

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

202137

May 1, 2001

STID 1156

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

Carol Wallace
Pollard Ventures
Tank Owner
875A Island Drive, Suite 102
Alameda, California 94502

Sonny Banh, Manager
Impulse Motors
Tank Operator
1210 Bockman Road
San Lorenzo, California 94580

Re: Underground Storage Tank equipment modification at Impulse Motors, 1210
Bockman Road, San Lorenzo CA 94580

Dear Ms. Wallace and Mr. Banh:

A regulatory compliance inspection was performed at the subject facility on September 26, 2000. The purpose of that inspection was to determine compliance with conditions of the facility underground storage tank (UST) operating permit, as well as provisions of Title 23, California Code of Regulations (CCR) and California Health and Safety Code (HSC) Chapter 6.7.

A list of the items found deficient during the inspection was brought to your attention in a letter dated October 2, 2000. In order for all of us to reach an understanding of the issues, due to a change of ownership of the business, a meeting was held at the site with Ms. Wallace, Mr. Banh and I. Since that time a number of the non-compliance issues have been corrected. However, a new permit cannot be issued to the new operators until all the non-compliances have been addressed. Until that time, it is technically a violation for the USTs to be operated by the new operator.

Impulse Motors
May 1, 2001
Page 2

During a review of your file it has been determined that an additional item was not previously described for correction. The tank system is in violation of Title 23, section 2635(b)(1); overspill containers are required on the three vapor recovery risers. All points in the product fuel delivery operation are required to be equipped with a minimum 5-gallon capacity container, which is corrosion protected. Currently, any liquid fuel released from the vapor recovery hose would drain into the soil around the four-inch riser. At this time you have two options to address this deficiency:

1. Install 5-gallon capacity overspill containers on each of the three vapor recovery risers, or
2. Cap the vapor recovery risers and install co-axial fill drop tubes in each of the product fill risers.

Please submit a plan to this office for the installation of one of the two options. Include with the plan a check for \$748.00 to pay fees associated with the modification of the tank system.

The installation plans are due in this office by May 29, 2001. Once the plans are approved the installation is required to be completed no later than June 15, 2001. Failure to correct this deficiency by the schedule provided will be considered grounds for revocation of the permit to operate the tanks.

This tank system is required to have dispenser containment installed prior to December 31, 2003. There are four dispensers that will need containment equipment installed to comply with the law. You may want to start the process of requesting bids from contractors for the installation cost to avoid increased cost and delays as time draws near the deadline.

Please contact me at (510) 567-6781 should you have any questions about the content of this letter.

Sincerely,



Robert Weston
Sr. Hazardous Materials Specialist

enclosures

c: Susan Hugo, ACDEH
Scott Seery, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02737

BARBARA SHAWBO, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #: P 422 218 159

Impulse Motor BP
1210 Bockman Rd.
San Lorenzo, 94580
UGTID:1156

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)
1210 Bockman Rd. 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,

Pam Evans (for)

PAM EVANS
Sr HazMat Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02737

RAFAT A. SHAHID, Assistant Agency Director

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

September 29, 1992

Cliff Wallace
Pollard Ventures
875-A Island Dr., Suite 102
Alameda CA 94501

**RE: FIVE YEAR UNDERGROUND STORAGE TANK OPERATING PERMIT
Impulse Motors BP, 1210 Bockman Rd., San Lorenzo**

Dear Mr. Wallace:

On September 23, 1992 I inspected the above referenced service station for compliance with hazardous materials, hazardous waste and underground storage tank (UST) requirements. According to the business operator, Pollard Ventures is the owner of the three USTs being operated at the site. I am writing to seek additional information about the UST system in order to determine whether a permit to operate the tanks can be issued by this office.

The operator, Pacifico San Pedro, described his system monitoring procedures as follows: He keeps track of his fuel inventory by comparing dip stick readings with metered inputs and outputs. He believes the tanks to be double-walled and is monitoring the space between the walls (annular space) by looking for leaked fuel on the tip of a dip stick. Mr. San Pedro was unable to describe any method for monitoring the pipes between the tanks and the fuel pumps. However, during my inspection, I spoke by telephone with the former owner, Everett Vigars, who told me that the pipes are suction type operating with pumps in the fuel dispensers. This description is at odds with file notes from 1990 that indicate the piping system is monitored by an automatic shut-off system appropriate for pressurized piping.

Blue prints submitted to Alameda County in June of 1987 further cloud the picture. They do not show an annular space on the tanks. These plans indicate that monitoring wells were installed at the ends of the tanks. They also suggest that pipe leaks would be detected by visually checking a sump designed to collect any leaked fluid. No automatic shut-off system is shown.

In order to establish the type of tank system operating at Impulse Motors BP and to determine whether the tank monitoring

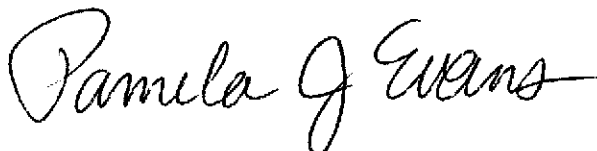
Cliff Wallace
Pollard Ventures
re: Impulse Motors BP
September 29, 1992
Page 2 of 2

procedures comply with the statutes, I am requesting that the following information be supplied to this office:

- 1. Documentation of the type of tank system being operated:**
This documentation would ideally consist of detailed as-built blue prints for all three tanks and piping. At a minimum, your records must establish whether tanks and piping are single- or double-walled/contained and whether piping is pressurized or suction.
- 2. Documentation of monitoring system components:** Your records must also clearly indicate the location and functioning of any monitoring devices or systems, including annular space openings, fluid collection points for piping and annular space, and any monitoring wells.
- 3. Written monitoring procedures and leak response plan:**
The plan should describe the routine procedures for monitoring the tanks and piping for leaks as well as the actions that would be taken in the event a leak is discovered.

Please supply the requested information by October 29, 1992. You may consult Title 23, Chapter 16 of the California Code of Regulations for the full text of the UST monitoring requirements. To obtain a copy of the regulations, you may contact the State Water Resources Control Board at (916) 657-0917. Please feel free to contact me with any questions at (510) 271-4320.

Sincerely,



Pamela J. Evans
Senior Hazardous Materials Specialist

c: Brian Oliva, ACHCSA
James Ferdinand, Eden Consolidated Fire Protection District
Pacifico San Pedro, Impulse Motors BP
Pete DeSantis, BP

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R00737

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

May 3, 1990

Clifford Wallace
Pollard Ventures
875 A Island Drive, Suite 102
Alameda CA 94501-0425

Re: Site Search Request for 1210 Bockman, San Lorenzo

Dear Mr. Wallace:

My staff has performed a file review pertaining to the above property. This search included checks for underground tank records, hazardous waste generator inspections, hazardous material releases, emergency responses, and other records.

Enclosed you will find, as requested, copies of the following documents from the site file:

Hazardous waste generator inspection report dated 2/15/90
Underground tank and hazardous materials business plan inspection report dated 2/15/90
Preliminary Business Plan submitted 3/9/89
Interim underground storage tank permit
Permit applications for three underground storage tanks

This statement is limited to information available to this department. Other information may be available from other agencies or parties.

You will be billed in order to cover the costs of this review. A copy of the invoice is enclosed. Please contact Pam Evans at 271-4320 with any questions you may have.

Sincerely,

Edgar B. Howell III, Chief
Hazardous Materials Division

EBH:PJE

enclosures