

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



03-09-04

ENVIRONMENTAL HEALTH SERVICES

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

RO0000386

March 5, 2004

Mr. Gene Ortega
Exxon Mobil
25A Crescent Dr #407
Pleasant Hill, CA 94523

RE: Monitoring Well Installation at 2492 Castro Valley Bl, Castro Valley, CA

Dear Mr. Ortega:

I have completed review of ETIC's February 2004 *Subsurface Investigation Report* prepared for the above referenced site. In November 2003, seven soil borings were advanced to better characterize subsurface conditions at the site. Based on the results of the investigation, in conjunction with review of environmental investigations conducted at an adjacent site and completion of a conduit survey, the locations of four groundwater monitoring wells were proposed. The locations of the proposed wells are acceptable with the following comment:

- Well screen intervals are anticipated to be from approximately 5 to 20 feet bgs. Be advised that well screens should be kept short so groundwater samples will be representative of actual site conditions (that is, not diluted). A 15-foot screen may be excessive. Please use best professional judgment in the field.

Groundwater monitoring wells should be installed within 60 days of the date of this letter, or by **May 10, 2004**. Please provide 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762 or by email at eva.chu@acgov.org.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

c: Donna Drogos, Program Manager
Bryan Campbell, ETIC Engineering, 2285 Morello Ave, Pleasant Hill, CA 94523

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7-15-03

RO0000386

September 12, 2003

Mr. Gene Ortega
Exxon Mobil
2300 Clayton Rd, Suite 1250
Concord, CA 94520

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

RE: Former Mobil Station 04-334 at 2492 Castro Valley Blvd, Castro Valley, CA

Dear Mr. Ortega:

I have completed review of TRC's June 2003 *Site Assessment Workplan* prepared for the above referenced site. TRC proposed a phased approach to assess contaminants in soil and groundwater beneath the site. The first phase includes the advancement of seven direct-push soil borings to approximate 20 feet bgs. Soil and groundwater data from this phase will be used to determine the optimum number, locations, and depths of monitoring wells. The workplan is acceptable with the following changes/additions:

- Based on the southeasterly groundwater flow direction at 2504 Castro Valley Blvd, the borehole proposed in the vicinity of the former dispenser island should be moved approximately 15 to 20 feet southeast (along Castro Valley Blvd).
- A Phase one report is due for review within 60 days upon completion of field work. This report should include geologic cross sections and a discussion on the reasoning for the proposed groundwater monitoring well locations and screen intervals. This report is due before phase two is implemented.
- A conduit survey should be performed to help determine placement of groundwater monitoring wells.

Phase one should be implemented within 60 days of the date of this letter, or by **November 17, 2003**. Please provide at least 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.

eva chu
Sr Environmental Health Specialist

c: Donna Drogos, Supervisor LOP
Steve Kemnitz, TRC, 5052 Commercial Circle, Concord, CA 94520

mobile4-334-1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



P0386

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

May 5, 1999

STID 1549

Ms. Cherine Foutch
Mobil Oil Corporation
2063 Main Street, Ste. 501
Oakley, CA 94561

RE: (Former) Mobil Station, 2492 Castro Valley Boulevard, Castro Valley

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Ms. Foutch:

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

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

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

LANDOWNER NOTIFICATION

Re: 2492 Castro Valley Blvd., Castro Valley

May 5, 1999

Page 2 of 2

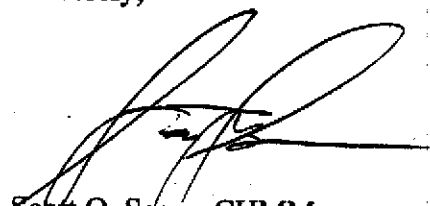
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

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

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

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

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 386

January 22, 1999

ENVIRONMENTAL HEALTH SERVICES

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

STID 1549

Ms. Cherine Foutch
Mobil Oil Company
2063 main Street, Ste. 501
Oakley, CA 94561

RE: (Former) Mobil Service Station, 2492 Castro Valley Boulevard, Castro Valley

Dear Ms. Foutch:

Thank you for our receipt of the July 17, 1997 Alton Geoscience (AG) work plan for the initial investigation at the subject site. This work plan was subsequently amended on December 9, 1998. The revised AG work plan proposes the installation of five (5) "Geoprobe" soil borings at the site in locations that reflect former tank and piping locations. The results of this phase of work will help determine whether any future work will be required at the site.

