

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-04-02

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-06-07

20373

June 5, 2001

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

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

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



04-18-01

AGENCY
DAVID J. KEARS, Agency Director

PO373

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.

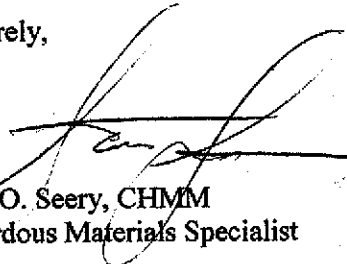
You are currently in violation of provisions of Article 11, Title 23, California Code of Regulations (CCR), for failure to comply with this request.

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

02-02-01

20373

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



8557 12-4-00

20373

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0373

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 373

March 15, 1999

STID 1791

Mr. George Jaber
2801 Encinal Avenue
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
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

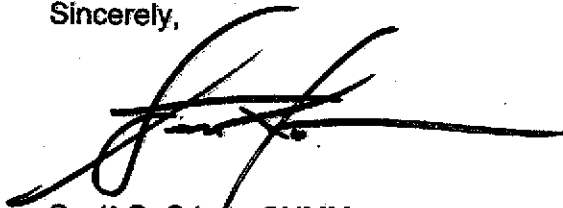
Dear Mr. Jaber:

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.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#373

November 10, 1998

ENVIRONMENTAL HEALTH SERVICES

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

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:

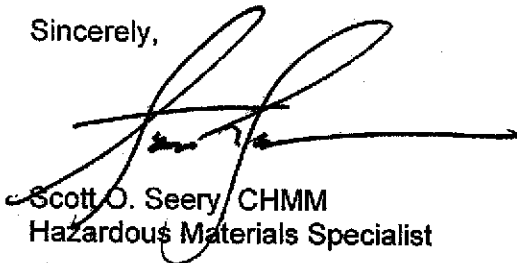
We are in receipt and have completed review of the November 9, 1998 Aqua Science Engineers, Inc. (ASE) document entitled "*Workplan for Stockpiled Soil Management and Site Restoration.*" This work plan was subsequently revised November 10, 1998 following a conversation I shared with ASE's Dave Allen.

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



R0#373

October 21, 1998

ENVIRONMENTAL HEALTH SERVICES

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

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.

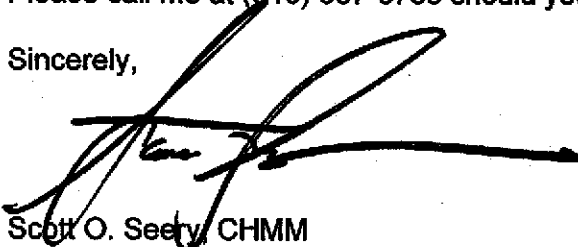
The **SMSRP** is due within **30 days** of the date of this letter. The **PSA work plan** is due within **60 days** of the date of this letter.

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 flourish that extends to the right.

Scott O. Seery, CHMM
Hazardous Materials Specialist

Enclosure

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0373

PAMAT A. SHAPIRO, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #: P 422 218 163

ABK Gasoline
1436 Grant Ave.
San Lorenzo, 94580
UGTID:1791

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
1436 Grant Ave. San Lorenzo, 94580.**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Handwritten signature of Pam Evans in cursive.

PAM EVANS
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0373

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

September 11, 1991

Inder Singh
Olympic
1436 Grant Av.
San Lorenzo CA 94580

NOTICE OF VIOLATION

Dear Mr. Singh:

On July 10, 1991 I inspected your premises and noted violations of the California Code of Regulations and the Health and Safety Code of California. Below is a summary of unresolved compliance issues:

Underground Storage Tanks:

1. Section 2641 (c)(5)(C), CCR - The tanks have not been tightness tested annually to detect possible leaks. While results for precision tests done in July of 1991 were submitted recently to this office, no test results for previous years were submitted.

Hazardous Materials Management Plan:

Sections 25503.5 and 25505 of the Health and Safety Code of California require that you prepare and submit a Hazardous Materials Management Plan. You were instructed to complete and submit an HMMP to my office by August 10, 1991. No Hazardous Materials Management Plan has been received by this agency. **You must complete and submit an HMMP by September 25, 1991.**

You may contact me with any questions at 271-4320.

Sincerely,

Pamela J. Evans
Hazardous Materials Specialist

c: Gil Jensen, Alameda County District Attorney's Office
James Ferdinand, Eden Consolidated Fire Protection District