

V I P SERVICE STATION
385 Century Circle
Danville, CA 94526
925-838-0768

Alameda County
MAY 25 2005
Environmental Health

May 18, 2005

Mr. Don Wang
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: DOCUMENT CERTIFICATION
VIP Service
3889 Castro Valley Blvd.
Castro Valley, CA

Dear Mr. Wang:

The following documents for the subject site were transmitted to you under separate cover.

- Semi-Annual Groundwater Monitoring and Sampling Report (document 0047.R34) dated May 16, 2005 prepared by P&D Environmental, and
- Remedial Investigation/Feasibility Study Work Plan (document 0047.W5) dated May 17, 2005 prepared by P&D Environmental

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-mentioned report and work plan for the subject site is true and correct to the best of my knowledge.

Should you have any questions, please do not hesitate to contact Lalji Patel or me at (925) 838-0768.

Sincerely,

VIP Service



Pawan Gupta.

Cc: Mr. Paul King, P&D Environmental

P & D ENVIRONMENTAL
A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

November 18, 2004
Letter 0047.L78

Mr. Don Wang
Alameda County Health Care Services Agency
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: REQUEST FOR FEASIBILITY STUDY EXTENSION
County Case Number RO0000209
VIP Service
3889 Castro Valley Blvd.
Castro Valley, CA

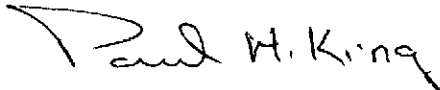
Dear Mr. Wang:

Thank you for authorizing an extension for the submittal of the feasibility study that your office has requested for the subject site during our telephone conversation on November 17, 2004. The feasibility study will be submitted for your review within 45 days of the date of this letter (January 3, 2005).

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental



Paul H. King
President

Cc: Betty Graham, RWQCB
Lalji Patel, VIP Service

PHK
0047.L78

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

November 18, 2004
Letter 0047.L78

Mr. Don Wang
Alameda County Health Care Services Agency
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: REQUEST FOR FEASIBILITY STUDY EXTENSION
County Case Number RO0000209
VIP Service
3889 Castro Valley Blvd.
Castro Valley, CA

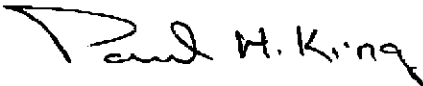
Dear Mr. Wang:

Thank you for authorizing an extension for the submittal of the feasibility study that your office has requested for the subject site during our telephone conversation on November 17, 2004. The feasibility study will be submitted for your review within 45 days of the date of this letter (January 3, 2005).

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental



Paul H. King
President

Cc: Betty Graham, RWQCB
Lalji Patel, VIP Service

PHK
0047.L78

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

RO0000209

June 21, 2004

Mr. L.B. Patel
Mr. P. Gupta
385 Century Circle
Danville, CA 94526

Re: VIP Service, 3889 Castro Valley Boulevard, Castro Valley – Request for Feasibility Study

Dear Messrs. Patel and Gupta:

We are in receipt and have completed review of the case file for the subject site, up to and including the P&D Environmental (P&D) document entitled "*Corrective Action Plan*" dated November 26, 2002. The cited P&D document presents a summary of the case and an assessment of impacts associated with the release from the underground storage tanks (UST) formerly located at the subject site. The P&D document also briefly describes the feasibilities of three (3) potential corrective action measures: excavation; vapor extraction; and, combination of vapor extraction, air sparging, and ground water pumping.

Please submit a detailed feasibility study evaluating a minimum of two (2) corrective action alternatives for remedying or mitigating adverse impacts caused by the UST release, including those to ground water and potential risks to residential receptors in proximity to the site. The feasibility study shall include, among other components, a cost-benefit analysis of each alternative contemplated. Both soil and ground water corrective action elements are to be considered, particularly as they relate to reducing or eliminating the contribution of pollutant mass to ground water from the source zone.

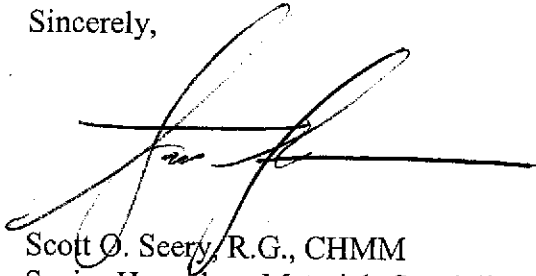
Your attention is directed to U.S. EPA document EPA 510-B-94-003, "*How to Evaluate Alternative Cleanup Technologies for Underground Storage Tank Sites*", for detailed guidance on evaluating the cost and feasibility of corrective action alternatives.

Please submit your Feasibility Study within 60 days of the date of this letter.

Messrs. Patel and Gupta
Re: 3889 Castro Valley Blvd. Castro valley
June 21, 2004
Page 2 of 2

I may be reached at 510/567-6783 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott O. Seery', written over a horizontal line.

Scott O. Seery, R.G., CHMM
Senior Hazardous Materials Specialist

C: Betty Graham, RWQCB
Dave Charter, SWRCB UST Fund
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 4, 2002

RO 209

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

RE: VIP Service, 3889 Castro Valley Boulevard, Castro Valley – Request for Corrective Action Plan

Dear Messrs. Patel and Gupta:

We have reviewed the case file for the referenced site, including the most recent technical reports *Groundwater Monitoring and Sampling Report*, dated November 2, 2001, *Groundwater Monitoring and Sampling Report*, dated July 8, 2002, and *Subsurface Investigation Report (P16-P27)*, dated July 2, 2002, all prepared by P&D Environmental. Of particular note are the results of the latest phase of the multi-phase Soil and Water Investigation (SWI) documented in the cited *Subsurface Investigation Report*. This latest SWI phase better defined the 3-dimensional extent of soil and water contamination, both at the subject site and on the adjoining property immediately to the west of the former tank complex (3495 Castro Valley Blvd.).

You are hereby requested to prepare a Corrective Action Plan (CAP) for this case in accordance with provisions of the California Code of Regulations, Title 23, Division 3, Chapter 16, Article 11, "Corrective Action Requirements".

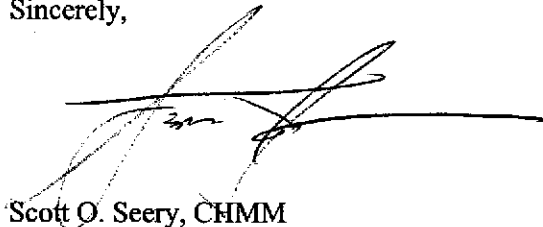
The purpose of the CAP is to use the information obtained during the investigation phases of the project to propose cost-effective final cleanup objectives for the entire contaminant plume, and remedial alternatives for soil and groundwater that will adequately protect human health and safety, the environment, eliminate nuisance conditions, and protect water resources. The CAP shall address at least two (2) technically- and economically-feasible methods to meet the cleanup objectives for each contaminant of concern established in the CAP. The CAP must propose verification monitoring to confirm completion of corrective actions and evaluate CAP implementation effectiveness. This may or may not involve the construction of additional monitoring wells.

The CAP is due within 60 days of the date of this letter.

Messrs. Patel and Gupta
Re: 3889 Castro Valley Blvd., Castro Valley
September 4, 2002
Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott O. Seery', is written over a horizontal line. The signature is stylized and cursive.

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Sunil Ramdass, SWRCB UST Fund
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

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

Gray Davis
Governor

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

July 30, 2001

310 209

Vip Service Station
385 Century Cir
Danville, CA 94526

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 006500,
SITE ADDRESS: 3889 CASTRO VALLEY BLVD, CASTRO VALLEY, CA 94546

I have reviewed your request, received on July 16, 2001, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the June 1, 2001, P&D Environmental workplan approved by the Alameda County EHD (County) in their June 18, 2001 letter, is \$ 14,409; see the table below for a breakdown of costs.

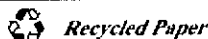
Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

California Environmental Protection Agency



COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Soil Borings (12), Analytical & Report	\$14,409	This cost includes all time and material associated with this task. A copy of the Report of findings must be submitted to the Fund at the time of reimbursement.
TOTAL PRE-APPROVED		\$ 14,409	

* Task descriptions are the same as those identified in P&D Environmental's June 28, 2001 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the P&D Environmental proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated June 28, 2001 by P&D Environmental for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed.



State Water Resources Control Board

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814

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

(916) 341-5742 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcl



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

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

July 11, 2001

Vip Service Station
385 Century Cir
Danville, CA 94526

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 006500, PA # 06 SITE ADDRESS: 3889 CASTRO VALLEY BLVD, CASTRO VALLEY, CA 94546

I have reviewed your request, received on June 20, 2001, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the April 16, 2001, P & D Environmental workplan approved by the Alameda County EHD (County) in their April 16, 2001 letter, is \$ 1,125; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

California Environmental Protection Agency

 Recycled Paper

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Meeting Preparation	\$ 150	Preparation for regulatory agency meeting
2	Meeting at ACDEH Offices	\$ 225	Regulatory agency meeting at ACDEH offices.
3	Workplan Preparation	\$ 750	Workplan preparation to satisfy ACDEH's request for a workplan
	TOTAL PRE-APPROVED	\$ 1,125	

* Task descriptions are the same as those identified in P & D Environmental's May 31, 2001 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the P & D Environmental proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated May 31, 2001 by P & D Environmental for conducting the work approved by the County for implementing the April 16, 2001, P & D Environmental workplan.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are*

provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5742.

Sincerely,



Abdul "Karim" Yusufzai, Associate Engineering Geologist
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Susan Hugo
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 18, 2001

STID 1710

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

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

RE: VIP Service, 3889 Castro Valley Boulevard, Castro Valley

Dear Messrs. Patel and Gupta:

Thank you for our receipt of the June 1, 2001 subsurface investigation workplan prepared by P&D Environmental (P&D). This workplan, received by this office on June 13, 2001, proposes the installation of 12 soil borings using GeoProbe® technology. Both soil and groundwater samples will be collected from each continuously-cored borehole.

The cited P&D workplan is accepted as submitted. Please be certain that the report documenting this work includes a series of geologic cross-sections that show the locations of soil borings, sample locations and depths, sample contaminant concentrations, and breaks in topography.

Please contact me at (510) 567-6783 should you have any questions and to inform when field work is slated to begin.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 16, 2001

STID 1710

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

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

RE: VIP Service, 3889 Castro Valley Boulevard, Castro Valley

Dear Messrs. Patel and Gupta:

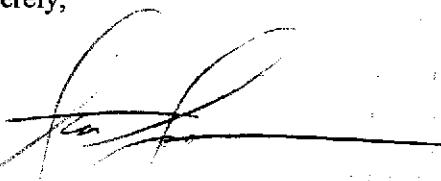
This letter is sent in follow-up to the April 13, 2001, meeting with Chuck Headlee, California Regional Water Quality Control Board, San Francisco Bay region (RWQCB), and Paul King, P&D Environmental, your environmental consultant. This meeting was convened to discuss the results of the multi-phase environmental, conduit, and sensitive receptor investigations, the outcome of the Tier II Risk-Based Corrective Action (RBCA) evaluation, and the next appropriate steps towards development of a Corrective Action Plan (CAP).

The RWQCB and this office determined that an additional soil investigation is necessary to estimate the residual hydrocarbon mass within and proximal to the source area, including areas of the adjoining residential (trailer court) property located immediately to the west. This information is necessary to appropriately contemplate and evaluate potential remedial alternatives for the CAP. We anticipate that the CAP will include some form of active remediation, as well as the installation of several more monitoring wells in locations downgradient of the site.

At this time, please have your consultant prepare and submit a workplan for the referenced soil investigation. This workplan is due within 45 days of the date of this letter.

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

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 8, 2000

STID 1710

Mr. Howard E. Heller
Kin Properties, Inc.
77 Tarrytown Road, Ste. 100
White Plains, NY 10607-1620

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

RE: VIP Service, 3889 Castro Valley Boulevard, Castro Valley, Alameda County, California

Dear Mr. Heller:

This letter is sent in response to your letter dated June 6, 2000 in which you inquired about the status of the environmental investigation and affiliated tasks associated with the subject site as it relates to the property located at 3836 Castro Valley Boulevard, located across Castro Valley Boulevard from the subject site.

As you may recall from our previous conversations, the focus of our attention in this case has been, and will continue to be, the residential properties located west and northwest of the subject site. These properties represent the predominant area below which the gasoline plume is located. Consequently, it is associated with these same residential properties where a health risk evaluation has been further pursued, as residents of these numerous dwellings represent the most sensitive, potential receptor population.

The large, asphalt-covered parking lot at 3836 Castro Valley Boulevard has not been within the scope of our concern with respect to a risk-based corrective action evaluation. Hence, no further work has been conducted in the area adjacent to that property, nor is any expected in the future based on the current facts of this case. It is unknown whether that property has been impacted and, if so, to what extent.

For your information, a soil gas investigation report has recently been received. I understand that this report documents the results of a soil gas survey conducted within and/or adjacent to the cited residential properties in an attempt to determine the presence of potential vapor migration pathways.

I trust this information satisfies your inquiry. I may be reached at (510) 567-6783 should you have any further questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

c: Ariu Levi, Chief, Environmental Protection

ENVIRONMENTAL
PROTECTION

00 JUN 13 AM 10:40

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

HOWARD E. HELLER
GENERAL COUNSEL

TELEPHONE: (914) 683-8080
FAX: (914) 683-8088

June 6, 2000

BY MAIL & FAX 510-337-9335

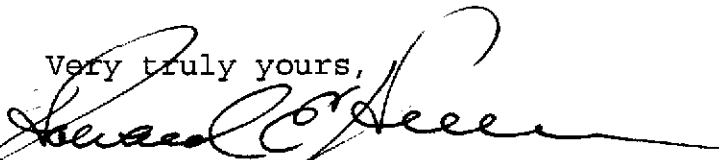
Mr. Scott Seery
Alameda County Health Department
1131 Harbour Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

Please note that it has been nearly two years since we have received any information from you with respect to the status of environmental investigation/remediation efforts with respect to a discharge of petroleum hydrocarbons on property located across Castro Valley Blvd. from the above-captioned property which property was owned by VIP Service Station and which property was located at 3889 Castro Valley Blvd. A risk based corrective action evaluation tier II report prepared by P&D Environmental in October, 1997 had indicated the existence of contamination of soil and ground water immediately adjacent to our property. Please advise as to the current status of the investigation and/or remediation efforts with respect to the property across Castro Valley Blvd. and as to whether it has been confirmed that there is no impact on our property.

Very truly yours,



Howard E. Heller

HEH:dp

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

TELEPHONE: (914) 683-8080

FAX: (914) 683-8088

FAX COVER SHEET

DATE: June 6, 2000

FROM: Howard E. Heller, Esq. EXT.: _____

TO: Mr Scott Seery
(Addressee)

Alameda County Health Department
(Firm)

We are sending you 2 pages, including this cover sheet via fax.

If you do not receive all pages, or if you encounter any other difficulty, please telephone us at your earliest convenience.

Thank you.

Comments:

CONFIDENTIALITY NOTICE. The documents accompanying this telecopy transmission may contain confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

FAX # 510 337 9335

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

HOWARD E. HELLER
GENERAL COUNSELTELEPHONE: (914) 683-8080
FAX: (914) 683-8088

June 6, 2000

BY MAIL & FAX 510-337-9335Mr. Scott Seery
Alameda County Health Department
1131 Harbour Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

Please note that it has been nearly two years since we have received any information from you with respect to the status of environmental investigation/remediation efforts with respect to a discharge of petroleum hydrocarbons on property located across Castro Valley Blvd. from the above-captioned property which property was owned by VIP Service Station and which property was located at 3889 Castro Valley Blvd. A risk based corrective action evaluation tier II report prepared by P&D Environmental in October, 1997 had indicated the existence of contamination of soil and ground water immediately adjacent to our property. Please advise as to the current status of the investigation and/or remediation efforts with respect to the property across Castro Valley Blvd. and as to whether it has been confirmed that there is no impact on our property.

Very truly yours,


Howard E. Heller

HEH:dp

00 APR 12 PM 3:09

VIP SERVICE STATION

Certified Mail P 119 007 159

Alameda County
Health Care Services
Environmental Health Services
1131 Harbour Bay Parkway, Suite 250
Alameda, CA 94502-6577

Patel, Lalji
385 Century Circle
Danville, CA 94526
April 7, 2000

Subject: Receptor Evaluation- VIP Services, 3889 Castro Valley Blvd, Castro Valley

Dear Mr. Scott O. Seery,

With reference to your letter dated April 3, 2000, please find attached following reports for your review and further instructions for subject site.

