).

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB
Dave Allen, Aqua Science Engineers, Inc.

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 21, 1998

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

RE: Olympic Service Station, 1436 Grant Avenue, San Lorenzo – Request for Stockpile Management and Site Restoration Plan, and Preliminary Site Assessment Work Plan

Dear Mr. Jaber:

We are in receipt and have completed review of the September 14, 1998 Reese Construction final report documenting the July 8 – 10, 1998 closure of three (3) fuel and one waste oil underground storage tanks (UST) at the subject site. One 10,000-gallon gasoline, one 8000-gallon gasoline, one 5000-gallon diesel, and one 250-gallon waste oil USTs were removed during the course of this project. All fuel USTs were comprised of tar-wrapped steel; the waste oil UST was comprised of bare steel. All tanks were of single-wall construction.

Evidence of an unauthorized release was observed during the course of the tank closures. Such evidence included the presence of stained and odorous soil within both UST excavations, as well as the appearance of apparent product sheen on groundwater which entered the fuel UST excavation. The waste oil tank also exhibited several throughgoing holes.

Review of laboratory data presented in the cited Reese Construction report indicates up to 3800 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-G) and 30 ppm benzene, among other fuel compounds, were detected in soil samples collected from the fuel tank excavation. Up to 5700 ppm TPH-G, among other fuel compounds, was identified in a sample collected beneath one of the dispenser islands. In addition, 1900 ppm inorganic lead (Pb), 4300 ppm oil & grease, 200 ppm TPH-G, 1300 ppm TPH as diesel (TPH-D), and various halogenated volatile organic compounds (HVOC) and semi-volatile organic compounds (SVOC), among others detected, were identified in the sample collected beneath the waste oil tank. The Pb concentration alone constitutes a *hazardous waste* level in California.

Soil stockpiles are currently poorly secured and arranged around the periphery of the site. Portions of one stockpile encroach on the adjoining shopping center parking lot. Stockpiles are only partially covered with plastic sheeting. The tank pits remain open.

Mr. George Jaber
RE: 1436 Grant Ave., San Lorenzo
October 21, 1998
Page 2 of 3

At this time you are to submit the following documents:

1. *Stockpile Management and Site Restoration Plan (SMSRP)*
2. *Preliminary Site Assessment (PSA) work plan*

The SMSRP is to describe necessary tasks for the appropriate management of the reported 200-yds³ soil stockpile and restoration of the UST excavations at the site. The SMSRP will include i) a stockpile sampling, management, treatment, transport, disposal and/or reuse elements; and ii) a proposal to restore the UST excavations to grade. These two elements are intimately intertwined, as it is conceivable that some of the stockpile material may be acceptable for placement back into the excavations, often a much less expensive alternative to hauling the material to a licensed landfill. It is anticipated that additional testing *and treatment* of the stockpile will be necessary to facilitate this option. Clean, imported fill will nonetheless be necessary to restore the excavations completely, whether some portion is filled with (treated) stockpile soil or not.

~~The SMSRP must also include plans to address the hazardous waste levels of Pb within the waste oil UST excavations.~~ This Pb-impacted material must be excavated to levels that do not exceed hazardous waste concentrations. Management of the stockpile associated with the waste oil UST will not include the potential for its reuse as fill for the UST excavations. This material will require removal to an acceptable landfill. The SMSRP will need to address this.

And finally, consistent with provisions of Article 11, *Corrective Action Requirements*, Section 2720 et seq., Title 23, California Code of Regulations (CCR), a PSA must be conducted to assess the extent of the UST release at the site. The PSA work plan will present the scope of work necessary to complete this initial phase of the assessment process. This task will typically involve the installation of several soil borings and construction of an array of monitoring wells strategically located to track contaminant location. General guidance for the elements of a PSA work plan is presented in the attached Appendix A.

