

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 833

Alameda County CC4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 659

June 20, 1996

Jim Lorge
R & J Quick Clean Center
2522 Castro Valley Boulevard
Castro Valley, CA 94546

RE: R & J QUICK CLEAN CENTER (PADILLA TRUCKING) - 2522 CASTRO
VALLEY BLVD. (2517 SAN CARLOS AVENUE), CASTRO VALLEY

Dear Mr. Lorge:

The Alameda County Environmental Health Department, Environmental Protection Division, has received concurrence from the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for final closure of the underground storage tank investigation at the referenced site.

Prior to the issuance of a "Remedial Action Completion Certificate" by this office, however, the single well emplaced through the former tank pit located in the driveway leading from San Carlos Avenue must be properly destroyed should you have no further use for it. Well destruction is performed under permit issued by Zone 7 - Alameda County Flood Control and Water Conservation District.

Please advise me if the well will be destroyed, and when well destruction has been completed, as appropriate. I may be reached 510/567-6783.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Agency Director
Kevin Graves, RWQCB
Craig Mayfield, Zone 7
Jim Ferdinand, Alameda County Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0833

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 659

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

September 8, 1993

Ray Lorge
R.J. Quick Clean
2522 Castro Valley Boulevard
Castro Valley, CA 94546

RE: PRELIMINARY SITE ASSESSMENT

Dear Mr. Lorge:

This office has completed review of the July 16, 1993 Gen-Tech Environmental (GTE) work plan for conducting a preliminary site assessment (PSA), as submitted under cover authored by Mr. Jeff Scharff dated August 3, 1993. This work plan has been accepted with the following clarifications:

- 1) A minimum period of 24 hours shall pass between well construction and development. A period of 24, and preferably 72, hours shall pass between well development and the first well purging/sampling event.
- 2) All soil and ground water samples shall be analyzed for both gasoline and diesel constituents, namely: total petroleum hydrocarbons as gasoline and diesel; and, benzene, toluene, ethylbenzene, and total xylene isomers.

Please contact this office when field work is slated to begin. We expect this work to be scheduled within the next 45 days. 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
Blessy Torres, SWRCB
Jim Ferdinand, Alameda County Fire Department
Chris Palmer, GTE
Jeff Scharff, Scharff & Greben
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0833

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 659

June 11, 1993

Mr. Ray Lorge
R. J. Quick Clean
2522 Castro Valley Boulevard
Castro Valley, CA 94546

RE: SB2004 UNDERGROUND STORAGE TANK CLEANUP FUND

Dear Mr. Lorge:

Representatives from the State Water Resources Control Board (SWRCB), Division of Clean Water Programs, recently reviewed the Alameda County Health Department's case file for your site. This review was conducted to determine whether or not you are in compliance with the underground storage tank (UST) Corrective Action regulations, as codified under Article 11 of Title 23, California Code of Regulations (CCR).

The SWRCB staff review determined that you are not currently in compliance with Article 11 of 23CCR because the requisite Preliminary Site Assessment (PSA) has yet to be performed, nor has an acceptable PSA work plan been submitted. For cases such as yours, the SWRCB is allowing responsible parties 90 calendar days to begin the work necessary to come into compliance.

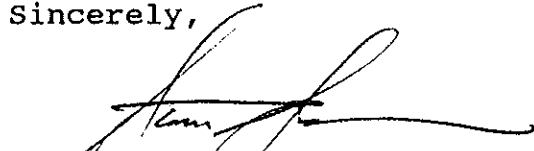
In your case, compliance will be reached once you have submitted and implemented a viable PSA work plan. Your attention is directed to the January 30, 1992 correspondence and accompanying attachment from this office which define the scope of the noted PSA and subsequent reports, copies of which are enclosed. Once we are certain that compliance has been achieved, we will notify the SWRCB of this fact.

Please bear in mind that funding eligibility may require specific bidding and contracting criteria to be met (e.g., work plans require solicitation of three bids, etc.). Please contact your SWRCB UST fund representative for more case-specific information.