1. P & D Environmental report # 0047.R23, dated January 14, 2000, related to "Receptor Evaluation Report" per the scope of which was accepted by your office dated July 21, 1999. We understand that the work has taken long time due to various problems of site access by the property owners. The report has been submitted to us on March 30, 2000, which has been documented by P & D letter to your office dated April 5, 2000.
2. P & D Environmental report # 0047.R22, dated March 30, 1999 related to "Groundwater Monitoring and Sampling Reports" which covers the reporting period for March 1998 through February 1999.
3. P & D Environmental report # 0047.R24, dated November 2, 1999 related to "Groundwater Monitoring and Sampling Reports" which covers the reporting period for March 1999 through September 1999.

Please provide us instructions for next step for the potential closure of the site.

Should you have any questions regarding above subject, please contact us.

Thanks!

Sincerely,



L. B. Patel

Attachments: Above reports

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.

4020 Panama Court

Oakland, CA 94611

(510) 658-6916

April 5, 2000
Letter 0047.L63

Mr. Scott Seery
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite #250
Alameda, CA 94502

SUBJECT: REPORT TRANSMITTAL DOCUMENTATION
VIP Service
3889 Castro Valley Blvd.
Castro Valley, CA

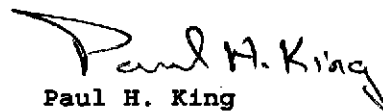
Dear Mr. Seery:

At the request of our client, this letter serves to document transmittal of P&D Environmental's (P&D) Report 0047.R23, titled "Soil Gas Investigation Report," and dated January 14, 2000. P&D's report was transmitted to VIP Service on March 30, 2000. The report was also transmitted with P&D's Report 0047.R24, titled "Groundwater Monitoring and Sampling Report," dated November 2, 1999.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental


Paul H. King
Hydrogeologist

cc: Mr. L. B. Patel and Mr. P. Gupta, VIP Service

PHK/gmb
0047.L63

00 APR - 7 PM 2:55
ENVIRONMENTAL
PROTECTION

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

FAX TRANSMITTAL COVER SHEET

Date: 4/5/00 10:45AM

Job #: 0047

To: SCOTT SEERY

Company: ACDEN

From: Greg Brown
P&D ENVIRONMENTAL

Number of pages in this transmittal, including this cover sheet: 2

SUBJECT: VP SERVICE REPORTS

MESSAGE: SCOTT -

PLEASE FIND THE FOLLOWING ATTACHED:

o P&D LETTER 0047.PLB3 - "REPORT TRANSMITTAL DOCUMENTATION" (1P)

IT'S JUST FOR YOUR REPORTS. Call IF you HAVE QUESTIONS.

THANKS!

- GREG

~~PHONE~~

cc: Mr. L.B. Patel + Mr. P. Gupta 510/286-4712

If transmittal is incomplete, please call (510) 658-6916.
P&D Environmental fax number: (510) 658-9074.

DESTINATION FAX NUMBER: 510/337-9335

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.

4020 Panama Court

Oakland, CA 94611

(510) 658-6916

April 5, 2000
Letter 0047.L63

Mr. Scott Seery
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite #250
Alameda, CA 94502

SUBJECT: REPORT TRANSMITTAL DOCUMENTATION
VIP Service
3889 Castro Valley Blvd.
Castro Valley, CA

Dear Mr. Seery:

At the request of our client, this letter serves to document transmittal of P&D Environmental's (P&D) Report 0047.R23, titled "Soil Gas Investigation Report," and dated January 14, 2000. P&D's report was transmitted to VIP Service on March 30, 2000. The report was also transmitted with P&D's Report 0047.R24, titled "Groundwater Monitoring and Sampling Report," dated November 2, 1999.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental

Paul H. King
Paul H. King
Hydrogeologist

cc: Mr. L. B. Patel and Mr. P. Gupta, VIP Service

PHK/gmb
0047.L63

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

April 3, 2000

STID 1710

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

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

RE: Receptor Evaluation – VIP Service, 3889 Castro Valley Boulevard, Castro Valley

Dear Messrs. Patel and Gupta:

This letter is sent to request a written update on the status of the off-site utility investigation planned for locations along both Castro Valley Boulevard and Aspen Avenue. This work was originally proposed by P&D Environmental (P&D) in their report entitled "*Potential Receptor Evaluation Report*", the scope of which was accepted by this office in correspondence dated July 21, 1999.

In addition, it has come to my attention that regular sampling and monitoring reports appear not to have been submitted to this office since our receipt of the P&D report dated March 9, 1998. Reports beyond that date are not in the case file for this project. The missing reports (i.e., remainder of 1998 and all of 1999) are to be submitted.

The missing reports and written status update are to be submitted within 15 days of the date of this letter.

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

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

CONFIDENTIAL
PROTECTION

99 AUG 12 PM 3:33

HOWARD E. HELLER
GENERAL COUNSEL

TELEPHONE: (914) 683-8080
FAX: (914) 683-8088

August 9, 1999

BY MAIL & FAX 510-337-9335

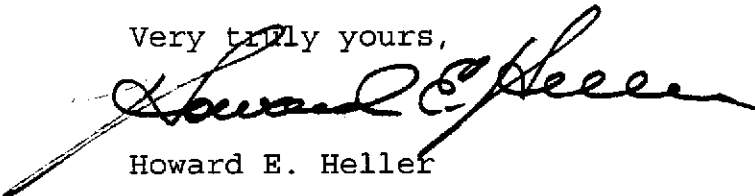
Mr. Scott Seery
Alameda County Health Department
1131 Harbour Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

It has been nearly one year since I last corresponded with you. The correspondence concerned a discharge of petroleum hydrocarbons on property across Castro Valley Blvd. owned by VIP Service Station at 3889 Castro Valley Blvd. A Risk Based Corrective Action Evaluation Tier II Report prepared by P&D Environmental in October 1997 had indicated the existence of contamination of soil and ground water immediately adjacent to our property as represented by grab sample P-12. Please advise as to the current status of this matter. Please advise as to whether any further investigation and/or remediation efforts have been completed and as to whether there is any further evidence of a possible impact on the above-captioned property.

Very truly yours,


Howard E. Heller

HEH:dp

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

TELEPHONE: (914) 683-8080

FAX: (914) 683-8088

FAX COVER SHEET

DATE: August 9, 1999

FROM: Howard E. Heller, Esq.

EXT.: 121

TO: Mr Scott Seery
(Addressee)

Alameda County Health Dept
(Firm)

We are sending you 2 pages, including this cover sheet via fax.

If you do not receive all pages, or if you encounter any other difficulty, please telephone us at your earliest convenience.

Thank you.

Comments:

CONFIDENTIALITY NOTICE. The documents accompanying this teletype transmission may contain confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this teletyped information is strictly prohibited. If you have received this teletype in error, please immediately notify us by telephone to arrange for return of the original documents to us.

FAX # 310 337 9335

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

HOWARD E. HELLER
GENERAL COUNSELTELEPHONE: (914) 683-8080
FAX: (914) 683-8088

August 9, 1999

BY MAIL & FAX 510-337-9335Mr. Scott Seery
Alameda County Health Department
1131 Harbour Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

It has been nearly one year since I last corresponded with you. The correspondence concerned a discharge of petroleum hydrocarbons on property across Castro Valley Blvd. owned by VIP Service Station at 3889 Castro Valley Blvd. A Risk Based Corrective Action Evaluation Tier II Report prepared by P&D Environmental in October 1997 had indicated the existence of contamination of soil and ground water immediately adjacent to our property as represented by grab sample P-12. Please advise as to the current status of this matter. Please advise as to whether any further investigation and/or remediation efforts have been completed and as to whether there is any further evidence of a possible impact on the above-captioned property.

Very truly yours,


Howard E. Heller

HEH:dp

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

ENVIRONMENTAL
PROTECTION

98 AUG 20 AM 4:49

HOWARD E. HELLER
GENERAL COUNSEL

TELEPHONE: (914) 683-8080
FAX: (914) 683-8088

August 14, 1998

BY MAIL & FAX 510-337-9335

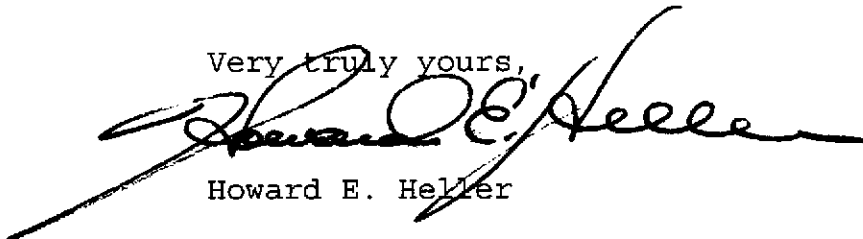
Mr. Scott Seery
Alameda County Health Department
1131 Harbour Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

I have not written to your attention since my letter dated January 12, 1998. At that time with the assistance of your office we had managed to obtain a photocopy of the file with respect to the VIP Service Station located across Castro Valley Blvd. at 3889 Castro Valley Blvd. The Risk Based Corrective Action Evaluation Tier II Report prepared by P&D Environmental dated October 16, 1997 had indicated that there was contamination of soil and ground water immediately adjacent to our property as represented by Grab Sample P 12. The report had recommended that the risk of exposure be evaluated further, including sampling from underground utility trenches in order to identify the exact extent of chemicals of concern and the actual risk posed thereby. Please advise as to what actions have been taken in the intervening 7 month period. We would like to know as to whether further definition of the extent of contamination has been made and we would like to receive all information with respect to any further investigation and/or with respect to any proposals for remediation.

Very truly yours,



Howard E. Heller

HEH:dp

8/17/98

Discussed status of case w/ H. Heller.

505

KIN PROPERTIES, INC.
77 TARRYTOWN ROAD
SUITE 100
WHITE PLAINS, NEW YORK 10607-1620

FAX: (914) 683-602

TELEPHONE: (914) 683-8080

FAX COVER SHEET

DATE: August 14, 1998

FROM: Howard E. Heller, Esq. EXT.: _____

TO: Mr Scott Seery
(Addressee)
Alameda County Health Dept
(Firm)

We are sending you 2 pages, including this cover sheet via fax.

If you do not receive all pages, or if you encounter any other difficulty, please telephone us at your earliest convenience.

Thank you.

Comments:

CONFIDENTIALITY NOTICE. The documents accompanying this telecopy transmission may contain confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

FAX # 510 337 9335

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD
SUITE 100
WHITE PLAINS, NEW YORK 10607-1620

HOWARD E. HELLER
GENERAL COUNSEL

TELEPHONE: (914) 683-8080
FAX: (914) 683-8088

x 121

August 14, 1998

BY MAIL & FAX 510-337-9335

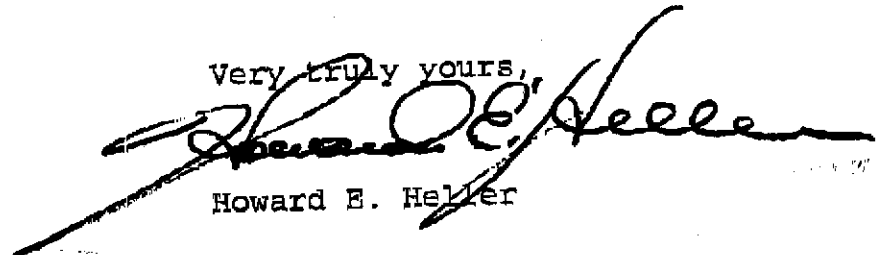
Mr. Scott Seery
Alameda County Health Department
1131 Harbour Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

I have not written to your attention since my letter dated January 12, 1998. At that time with the assistance of your office we had managed to obtain a photocopy of the file with respect to the VIP Service Station located across Castro Valley Blvd. at 3889 Castro Valley Blvd. The Risk Based Corrective Action Evaluation Tier II Report prepared by P&D Environmental dated October 16, 1997 had indicated that there was contamination of soil and ground water immediately adjacent to our property as represented by Grab Sample P 12. The report had recommended that the risk of exposure be evaluated further, including sampling from underground utility trenches in order to identify the exact extent of chemicals of concern and the actual risk posed thereby. Please advise as to what actions have been taken in the intervening 7 month period. We would like to know as to whether further definition of the extent of contamination has been made and we would like to receive all information with respect to any further investigation and/or with respect to any proposals for remediation.

Very truly yours,



Howard E. Heller

HEH:dp

8/17/98

Discussed status of case w/ H. Heller.

SOS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



July 21, 1998

STID 1710

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

ENVIRONMENTAL HEALTH SERVICES

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

RE: Receptor Evaluation – VIP Service, 3889 Castro Valley Boulevard, Castro Valley

Dear Messrs. Patel and Gupta:

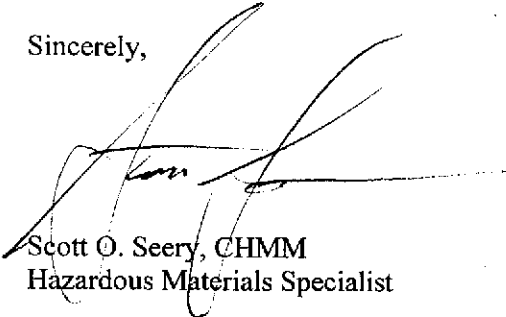
I have completed review of the May 20, 1998 P&D Environmental (P&D) report entitled "*Potential Receptor Evaluation Report.*" This report documents, among other tasks, efforts to evaluate: 1) foundation construction of structures located downgradient of the subject site; and, 2) whether buried utility trenches (e.g., sanitary sewer lines, etc.) could provide potential preferential pathways for the dispersal of contaminants away from the subject site and towards potential receptor populations outside the mapped plume boundaries.

The cited P&D report recommends further evaluation of the sanitary sewer trenches where such appear to be at depths below expected occurrence of groundwater. P&D recommends the collection of vapor samples from sanitary sewer trenches beneath both Aspen Avenue and Castro Valley Boulevard, and where the sewer line enters three structures on these two streets. In addition, PG&E electrical, EDMUD water, and telephone trenches will also be evaluated where they enter the one Castro Valley Boulevard structure.

The recommended additional pathway evaluation is acceptable. However, please add the following task to the proposed scope of work: groundwater samples should also be collected from the sewer trenches if it is encountered. Target compounds shall be typical for gasoline analyses (TPH-G, BTEX, MtBE).

Please contact me when fieldwork is scheduled to begin. I may be reached at (510) 567-6783.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB
Paul King, P&D Environmental

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 2, 1998

STID 1710

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

ENVIRONMENTAL HEALTH SERVICES

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

RE: VIP SERVICE, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Messrs. Patel and Gupta:

This letter is sent in follow-up to the meeting I had on January 1, 1998 with your consultant, Paul King, P&D Environmental. During our meeting, Mr. King and I discussed the current status of the risk-based corrective action (RBCA) evaluation, and the next appropriate steps towards its completion.

We concurred that the best approach, now that we have identified the receptor locations most proximal to your site for which the greatest potential for complete exposure pathways exist, will include the following:

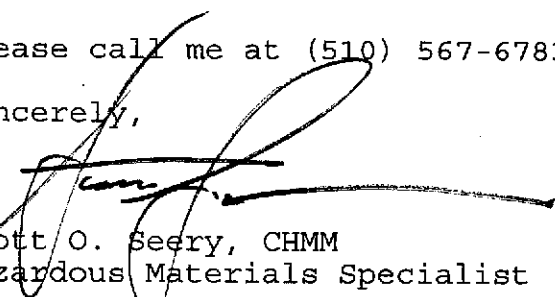
- 1) Evaluate the construction specifications (e.g., foundations, utility line access, crawl space ventilation, etc.) of these potential receptor sites to determine if such are conducive to completion of vapor pathways;
- 2) Evaluate depths of utility alignments leading past or away from, or in proximity to, your site to determine if such are conducive to vapor transmission;
- 3) Determine whether other potential receptor populations may be identified based on the results of Items 1 and 2, above; and,
- 4) Propose sites for the collection of direct soil vapor survey (SVS) samples reflective of the locations of all potential receptor populations.

Please have your consultant submit these data within 60 days of the date of this letter.