Both the SMSRP and PSA work plan require that you hire a California-licensed or registered engineer or geologist with the appropriate experience in conducting such environmental projects. Such licensing and registration is by provision of the Business and Professions Code.

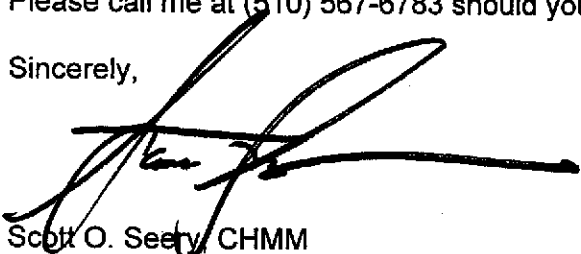
The **SMSRP** is due within **30 days** of the date of this letter. The **PSA work plan** is due within **60 days** of the date of this letter.

Please be advised that the SMSRP must be implemented before the onset of the rainy season.

Mr. George Jaber
RE: 1436 Grant Ave., San Lorenzo
October 21, 1998
Page 3 of 3

Please call me at (510) 567-6783 should you have any questions.

Sincerely,

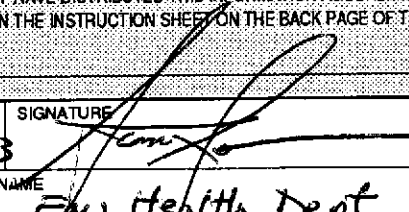
A handwritten signature in black ink, appearing to read "Scott O. Seery". The signature is stylized with a large, sweeping initial "S" and a horizontal line extending to the right.

Scott O. Seery, CHMM
Hazardous Materials Specialist

Enclosure

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE 10/21/98		CASE # 1791		SIGNED: _____ DATE: _____	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Scott SEERY		PHONE (510) 567-6783		SIGNATURE 
	REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Alameda Co. Env Health Dept.		
	ADDRESS 1131 Harbor Bay Pkwy, Alameda CA 94502				
RESPONSIBLE PARTY	NAME George Jaber		CONTACT PERSON <input type="checkbox"/> UNKNOWN		PHONE ()
	ADDRESS 2801 Encinal Ave, Alameda CA 94501				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Olympic Station		OPERATOR ANK Inder Singh		PHONE UNK
	ADDRESS 1436 Grant Ave, San Lorenzo Alameda 94580				
	CROSS STREET Channel Street				
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda Co. Env Health Dept.		AGENCY NAME Alameda Co. Env Health Dept.		CONTACT PERSON Scott SEERY
	REGIONAL BOARD San Francisco Bay		CONTACT PERSON Chuck Headlee		PHONE (510) 622-2433
SUBSTANCES INVOLVED	(1)		NAME		QUANTITY LOST (GALLONS)
	Gasoline				<input checked="" type="checkbox"/> UNKNOWN
(2)		NAME		QUANTITY LOST (GALLONS)	
Waste oil				<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 07/10/98		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE				
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/> OTHER		CAUSE(S) <input checked="" type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
COMMENTS	Tanks removed. PSA pending.				
	te be				

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

Transfer of Eligible Local Oversight Case

STID 1791 Date transferred AD 7/27/98

Date: 7/27/98 From: Eva Chu TO Scott Seery

Site Name: 1436 Grant Ave Olympic Station

Address: 1436 Grant Ave City: San Lorenzo Zip: 94580

To be eligible for LOP, case must meet 3 qualifications:

1. N Tanks Removed? # of removed? 5 Date removed: 7/10/98

2. Y N Samples received? Contamination level: 5700 ppm TPH
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP

3. N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1.
 - a. Close the deposit refund case.
 - b. Account for ALL time you have spent on the case.
 - c. Turn in account sheet to Leslie.

If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. DO NOT attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: _____
DepRef Case Closed with Candyce/Leslie? Y N (If no, explain why below.)