The cited AG work plan has been accepted with the following change:

- The boring planned for installation within the former fuel tank pit shall be moved 20-25' east of its current proposed location.

Please call me at (510) 567-6783 when fieldwork has been scheduled.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB
Tom Seeliger, Alton Geoscience, 30A Lindbergh Ave., Livermore, CA 94550

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0386

June 30, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Gerardo H. Garcia
Consulting Hydrogeologist
Jiffy Lube International, Inc.
P.O. Box 2967
Houston TX 77252-2967

Subject: Tank closure activities at Jiffy Lube International, Inc., Store #606, 2492 Castro Valley Blvd., Castro Valley CA 94546

Dear Mr. Garcia:

This office is in receipt of the May 27, 1998 report prepared by Fluor Daniel GTI, detailing the activities surrounding the removal of one 2,000 gallon double wall steel tank and piping containing waste oil. The tank was used for hazardous waste accumulation of waste oil removed from vehicles serviced on the site. The underground storage tank was removed on March 10, 1998. The report has been reviewed and it is the opinion of this office that the tank was closed in compliance with Title 23 of the California Code of Regulations.

Based upon the available information and with the provision that the information provided to this Agency was accurate and representative of site conditions, no further action is required.

Please contact me at (510)567-6781 should you have any questions regarding this matter.

Sincerely,

Robert Weston
Sr. Hazardous Materials Specialist

c: Tom Peacock, ACDEH
Brian Oliva, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#386

StId #1549/lop

June 23, 1997

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

Attn: Cherine Foutch
Mobil Business Resources Corporation
2063 Main St., Suite 501
Oakley CA 94561

Subject: Former Mobil Station 04-334 located at 2492 Castro Valley CA 94546

Dear Ms. Foutch:

This office has recently completed a review of the subject case file and letter dated June 16, 1997 from Alisto Engineering Group on behalf of Mobil. The purpose of the June 16th letter was to: 1) rescind the February 3, 1994 work plan for a preliminary site assessment that was previously approved by this office on February 24, 1994, and 2) requested that case closure be considered without further investigative or remedial action at this site.

A quantitative soil and groundwater investigation will be required before considering this site for closure status. This decision is based on the qualitative soil data gathered by Giles Engineering Associates, Inc. in 1986 and the results of groundwater sampling from Thrifty Oil Company's monitoring well RS-9 located west of the former Mobile site. The information obtained from a quantitative soil and groundwater assessment can be used to determine if this site meets the San Francisco Bay Regional Water Quality Control Board's (RWQCB) definition of a low risk soil and/or groundwater case.

This office approved Alisto Engineering Group's *Workplan for Preliminary Site Investigation*, dated February 3, 1994. This workplan is still acceptable to this office. Another investigational strategy that would also be acceptable is conducting a soil and groundwater investigation using rapid site assessment technology (i.e. GeoProbe® or Precision Sampling®) in lieu of installing permanent monitoring wells. Therefore, you may revise the workplan and resubmit it to this office for review and approval at your option.

This office was notified by the current property owner, California Lubricants, in their December 6, 1994 letter that they had signed an access agreement with Mobil. (A copy of that letter is attached.) Please implement the approved workplan dated February 3, 1994 or resubmit a revised workplan to this office no later than July 21, 1997.

The RWQCB's *Interim Guidance on Required Cleanup at Low-Risk Fuel Sites* in conjunction with using the tiered approach of the ASTM E1739-95 document entitled *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites*, should be used as guidance to direct this site toward closure. Using the RBCA approach, site-specific cleanup goals for soil and groundwater are established based on an evaluation of health and safety risks/environmental impact to potential receptors (e.g., residence, children, and/or employees living or working inside nearby buildings, impact to nearby surface waters, etc.).

Foutch

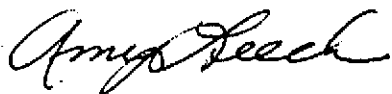
Re: 2492 Castro Valley Blvd

June 24, 1997

Page 2 of 2

Please call me at (510)567-6700 or 567-6755(direct) if you have questions.