Messrs. Patel and Gupta
RE: 3889 Castro Valley Blvd., Castro Valley
February 2, 1998
Page 2 of 2

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
Stephen Hill, RWQCB
Arron Rambach, SWRCB, UST Cleanup Fund
Paul King, P&D Environmental

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

HOWARD E. HELLER
GENERAL COUNSEL

TELEPHONE: (914) 683-8080
FAX: (914) 683-8088

January 12, 1998

BY MAIL & FAX 510-337-9335

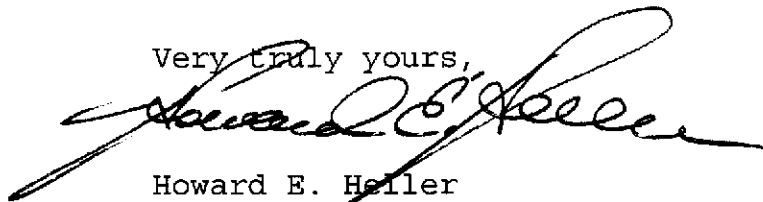
Mr. Scott Seery
Alameda County Health Department
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

With reference to the above-captioned property, with the cooperation of your office, we were able to arrange for photocopying of the entire file with respect to the VIP service station located across Castro Valley Blvd. at 3889 Castro Valley Blvd. The most recent report prepared which is a risk-based corrective action evaluation tier II report prepared by P&D Environmental dated October 16, 1997 indicates that there is a problem with contamination of soil and ground water immediately adjacent to the above-captioned premises as represented by the sample result for grab sample P12. I note that the report prepared by P&D Environmental recommends that the risk of exposure be evaluated further, including sampling from underground utility trenches in order to identify the exact extent of chemicals of concern and the actual risk posed thereby. I would very much appreciate your advice as to what action will be required of VIP service and its principals with respect to the above-captioned property and with respect to the sample results in sample P12.

Very truly yours,



Howard E. Heller

HEH:dp

1/12/98 Called Mr. Heller, explaining my belief that his client's property and commensurate "receptors" would not likely be affected by VIP plume. This statement was prepared upon not yet having had the chance to review the P&D RBCA report. EDS

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

HOWARD E. HELLER
GENERAL COUNSELTELEPHONE: (914) 683-8080
FAX: (914) 683-8088

January 12, 1998

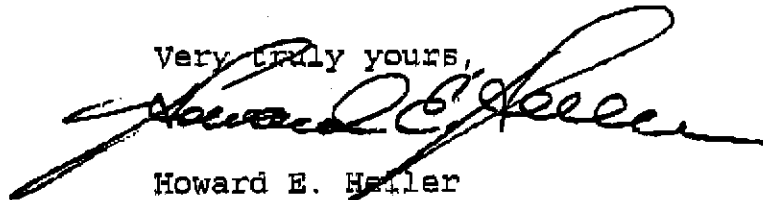
BY MAIL & FAX 510-337-9335Mr. Scott Seery
Alameda County Health Department
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502

Re: Property #4003 - 3836 Castro Valley Blvd., Castro Valley, CA

Dear Mr. Seery:

With reference to the above-captioned property, with the cooperation of your office, we were able to arrange for photocopying of the entire file with respect to the VIP service station located across Castro Valley Blvd. at 3889 Castro Valley Blvd. The most recent report prepared which is a risk-based corrective action evaluation tier II report prepared by P&D Environmental dated October 16, 1997 indicates that there is a problem with contamination of soil and ground water immediately adjacent to the above-captioned premises as represented by the sample result for grab sample P12. I note that the report prepared by P&D Environmental recommends that the risk of exposure be evaluated further, including sampling from underground utility trenches in order to identify the exact extent of chemicals of concern and the actual risk posed thereby. I would very much appreciate your advice as to what action will be required of VIP service and its principals with respect to the above-captioned property and with respect to the sample results in sample P12.

Very truly yours,



Howard E. Heller

HEH:dp

KIN PROPERTIES, INC.

77 TARRYTOWN ROAD

SUITE 100

WHITE PLAINS, NEW YORK 10607-1620

TELEPHONE: (914) 683-8080

FAX: (914) 683-8088

FAX COVER SHEET

DATE: January 12, 1998

FROM: Howard E. Heller, Esq.

EXT.: _____

TO: Mr Scott Seery
(Addressee)

Alameda County Health Dept
(Firm)

We are sending you 2 pages, including this cover sheet via fax.

If you do not receive all pages, or if you encounter any other difficulty, please telephone us at your earliest convenience.

Thank you.

Comments:

CONFIDENTIALITY NOTICE. The documents accompanying this teletype transmission may contain confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this teletyped information is strictly prohibited. If you have received this teletype in error, please immediately notify us by telephone to arrange for return of the original documents to us.

FAX # 510 337 9335

ENVIRONMENTAL
PROTECTION

98 JAN -7 PM 3:10

Certified Mail Z 234 588 348
VIP Service Station
385 Century Cir.
Danville, Ca 94526
January 4, 1998

Alameda County
Health Care Services
Dept. Of Env. Health
1131harbor Bay Parkway, Suite 250
Alameda, CA. 94502-6577

Attn: Scot Seery

Site: VIP Service Station
3889 Castro Valley Blvd.
Castro Valley, CA 94546

Subject: A Request to respond to our letter dated October 21, 1997 (see Ref. 1)

Ref. 1: VIP letter dated October 21, 1997, submittal of a Risk-Based Corrective Action (RBCA) study report for above site.

Gentlemen:

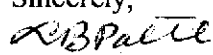
We had submitted the RBCA report (Ref. 1) for your review and recommendations for further action. We are writing this letter requesting to provide your direction based on referenced report so that the work can be completed within dates as requested by the Water Board (see Attachment 1).

Per Attachment 1, the LOC was issued to subject site prior to June 1996. Our claim has been expended to June 30, 1998 but all claims have to be submitted by no later than April 1998.

Based on above we are requesting your response as soon as possible.

Thank you for your assistance.

Should you have any questions regarding above subject, please contact us.

Sincerely,

L. B. Patel

Attachments: Attachment 1

VIPLEAL2



Cal/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

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

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) (916) 227-4527
FAX (916) 227-4530

World Wide Web:
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

November 7, 1997

Attachment #1
To letter dated Jan 4, 98
(VIP service station)



Pete Wilson
Governor

To All Impacted Claimants:

CLAIM # 006500

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), REMOVAL OF MONIES FROM LETTER OF COMMITMENT

THIS IS AN IMPORTANT NOTICE REGARDING YOUR LETTER OF COMMITMENT

A Letter of Commitment (LOC) was issued to you prior to June 30, 1996, setting aside monies for the cleanup of your site. Under existing state law any funds encumbered but not expended at the end of three years, revert to the operating fund. In your case, funds that were set aside for your claim that are not expended by June 30, 1998, will be disencumbered. Be advised that the disencumberment resulting from this action does not mean that your claim with the Fund is closed. It does mean, however, that any reimbursement requests after June 30, 1998, will be subject to the availability of funding.

If you have costs incurred that have not been submitted for reimbursement, it is very important that you submit your reimbursement request no later than April 30, 1998 in order to have the request processed before funds are disencumbered. Please submit your request to:

Steve Parada
State Water Resources Control Board
UST Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

If you have any questions regarding this or have completed cleanup of your site, please contact Judi Nash at (916) 227-4527.

Sincerely,

Dave Deaner, Manager
Underground Storage Tank Cleanup Fund



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

Certified Mail Z 745 737 756

ENVIRONMENTAL
PROTECTION
97 OCT 22 PM 3:59

VIP Service Station
385 Century Circle
Danville, CA 94526
October 21, 1997

Alameda County
Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Attention: Mr. Scott O. Seery

We have completed a **risk-based corrective action (RBCA)** study per your request and submitted hereby the report # 0047.RBCA TR2 dated October 16, 1997 prepared by P&D Environmental.

Please advise the next step after your review of the report based on recommendations of P&D environmental contained in the report.

Also, we have attached quarterly groundwater monitoring report # 0047.R18 dated August 1997. Please advise if we continue quarterly groundwater monitoring and sampling report.

Should you have any additional questions, please contact us.

Thanks!

Sincerely,



L. B. Patel

Encl. Two reports.

VIP Service Station
385 Century Circle
Danville, CA 94526
October 12, 1997

ENVIRONMENTAL
PROTECTION
97 OCT 16 AM 9:44

Alameda County
Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Attention: Mr. Scott O. Seery

We are writing this letter in response to your letter dated September 26, 1997 regarding the schedule of RBCA study at above site.

Our consultant P&D Environmental has completed the draft report and they are in process to include our review/comments in the final report. We anticipate the final report will be ready by last part of October 97. We will forward the report to you by end of October 97 or earlier.

Should you have any additional questions, please contact us.

Thanks!

Sincerely,



L. B. Patel

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

September 26, 1997

STID 1710

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

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

RE: VIP SERVICE, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY -
STATUS OF RISK-BASED CORRECTIVE ACTION EVALUATION

Dear Messrs. Patel and Gupta:

In correspondence from this office dated November 8, 1996 you were requested to perform a risk-based corrective action (RBCA) evaluation as a consequence of the underground storage tank (UST) releases from the referenced site. Part of this evaluation was to include a survey of utility corridors proximal to the site to determine the potential such may have for contributing to the dispersal of fuel vapors and contaminated ground water towards receptor populations.

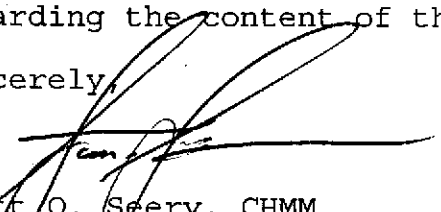
Additionally, this office is in receipt of a State Water Resources Control Board (SWRCB) letter dated February 3, 1997 granting "pre-approval" for costs associated with this work.

To date, we have not been informed as to the results of the RBCA evaluation for your UST site.

Please respond within 15 days of the date of this letter by either 1) submitting the published report documenting the results of the RBCA, or 2) a letter indicating the current status of this project and schedule for its completion.

Please contact me at 510/567-6783 should you have any questions regarding the content of this letter.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Kevin Graves, RWQCB
Arron Rambach, SWRCB, UST Cleanup Fund
Paul King, P&D Environmental



Ca/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

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

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-2698
FAX (916) 227-4530

World Wide Web:
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>



Pete Wilson
February 3, 1997 Governor

L. B. Patel
VIP Service Station
385 Century Circle
Danville, CA 94526

Dear Mr. Patel:

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, Claim No. 6500, 3889 Castro Valley Blvd., Castro Valley, CA

I have reviewed your November 30, 1996 request for pre-approval of costs for additional corrective action work at your site. I have also reviewed your consultant's (P & D Environmental) November 25, 1996 proposal. P & D proposed costs associated with a Risk-Based Corrective Action (RBCA) Evaluation and an underground utilities location search. Although no workplan for these tasks was written, Alameda County Environmental Health Services directed this work on November 8, 1996. Your pre-approval request and P & D's cost proposal, along with this letter, will be placed in your claim file for future reference.

In the absence of three bids to determine reasonable and necessary costs for the proposed work, I have pre-approved only some of the costs. Based on the information provided, costs have been pre-approved for \$4,060. With the following provisions costs in the table on page 2 have been pre-approved for reimbursement:

- The USTCF's markup policy is in effect; I have included a copy of the policy for your edification.
- The work is acceptable and approved by Alameda County and the Regional Water Quality Control Board.
- The actual scope of work performed and costs are consistent with this pre-approval and the 11/25/96 cost proposal by P & D.
- It is my opinion that it is unnecessary to obtain three bids for this scope of work; the USTCF's three bid requirement is waived for this scope of work.
- If a different scope of work or change order becomes necessary, then the claimant must request pre-approval of costs for the new scope of work. Please complete the enclosed blank form when submitting future pre-approvals.
- All future costs for corrective action must be pre-approved in writing by USTCF staff.
- Although I have referred to P & D's proposal, please be aware that you will be



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

entering into a private contract. In other words, the State of California cannot compel you to sign any specific contract. This letter pre-approves the costs as presented by P & D for conducting work approved by Alameda County for implementing the 11/25/96 cost proposal.

TASKS FROM P & D's 11/25/96 COST PROPOSAL	PRE-APPROVED AMOUNT	COMMENTS
ASTM RBCA Tier 2 evaluation and report preparation.	\$3,600	
Underground utilities location search	\$460	This includes a 15% markup for subcontractor coordination and oversight.

Total: \$4,060

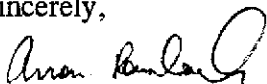
Be aware that this pre-approval does not constitute a decision on reimbursement. All reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement. Also, remember that it is still necessary to submit the actual cost of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *To make this easier, be sure that your consultant and subcontractors prepare invoices to match the format of the 11/25/96 cost proposal and provides reasonable explanations for any changes made in the scope of work or increases in costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices*
- *technical reports, and*
- *applicable correspondence from the County.*

I also want to remind you that the USTCF's regulations require that you obtain at least three bids, or a bid waiver from USTCF staff, from qualified firms for all necessary corrective action work. Legislation governing the USTCF requires that we assist you in procuring contractors and consultants. If you need any assistance in contracting for corrective action work, don't hesitate to call me.

Please call if you have any questions. I can be reached at (916) 227-2698.

Sincerely,



Arron Rambach, P.E. Civil
Water Resources Control Engineer
Underground Storage Tank Cleanup Fund

Enclosures 2 (pre-approval form for subsequent requests, markup policy)

✓ cc: Scott Seery, Alameda County Environmental Health Services (w/o enclosures)



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 8, 1996

STID 1710

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

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

RE: VIP SERVICE, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY -
REQUEST FOR RISK-BASED CORRECTIVE ACTION EVALUATION

Dear Messrs. Patel and Gupta:

This letter follows our meeting today during which was discussed the need to perform and tasks associated with a risk-based corrective action (RBCA) evaluation of the subject Castro valley site. We agreed on which exposure parameters would be modified from those presented in Table X2.6 of the ASTM E 1739-95 standard to better reflect site-specific conditions. Further, we agreed that one remaining task is to determine the locations of utility trenches or other corridors (e.g., sewer line trenches, etc.) and their potential to act as conduits for the transmission of gasoline vapors and impacted ground water toward sensitive receptors in order to better represent cumulative exposure risks.

This letter constitutes a formal request to perform a RBCA evaluation. I understand that your consultant will now begin to determine the locations of utilities and perform "subsite" risk assessments, based on specific receptor locations relative to expected exposure pathways and plume chemistry. We agreed to meet after the initial data had been manipulated to discuss the final rendering of this assessment.

Please call me at 510/567-6783 should you have any questions and when the initial assessment is ready to be discussed.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Kevin Graves, RWQCB
Dave Deaner, SWRCB
Paul King, P&D Environmental

P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 658-6916

February 1, 1996
Letter 0047.L38

Mr. Robert Haapoja
17518 Parker Rd.
Castro Valley, CA 94546

SUBJECT: SITE ACCESS PERMISSION
3843 Castro Valley Boulevard
Castro Valley, CA

Dear Mr. Haapoja:

In accordance with our telephone conversation on January 31, 1996, this letter is written to confirm your granting permission to P&D Environmental for the hand augering of two boreholes in the property near the buildings adjacent to Aspen Way at the subject site. This work is being performed in response to a request for the collection of groundwater samples from Mr. Scott Seery of the Alameda County Department of Environmental Health. The samples at the subject site are being collected as part of a groundwater investigation associated with the former VIP Service Station located at 3889 Castro Valley Boulevard.

As we discussed, the boreholes will measure approximately three inches in diameter, and will extend to a depth of approximately 10 feet. The boreholes will be hand augered in areas which are covered with asphalt. Following the collection of the groundwater samples, the holes will be filled with cement, and the borehole locations resurfaced with cold patch asphalt. Soil removed from the boreholes during hand augering will be removed from the subject site at the completion of hand augering activities.

Pending receipt of permits and permission from other offsite property owners, the hand augering is expected to be performed approximately ten days from the date of this letter.

Should you have any questions or comments, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental


Paul H. King
Hydrogeologist

cc: Mr. L.B. Patel, VIP Service
Mr. Scott Seery, Alameda County Department of Environmental Health

PHK
0047.L38

P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 658-6916

February 1, 1996
Letter 0047.L39

Mr. Chris Sloan
9275 SW Peyton Lane
Wilsonville, OR, 97070

SUBJECT: SITE ACCESS PERMISSION
Thrifty Payless
3848 Castro Valley Boulevard
Castro Valley, CA

Dear Mr. Sloan:

In accordance with our telephone conversation today, this letter is written to request your granting permission to P&D Environmental for the hand augering of three boreholes in the planter adjacent to Castro Valley Boulevard at the subject site. The subject site is located to the north of Castro Valley Boulevard in the attached Site Vicinity Map. This work is being performed in response to a request for the collection of groundwater samples from Mr. Scott Seery of the Alameda County Department of Environmental Health (510-567-6783). The samples at the subject site are being collected as part of a groundwater investigation associated with the former VIP Service Station located at 3889 Castro Valley Boulevard, across the street from the subject site.