Mr. Ray Lorge
RE: 2522 Castro Valley Blvd.
June 11, 1993
Page 2 of 2

Please call me at 510/271-4530 should you have any additional questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Jim Ferdinand, Alameda County Fire Department
Blessy Torres, SWRCB
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0833

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 659

November 24, 1992

Mr. Ray Lorge
R. J. Quick Clean
2522 Castro Valley Boulevard
Castro Valley, CA 94546

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

RE: PRELIMINARY SITE ASSESSMENT - 2522 CASTRO VALLEY BOULEVARD/
2517 SAN CARLOS AVENUE, CASTRO VALLEY

Dear Mr. Lorge:

The Department has completed review of the August 14, 1992 document authored by Mr. Christopher French. This document was submitted on your behalf by Mr. Jeff Scharff under cover dated August 19, 1992. The referenced document was reportedly submitted in response to the July 22, 1992 request from this office for the submittal of a **Preliminary Site Assessment (PSA)** work plan. The July 22 request was the second of two requests for such a work plan, the first request iterated in correspondence from this office dated January 30, 1992.

As I indicated to Mr. Scharff during a telephone conversation yesterday, the referenced August 14 document from Mr. French does not constitute a **PSA work plan** as was requested by this office. A PSA is an intrusive environmental investigation which involves the installation of an appropriate array of ground water monitoring wells, the analysis of soil and water samples, site-specific gradient determinations, etc., and is required following the discovering of an unauthorized release at any given site. The PSA work plan, on the other hand, describes these tasks in detail prior to their implementation. Instead of a presenting a work plan, the referenced document evaluates corrective actions based on several assumptions and an incomplete environmental evaluation of your and adjoining sites.

Your attention is directed to the referenced January 30, 1992 correspondence and attachments from this office. This letter and attachments (RWQCB Appendix A) outline the PSA work plan and reporting requirements. Your attention is further directed to Article 11 of Title 23, California Code of Regulations. This article sets forth the regulatory requirements for all corrective actions, including the PSA phase. Please note that the San Francisco Bay RWQCB, under authority granted them pursuant to the California Water Code, have additional requirements for site investigations and cleanup which augment those of Title 23.

Mr. Ray Lorge
RE: 2522 Castro Valley Blvd./2517 San Carlos Ave.
November 24, 1992
Page 2 of 2

At this time , you are directed to submit a PSA work plan within 45 days of the date of this letter, or by January 8, 1993.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond or a late response may result in this case being referred to the RWQCB for enforcement action.

Please feel free to contact me at 510/271-4350 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Rich Hiatt, RWQCB
Bob Bohman, Castro valley Fire Department
Jeff Scharff, Scharff & Greben
Ed Howell - files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0833

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 25, 1992

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

Mr. Harry Schueller
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944212
Sacramento, CA 94244-2120

RE: CLAIM NO. 321, RAY LORGE PROPERTY, ²⁵²²~~2252~~ CASTRO VALLEY
BLVD., ALAMEDA COUNTY

Dear Mr. Schueller:

As we discussed this afternoon by telephone, I understand that the SWRCB requires clarification regarding statements presented in the March 8, 1991 KTW and Associates report documenting the results of the February 6, 1991 closure of one underground storage tank (UST) at the referenced site. A request for clarification dated September 18, 1992 was issued by your office regarding the following points:

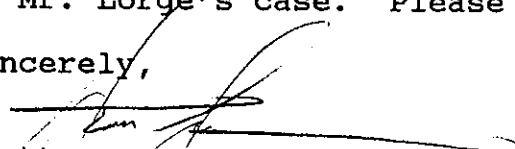
- o A site map showing a dispenser island.
- o According to antedated (sic) information supplied by the client, the tank had not contained product for at least 15 years.

Although text on page 1 of the referenced KTW report does indicate that a dispensing island was graphically presented on Plate 2 of that report, no such island is found upon review of the referenced plate. I was the inspector at the site during both UST closures. However, I arrived at the site after the preliminary site preparation work had been completed: the UST was completely exposed and piping removed. I did not look for nor notice the presence of a dispensing island.