Sincerely,



Amy Lecch

Hazardous Materials Specialist

Attachments (2)

c: Attn: Brady Nagle, Alisto Engineering Group, 1575 Treat Blvd., Suite 201, Walnut Creek CA 94598
w/attachments
ALL-file

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R0386

RAFAT A. SHAHID, Director

November 21, 1995

**Jiffy Lube International, Tank owner
Attention: Kim Simmons
2930 Bowers Ave
Santa Clara, CA 95051**

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

STID 1549

Subject: -Request for information so a new Five Year Operating Permit can be issued to the new owner of one Underground Storage Tank at Jiffy Lube, 2492 Castro Valley Blvd, Castro Valley, CA 94546.

Reference: -Phone conversation with Ms. Simmons November 21, 1995.

Dear Ms. Simmons:

California Lubricants had a five year permit issued to operate one underground storage tank system at the above site. You informed me in our phone conversation that there is a new owner for the tank. This letter contains the list of additional information which I need to issue a five year permit to the new owner.

The UST system is composed of double wall fiberglass (?), gravity piping connected to one, 2000 gallon, double wall steel tank made by Ace Tank. The tank was installed in 1987 according to documents in our files. Tank monitoring is by a probe in the interstitial space and is by Pollulert. Additional information on the tank is needed and all of the above is to be field verified.

Please complete and submit the following documents by December 21, 1995:

- 1. New Form A**
- 2. New Form B**
- 3. Consolidated Underground Tank Management Plan**

(Note: since this tank is used for hazardous waste and not for petroleum storage there is no requirement for financial responsibility certification.)

4. Owner - Operator agreement if the tank owner is not the operator of the tank.
5. A copy of the annual certification of the tank monitoring system (done by a certified technician within the last 12 months.)
6. Part 1 and Part 2 of the Hazardous Materials Business Plan.

The following documents are required attachments to the 5 year permit and must be on site at the facility and current:

Five year permit
 Consolidated Tank Management Plan
 Monitoring plan
 Owner - Operator Agreement
 State Form A - for the site
 State Form B - for each tank
 Records
 Monitoring and maintenance
 Training
 Release reports

REQUIRED UPGRADES
TO BE COMPLETED NO LATER THAN DECEMBER 22, 1998
(CCR, Title 23, Article 6)

Upon confirmation of overfill prevention, spill containment, and steel protection plates below each drop tube we will consider this facility fully upgraded to meet the requirements for underground tanks.

If you have any questions please call me at (510) 567-6734.

Sincerely,



Don Atkinson-Adams

enclosure

cc: Bill Raynolds, East Area Manager
 Robert Weston, Senior Hazardous Materials Specialist

ust\jlubeper.115

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0386

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 1549

February 24, 1994

Steven Pao
Mobil Oil Corporation
3800 West Alameda Avenue, Ste. 700
Burbank, CA 91505-4331

RE: (FORMER) MOBIL SERVICE STATION, 2492 CASTRO VALLEY BLVD.,
CASTRO VALLEY

Dear Mr. Pao:

Thank you for the recent submittal of the February 3, 1994 Alisto Engineering Group (AEG) preliminary site assessment (PSA) work plan for the initial subsurface investigation at the referenced site. As you know, this site is currently owned by Calube Real Estate Limited Partnership I. Calube operates Jiffy Lube #606 at this site.

The cited AEG work plan has been accepted as submitted. Please contact this office when field activities are scheduled to begin. I may be reached at 510/271-4530.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Ed Laudani, Alameda County Fire Department
Pete D'Amico, Thrifty Oil Company
Kevin Cornell, California Lubricants
2930 Bowers Ave.
Santa Clara, CA 95051

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0386

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #: P 422 218 170

Jiffy Lube #606
2492 Castro Valley Blvd.
Castro Valley, 94546
UGTID:1549

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)
2492 Castro Valley Blvd. Castro Valley, 94546**

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 Britt Johnson.

Britt Johnson
HazMat Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director
STID 1549



R0386

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 22, 1992

Mr. Dave Hill
Mobil Oil Corporation
3800 West Alameda, Ste. 700
Burbank, CA 91505

RE: JIFFY LUBE #606, 2492 CASTRO VALLEY BLVD., CASTRO VALLEY,
ALAMEDA COUNTY

Dear Mr. Hill:

This office recently completed review of several geotechnical reports supplied by California Lubricants, the present operators of the referenced Jiffy Lube facility in Castro Valley. Records indicate this was a former Mobil Oil station.