The boreholes will measure approximately three inches in diameter, and will extend to a depth of approximately 10 feet. The boreholes (designated as P11, P12 and P13 on the attached Site Vicinity Map) will be hand augered in the planters adjacent to the Castro Valley Boulevard sidewalk in the vicinity of an existing bus stop. This area is not covered with concrete or asphalt, and does not presently contain plants. Following the collection of the groundwater samples from the boreholes, the holes will be filled with cement and the upper portion of the hole will be filled with soil. Soil removed from the boreholes during hand augering will be removed from the subject site at the completion of hand augering activities.

The hand augering is expected to be performed approximately one to two weeks following the receipt of your permission for site access, and will be performed during one day of hand augering.

Should you have any questions or comments, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental


Paul H. King
Hydrogeologist

cc: Mr. L.B. Patel, VIP Service
Mr. Scott Seery, Alameda County Department of Environmental Health

PHK
0047.L39

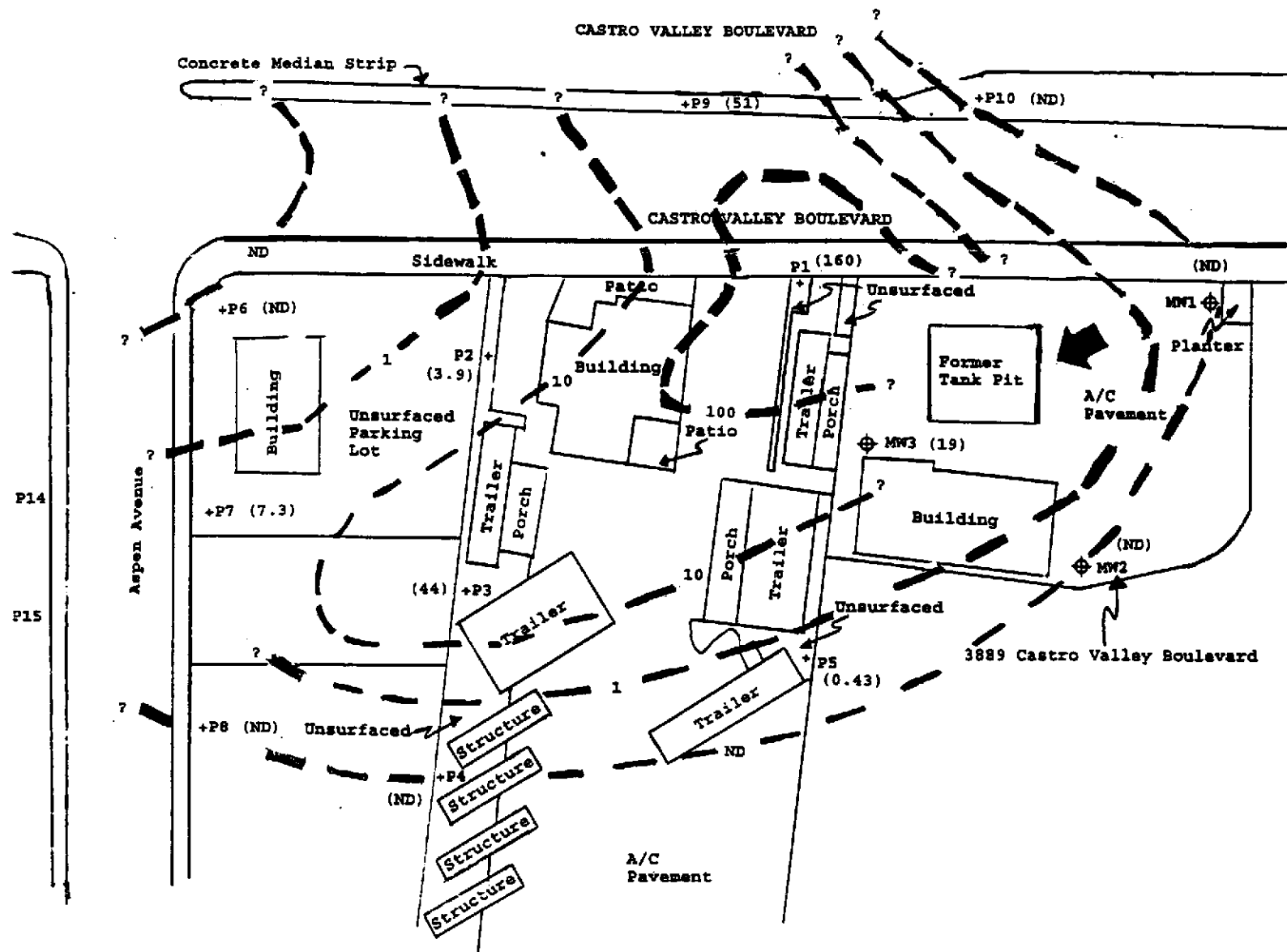
P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 658-6916

*P13

*P12

*P11



- LEGEND**
- (18) ⊕ Existing Groundwater Monitoring Well and TPH-Gasoline Concentration in ppm on October 26, 1995
 - (160) + Groundwater Grab Sample Collection Location and TPH-Gasoline Concentration on June 9, 1995 (P1-P5) and on November 17, 1995 (P6-P10)
 - * Proposed Groundwater Grab Sample Collection Location
 - Groundwater Isoconcentration Contour for TPH-Gasoline in ppm
 - Groundwater Flow Direction on November 17, 1995

North



Base Map From
P&D Environmental
October, 1993
January, 1995
June, 1995
Prepared Using
a Rolatape

0 25 50
Scale in Feet

SITE VICINITY MAP
VIP Service
3889 Castro Valley Blvd.
Castro Valley, California

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

January 10, 1996

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

STID 1710

Mr. L.B. Patel
VIP Service Station
385 Century Circle
Danville, CA 94526

RE: 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Mr. Patel:

I have completed review of the December 27, 1995 P&D Environmental (P&D) *Offsite Groundwater Quality Investigation Report* detailing the results of recent, as well as the prior, phase of the qualitative off-site investigation. I have additionally reviewed P&D's December 27, 1995 proposed scope of work for the continuation of this investigation.

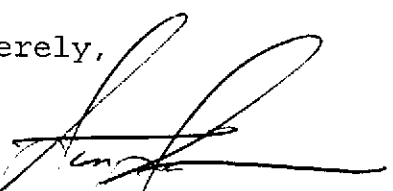
The data presented in the December 27th report strongly suggest the fuel hydrocarbon plume has migrated from the subject site following bifurcated fronts: one front progressing to the west, consistent with average, calculated ground water flow; the other front progressing to the north, apparently exploiting more permeable sedimentary layers trending in that direction. Laboratory data indicate ground water sampled from points P9 and P3, which are representative of the diverging plume fronts, exhibits benzene concentrations of 2000 and 2600 parts per billion (ppb), respectively, at a distance of 110 and 160 feet from the former tank cluster, also respectively.

The body of data indicate the extent of the plume has yet to be adequately defined. Such is important when attempting to determine the most appropriate corrective action plan (CAP), particularly in a case where there is shallow ground water (<10 feet below grade), the plume has migrated below residential properties, and the expected CAP will need to take into account issues dealing with human health-based exposure criteria. Therefore, additional assessment is required to define the extent of the release from the subject site.

The scope of the cited December 27, 1995 P&D work plan for continuation of the current phase of this project is acceptable. Please contact me at 510/567-6783 when field work has been scheduled.

Mr. L.B. Patel
RE: 3889 Castro Valley Blvd.
January 10, 1996
Page 2 of 2

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Director
Kevin Graves, RWQCB
Don Atkinson-Adams, ACDEH
Paul King, P&D Environmental

VIP Service Station
385 Century Cir.
Danville, Ca 94526
Jan.5, 1996

Alameda County, Env. Health Dept.
Env. Protection Div
1131 Harbor Bay Pkwy # 250
Alameda, CA 94502, 6577

Attn.: Scott Seery

Site: VIP Service Station
3889 Castro Valley Blvd.
Castro Valley, CA 94546

Subject: Offsite Ground water Quality Investigation Report, P&D Environmental
Report # 00477.R11, Dated Dec.27, 1995.

Reference : Your letter Dated August 1, 1995 approving additional samples of the Offsite
ground water investigation.

Gentlemen:

We are submitting subject item report documenting the results of three additional sample collection for offsite ground water investigation performed by P&D Environmental. This work was carried out per your approval per reference listed above and your initial approval of the work plan dated April 7, 1995. A site location map showing the possible extent of petroleum hydrocarbons along with P&D Environmental letter # 0047.L36, dated December 27, 1995 is also enclosed for your future instructions to us.

Please note the Recommendations by P & D Environmental (letter 0047.L36) for additional five grab samples (proposed locations P11 to P15, see attached map) for defining extent of petroleum hydrocarbon to a non-detected (ND) level. However, the study of the map suggests that a judgment can be made that the extent of petroleum hydrocarbons in ground water decreases to a level 7.3 (at point P7) to 3.9 (at point P2) to ND (at points P6 and P8). The contour profiles showing level of "1" between points P2 & P6 and P3 & P8 as indicated in the map appear to be adequate.

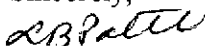
However, if you feel that above is not adequate, please provide us direction.

If you agree with above, then please provide us future action.

Thank you for your assistance.

Should you have any questions regarding above subject, please contact us.

Sincerely,



L. B. Patel

Attachments: Above Report and P&D Letter # 0047.L36.

95 JAN -8 PM 3:02
ENVIRONMENTAL
PROTECTION
DIVISION

P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 658-6916

December 27, 1995
Letter 0047.L36

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

SUBJECT: OFFSITE GROUNDWATER QUALITY INVESTIGATION REPORT
VIP Service
3889 Castro Valley Blvd.
Castro Valley, CA

Gentlemen:

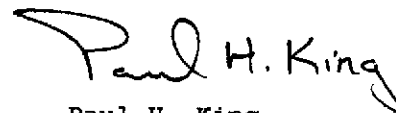
You will find enclosed five copies of the Offsite Groundwater Quality Investigation Report 0047.R11 dated December 27, 1995 for the subject site. The report documents the collection of five groundwater grab samples (designated as P6 through P10) which were collected from offsite properties in the vicinity of the subject site on November 17, 1995.

Based upon the sample results, the extent of petroleum hydrocarbon-impacted groundwater has not been defined to the north and west of the site. P&D recommends that an additional five groundwater grab samples be collected at proposed locations P11 through P15 shown on the attached Site Vicinity Map to further define the extent of petroleum hydrocarbons encountered in groundwater grab sample collection locations P7 and P9. The proposed locations of the groundwater grab samples are shown in the attached Figure. Following adequate delineation of the extent of petroleum hydrocarbons in groundwater, P&D will recommend the installation of groundwater monitoring wells to confirm the results of the groundwater grab sample investigation.

Should you have any questions, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental



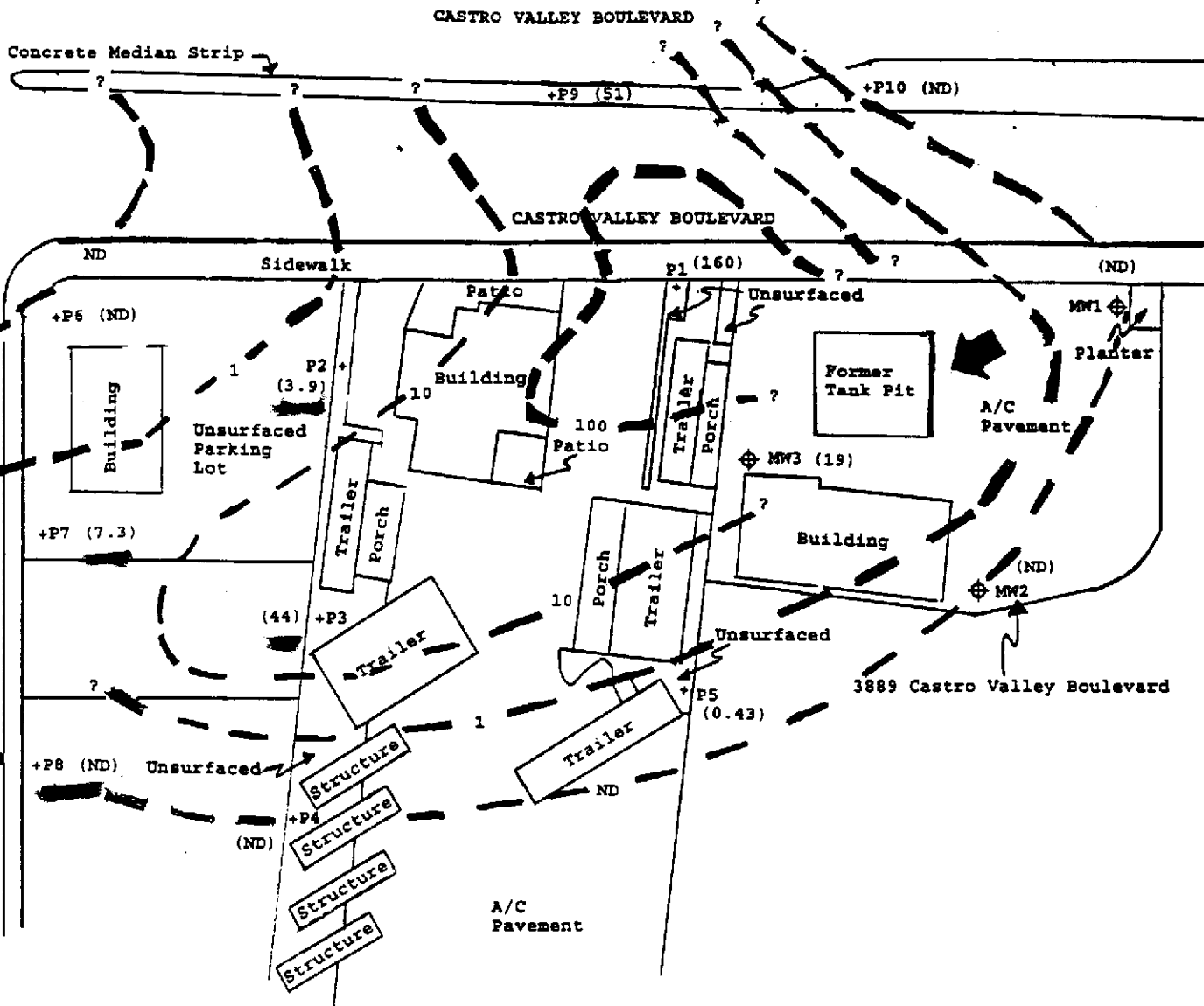
Paul H. King
Hydrogeologist

Enclosures

PHK
0047.L36

P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 558-6916



- LEGEND**
- (18) ⊕ Existing Groundwater Monitoring Well and TPH-Gasoline Concentration in ppm on October 26, 1995
 - (160) + Groundwater Grab Sample Collection Location and TPH-Gasoline Concentration on June 9, 1995 (P1-P5) and on November 17, 1995 (P6-P10)
 - * Proposed Groundwater Grab Sample Collection Location
 - Groundwater Isoconcentration Contour for TPH-Gasoline in ppm
 - Groundwater Flow Direction on November 17, 1995

North

Base Map From
P&D Environmental
October, 1993
January, 1995
June, 1995
Prepared Using
a Rolatape

0 25 50
Scale in Feet

SITE VICINITY MAP
VIP Service
3889 Castro Valley Blvd.
Castro Valley, California

P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 658-6916

October 24, 1995
Letter 0047.L32

Mrs. R. F. Giese
4845 Proctor Road
Castro Valley, CA 94546

SUBJECT: SITE ACCESS PERMISSION
3849 Castro Valley Boulevard
Castro Valley, CA

Dear Mrs. Giese:

In accordance with our telephone conversation today, this letter is written to confirm your granting permission to P&D Environmental for the hand augering of two boreholes in the property near the Aspen Way sidewalk at the subject site. This work is being performed in response to a request for the collection of groundwater samples from Mr. Scott Seery of the Alameda County Department of Environmental Health. The samples at the subject site are being collected as part of a groundwater investigation associated with the former VIP Service Station located at 3889 Castro Valley Boulevard.

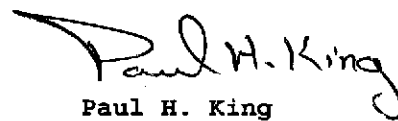
As we discussed, the boreholes will measure approximately three inches in diameter, and will extend to a depth of approximately 10 feet. The boreholes will be hand augered in areas which are not covered with concrete. Prior to hand augering, any landscaping rock will be removed from the borehole locations. Following the collection of the groundwater samples, the holes will be filled with cement, the upper portion of the holes will be filled with soil, and the borehole locations covered with any landscaping stone which may have been present prior to the beginning of hand augering. Soil removed from the boreholes during hand augering will be removed from the subject site at the completion of hand augering activities.