2. Submit the completed A and B permit application forms to NORMA.

3. Give the entire case to the proper LOP staff.

Proposer:

George H. Jaber Trust
1401 Grove St.
Alameda, CA 94501

RP's

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Olympic Oil Today's Date 7/10/98

Site Address 1436 Grant Ave

City Sunland CA 91730 Zip 94 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Mike Jaber 510/523-4824
clean up fund.

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks Removal

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Water noted in excavation

5K diesel UST tar wrapped - wrapping dissolved around mid section. otherwise tank looked in good condition

10K gasoline UST tar wrapped - same condition as above. Floating products in GW. below UST (see photo) GW at 10' by

8K gasoline UST tar wrapped - Same condition as above.

250 gal WD UST: bare steel - single walled - many through holes upto 2" dia

① SS from waste oil pit. stained silty clay w/ mod HC odor at 7.5' bgs

② SS from west east end of diesel tank - stained clay with sl/mod HC odor at 7.5' bgs.

③ SS from east end of 10K gas tank - stained clay w/ mod/strong HC odor at 8' bgs

④ SS from ~ 7.5' bgs east end of 8K gas tank. stained clay w/ strong HC odor.

⑤ SS from ~ 10' bgs west end of 8K gas tank strong HC odor (clay)

Contact _____

Title _____

Signature J. M. [unclear]

Inspector Eva Chy

Signature [unclear]

II, III

bottom sample
side wall samples

ALAMEDA COUNTY HEALTH CARE SERVICE AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 ENVIRONMENTAL PROTECTION DIVISION
 1131 HARBOR BAY PARKWAY, RM 250
 ALAMEDA, CA 94502-6577
 PHONE # 510/567-6700
 FAX # 510/337-9335

Project Specialist

6-24-98

ACCEPTED

Underground Storage Tank Closure Permit Application
 Alameda County Division of Hazardous Materials
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

These closures/renovations have been reviewed and found to be acceptable and essentially meet the requirements of State and Local Health Laws. Changes to your closure plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction/destruction.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspections Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the following requested inspections:

- Removal of Tank(s) and Piping
- Sampling
- Final Inspection

Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

Contact Specialist

ROBERT WESTON
 510 5676781

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Name of Business Olympic Station - (former)
 Business Owner or Contact Person (PRINT) George Jabber

2. Site Address 1436 Grant Ave
 City San Lorenzo Ca zip 94580 Phone 510-523-4821

3. Mailing Address 2801 Encinal Ave
 City Alameda Ca zip 94501 Phone 510-523-4821

4. Property Owner George Jabber
 Business Name (if applicable) N/A
 Address 2801 Encinal Ave
 City, State Alameda Ca 94501 zip 94501

5. Generator name under which tank will be manifested
George Jabber

EPA ID# under which tank will be manifested CA to be obtained

6. Contractor Reese Construction
Address 26133 Parkside Dr
City Hayward Ca 94542 Phone 570-410-1255
License Type* A, HAZ - 738538 ID# 738538

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board.

7. Consultant (if applicable) N/A
Address N/A
City, State _____ Phone _____

8. Main Contact Person for Investigation (if applicable)
Name Tom Reese Title Project Manager
Company Reese Construction
Phone 510-410-1255

9. Number of underground tanks being closed with this plan 4
Length of piping being removed under this plan 60
Total number of underground tanks at this facility (**confirmed with owner or operator) 4

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground storage tanks must be handled as hazardous waste **

a) Product/Residual Sludge/Rinsate Transporter

Name American Valley Environmental EPA I.D. No. CAL000121154
Hauler License No. 2953 License Exp. Date June 30, 1999
Address 2930 Greer Rd Suite 156
City Turlock State Ca Zip 95382

b) Product/Residual Sludge/Rinsate Disposal Site

Name Bayside Oil EPA ID# CAD088838222
Address 210 Encinal St
City Santa Cruz State CA Zip 95060

c) Tank and Piping Transporter

Name Erickson Inc - (ECI) EPA I.D. No. CAD982030173
Hauler License No. 1533 License Exp. Date 7-1-99
Address 255 Parr Blvd
City Richmond State Ca Zip 94801

d) Tank and Piping Disposal Site

Name Erickson Inc - (ECI) EPA I.D. No. CAD982030173
Address 255 Parr Blvd
City Richmond State Ca Zip 94801