One such report, written by Judd Hull and Associates (JHA) and dated November 15, 1983, indicates that three (3) underground storage tanks (UST) were removed from the site on some undisclosed prior date. JHA was hired to verify compaction requirements of the county for fill placed in the former (fuel) UST pit. The report notes that JHA was not present when the USTs were removed, nor were they present to observe the excavation prior to placement of the fill into the pit. JHA was only present on a "...routine intermittent basis..." and performed compaction tests when appropriate.

A subsequent report written by Giles Engineering Associates, Inc. (GEA), dated July 17, 1986, documents the results of a limited geotechnical engineering investigation in June 1986, during which six (6) borings were drilled at the site. Of the six borings, boring B-3, advanced through the apparent former fuel UST pit, intercepted fill materials between the approximate 3 to 8.5 foot depth which exhibited "... slight to moderate petroleum odors." An unknown obstruction was encountered at the 8.5 foot depth which required the boring to be offset and redrilled. No chemical analyses were performed on materials encountered in any of the borings at this site. The report concludes by indicating that "...a substantial risk of subgrade contamination is considered to exist as a result of the site's prior history and subgrade petroleum odors." GEA recommends further assessment of the contamination at the site.

A Thrifty Oil Company station is located topographically downgradient and across Stanton Avenue from the referenced Jiffy Lube site (see attached map). This station is presently operated as a retail BP Oil fueling station. An unauthorized release of

Mr. Dave Hill
RE: 2492 Castro Valley Blvd.
October 22, 1992
Page 2 of 3

fuel hydrocarbons was documented during a limited environmental investigation performed at the Thrifty site during December 1986. The suspect USTs and associated piping were replaced with double-contained units in 1988. Since that time, the investigation has been expanded to include a network of 12 monitoring wells, three of which are located off-site in the hydraulically up- and downgradient directions. Soil vapor and/or ground water are being extracted from approximately half of the on-site wells. Extracted ground water and vapor are treated using a dedicated on-site system. To date, approximately 2700 gallons of ground water have been extracted and treated since the system was brought on-line sometime around early 1989.

The well located both topographically and hydraulically upgradient of the Thrifty site, designated RS-9, was installed during May 1991 through the sidewalk on the west side of Stanton Avenue, approximately 30 feet northeast of the former Mobil fuel USTs. Soil encountered during advancement of this boring exhibited moderate to strong hydrocarbon odors from approximately 5 feet below grade (BG) to its termination at 15 feet BG. Soil sampled from this boring at the 5 foot depth exhibited 580 parts per million (ppm) of total petroleum hydrocarbons as gasoline (TPH-G) and elevated levels of fuel aromatics. Ground water was first encountered at a depth of approximately 13 feet BG.

Water sampled from this well has shown elevated levels of all gasoline constituents since May 1991 up to the present. Up to 13,000 parts per billion (ppb) TPH-G and 40 ppb benzene have been detected.

An apparent unauthorized release of fuel hydrocarbons has occurred at the subject site. This conclusion is based on: 1) the apparent initial depth to first ground water observed in well RS-9, 2) the initial depth and thickness of RS-9's soil contamination, and 3) the elevated levels of gasoline contamination found in water sampled from this well over the last one and a half years. Further, the observations documented in the cited geotechnical reports would also point towards an unauthorized release having occurred at the subject site.

At this time, please submit any additional test data Mobil Oil Corporation may have associated with, but not limited to: the UST closures and any subsequent sampling; property assessments performed on behalf of Mobil Oil Corporation prior to title transfer; UST integrity test results for the years preceding their removal, etc.

Please submit the requested information within 45 days of the date of this letter, or by December 7, 1992.

Mr. Dave Hill
RE: 2492 Castro Valley Blvd.
October 22, 1992
Page 3 of 3

Please feel free to contact me at 510/271-4530, or -4320, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director
Rich Hiatt, RWQCB
Bob Bohman, Castro Valley Fire Department
Gil Jensen, Alameda County District Attorney's Office
Kevin Cornell, California Lubricants
Pete D'Amico, Thrifty Oil Company
Ed Howell - file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0386

RAFAT A. SHAHID, Assistant Agency Director

October 7, 1992

Mr. Ray Wright
Jiffy Lube # 606
2492 Castro Valley Blvd
Castro Valley, CA 94546

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

**Re: New Requirements of Underground Storage Tank (UST)
Regulations, Jiffy Lube # 606, 2492 Castro Valley Blvd,
Castro Valley, CA 94546**