Pending receipt of permits and permission from other offsite property owners, the hand augering is expected to be performed approximately ten days from the date of this letter.

Should you have any questions or comments, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental


Paul H. King
Hydrogeologist

cc: Mr. L.B. Patel, VIP Service
Mr. Scott Seery, Alameda County Department of Environmental Health

PHK
0047.L32

P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 658-6916

October 18, 1995
Letter 0047.L30

Mr. Stan Clark
21106 Aspen Ave.
Castro Valley, CA 94546

SUBJECT: SITE ACCESS PERMISSION
21106 Aspen Ave.
Castro Valley, CA

Dear Mr. Clark:

In accordance with our telephone conversation today, this letter is written to confirm your granting permission to P&D Environmental for the hand augering of one borehole in the front yard of the subject site. This work is being performed in response to a request for the collection of groundwater samples from Mr. Scott Seery of the Alameda County Department of Environmental Health. The sample at the subject site is being collected as part of a groundwater investigation associated with the former VIP Service Station located at 3889 Castro Valley Boulevard.

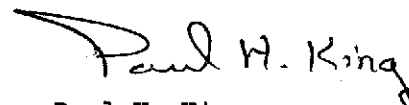
As we discussed, the borehole will measure approximately three inches in diameter, and will extend to a depth of approximately 10 feet. The borehole will be hand augered in an area which is not covered with concrete. Prior to hand augering, the landscaping rock will be removed from the borehole location. Following the collection of the groundwater sample, the hole will be filled with cement, the upper portion of the hole will be filled with soil, and the borehole location covered with the landscaping stone. Soil removed from the borehole during hand augering will be removed from the subject site at the completion of hand augering activities.

Pending receipt of permits and permission from other offsite property owners, the hand augering is expected to be performed approximately two weeks from the date of this letter.

Should you have any questions or comments, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental



Paul H. King
Hydrogeologist

cc: Mr. L.B. Patel, VIP Service
Mr. Scott Seery, Alameda County Department of Environmental Health

PHK
0047.L30

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

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

August 1, 1995

STID 1710

Mr. Pawan Gupta
Mr. Lalji Patel
385 Century Circle
Danville, CA 94526

RE: VIP SERVICE STATION, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Messrs. Gupta and Patel:

I am in receipt and have completed review of the P&D Environmental (P&D) June 16, 1995 quarterly ground water monitoring and sampling report, and July 14, 1995 ground water off-site assessment report with attached P&D letter addendum of the same date. As you are aware, the June 16 report was submitted under your cover dated July 8, 1995.

P&D recommends at the close of the June 16 report a reduction in sampling frequency in wells MW-1 and -2 from quarterly to semi-annual. P&D further recommends the future omission of TPH-D analysis from the suite of target compounds sought in samples collected from well MW-3. These recommendations are reasonable and, therefore, accepted as proposed.

The results of the recent qualitative off-site ground water assessment, as memorialized in the cited July 14 report, indicate dissolved fuel hydrocarbons (HC) have migrated from the site in a direction generally trending towards the west. An apparent "hot" zone was also identified in sample point P1 located northwest of the former tank complex and adjacent to Castro Valley Boulevard.

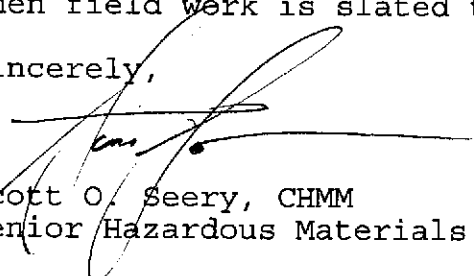
As the extent of the dissolved HC plume has not yet been defined adequately enough to propose permanent well locations, additional plume definition is needed. The referenced July 14, 1995 P&D letter addenda proposes three (3) additional temporary sampling points west of the site, along Aspen Avenue. The proposed locations appear appropriate for continuation of the on-going soil and water investigation (SWI). Hence, this scope of work is acceptable as proposed and should begin as soon as access agreements can be obtained.

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
August 1, 1995
Page 2 of 2

As this *qualitative* phase of the SWI continues, I would encourage you to have your consultant expand the area of the investigation as needed to adequately define the plume. Should additional temporary well points appear necessary based on data collected during previous stages of the study, simply have your consultant notify this office of this fact in brief written form, and attach a map illustrating the locations of the additional sampling points to be installed. In this fashion work can continue in a timely manner without the unfortunate delay associated with formal work plan review. Once the plume has been reasonably defined using this qualitative approach, permanent well points may be proposed in a formal work plan.

Please call me at 510/567-6783 should you have any questions and when field work is slated to begin.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Ed Laudani, Alameda County Fire Department
Cheryl Gordon, SWRCB UST Fund
Paul King, P&D Environmental

P & D ENVIRONMENTAL

4020 Panama Court
Oakland, CA 94611
Telephone (510) 658-6916

May 19, 1995
Letter 0047.L25

95 MAY 24 PM 1:10
ENVIRONMENTAL
PROTECTION

Mr. Richard Bowling
5009 Blackhawk Drive
Danville, CA 94506

SUBJECT: SITE ACCESS PERMISSION
Wagon Wheel Mobile Home Park
3875 Castro Valley Blvd.
Castro Valley, CA

Dear Mr. Bowling:

In accordance with our telephone conversation on May 16, 1995, this letter is written to confirm your granting permission to P&D Environmental for the hand augering of boreholes in the mobile home park at the subject site. This work is being performed in response to a request for the collection of groundwater samples from Mr. Scott Seery of the Alameda County Department of Environmental Health for a groundwater investigation associated with the former VIP Service Station located at 3889 Castro Valley Boulevard, adjacent to the subject site. As we discussed, the boreholes will measure approximately three inches in diameter, and will extend to a depth of approximately 10 to 15 feet. The boreholes will be hand augered in areas which have not been covered with asphalt.

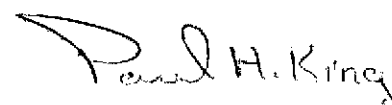
In addition, if the samples indicate that it is necessary to collect a sample from the central portion to the site, the concrete patio behind the house at the site will be saw cut and a borehole hand augered in the saw cut location. Following soil sample collection, all of the holes will be filled with neat cement, and the tops of the holes filled with soil. If a sample is collected from the patio area, the saw cut portion of the patio will be patched with concrete.

As we discussed on the telephone, the hand augering will be performed beginning on June 9, 1995 and is anticipated to be performed for one to three days. In accordance with your request, copies of the results will be forwarded to you upon completion of the report documenting the hand augering activities.

Should you have any questions or comments, please do not hesitate to contact me at (510) 658-6916.

Sincerely,

P&D Environmental



Paul H. King
Hydrogeologist

cc: Mr. L.B. Patel, VIP Service
Mr. Scott Seery, Alameda County Department of Environmental Health

PHK
0047.L25

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 1710

April 7, 1995

Mr. Pawan Gupta
Mr. Lalji Patel
385 Century Circle
Danville, CA 94580

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

RE: VIP SERVICE STATION, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Messrs. Gupta and Patel:

This letter follows review of the February 28, 1995 P & D Environmental (P&D) preliminary off-site investigation work plan, as submitted under your cover dated March 4, 1995. This plan proposes the installation of five temporary ground water sampling points on the adjoining property to the west of the subject site. Permanent well placement will be proposed based upon the results of this preliminary stage.

The cited P&D work plan has been accepted with the following condition:

- o Should the temporary sampling points P2, P3, and P4 (Figure 2, P&D work plan) fail to reveal the presence of detectable concentrations of fuel hydrocarbons in sampled ground water, at least one additional temporary sampling point is to be emplaced midway between the subject site and the referenced sampling points.

Please call me at 510/567-6783 when field work is scheduled to begin, or 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
Ed Laudani, Alameda County Fire Department
Paul King, P & D Environmental

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 1710

December 20, 1994

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Mr. Pawan Gupta
Mr. Lalji Patel
385 Century Circle
Danville, CA 94580

RE: VIP SERVICE STATION, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Messrs. Gupta and Patel:

This letter follows review of the case file for this site, up to and including the November 29, 1994 P & D Environmental quarterly monitoring report. Data collected during and since the April 1993 closure of three fuel and one waste oil underground storage tanks (UST) have clearly identified that an unauthorized release of fuel hydrocarbons has occurred at this site.

Ground water monitoring data generated since November 1993 have shown ground water gradient and flow direction to be towards the west. Ground water samples collected from monitoring well MW-3, located downgradient of the fuel and waste oil USTs and proximal to the western-most property boundary, have consistently shown elevated concentrations of fuel hydrocarbons. The extent of the contamination has not yet been defined.

Pursuant to provisions of Article 11, Title 23, California Code of Regulations, you are required to perform a soil and water investigation (SWI) to define the extent of both soil and ground water contamination. Such work will entail the installation of several more soil borings and monitoring wells. In order to substantially define the limits of the pollutant plumes, however, it is anticipated that during this phase of the investigation many, if not all, of these borings and wells will need to encroach upon adjoining properties.

A SWI work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.** Work should commence no later than 30 days following receipt of encroachment approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign off."

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
December 20, 1994
Page 2 of 3

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

- o Details and results of all work performed during the designated reporting period: 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 (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

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

Please also bear in mind that, in order to maintain SB2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916/227-4529) for more case-specific information.

Please feel free to call me at 510/567-6783, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
December 20, 1994
Page 3 of 3

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Ed Laudani, Alameda County Fire Department
Paul King, P & D Environmental

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 1710

March 18, 1994

Mr. Pawan Gupta
Mr. Lalji Patel
385 Century Circle
Danville, CA 94580

RE: VIP SERVICE STATION, 3889 CASTRO VALLEY BOULEVARD

Dear Messrs. Gupta and Patel:

This office is in receipt and has completed review of the January 24, 1994 P&D Environmental (P&D) soil excavation and monitoring well installation reports. These reports document overexcavation and resampling of the former underground storage tank (UST) pits, and monitoring well installation, monitoring, and sampling work occurring at the site between August and November 1993.

At this time, please adhere to the following sampling and reporting schedule:

- o Wells shall be sampled, and water elevations gauged, **quarterly**. All samples shall be analyzed for TPH-G and BTEX. Additionally, water samples collected from well MW-3, located down-gradient of the fuel and waste oil UST pits, shall also be analyzed for TPH-D, SVOCs (EPA 625), and HVOCS (EPA 601/624).
- o Technical reports shall be submitted **quarterly**.

Sampling and reporting frequencies shall be reevaluated following review of data generated over the next several quarters. A soil and water investigation (SWI), expanding the scope of the investigative work already completed, will be required at a future, not-too-distant date. The SWI will be designed to define the limits of soil and water pollution, the results of which work to be used in development of an appropriate corrective action plan (CAP). The SWI and CAP are requisite elements of Article 11 of Title 23, California Code of Regulations.

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
Page 2 of 2
March 18, 1994

Please feel free to call me at 510/271-4530 should you have any questions.

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
Paul King, P&D Environmental, 4020 Panama Ct.
Oakland, CA 94611

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4413

(916) 227-4530 (FAX)

DEC 6 1993



Mr. Lalji B. Patel
VIP Service Station
385 Century Circle
Danville, CA 94526

State Water Resources Control Board
Sacramento Valley, CA 94546

Dear Mr. Patel:

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 6500


The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed **\$90,000**. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on April 22, 1992 and may be modified by the State Board in writing by an amended Letter of Commitment.

The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment. You should read the terms and conditions listed in the Letter of Commitment. Also attached you will find:

- A "Reimbursement Request Instructions" package. You should retain this package for future reimbursement request. Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "spreadsheet". These instructions must be followed when seeking reimbursements for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and complete Spreadsheets. Within the package also included are:
 - Recommended Minimum Invoice Cost Breakdown.
 - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
 - A "Bid Summary Sheet" to document data on bids received.
- Three "Reimbursement Request-Underground Storage Tank Cleanup Fund" forms which you must use to request reimbursement of costs incurred.
- Two "Spreadsheets" which you must use in conjunction with your Reimbursement Request.
- "Vendor Data Record" (Std. form 204) which must be completed and returned with your first Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,


Daye Deaner, Manager
Underground Storage Tank
Cleanup Fund Program

Attachments

cc: Tom Peacock
Alameda County Health Agency
Div of Hazardous Materials
80 Swan Way
Oakland, CA 94621

Don Dalke
Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 006500

AMENDMENT NO: 0

CLAIMANT: VIP Service Station

BALANCE FORWARD: \$0

JOINT-CLAIMANT:

THIS AMOUNT: \$90,000

CLAIMANT ADDRESS: 385 Century Circle
Danville, CA 94526

NEW BALANCE: \$90,000

TAX ID / SSA NO. 94-3059617

Subject to availability of funds, the State Water Resources Control Board (State Board) agrees to reimburse VIP Service Station (claimant) for eligible corrective action costs at 3889 Castro Valley Boulevard, Castro Valley, CA 94546 (site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$90,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the State Board, the State Board shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. Unless modified in writing by the State Board, this Letter of Commitment covers work through Phase III of corrective action work.
4. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
5. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
6. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
7. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
8. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the State Board. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the State Board's consent.
9. This Letter of Commitment may be withdrawn at any time by the State Board if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the State Board this 19th day of November, 1993.

STATE WATER RESOURCES CONTROL BOARD

BY Ron Markle
Manager, Underground Storage Tank Cleanup Fund Program

BY James B. Stafford
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530

\$

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CALIFORNIA 94244-2120
(916) 227-4413
(916) 227-4530 (FAX)



TRANSMITTAL OF FAX MATERIAL

Date: 11-18-99

To: Scott Seery

Fax # (510) 569-4757

From: **Blessy Torres**
Division of Clean Water Programs
(916) 227-4535

No. of pages _____ (including this sheet)

- For your information
- Per your request
- For your review and comments

REMARKS:

Per our conversation, please sign the attached
and return page 3. I'll be issuing a #90K LOC.

Thanks!

DETAILED REVIEW CHECKLIST - CONT'D PAGE 2

CLAIM NO. 6500

LOCAL AGENCY NO. _____

CLAIMANT INFORMATION	ACC/REJ	HOW INFORMATION WAS VERIFIED
B. Priority Class B Financial Review Team has determined that the claimant qualifies for Priority Class B.	✓	see fax reviewed summary
C. Priority Class C Financial Review Team has determined that the claimant qualifies for Priority Class C.	✓	n/a
IX. Eligibility Requirements*		
1. UAR reporting requirements satisfied and date release discovered verified?	✓	signed URF 4/26/93 (*)
2. If property acquired after 1/1/84, claimant exercised due diligence or previous owner was eligible?		gas station business ceased in 1990.
3. Claimant either had or applied for a permit by 1/1/90, or was able to substantiate why not obtained?	✓	see appeal notes
4. UST is not grossly out of compliance with permit requirements?	✓	"
5. Claimant was required to initiate corrective action?	✓	11/7/90 Hr from Alameda County
6. If claimant discovered UAR prior to 1/1/88 required corrective action was initiated on or before 8/30/88?	✓	n/a
7. Corrective action is in compliance with regulatory requirements?		SEE PAGE 3 OF CHECKLIST
8. Claimant is in compliance with financial responsibility requirements?	✓	n/a - tanks removed.
X-XII. Certifications/Agreements/Statements/Verification		
1. Claim contains original signatures of all claimants and joint claimants?	✓	
2. Required documentation was submitted for authorized representative?	✓	n/a
PROBLEM AREAS AND ANY ADDITIONAL COMMENTS		
(*) It appears that claimant submitted a claim application in 4/92 (w/o a verified leak) as a place holder on the priority list.		
11/18/93 - Per Scott Seery, "overspillage" noted during site inspection on 4/26/93 is considered very minor + not unusual. He also explained that this is a "gasoline" case.		

* Compliance with requirements for items listed in Section V. (Contamination Site/Occurrence Description) and Section IX. (Eligibility Requirements) may require lead agency confirmation. Any items that cannot be verified through the applicant and which will require lead agency review and confirmation, should be highlighted for further review. In all cases lead agency confirmation of corrective action compliance will be required.