11. Sample Collector

Name Tom Reese
Company Reese Construction
Address 26133 Parkside Dr
City Hayward State Ca Zip 94542 Phone 510-4121255

12. Laboratory

Name Entech Analytical Labs, Inc.
Address 525 Del Rey Avenue, Suite 6
City Sunnyvale State Ca Zip 94086
State Certification No. 1369

13. Have tanks or pipes leaked in the past? Yes [] No [] Unknown [x]

If yes, describe. _____

14. Describe methods to be used for rendering tanks inert:

~~tanks to be triple rinsed and dried @ 15160 / 1000 G~~
NO RINSE

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information *** (see instructions) ***

Tank		Material to be sampled (tank contents, soil, groundwater)	Location and Depth of Samples
Capacity	Use History include date last used (estimated)		
75 gal	waste oil, 1995	soil	2 ft below tank into native soil ↓
5000	gasolin, 1995	soil	
10000	diesel, 1995	soil	
8,000	gasoline	soil	

One soil sample must be collected for every 20 linear feet of piping that is removed. A ground water sample must be collected if any ground water is present in the excavation.

Excavated/Stockpiled Soil

<p>Stockpiled Soil Volume (estimated)</p> <p>40 cubic yards</p>	<p>Sampling Plan</p> <p>1 4 pt composite for TPH-G + BTKE, TPH-D - run more if hits</p>
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Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

Will the excavated soil be returned to the excavation immediately after tank removal? yes no unknown


If yes, explain reasoning _____

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the specialist IN ADVANCE of backfilling operations.

16. Chemical methods and associated detection limits to be used for analyzing samples:

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

17. Submit Site Health and Safety Plan (See Instructions)

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
gasoline	8015/8020	 SEE TABLE 2 FOR VERIFICATION ANALYSES	.5 ppm
diesel	8015		.5 ppm
oil waste oil	418.1		.5 ppm
MTEB			

18. Submit Worker's Compensation Certificate copy
Name of Insurer N/A - no employees
19. Submit Plot Plan ***** (See Instructions) *****
20. Enclose Deposit (See Instructions)
21. Report any leaks or contamination to this office within 5 days of discovery.
The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.
22. Submit a closure report to this office within 60 days of the tank removal. The report must contain all information listed in item 22 of the instructions.
23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that the statements and information provided above are correct and true.

I understand that information, in addition to that provided above, may be needed in order to obtain approval from the Environmental Protection Division and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

CONTRACTOR INFORMATION

Name of Business Reese Construction
 Name of Individual Tom Reese
 Signature Tom Reese Date 6-1-98

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business N/A
 Name of Individual George Jabber -
 Signature George Jabber Date 6/1/98

HEALTH AND SAFETY PLAN

Background Information:

Project Name: Jabber Service Station
Project Manager: Tom Reese
Client Contact: George Jabber
Site Name: San Lorenzo Foreign Car Repair
Site Address: 1436 Grant Ave.
Overall Objective of Site Work: UST Removal
Proposed Date of Site Work: Julu, 1998
Source of Site Information: Owner supplied
Will Site Officials
Accompany Work Personnel: Alameda County Health, ~~San Lorenzo~~
~~Fire~~ " " FIRE
Work Time Limitations: 0700 to 1700
Warning for Site Evacuation: Verbal

Site Description:

Current Status: Automotive Repair Shop
Prior Status: Auto Repair and Fuel Dispensing
Materials Handled, Disposed, or Stored: Petroleum fuels, waste oil
Industrial Processes/Procedures: Fuel Storage

HAZARDS: DESCRIPTION, PROTECTION AND MONITORING

The following substances are known or suspected to be currently or historically onsite:

<u>Exposure Substance</u>	<u>Physical State</u>	<u>TLV (ppm)</u>	<u>Characteristics</u>
Gasoline	liquid	No TLV estab by NIOSH	Low boiling point petro-distillate
Diesel	liquid	No TLV	Med boiling point
Waste Oil	liquid or sludge	No TLV	High boiling point

Potential Environmental Hazards: Leakage from the tank or pipes may contaminate soil and/or groundwater.