Dear Mr. Wright:

This letter is in regard to the inspection made on October 2, 1992, at the above facility. This inspection was performed in order to bring your facility into compliance and inform you of requirements pertaining to underground storage tank(s) containing hazardous substances. Please submit the following items:

1- A statement indicating that your manual tank gauging variations for the last three months were within allowable limits (see Table 4.1 below). If the variations were more than the allowable limits, indicate the excessive amount(s), and the step(s) you have taken to determine the causes. This statement is not needed if you have double-wall tank(s) equipped with monitoring probe(s) capable of detecting leaks. (for further explanation of manual tank gauging see item 2 next page)

2- Copies of all tanks (and piping if applicable) tightness test results for this year. This test is not needed if your tank capacity is 550 gallons or less.

3- All items requested in the previous letter regarding five-year permit to operate your underground tanks.

Items 1 through 3 requested above must be submitted to this office no later than 30 days. Furthermore, please be advised that Title 23 of the California Code of Regulations (CCR) requires compliance for the following items:

1) As of January 1, 1993, manual stick readings can not be used for doing inventory reconciliation or manual tank gauging for USTs containing hazardous substances if the distance from the bottom of the tank to ground water is less than 20 feet [see section 2646(b)]. In which case, you must either seek an alternative method of stick reading, such as automatic level sensing, or use Statistical Inventory Reconciliation (SIR). A Level Sensor is an in-tank device which automatically measures product inventory in your tank. The SIR method involves the use of statistical software to conduct computerized analysis

Mr. Wright
October 7, 1992
Page 2 of 3

of the data you collect from your stick readings. Statistical Inventory Reconciliation is performed by independent third-party companies. The names of companies which perform SIR can be obtained from this office. please be aware that you can only use SIR method if your tank is metered to indicate metered input, metered output, and you know the amount of product going into your tank. Therefore, SIR method can, for instance, be used for underground gasoline tanks which are equipped with metered pumps.

However, if the distance from the bottom of your tank(s) to ground water is more than 20 feet, you can still use stick readings for doing inventory reconciliation or manual tank gauging until December 22, 1998.

2) Manual Tank Gauging and testing can be used as a monitoring alternative by operators of small USTs (less than 2000 gallons) on a weekly basis to test for leaks in their underground tank(s). However, if your tank capacity is between 551 to 2000 gallons, you must also do tank tightness test on an annual basis. To conduct a Manual Tank Gauging of your small underground tank(s), complete the following:

- Take tank out of service for at least 12 hours continuously (do not add or remove any amount during testing period).
- Measure the liquid level in the tank.
- After 36 hours has elapsed, Measure the liquid level in the tank again.
- If the difference between these two liquid level measurements exceeds the limits indicated in Table 4.1 below, you must check your calculations for errors, if none found, you must do the above test again. If the second test also exceeds the allowed limits indicated in Table 4.1, a tank tightness test must be performed within 72 hours to determine whether your tank is leaking. You must inform this agency in case of suspected tank failure.

Please be advised that Manual Tank Gauging is not allowed for tanks with secondary containments. In which case you must provide monitoring of your tank(s) by installing Level Sensor(s) inside the tank(s) to measure product inventory or installing Monitoring Probe(s) in the annular space(s) of your tank(s) to monitor any leakage. Annular space is the space inbetween the first and the second layer of tanks with secondary containments. Installation of monitoring probes in the annular space of double-wall tanks is recommended. Furthermore, Manual Tank Gauging is not allowed after December 22, 1998, Unless your underground tank capacity is 1000 gallons or less. [see section 2645 (a), (b), and (c)]

Mr. Wright
 October 7, 1992
 Page 3 of 3

(Table 4.1)

Tank Size	Allowed Weekly Variation	Allowed Monthly Variation
550 or Less	10 Gallons	5 Gallons
551 to 1000	13 Gallons	7 Gallons
1001 to 2000	26 Gallons	13 Gallons

3) Written records of all monitoring and maintenance performed shall be kept for a period of at least three years. These records must be made available upon request, no later than 36 hours, to a representative of this office [see section 2712(b)].