VIP
3889 Castro Valley Blvd
Castro Valley

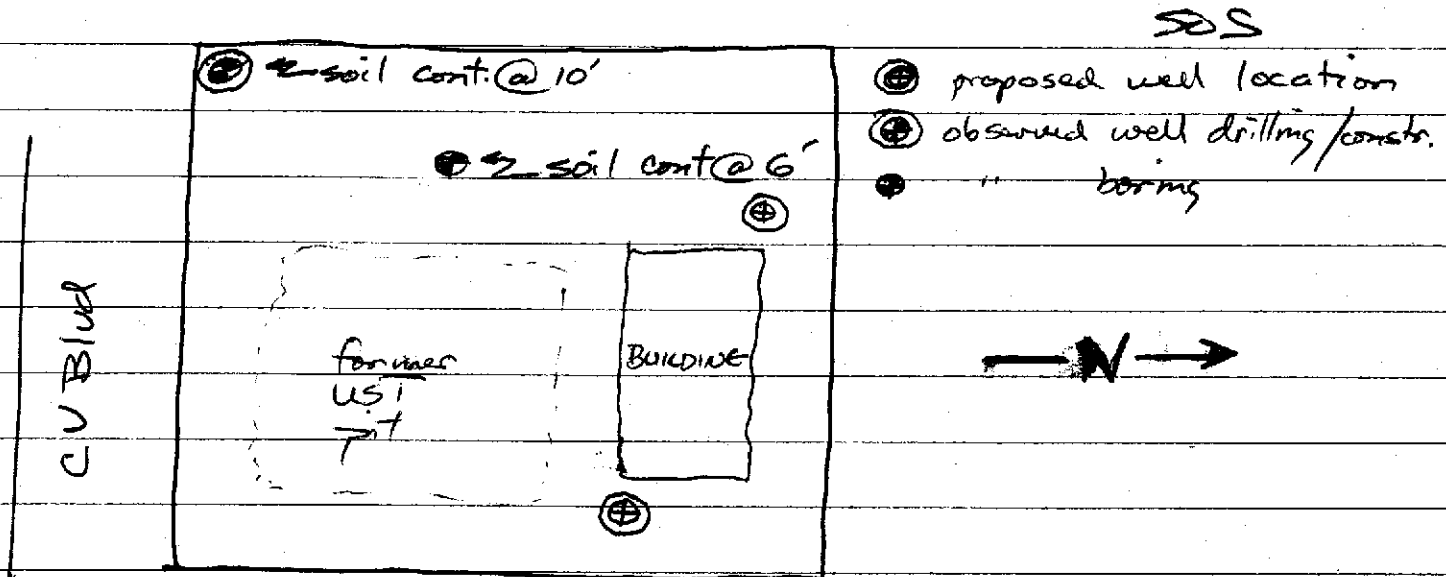
FIELD NOTES:

11-10-93

I met Paul King on-site this morning to observe the drilling of two (2) borings, one of which was converted to a monitoring well. Two (2) other borings are to be advanced today, both of which will also be converted to wells.

Apparent heavy HC odor was noted in the eastern-most boring @ ~ 10' BG. This soil was also discolored. GW was reached @ approximately 11' BG. The other boring I witnessed, located directly east of the UST pit, penetrated obvious HC contamination (gas odor/discoloration) from about 6' BG to the extent explored @ 10' BG. A sample was collected at this depth.

Further evaluation of both the extent and genesis of this contamination will be required.



ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 1710

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 24, 1993

Mr. Pawan Gupta
Mr. Lalji Patel
385 Century Circle
Danville, CA 94526

RE: VIP SERVICE, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Messrs. Gupta and Patel:

This office has completed review of the September 10, 1993 P & D Environmental Soil Excavation and Monitoring Well Installation Workplan describing proposed investigation and remediation activities at the referenced site. This work plan has been accepted with the following additions:

- 1) Soil sample selection criteria applied during boring advancement should also include collection at significant changes in lithology, and where instruments or other field screening methods identify zones of contamination;
- 2) Soil and ground water samples collected from MW-3 should be analyzed for TPH as gasoline, BTEX, oil and grease, halogenated volatile organic compounds (HVOC), and semi-volatile organic compounds (SVOC).

Please contact this office when field work is slated to begin. I may be contacted 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
Jim Ferdinand, Alameda County Fire Department
Paul King, P & D Environmental

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 1710

June 14, 1993

Mr. Pawan Gupta
Mr. Lalji Patel
VIP Service
2060 Springwater Drive
Fremont, CA 94539

RE: VIP SERVICE STATION, 3889 CASTRO VALLEY BOULEVARD, CASTRO
VALLEY

Dear Messrs. Gupta and Patel:

The Department has completed review of the May 14, 1993 underground storage tank (UST) closure report issued by Accutite Environmental Engineering (Accutite), as submitted under VIP cover dated June 8, 1993. The referenced Accutite report documents the results of the April 26, 1993 closures of three (3) fuel and one (1) waste oil USTs and subsequent soil and ground water sampling.

Analyses of soil collected from the sidewalls of the fuel UST pit identified up to 6200 parts per million (ppm) concentration of total petroleum hydrocarbons as gasoline (TPH-G), and up to 92 ppm of benzene. Ground water collected from this UST pit exhibited 140 ppm TPH-G and 13 ppm benzene, among others. Apparent floating product was observed on the water's surface. Although two of the fuel USTs were observed to have moderate-to-severe pitting, no throughgoing holes were noted.

A soil sample collected from below the waste oil UST was impacted by 670 ppm TPH-G and 1300 ppm total oil and grease (TOG), among others. Certain halocarbons and polynuclear aromatic compounds (PNA) were also detected at low concentrations. The waste oil UST had several large throughgoing holes.

An unauthorized release clearly occurred at this site. An Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report was filed May 3, 1993 as a result of this release.

The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when unauthorized releases are discovered. Such investigations are in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by a PSA is used to determine the extent of

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
June 14, 1993
Page 2 of 3

any environmental impact resulting from the release, and an appropriate course of action to remediate the site, if required. A PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations.

A PSA must be performed at this site. In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit a PSA work plan for review which outlines planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. 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, in Pleasanton. 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 to ground water.

The PSA work plan is due within 45 days of the date of this letter, or by July 30, 1993. Work should commence no later than 30 days following work plan approval. The scope of the PSA must address not only the release from the noted waste oil UST, but also any potential releases from the fuel USTs formerly located at this site.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign off."

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

- o Details and results of all work performed during the designated reporting period: 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 (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
Page 3 of 3

- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

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

Please feel free to call me at 510/271-4530 should you have any questions.

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 Hiatt, RWQCB
Jim Ferdinand, Alameda County Fire Department
files

bcc: Richard Bowling

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 1710

June 14, 1993

Mr. Pawan Gupta
Mr. Lalji Patel
VIP Service
2060 Springwater Drive
Fremont, CA 94539

RE: VIP SERVICE STATION, 3889 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Messrs. Gupta and Patel:

The Department has completed review of the May 14, 1993 underground storage tank (UST) closure report issued by Accutite Environmental Engineering (Accutite), as submitted under VIP cover dated June 8, 1993. The referenced Accutite report documents the results of the April 26, 1993 closures of three (3) fuel and one (1) waste oil USTs and subsequent soil and ground water sampling.

Analyses of soil collected from the sidewalls of the fuel UST pit identified up to 6200 parts per million (ppm) concentration of total petroleum hydrocarbons as gasoline (TPH-G), and up to 92 ppm of benzene. Ground water collected from this UST pit exhibited 140 ppm TPH-G and 13 ppm benzene, among others. Apparent floating product was observed on the water's surface. Although two of the fuel USTs were observed to have moderate-to-severe pitting, no throughgoing holes were noted.

A soil sample collected from below the waste oil UST was impacted by 670 ppm TPH-G and 1300 ppm total oil and grease (TOG), among others. Certain halocarbons and polynuclear aromatic compounds (PNA) were also detected at low concentrations. The waste oil UST had several large throughgoing holes.

An unauthorized release clearly occurred at this site. An Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report was filed May 3, 1993 as a result of this release.

The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when unauthorized releases are discovered. Such investigations are in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by a PSA is used to determine the extent of

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
June 14, 1993
Page 2 of 3

any environmental impact resulting from the release, and an appropriate course of action to remediate the site, if required. A PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations.

A PSA must be performed at this site. In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit a PSA work plan for review which outlines planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. 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, in Pleasanton. 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 to ground water.

The PSA work plan is due within 45 days of the date of this letter, or by July 30, 1993. Work should commence no later than 30 days following work plan approval. The scope of the PSA must address not only the release from the noted waste oil UST, but also any potential releases from the fuel USTs formerly located at this site.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign off."

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

- o Details and results of all work performed during the designated reporting period: 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 (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

Messrs. Gupta and Patel
RE: 3889 Castro Valley Blvd.
Page 3 of 3

- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

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

Please feel free to call me at 510/271-4530 should you have any questions.

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
Jim Ferdinand, Alameda County Fire Department
files

INSTRUCTIONS

EMERGENCY

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

LOCAL AGENCY ONLY

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

REPORTED BY

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

RESPONSIBLE PARTY

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

SITE LOCATION

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

IMPLEMENTING AGENCIES

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

SUBSTANCES INVOLVED

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

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

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

CASE TYPE

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

CURRENT STATUS

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

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

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

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

REMEDIAL ACTION

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

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

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

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

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

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box #44212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

930117-1 11:01:01

VIP Service Station
3889 Castro Valley Blvd.
Castro Valley, CA 94546
May 3, 1993

Alameda County
Health Care Services
Dept. Of Env. Health
80 Swan Way, Room 200
Oakland, CA. 94621

Attn: Scot Seery

Subject: Underground Storage Tank Unauthorized Release (Leak)/Contamination Report

We have completed the attached subject UST leak form that was handed out by Mr. Seery
On April 26, 1993.

Should you have any questions regarding above subject, please contact us.

Sincerely,



L. B. Patel

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name VIP Station Today's Date 7/28/93

Site Address 3889 Castro Valley Blvd
 City Castro Valley Zip 94546 Phone _____

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

Inspection Categories:

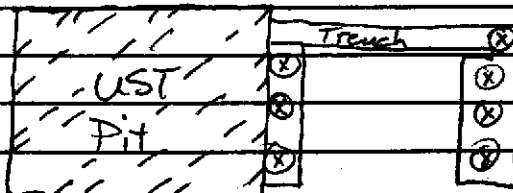
- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

Comments:

On-site to observe sampling below each dispenser (6) and product line elbows, as illustrated below.

C.V. Blvd.



⊗ Sample location

Ian Knott of Acutite collected samples.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Rtk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
- 1. Permit Application 25284 (H&S)
 - 2. Pipeline Leak Detection 25292 (H&S)
 - 3. Records Maintenance 2712
 - 4. Release Report 2651
 - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
 - Semi-annual groundwater
 - One time soils
 - 3) Daily Vadose
 - One time soils
 - Annual tank test
 - 4) Monthly Gndwater
 - One time soils
 - 5) Daily Inventory
 - Annual tank testing
 - Cont pipe leak det
 - Vadose/gndwater mon.
 - 6) Daily Inventory
 - Annual tank testing
 - Cont pipe leak det
 - 7) Weekly Tank Gauge
 - Annual tank testing
 - 8) Annual Tank Testing
 - Daily Inventory
 - 9) Other _____

- 7. Precs Tank Test 2643
 - Date: _____
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water 2647

- New Tanks
- 11. Monitor Plan 2632
 - 12. Access. Secure 2634
 - 13. Plans Submit 2711
 - Date: _____
 - 14. As Built 2635
 - Date: _____

Rev 8/88

Contact: Ian Knott
 Title: Acutite
 Signature: _____

Inspector: _____
 Signature: S. Beery

II, III

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

II, III

white -env.health
yellow -facility
pink -files

Site ID # _____ Site Name VIP Station Today's Date 8/26/93

Site Address 3889 Castro Valley Blvd

City Castro Valley Zip 94546 Phone _____

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

II.A BUSINESS PLANS

- 1. Immediate P
- 2. Bus. Plan Sition
- 3. RR Cars plate
- 4. InventResponse
- 5. Inven'
- 6. Emr
- 7. Tron
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.

2703
25503(b)
25503.7
25504(a)
2730
25504(b)
25504(c)
25505(a)
25505(b)

II.B Registration Form Filed

- 1. Registration Form Filed
- 2. Form Complete
- 3. RMPP Contents
- 4. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess.
- 15. Probable Risk Assessment
- 16. Persons Responsible
- 17. Certification
- 18. Exemption Request? (Y/N)
- 19. Trade Secret Requested?

25533(a)
25533(b)
25534(c)
25524(c)
25534(d)
25534(g)
25534(f)
25536(b)
25538

III. UNDERGROUND TANKS (Title 23)

- | | | |
|---|---|-------------|
| General | <input type="checkbox"/> 1. Permit Application | 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection | 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance | 2712 |
| | <input type="checkbox"/> 4. Release Report | 2651 |
| | <input type="checkbox"/> 5. Closure Plans | 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method | |
| | 1) Monthly Test | |
| | 2) Daily Vadose | |
| | Semi-annual groundwater | |
| | One time soils | |
| | 3) Daily Vadose | |
| | One time soils | |
| | Annual tank test | |
| | 4) Monthly Gndwater | |
| One time soils | | |
| 5) Daily Inventory | | |
| Annual tank testing | | |
| Cont pipe leak det | | |
| Vadose/gndwater mon. | | |
| 6) Daily Inventory | | |
| Annual tank testing | | |
| Cont pipe leak det | | |
| 7) Weekly Tank Gauge | | |
| Annual tank testing | | |
| Annual Tank Testing | | |
| Daily Inventory | | |
| 9) Other | | |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test | 2643 |
| | Date: | |
| | <input type="checkbox"/> 8. Inventory Rec. | 2644 |
| | <input type="checkbox"/> 9. Soil Testing | 2646 |
| <input type="checkbox"/> 10. Ground Water | 2647 | |
| <input type="checkbox"/> 11. Monitor Plan | 2632 | |
| <input type="checkbox"/> 12. Access. Secure | 2634 | |
| <input type="checkbox"/> 13. Plans Submit | 2711 | |
| Date: | | |
| <input type="checkbox"/> 14. As Built | 2635 | |
| Date: | | |

Comments:

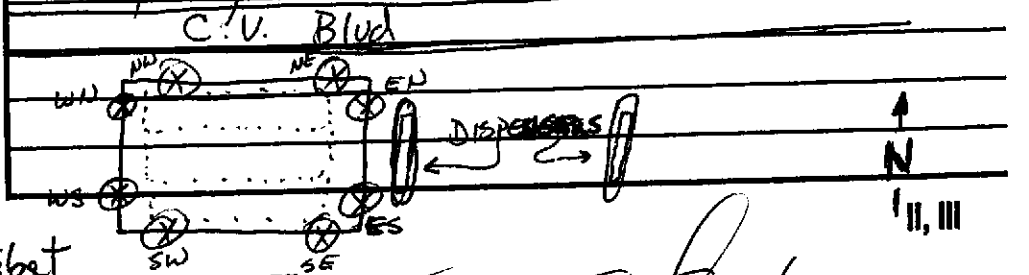
On-site to witness closure of 3- gasoline and 1- waste oil USTs. Groundwater (apparent) is welling into the UST pit. Significant gasoline odors evident. Backfill is stained green.

① North UST - appeared to be in relatively good shape. Pure steel construction. Significant to-severe pitting on one flank, localized - no throughgoing holes noted.

② Center UST - similar condition as above. Pitting noted along bottom.

③ South UST - Better condition than the other USTs. Some surface corrosion/minor pitting

④ Waste oil UST - several throughgoing holes: end, flank severe pitting elsewhere



Contact: Ed Tabet

Title: General Mgr.

Signature: [Signature]

Inspector: S. DEERY

Signature: [Signature]

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name VIP Station Today's Date 4/26/93

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 3889 Castro Valley Blvd
 City Castro Valley Zip 94546 Phone _____

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

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N) _____
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(i)
- ___ 18. Exemption Request? (Y/N) _____
- ___ 19. Trade Secret Requested? 25538

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

8:30 - 9:30

Comments:

On-site to observe condition of UST pit upon tank exposure. Evidence of overspillage and/or piping leaks significant. Backfill to a severe extent stained green. Strong HC odors evident.

Product lines still contained product for, upon disconnecting (breaking) from pumps, product flowed into UST backfill, perhaps as much as 10-20 gallons. Photos of this taken.