In review of the referenced KTW report, page 2, **General Observations, Underground Tank Closure**, it is stated that the tank had been used to store gasoline approximately 45 years ago. This section further states that the tank had not contained product for at least 30 years. This account differs from that indicated in your September 18 correspondence to Mr. Scharf.

I hope that this information will prove useful in your evaluation of Mr. Lorge's case. Please call should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Mr. Harry Schueller
RE: 2522 Castro Valley Blvd.
September 25, 1992
Page 2 of 2

cc: Rafat A. Shahid, Assistant Agency Director
Rich Hiett, RWQCB
Ray Lorge
Jeff Scharf, Scharf and Greben, Wells Fargo Building
400 Capitol Mall, Ste. 110
Sacramento, CA 95814

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

R0833

RAFAT A. SHAHID, Assistant Agency Director

July 22, 1992

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

STID 659

Mr. Raymond Lorge
R.J. Quick Clean
2522 Castro Valley Boulevard
Castro Valley, CA 94546

RE: PRELIMINARY SITE ASSESSMENT - 2522 CASTRO VALLEY BOULEVARD/
2517 SAN CARLOS AVENUE, CASTRO VALLEY

Dear Mr. Lorge:

In correspondence from this office dated January 30, 1992, you were advised that a Preliminary Site Assessment (PSA) was required to evaluate the extent of soil and ground water contamination documented during the February 1991 underground storage tank (UST) closure at the referenced site. You were requested to submit a PSA work plan by March 15, 1992. To date, no such work plan has been submitted.

Severe soil and ground water contamination was also documented during the closure of a second UST during February 1992. Consequently, the need to move forward with the PSA is even more evident.

At this time you are directed to submit a PSA work plan within 30 days of the date of this letter, or by **August 21, 1992**. The technical scope of this work plan must adhere to the requirements previously outlined in the cited January 30, 1992 correspondence (copy enclosed).

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond or a late response may result in this case being referred to the RWQCB for enforcement action. Any extensions to the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Mr, Raymond Lorge
RE: 2522 Castro Valley Blvd./2517 San Carlos Ave.
July 22, 1992
Page 2 of 2

I encourage you to contact me at 510/271-4530 to discuss this matter more fully.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Bob Bohman, Castro Valley Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Envision: 2522 Castro Valley Blvd.
(RJ Quick Clean)

R0833

RAFAT A. SHAHID, Assistant Agency Director

January 30, 1992

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

Mr. Ray Lorge
RJ Quick Clean
2522 Castro Valley Boulevard
Castro Valley, CA 94546

RE: MANUAL PADILLA DUMP TRUCK SERVICE, 2517 SAN CARLOS AVENUE,
CASTRO VALLEY

Dear Mr. Lorge:

This Department is in receipt and has completed review of the KTW and Associates March 8, 1991 tank closure report documenting the removal February 6, 1991 of an approximate 1,000 gallon fuel underground storage tank (UST) from the referenced site.

The cited report documents the results of laboratory analyses performed upon soil samples collected both at the time of UST removal and following overexcavation of the original UST pit. The initial results indicate that soil samples exhibited concentrations of total volatile hydrocarbons (total petroleum hydrocarbons as gasoline [TPH-G]) up to 2200 parts per million (ppm). Following limited overexcavation, TPH-G concentrations were still as high as 1500 ppm. These results confirm observations made at the time of UST closure, including the presence of brown floating product and a very strong product odor, that an unauthorized release had impacted this site.

The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when hydrocarbon compounds are detected in soil samples in shallow ground water environments, such as occur at this site. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental/geotechnical firm. Your responsibility is to have the consultant submit for review a proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

Mr. Ray Lorge
RE: 2517 San Carlos Avenue
January 30, 1992
Page 2 of 3

This Department will oversee the assessment and remediation for your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact upon ground water.