4) The owner or operator of underground Storage tank(s) containing hazardous substances shall, by December 22, 1998, retrofit all underground tanks and pipings with secondary containments. [see section 2662, 2664]


5) The owner or operator of underground storage tank(s) containing hazardous substances shall equip all underground pressurized piping (if applicable) with automatic line leak detector(s). All pressurized piping and secondary containment must be tested after installation and on an annual basis thereafter. [see section 2664(c), (d)]

6) The owner or operator of all underground storage tank(s) containing hazardous substances shall provide Spill and overflow prevention equipment by December 22, 1998. However, if the spill prevention container is capable of catching any amount spilled, the overflow prevention equipment is not required [see section 2663].

Contact this office Prior to any repair or upgrade of your underground tank(s) or piping. Consult Title 23, CCR for additional requirements. To obtain a copy of these regulations, contact the State Water Resources Control Board at (916)-739-4436.

If you have any questions in regard to the requirements and or items requested, please contact me at (510)-271-4320.

Sincerely,


 Amir K. Gholami, REHS
 Hazardous Materials Specialist

CC: Rafat A. Shahid, Assistant Agency Director, Alameda County
 Environmental Health Department
 Ed Howell-Files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0386

RAFAT A. SHAHID, Assistant Agency Director

October 1, 1992

Ray Wright
Jiffy lube #606
2492 Castro Valley Blvd.
Castro Valley, Ca 94546

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) [USTs] AT 2492 Castro Valley Blvd. Castro Valley**


This is in regard to a letter which was sent to you in the past. In that letter you were asked to submit to this office all pertinent information regarding your underground storage tank(s). This information is necessary for permitting of your tanks. To this date this office has not received any response from you. Please complete the following items and return them to me within 30 days:

1. Complete UST PERMIT FORM A-one per facility.
2. Complete UST PERMIT FORM B-one per tank.
3. Complete UST PERMIT FORM C-one per tank if information is available.
4. A written tank monitoring plan.
5. Results of precision tank test(s) (initial and annual).
6. Results of precision pipeline leak detector tests (initial and annual).
7. An accurate and complete plot plan.
8. A written spill response plan.
9. A copy of your inventory reconciliation statement for this year which indicates that all of your inventory reconciliation data are within "allowable variations" or which indicates a list of the periods of times and the corresponding variations when the allowable variation is exceeded. Allowable variation is 1% of the monthly deliveries plus 130 Gallons. Item 9 is necessary only if inventory reconciliation is used to monitor your tank(s).

Forms A, B, and C as well as examples of items 4, 7, and 8 indicated above were provided to you in the first letter.

Please be advised that Title 23 of the California Code of Regulation prohibits the operation of ANY UST without a permit. Please feel free to contact me at (510) 271-4320, if you have any questions regarding the mandatory five-year permit process.

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

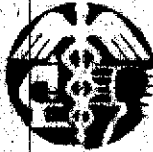
cc: Gil Jensen, Alameda County District Attorney
Ed Howell-files

5YRNOV1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0286

RAFAT A. SHAHID, Assistant Agency Director

June 8, 1992

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

Jiffy Lube #606
California Lubricants
744 San Antonio Rd. #15
Palo Alto, Ca 94303

Re: **FIVE-YEAR PERMITS FOR OPERATION OF ONE
UNDERGROUND STORAGE TANKS (UST'S) AT 2492
CASTRO VALLEY BLVD. CASTRO VALLEY**

According to our records the above mentioned facility has not received a five-year permit to operate UST's. Please complete the following items marked below and return them to me within 30 days. The example plans enclosed, should be used only as guidelines and may not meet your requirements under Title 23.

- 1. Complete UST PERMIT FORM A-one per facility. (enclosed)
- 2. Complete UST PERMIT FORM B-one per tank. (enclosed)
- 3. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- 4. A written tank monitoring plan. (enclosed)
- 5. Results of precision tank test(s) (initial and annual).
- 6. Results of precision pipeline leak detector tests (initial and annual).
- 7. An accurate and complete plot plan. (enclosed)
- 8. A written spill response plan. (enclosed)

Title 23 of the California Code of Regulation prohibits the operation of ANY UST without a permit. Please feel free to contact Amir K. Gholami at (510) 271-4320, if you have any questions which may arise in completing the mandatory five-year permit process.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Arulanantham".

Ravi Arulanantham
Senior Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney
Rafat Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health

(5YR)