III. UNDERGROUND TANKS (Title 23)

- | | | |
|-------------------------------|---|--|
| General | ___ 1. Permit Application 25284 (H&S) | |
| | ___ 2. Pipeline Leak Detection 25292 (H&S) | |
| | ___ 3. Records Maintenance 2712 | |
| | ___ 4. Release Report 2651 | |
| | ___ 5. Closure Plans 2670 | |
| | ___ 6. Method | |
| | 1) Monthly Test | |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils | |
| | 3) Daily Vadose
One time soils
Annual tank test | |
| | 4) Monthly Gndwater
One time soils | |
| Monitoring for Existing Tanks | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. | |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det | |
| | 7) Weekly Tank Gauge
Annual tank testing | |
| | 8) Annual Tank Testing
Daily Inventory | |
| | 9) Other _____ | |
| | ___ 7. Precs Tank Test 2643 | |
| | Date: _____ | |
| | ___ 8. Inventory Rec. 2644 | |
| | ___ 9. Soil Testing 2646 | |
| ___ 10. Ground Water. 2647 | | |
| New Tanks | ___ 11. Monitor Plan 2632 | |
| | ___ 12. Access. Secure 2634 | |
| | ___ 13. Plans Submit 2711 | |
| | Date: _____ | |
| ___ 14. As Built 2635 | | |
| Date: _____ | | |

Rev 6/88

Contact: _____
 Title: _____
 Signature: _____

Inspector: S. Green
 Signature: _____

II, III

April 19, 1992

Lal Patel
VIP Service Station
3889 Castro Valley Blvd
Castro Valley CA 94546

NOTICE OF LEGAL OBLIGATION

**Re: VIP Service Station, 3889 Castro Valley Blvd, Castro Valley
94546**

Dear Mr. Patel:

Our records indicate that there are four underground tanks at the above facility. In accordance with the California Code of Regulations (CCR), Title 23, Division 3, Chapter 16 Underground Tank Regulations, you are required to perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, Section 2670, or
2. Apply for a permit as required by Article 10, Section 2710.

Please Notify this Department within 10 days of your intentions.

Please note that the California Health and Safety Code Section 25299(a) states that the 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 per violation for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

To obtain the necessary instructions and or forms, me at (510)-271-4320.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

c: Gil Jensen, Alameda County District Attorney

(NOV)

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION
 80 SWAN WAY, ROOM 200
 OAKLAND, CA 94621
 PHONE NO. 510/271-4320

ACBET Copy

Scott Seery

4-13-93
 4-26-93
 ACCEPTED
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 410 CONSTITUTION BLVD
 OAKLAND, CA 94612
 TELEPHONE (510) 271-4327

These plans have been reviewed and found to be acceptable and consistent with the requirements of State and local health laws. Certain engineering plans prepared by the Dept. of Health are to be reviewed in all State and local health laws. The permit shall be valid for one year from the date of issuance. The permit shall be renewed upon the expiration of the permit. All excavations and operations involved with the removal of the tank shall be in accordance with the specifications of the permit and specifications of the State and local health laws. The permit shall be valid for one year from the date of issuance. The permit shall be renewed upon the expiration of the permit. All excavations and operations involved with the removal of the tank shall be in accordance with the specifications of the permit and specifications of the State and local health laws.

4-26-93
 Removal of tank and Piping
 Pending

Sampling
 Final Inspection
 The permit is dependent on compliance with applicable laws and all applicable laws and regulations.

* Note changes in application

UNDERGROUND TANK CLOSURE PLAN

*** Complete according to attached instructions ***

- Business Name V.I.P. Service Station
 Business Owner Lalji B. Patel
 - Site Address 3889 Castro Valley Blvd
 City Castro Valley Zip 94546 Phone 510-838-0768
 - Mailing Address 385 Century Circle
 City Danville California Zip 94526 Phone 510-838-0768
 - Land Owner Lalji B. Patel/385 Century Circle
 Address Danville City, State CA Zip 94526
 - Generator name under which tank will be manifested
Lalji B. Patel
- EPA I.D. No. under which tank will be manifested CAC000785536

6. Contractor Accutite Environmental
Address 35 So. Linden Avenue
City So. San Francisco, CA. 94080 Phone 415-952-5551
License Type* BC 36, C61, D40 #AZ ID# 643881

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant None
Address _____
City _____ Phone _____

8. Contact Person for Investigation
Name Willie Green Title Project Manager
Phone 415-952-5551

9. Number of tanks being closed under this plan 4
Length of piping being removed under this plan 15'
Total number of tanks at facility 4

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

** Underground tanks are hazardous waste and must be handled **
as hazardous waste

a) Product/Residual Sludge/Rinsate Transporter

Name Erickson EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date _____
Address 255 Parr Blvd.
City Richmond State CA Zip 94081

b) Product/Residual Sludge/Rinsate Disposal Site

Name Erickson EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94081

c) Tank and Piping Transporter

Name Erickson EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date _____
Address 255 Parr Blvd.
City Richmond State CA Zip 94081

d) Tank and Piping Disposal Site

Name Erickson EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94081

11. Experienced Sample Collector

Name Amy Marden
Company Accutite Environmental
Address 35 So. Linden Avenue
City So. San Francisco State CA Zip 94080 Phone 415-952-5551

12. Laboratory

Name Sequoia Lab
Address 680 Chesepeak Drive
City Redwood City State CA Zip 94063
State Certification No. 145

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

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Dry ice 30 pounds per 1,000 gallons, OR PER LOCAL FIRE

DEPT. REQUIREMENTS

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

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

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
(3) 10,000 gallons, (1) 500 gallon	Less than 1,000 gallon One per tank, over 1,000 Two per tank at each end of tank. Unleaded fuel and waste oil	Soil and ground water if present	At each end of tank. Remove a maximum of two native soil before sampling

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

Excavated/Stockpiled Soil

Stockpiled Soil Volume (Estimated)	Sampling Plan
60 yards of soil placed on Visqueen	1 sample per 20 yards of soil stockpiled Per 1 sample to 1,000 gallon tank Per 2 sample over 1,000 gallon tank * <i>BOTTOM AND LANDFILLS REQUIRE ADHERENCE TO OTHER SAMPLING CRITERIA</i>

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

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

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

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
Unleaded Fuel (TPH-G) BTX&E TPH & BTX&E Total lead	DH-AB1803 GC FID (5030) 8020 or 8240 BTX&E 8260	TPH-G GCFID(5030) BTX&E 602,624, or 8260 AA or ICAP	1.0 ppm 50.0 ppb 1.0 " 0.5 "
Waste/Oil TPH-G TPH-D TOC Cl HC SVOC metals Pb, Ni, Cr, Cd, Zn BTEX	5030 3550 / 3570	DHS/LUFT /GC FID " " 5520 series 8010 or 8240 8270 AA or ICAP 8020 / 8240	1.0 ppm 1.0 " 50 " 0.005 "

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer

Pacific Compensation Insurance Co.

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

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

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

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

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

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

Signature of Contractor

Name (please type) Accutite Environmental

Signature Willie Green w/ Accutite

Date February 26, 1993

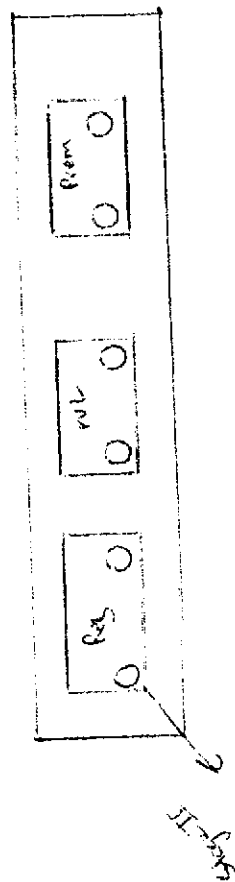
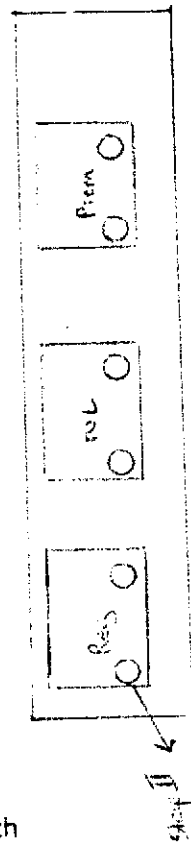
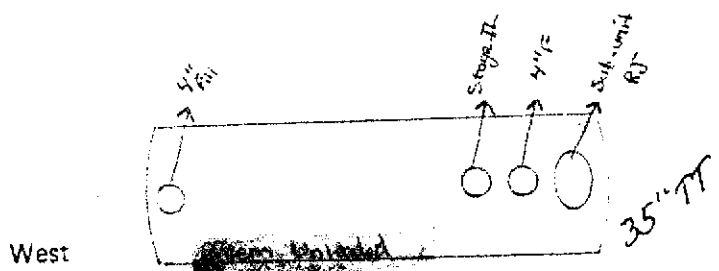
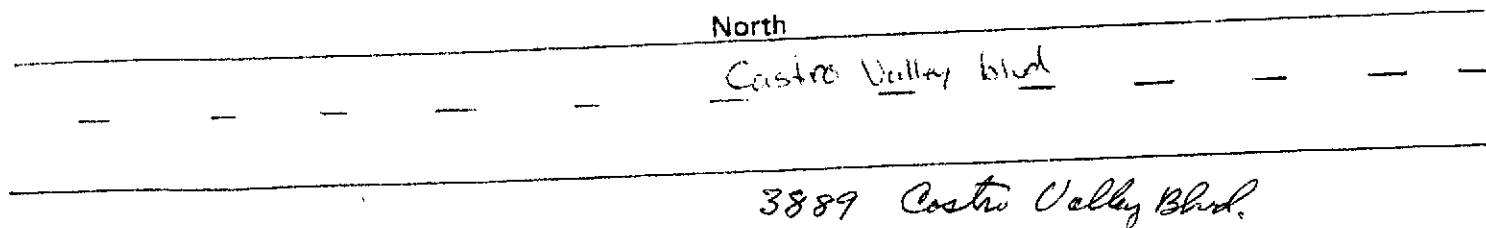
Signature of Site Owner or Operator

Name (please type) Lalji B. Patel

Signature L.B. Patel

Date February 26, 1993

15. Station Layout



East

Low Bin + Check door

1990

Paul [Signature]

South

ACCUTITE ENVIRONMENTAL ENGINEERING SITE SAFETY PLAN (SSP)

V.I.P. SERVICE STATION
3889 CASTRO VALLEY BLVD.
CASTRO VALLEY, CA. 94546

PURPOSE:

This Site Safety Plan (SSP) establishes the general safety requirements necessary to protect the public, contractor, employees, owner/operator and properties involved in this project.

SCOPE OF WORK:

Tank removal of the following tanks:

One (1) 10,000 gallon empty underground steel premium unleaded gasoline storage tank,
One (1) 10,000 gallon empty underground steel regular unleaded gasoline storage tank,
One (1) 10,000 gallon empty underground steel regular gasoline storage tank
and One (1) 500 gallon empty underground steel waste oil storage tank.

ACCUTITE PERSONNEL:

Foreman Willie Green (designated Health & Safety Coordinator (HSC))
Laborer
Equipment Operator
Engineer

*Accutite personnel have taken the 40 hour Hazardous Waste Operations and Emergency Response Class, as required by OSHA 29 CFR 1910.120.

The HSC will be on site during all work to verify adherence with the SSP. The HSC will also coordinate all work with local and State health & Safety Representative as needed.

SAFETY AND PROTECTIVE PROCEDURES:

1. Accutite will notify USA 48 hours before scheduled installation to locate underground utilities.
2. The HSC will monitor the site during all work for the presence of gasoline vapors utilizing a combustible Gas Detector (GasTech Model 1314).
3. No smoking, drinking or eating will be allowed in work areas.
4. All personnel are properly trained and will wear half-mask air purifying cartridge respirators (organic cartridge with dust prefilter) when significant detector readings are recorded, or if a significant gasoline odor is detected.

5. Should gasoline or diesel fuel pooling be observed during the project, all work shall stop until a plan of action can be developed and regulatory agencies notified:

- (1) Castro Valley Department of Fire Prevention (510) 670-5880.
- (2) California Regional Water Quality Control Board San Francisco Region (415) 464-1036.
- (3) County of ^{Alameda}~~Contra Costa~~ Department of Health Services, Hazardous Materials Division (510) ~~846-2286~~
271-4530

Personnel required to work in the area of gasoline pooling will wear neoprene rubber gloves, chemical goggles, protective clothing, chemical resistant safety boots and a cartridge respirator.

In the event of emergency, personnel will be taken to the nearest hospital, in this case:

Eden Hospital
20103 Lake Chabot Road
Castro Valley, CA
(510) 537-1234



ACCUTITE
FAX NO.
(415) 952-7631

Accutite Environmental Engineering

Contractor's License #247322

35 So. Linden Avenue, South San Francisco, CA 94080-6407 Tel (415) 952-5551 Fax (415) 952-7631 Tank Testing (415) 952-0327

FACSIMILE COVER SHEET

TO: SCOTT PERRY

Company: ALAMEDA COUNTY HEALTH AGENCY

Fax Number: 510-569-4757

Date: 4-13-93

FROM: JOAN / WILLIE GREEN

Number of Pages:
(Including Cover Sheet) 3

Message: PER YOUR PHONE CONVERSATION WITH WILLIE GREEN, I AM FORWARDING OUR WORKMENS COMP. INS. CERTIFICATE AND CONTRACTORS STATE LICENSE.
IF YOU HAVE ANY QUESTIONS PLEASE CALL.

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
12/30/92

PRODUCER

AMERICAN BUSINESS INS BROKERS
160 Spear Street, Suite 1650
San Francisco, CA 94105-1547

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A**
- COMPANY LETTER **B**
- COMPANY LETTER **C**
- COMPANY LETTER **D** Pacific Communication Ins. Co.
- COMPANY LETTER **E**

INSURED

Olympian Oil Company
dba: Accutite
260 Michele Court
S San Francisco CA 94080

COVERAGE

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
					EACH OCCURRENCE	AGGREGATE
	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR OWNER'S & CONTRACTOR'S PROT.				GENERAL AGGREGATE \$ PRODUCTS-COMPOPS AGGREGATE \$ PERSONAL & ADVERTISING INJURY \$ EACH OCCURRENCE \$ FIRE DAMAGE (Any one fire) \$ MEDICAL EXPENSE (Any one person) \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$	
	EXCESS LIABILITY OTHER THAN UMBRELLA FORM WORKERS COMPENSATION EMPLOYERS LIABILITY OTHER	WP0122799304	1/01/93	12/31/94	STATUTORY \$ 1000 (EACH ACCIDENT) \$ 1000 (DISEASE-POLICY LIMIT) \$ 1000 (DISEASE-EACH EMPLOYEE)	

DESCRIPTION OF OPERATION/LOCATION(S)/VEHICLE(S)/SPECIAL ITEMS

CERTIFICATE HOLDER

COUNTY OF ALAMEDA
BLDG. INSPECTION DEPT.
399 ELPHURST ST. RM 141
HAYWARD, CA 94544

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Kathleen McManus



CONTRACTORS STATE LICENSE BOARD



License Number

Category

643881

PART

Name/Name(s)

ACCUTITE ENVIRONMENTAL

Classification(s)

B

~~CONTRACTOR~~

08/31/94



SAFETY SPECIALISTS, Inc.
The Full Service Environmental, Health & Safety Corporation

P.O. Box 4420, Santa Clara, CA 95054
Telephone (408) 988-1111
Contractor's License No. 460905

April 11, 1991

Mr. Richard Bowling
Bud Bowling Inc.
1737 Vistagrاند Drive
San Leandro, California 94577

Reference: Safety Specialists, Inc., Project Number 2023-001

Dear Mr. Bowling:

Thank you for using the services of Safety Specialists, Inc., for your health and safety needs. You contacted us in March, 1991 to investigate an odor complaint from tenants living in your rental property at 3875 Castro Valley Blvd., Castro Valley, California 94546.

We conducted a walk-through survey of the rental property on 03-29-91. We noted a gasoline station uphill and adjacent to the rental property. When we entered the rental house we noted a gasoline odor coming from within the sink cabinet of the bathroom. We then took two area air samples to analyze specifically for gasoline and benzene. One sample was collected from within the sink cabinet. The other sample was obtained from inside the hole located on the back wall of the sink cabinet where the drain pipe exits the sink cabinet and the bathroom. This was also the place where the odor was the strongest. No odor was noted in the rest of the house. Additionally, we used direct-reading equipment to measure for total hydrocarbons in the livingroom, kitchen and bathroom.

Area air sampling was conducted using Dupont P-200 sampling pump and a charcoal tube collection media. The pumps were calibrated before and after the samples were collected. The samples were analyzed by a certified industrial hygiene laboratory using the NIOSH method 1500 for hydrocarbons and gasoline. Direct-reading measurements for total hydrocarbons were obtained using a Gastech direct reading instrument, model 1314. This instrument was also calibrated before and after these measurements were obtained.