The PSA proposal is due within 45 days of the date of this letter, or by **March 15, 1992**. Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports must be submitted quarterly until this site qualifies for final RWQCB "sign off". Such quarterly reports are due the first day of the second month of each subsequent quarter (i.e., November 1, February 1, May and August 1).

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

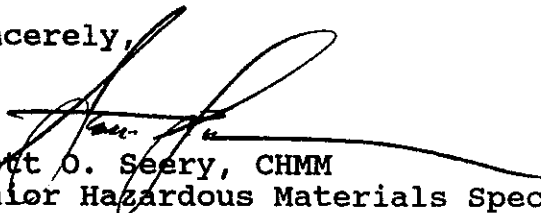
Mr. Ray Lorge
RE: 2517 San Carlos Avenue
January 30, 1992
Page 3 of 3

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response could result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Additionally, please reference the attached February 8, 1991 departmental correspondence which discusses the requirement for closure of the second (potential) UST at this site, and requisite sample analyses. Please also find attached a copy of the department's latest UST closure application. The completed closure application must be submitted, along with a deposit of \$210, within 30 days, or by March 2, 1992. This deposit will be used to augment the balance remaining in the existing UST closure account.

Should you have any questions about the content of this letter, please call me at 510/271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, DHS
Bob Bohman, Castro Valley Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0833

Certified Mailer # P 062 127 960

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

February 8, 1991

Mr. Ray Lorge
R & J Quick Clean Center
2522 Castro Valley Boulevard
Castro Valley, CA 94546

RE: MANUEL PADILLA DUMP TRUCK SERVICE, 2517 SAN CARLOS AVENUE,
CASTRO VALLEY

Dear Mr. Lorge:

Prior to the commencement of activities associated with the removal of a 1000 gallon underground storage tank (UST) from the referenced site on February 6, 1991, a vertical UST-type vent line was noted affixed to the east wall of the building serving as the office and shop of this facility. A magnetic survey of the area performed by KTW and Associates in proximity to this vent line identified the presence of a buried anomaly beneath the asphalt driveway leading along the eastern side of the noted building. This anomaly appears consistent with that of a small UST. Such observations necessitate a further investigation to discover whether another UST is located at this site. If a UST is discovered, and based upon the fact that this tank is obviously abandoned, the tank must be removed.

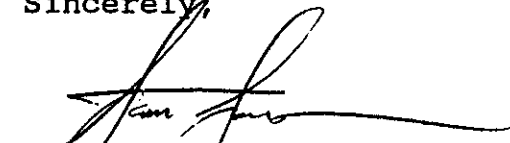
Please find enclosed a copy of this Department's current UST tank closure plan and instructions. As before, the closure plan must be submitted in triplicate enclosed with the appropriate fees. You need only remit additional fees of \$210 for this tank (if discovered) as we will regard this work as supplemental to the original closure plan and fees. However, because the history of this tank is unknown, sample analyses will have to adhere to those required for waste oil UST closures (see Table #2 of the enclosed instructions).

Please promptly begin the investigation to determine the presence of this UST. Mr. Tom Gregory of KTW and Associates described some methods one could employ for this task. We will expect that this Department will be notified regarding the outcome of this brief investigation within 7 days, or by February 15, 1991, and that, if a tank is discovered, a closure plan will be submitted by the following week.

Mr. Ray Lorge
RE: Padilla Dump Truck Service, 2517 San Carlos Ave.
February 8, 1991
Page 2 of 2

Please call me at 415/271-4320 should you have any questions.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Howard Hatayama, DHS
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Department
Kevin Krause, KTW and Associates
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0833

December 7, 1990

Ray Lloyds
R & J Quick Clean Center
2522 Castro Valley Blvd.
Castro Valley, CA 94546

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

Re: 2517 San Carlos Ave., Castro Valley

NOTICE OF VIOLATION

Dear Mr. Lloyds:

Our records indicate that there are underground tank(s) at your site at the above facility.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, forms available from this office, or
2. Apply for a permit as required by Article 10, 2710. Permit applications Part A and B are available from this office.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Lester Feldman, RWQCB