Potential Worker Hazards: Liquid petroleum products and vapors

Potential Physical Hazards Onsite: Heavy equipment such as backhoes, cranes, loaders, loud noises, sharps, open excavations.

Overall Hazard Estimation: Low

Overall Hazard Estimation: Low

The following levels of personal protection have been designated:

(NOTE: No eating, drinking or smoking is allowed in work areas)

Level of Protection: D, consisting of hard hat, safety glasses, steel toe boots, leather gloves

Location(s) to be used: Within the established work zone

When to use: At all times

Required Decontamination Equipment: Pressure washer, vacuum truck to clean interior of tanks as deemed necessary.

Disposal of Contaminated Materials or Equipment: Liquid wastes from the tanks to be disposed at American Valley Environmental, tanks to Erickson

Monitoring

1. Direct Reading Monitoring Equipment (e.g., Draeger tubes, HNu):

Equipment: LEL meter

Location to be used: Inside tanks

When to use: Prior to removal

2. Action Levels for Monitoring Results:

Equipment: LEL

Action Level: 10% LEL or 10% oxygen

Action (type and duration): Re-wash or re-ice tanks

ONSITE ORGANIZATION AND COORDINATION

General

The following personnel are designed to carry out the stated job functions onsite:

Project Team Leader: Tom Reese

Site Safety Officer: Tom Reese

Contractors onsite (state function): Hatton crane, Erickson Inc. (Haul tanks),

Government Agency Representatives: BAAQMD, Ala Co Health,

~~San Lorenzo Fire~~

ALCO FIRE

Site Access Control

Access to the site will be controlled such that no unauthorized person enters within the following boundaries: Within barricades or 25 feet of excavation.

EMERGENCY MEDICAL CARE AND PROCEDURES

Nearest emergency medical facility:

Facility Name: Kaiser Foundation Hospital
Address: 27400 Hesperian Blvd. Hayward, CA
Telephone: (510) 784-4343

Emergency Telephone Numbers:

Fire: 911
Police: 911
Ambulance: 911
Hotline (e.g., Poison Control Center): (415) 666-2845

Emergency First Aid for Substances Present:

<u>Substance</u>	<u>Exposure Symptoms</u>	<u>First Aid</u>
Petroleum distillates	dizziness, headache, irrit eyes, nose, throat, drying of skin	Eye-irrigate immed for 15 min, Skin-wash area with soap/water, Ingest- call 911 immed, Breath-move victim to fresh air

First Aid Equipment Onsite:

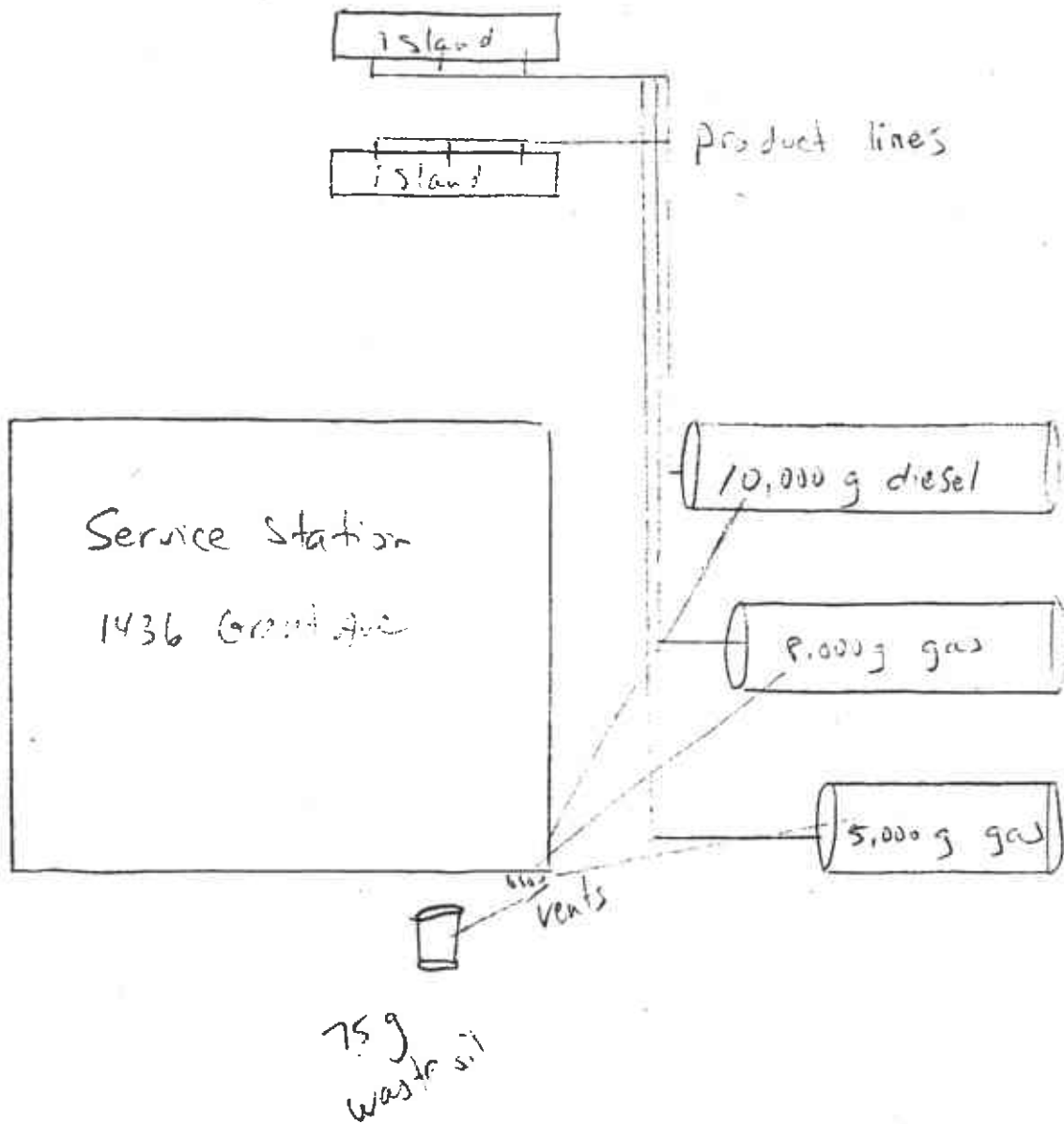
<u>Equipment</u>	<u>Location</u>
First Aid Kit	Adjacent to Excavation
Fire Extinguisher	Adjacent to Excavation
Emergency Eye Wash	Adjacent to Excavation

Onsite Emergency Procedures:

1. Personal injury or illness: Administer first aid; call ambulance if necessary.
2. Fire or Explosion: Turn off all motorized equipment; evacuate working area; meet at designated upwind location.



Grant Ave



Classroom 5A



Building Quality



HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 70587 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.