The two area air samples showed significant amounts of gasoline and benzene (see the attached sampling results). These samples were specifically analyzed by the laboratory for gasoline and benzene. These two substances are not found in normal sewer gases, therefore, these two substances are originating from another source. The sample taken from the drain pipe hole showed concentrations of gasoline and benzene approximately twice as high as the sample taken within the sink cabinet. Although the sample taken within the sink cabinet showed levels below the OSHA permissible exposure limits (PEL) for the work environment, the sample obtained inside the drain pipe hole showed benzene levels higher than the OSHA PEL of 1 part per million (ppm).

The direct reading measurements for total hydrocarbons in the air showed 5 (ppm) in the bathroom area. The living room and kitchen direct air readings were below the detection limit of the instrument (detection limit is 0.1 ppm). No explosive levels of these vapors were found including measurements taken inside the drain pipe hole where sampling results showed the highest concentrations.

All results cause us to strongly suspect that the ground underneath the house is probably saturated with gasoline. The most likely source for the contamination is a leaking gasoline tank from the adjacent gasoline station.

At this point we do not feel the house has to be evacuated because we did not measure any detectable levels of hydrocarbons in the livingroom and kitchen and very small amounts in the bathroom area using direct reading equipment. However, if there are any young children under the age of 12, then consider moving them to another location.

The small amounts in the bathroom area were considerably lower than the area air sampling results underneath the sink. The area air sample from inside the drain pipe hole had approximately double the concentration measured in the sink cabinet area. This means the vapors are fairly well contained. In addition, we did not measure any explosive levels of these vapors in any of the sampled areas. The only place where the OSHA PEL for benzene was exceeded was in the drain pipe hole. Benzene is a known carcinogenic material. Chronic exposure to benzene can cause leukemia.

However, we recommend more sampling be done in this rental house to further establish the present exposure levels and insure that the problem is not getting worse. We also recommend sampling be done in the other section of the house to establish potential exposure problems since this section is probably affected by this same gasoline and benzene soil contamination. We can perform this service for you or you can contract this work through another consulting firm. We further recommend that the bathroom door in the section we evaluated be kept shut and the bathroom window open to prevent the vapors from accumulating or entering other areas of the house.

In addition, we recommend the Department of Environmental Health for the Alameda County Health Care Services be notified immediately of this problem. They should also receive a copy of the laboratory results and take steps immediately to rectify this problem promptly.

There are ways to clean up the contaminated soil without removing the soil. For example, soil vapor extractors inject air into the contaminated soil and then suck this air out of the soil and through charcoal filter with a vacuum. The charcoal filter captures the contaminant from the recovered air.

Bud Bowling Inc.
Project Number 2023-001

April 11, 1991
Page 3

If you have any questions or concerns please contact me at (408) 988-1111.
Again, thank you for using Safety Specialists services.

Sincerely,



Rex Cook
Industrial Hygiene Manager





ITEK ENVIRO SERVICES, INC.

CONSULTING SERVICES IN INDUSTRIAL HYGIENE AND ENVIRONMENTAL HEALTH

Mr. Rex Cook
 Industrial Hygienist
 Safety Specialists, Inc
 PO Box 4420
 Santa Clara, CA 95054

4/8/91

Client PO#:
 Project #: bowling
 Survey #:

LABORATORY RESULTS

Client: Rex Cook/ Safety Sp.
 Date Sampled: 3/29/91
 Analyzed: 4/4/91
 Matrix: CCT-large
 Method: NIOSH 1500 Hydrocarbons/Gasoline

Lab Job #: 91040
 Date Received: 4/2/91
 Reported: 4/08/91

Lab#	Smpl. ID	Air Vol. (lt)	Front mg	Back mg	Total mg	Concentration mg/m3	ppm
040001	CV032991 1	29.6					
	GASOLINE		17.9	0.312	18.2	615.0	175.0
	BENZENE		0.108	<0.005	0.108	3.65	1.14
040002	CV032991 2	29.0					
	GASOLINE		7.19	0.0371	7.23	249.0	70.8
	BENZENE		0.010	0.010	0.010	0.35	0.11
040003	CV032991 BLANK						
	GASOLINE		<0.002		<0.002		
	BENZENE		<0.005		<0.005		

D.T.

This Report has been Reviewed
 and Approved for Release

45 ADRIAN COURT
 248 RIVIERA CIRCLE

BURLINGAME, CA 94010
 LARKSPUR, CA 94939

(415) 697-9649
 (415) 924-8534
 SAFETY SPECIALISTS, INC.
 AX (415) 697-9732

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 5, 1991

Mr. Richard Bowling
1737 Vistagrand Drive
San Leandro, CA 94577

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

RE: 3875 CASTRO VALLEY BOULEVARD

Dear Mr. Bowling:

This letter follows our telephone conversation of February 21, 1991. Our conversation was in regards to this Department's January 18, 1991 inspection of your rental property at the referenced Castro Valley address. The noted inspection was in response to our receipt of a complaint on January 14, 1991 regarding the presence of gasoline-like odors inside the dwelling. A similar inspection of an adjoining apartment at the same address occurred a year before on January 10, 1990 as a result of the resident of this apartment complaining of the odor of gasoline emanating from the apartment's shower floor drain.

During the earlier inspection on January 10, 1990, confirmation was made that the odor of gasoline appeared to be coming from the shower drain. A similar gasoline odor was detected near a plumbing vent attached to the outside rear wall of the kitchen at the residence of the current complainant. The inside of the building was then checked; the odor of gasoline was not detected from drains or elsewhere, although an odor reminiscent of turpentine or paint thinner was detected beneath the kitchen sink. At the time of the January 10, 1990 inspection, this dwelling was unoccupied, the most recent use, we understand, being that of a former antique store.

As a result of the observations made during the January 10, 1990 inspection, it was apparent that gasoline had somehow entered the sanitary sewer system serving the referenced property. The Castro Valley Sanitary District was contacted by this Department on January 17, 1990. This Department requested the District's assistance in determining whether such gasoline vapors were present in the sewer main serving the site.

The District dispatched an inspector who surveyed the noted main, identifying the presence of flammable vapors in this main at a concentration of 7%. Although not specifically stated by the District, the concentration is likely meant as 7% of the lower explosive limit (LEL). (The LEL is the minimum concentration of a flammable gas or vapor which, if provided with an adequate oxygen supply and an ignition source, could ignite. For example, the LEL of gasoline is a concentration in air of 1.4%. Hence, 7% of the LEL would equal a total gasoline concentration, if it was gasoline that was actually detected, of 0.098%.) This stretch of sewer main continues up Castro Valley Blvd. to the east where it appears to terminate near the westbound on-ramp to I-580. To the west and downgradient, this sewer appears to join another near Aspen Street.

Mr. Richard Bowling
RE: 3875 Castro Valley Blvd.
March 5, 1991
Page 2 of 6

Because of its proximity to your property and the fact that the same sewer main serves both locations, the owners of VIP Service Station, 3889 Castro Valley Blvd., were contacted as a result of the noted fugitive gasoline vapors. The owners of this station, Messrs. P.P. Gupta and L.B. Patel, were informed, through correspondence from this office dated January 17, 1990, that the discovery of fugitive vapors in such places as buildings, utility vaults or sewers is defined by the Porter-Cologne Water Quality Control Act as constituting a "nuisance condition", and that such conditions require an investigation to determine their cause. In this letter the owners were requested to perform specific tasks, with which they complied through submittal of information under VIP cover dated January 29, 1991.

Following this Department's review of the submitted information, a meeting was held between this Department and the station owners on February 6, 1990. Several tasks were identified during this meeting which the station owners were requested to perform, summarized in correspondence from this office dated February 7, 1990. These tasks included:

- o Perform integrity tests on all four (4) underground storage tanks (UST) within 30 days
- o Determine the type of piping/dispensing system and ensure leak detectors were installed
- o Submit a completed Business Plan (HMMP)
- o Submit completed UST registration forms
- o Notification that tank reconciliation must be performed daily, tank tests are to be performed yearly, and reconciliation summaries are to be submitted every quarter

The tasks set forth in the February 7 correspondence from this Department were satisfied through the submittal of the requested information by the station owners, under VIP covers dated March 31 and April 20, 1990. Briefly, the UST integrity tests, performed by ACCUTITE Tank Testing of South San Francisco, were completed on the three gasoline tanks on February 7, 1990. The waste oil tank was not tested as its contents had (at that time) just recently been emptied. As we discussed, the test results did not indicate conclusively that the fuel tanks were or were not leaking. However, the test results do suggest that no gross leakage was occurring.

Mr. Richard Bowling
RE: 3875 Castro Valley Blvd.
March 5, 1991
Page 3 of 6

The product piping was also tested (no leaks) and leak detectors were in place, although it does not appear that these detectors were tested at that time. The other elements (i.e., HMMP, UST registration, etc.) have essentially been satisfied. It does appear, however, that the waste oil UST has yet to be tested as evidenced by the lack of any test results in our files.

We understand that, since the original occurrence a year ago of gasoline odors in the shower drain in the apartment of the original complainant, you are not aware that the tenants have continued to have a problem with gasoline odors, nor has this Department been so notified. This fact, tempered with the VIP tank test data which did not substantiate a confirmed leak in any of their fuel USTs, strongly suggested that the presence of gasoline in the sewer system was a solitary occurrence, i.e., someone at a business or residence connected to the same sewer line also serving your property may have dumped gas down the drain. One would expect that a leak from a UST system would be a continual source of such nuisance conditions.

Since we last spoke, I found an entry filed under a generic "Castro Valley Fire Department" heading which described a similar occurrence of gasoline vapors in the sewer main near Castro Valley Blvd. and Aspen on August 22, 1984, just west of the subject property. A manhole just east of the current VIP station, operated at that time by Olympian Oil Company, was checked for vapors with none detected. The fire department requested that both the Olympian station and the former Texaco station, 3940 Castro Valley Blvd., perform UST integrity tests. The noted tests did not substantiate that the tanks at these two sites were leaking.

Following review of VIP inventory reconciliation reports covering the period of February through September 1990, this Department noted that inventory variations for the three fuel USTs at this site had exceeded allowable limits on a total of 39 times during the reporting period. The owners indicated in these reports that such discrepancies were as a result of several factors, including: the tanks are not level; product temperature variations; and, factors associated with tank testing.

In correspondence from this Department dated December 10, 1990, the owners were advised that tank reconciliation procedures and judgement of adequacy must strictly follow the requirements of Section 2641(c)(5)(B), Title 23, California Code of Regulations (CCR). Procedures for accounting for and factoring out what they had indicated were the causes of the discrepancies were described.

Mr. Richard Bowling
RE: 3875 Castro Valley Blvd.
March 5, 1991
Page 4 of 6

The most recent UST reconciliation summary, for the period October through December 1990, indicates no variations over those allowable by Sec. 2641(c)(5)(B), 23CCR. A copy of the December 10 correspondence is enclosed for your review.

This Department became aware around the time of the January 18, 1991 inspection of your property that the VIP station was no longer selling fuel. The owners were advised in correspondence dated January 22, 1991 that certain protocol must continue to be followed to monitor the USTs or temporarily close the tanks. A copy of the January 22 letter is also enclosed.

The most recent inspection of your property, occurring January 18, 1991, followed this Department's receipt of a complaint concerning "gasoline-like" odors emanating from beneath the bathroom sink of the subject property. I arranged to meet your sister, Mrs. Aladeen Rosales, at the home of the complainant, Ms. Donna Huffman, on January 18. We understand that Ms. Huffman resides at the subject address with her daughter, and that she had complained of headaches and other discomfort as a result of these odors.

During my inspection there was an odor within the commode beneath the bathroom sink. The odor was similar to that detected a year before in this dwelling, i.e., more like turpentine or paint thinner rather than the crisp odor characteristic of gasoline. However, in my experience, old degraded gasoline will take on an odor not unlike that detected during my two inspections as the more volatile constituents are lost to evaporation over time due their elevated vapor pressures.

The ambient air within the home, as well as the atmosphere within the enclosed commode beneath the bathroom sink, was surveyed for the presence of organic compounds using two screening instruments. The atmospheres were first screened with an HNu Model PI-101 photo-ionization detector (PID) incorporating a 10.2 eV probe, calibrated using 100 parts per million (ppm) isobutylene in air. This instrument was set to read on a scale of 0-20 ppm. Second, following warm-up and self calibration, a Gastech Model GX-4000 flammable gas meter was used to screen for %LEL, O₂, carbon monoxide (CO), hydrogen sulfide (H₂S), and ppm. The Gastech is periodically calibrated using calibrant gases of 2.5% (25,000 ppm) methane in air, 26 ppm H₂S in nitrogen, and 184 ppm CO in air. All measurements recorded with either instrument are, hence, relative to the calibrant gases (e.g., 2.5 ppm relative to isobutylene, 20% LEL relative to methane, etc.), as the survey instruments may be more or less sensitive to a target compound relative to the calibrant gases.

Mr. Richard Bowling
RE: 3875 Castro Valley Blvd.
March 5, 1991
Page 5 of 6

Ambient conditions within the living room registered 0.5 ppm (relative to isobutylene) on the HNu PID. This level rose to a highest reading of 2.2 ppm beneath the sink when the HNu's probe was inserted through the barely-opened door of the commode. This value rapidly dissipated as the commode door was left open for a few seconds. The probe was also inserted between the piping and the wall where the piping penetrated the wall at the rear of the commode. Here, the readings fluctuated between ambient and approximately 1.5-2.0 ppm. The HNu probe was also inserted through a ground-level vent at the northwest front corner of the home with no apparent deflection. The Gastech did not register any abnormal conditions, either beneath the sink or within the home as a whole.

The ambient readings within the home do seem higher than what might otherwise be expected. For comparison, the ambient level in the Department's office was measured and found to be 0.2 ppm; in my own home, 0.3 ppm; in my garage, 0.4 ppm. There may likely be no cause for alarm, however. Several common factors could raise the levels of ionizable organic compounds within a home, such as: gas pilot lights of stoves or heaters; the presence of ammonia from the biologic degradation of organic matter (e.g., cat litter box); off-gassing from carpets, paint, varnish, polishes, adhesives, etc. However, it is still apparent that an unknown organic vapor or gas is entering the dwelling through the gap where plumbing penetrates the wall beneath the bathroom sink, and perhaps through other cracks and crevices, as well.

I will not attempt to assess the risks associated with exposure to these unknown compounds. Too many assumptions would have to be made to even begin such an assessment at this early stage. The first step, obviously, would be to identify the contaminant(s). Once known, a qualified professional is required to assess the health risks for the individuals exposed to any compound. Such risks will vary between individuals dependent upon age, sex, genetic predisposition, and baseline health, among other factors.

You made the assumption that the source of the odor within the subject dwelling is likely the result of leaks from the VIP station's tanks. It is understandable to make such an assumption due to the station's proximity to your site. However, we have no compelling evidence to date that would substantiate that the tanks are currently leaking or have leaked in the past. This not to say that they have not leaked, but that there may be other yet-explored possible sources, e.g., an abandoned UST on your property. We will continue to closely monitor the results of UST tests and reconciliation data from the VIP station in the future, as we have done in the past, to identify the potential for leaks from their tanks.

Mr. Richard Bowling
RE: 3875 Castro Valley Blvd.
March 5, 1991
Page 6 of 6

To ensure the safety and well being of your tenant, we advise that you contract the services of an environmental consultant with expertise in identifying the exact contaminants within the subject home, evaluating the risks associated with exposure to the yet unknown contaminants, and determining their source. We further recommend that the consultant you employ have on staff a Certified Industrial Hygienist (CIH) to conduct the task of contaminant identification and the risks of exposure, or that you contract with an CIH separately. Further, a well engineered approach to identifying the potential source of the noted air contaminants, through conducting soil gas surveys or advancing borings and collecting soil/ground water samples, will likely satisfy any concerns you may have about contaminants impacting your property from leaks originating from the VIP station.

In the interim, we recommend that the home's bathroom window remain open to encourage ventilation, that adequate ventilation be provided for the remainder of the house, and that gaps where vapors could enter the home be sealed using an appropriate medium, such as caulk or other filler. Further, it would appear prudent to ensure an acceptable level of exterior (crawl space) cross-ventilation is provided beneath the house, as only one vent was noted at its northwest corner during the recent inspection. Such ventilation may substantially reduce the potential for fugitive vapors migrating into the house. Lastly, the sewer plumbing may be tested for signs of leaks possibly contributing to the conditions noted in this letter.

Should you have any questions, please contact this office at 415/271-4320.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gordon Coleman, Supervisor, Environmental Health
Howard Hatayama, DHS
Bob Bohman, Castro Valley Fire Department
Donna Huffman
Messrs. Gupta and Patel, VIP Station
files