Qualifier: JOHN T REESE

License No.: 738538

Business Name: JOHN THOMAS REESE

WITNESS my hand and official seal this
day of DECEMBER 26, 1997

Registrar of Contractors

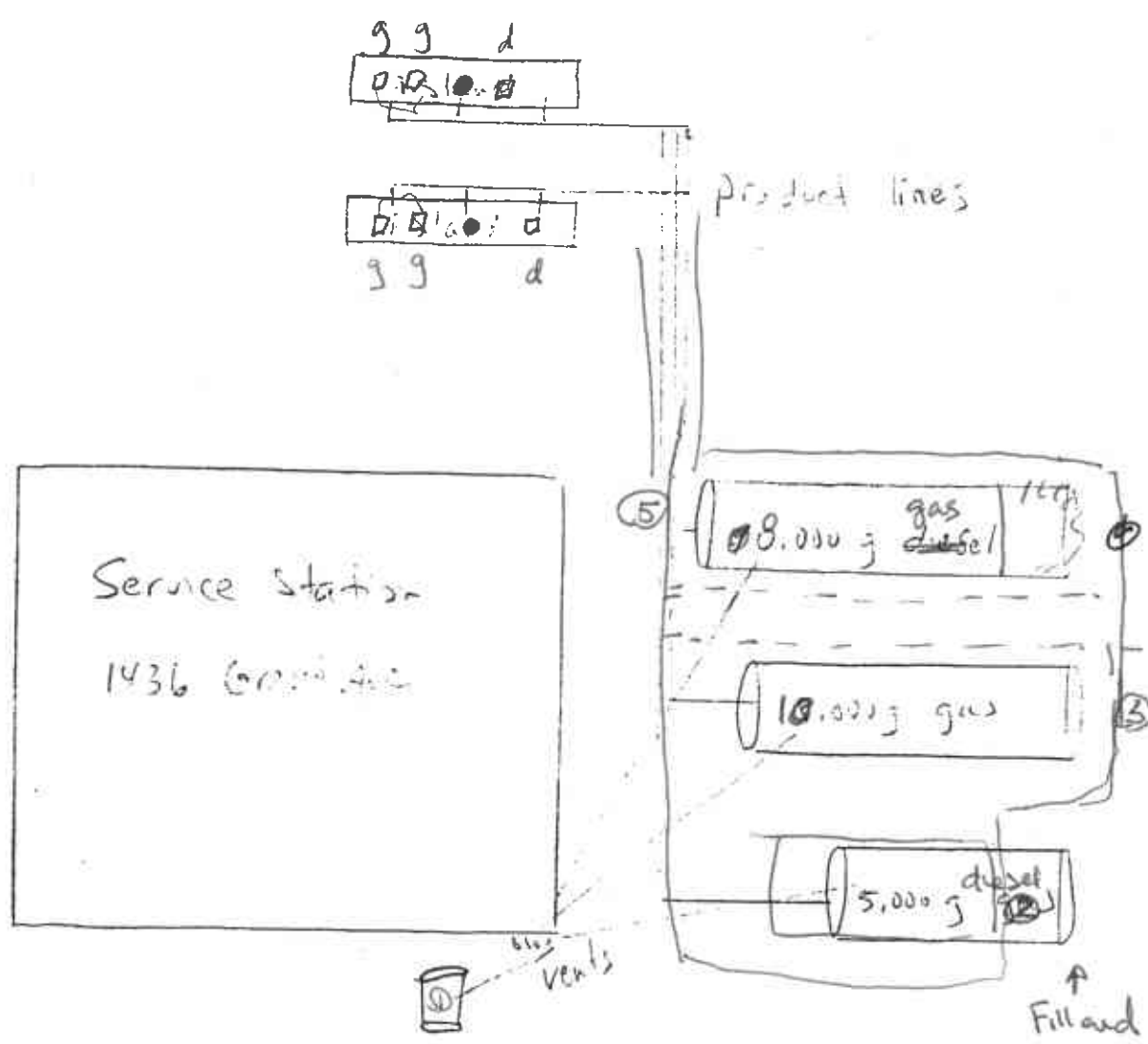
13L-36 (4/96)

This certification is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason.

A- 7456



Grant Ave



CHANNEL ST.

250 gal
waste oil