

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0999

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

May 19, 1998

ATTN: Mr Scott Wilson

Robert H Lee & Assoc
1137 N Mc Dowell Blvd
Petaluma CA 94954

RE: Project # 83B - Type R
at 200 E 18th St in Oakland 94606

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$223.50, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R0999

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

July 24, 1995
STID 219

Unocal Corporation
PO Box 5155
San Ramon CA 94583
Attn: Bob Boust

re: Unocal Service Station #0064, 200 East 18th St., Oakland CA 94606

Dear Mr. Boust,

The Case Closure Summary for this site has been completed, signed off by three County Hazardous Materials Specialists, and the RWQCB. The next step is to properly abandon the wells, and submit a brief report of these activities to our office. Please contact Alameda County Flood Control and Water Conservation District, Zone 7, for the well abandonment permits. **Please contact me by telephone at least 2 business days prior to well closure.** At that point, this office will issue a Remedial Action Completion Certification, aka a final closure letter, signed by the Director of the Environmental Health Department.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Howard Schwartz, 100 St. James Dr., Piedmont CA 94611
Tom Peacock/file

je.219-C

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0999

RAFAT A. SHAHID, DIRECTOR

June 15, 1995
STID 219

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

Unocal Corporation
PO Box 5155
San Ramon CA 94583
Attn: Bob Boust

re: Unocal Service Station #0064, 200 East 18th St., Oakland CA 94606

Dear Mr. Boust,

We have received the "Underground Storage Tank Removal and Soil Excavation Report," prepared by GeoStrategies Inc. (GSI), dated 6/7/95. As you know, this report documents the removal of two 10,000-gallon gasoline underground storage tanks (USTs), one 50-gallon waste oil UST, two hydraulic hoists, dispenser islands, an oil-water separator, and a wooden structure.

Based on a review of this report, **it appears that this case is a candidate for case closure.** After signoff by three staff members of this office, a case closure summary will be forwarded to the RWQCB for concurrence. A final closure letter, officially known as the "Remedial Action Completion Certification," signed by the Director of the Environmental Health Department, will be sent to both Unocal and the property owner. These administrative activities will take approximately 3 months to complete.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Howard Schwartz, 100 St. James Dr., Piedmont CA 94611
Mee Ling Tung/file

je.219-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0999

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 22, 1994
STID 219

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

Unocal Corporation re: Unocal Service Station #0064
PO Box 5155 200 East 18th St.
San Ramon CA 94583 Oakland CA 94606
Attn: Bob Boust

Dear Mr. Boust,

We have received the "Monitoring Well Installation Report," prepared by GeoStrategies Inc. (GSI), dated 2/28/94. As you know, this report documents the installation and sampling of 3 groundwater monitoring wells. The "Work Plan" for these 3 wells, also prepared by GSI, dated 11/19/93, specified that groundwater from well U-1 would be analyzed for TPH-diesel (see page 4). This analysis was apparently omitted from the sampling matrix. Therefore, we request that you establish a quarterly groundwater monitoring program which includes the following:

- 1) TPH-diesel by EPA method 8015 (modified) in well U-1
- 2) TPH-motor oil by EPA method 8015 (modified), using preparation method 3510, and a detection limit of 200 ppb

Item #2 shall replace the Oil & Grease analysis by EPA method 5520. Please include disposal documentation for purge water and soil cuttings in future reports. The need for additional wells will be determined after the next quarterly report has been submitted to this office.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Cliff Garrett, GeoStrategies Inc., 2140 West Winton Ave.,
Hayward CA 94545
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0999

December 20, 1993
STID 219

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

Unocal Corporation re: Unocal Service Station #0064
PO Box 5155 200 East 18th St.
San Ramon CA 94583 Oakland CA 94606
Attn: Bob Boust

Dear Mr. Boust,

We have received the "Work Plan" prepared by GeoStrategies Inc. (GSI), dated 11/19/93. As you know, this workplan involves the installation of 3 groundwater monitoring wells. The 3 wells are located at the site boundaries, as opposed to the standard 10' downgradient from the former (waste oil) tank. As we discussed today, groundwater contamination is suspected within 10' of the former waste oil tank, in which case further plume delineation would be required. Therefore, this workplan is accepted for implementation, on the condition that if the three wells are ND or clean, another well would have to be installed within 10' of the verified downgradient direction from the former waste oil tank in order to delineate the groundwater plume. Field work should begin within 45 days, or by February 5, 1994, as was agreed upon during our conversation today.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Cliff Garrett, GeoStrategies Inc., 2140 West Winton Ave.,
Hayward CA 94545
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0999

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

October 7, 1993
STID 219

Robert Boust
Unocal Corporation
PO Box 5155
San Ramon CA 94583

RE: Unocal Service Station #0064
200 East 18th St.
Oakland CA 94606

80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Dear Mr. Boust,

We have received the "Waste Oil Tank Removal Observation Report," prepared by your consultant GeoStrategies Inc. (GSI), dated 9/8/93. As you know, a 280-gallon waste oil UST was removed from the above referenced site on 4/21/93. There were numerous holes near the bottom of the tank. Groundwater was present in the tank excavation at a depth of approximately 5 feet bgs. Soil in the tank excavation was sampled during removal; results indicated 7,600 ppm TPH-motor oil, 4,700 ppm Oil & Grease, and 90 ppm TPH-gasoline.

The pit was overexcavated and resampled on 4/26/93. Concentrations remaining in the pit include 220 ppm TPH-motor oil and 570 ppm Oil & Grease (sample UX-3), and 6.9 ppm bis (2-ethylhexyl) phthalate (sample UX-4). The sidewall where sample UX-3 was collected is reported to abut against a concrete slab which prevented further excavation. In addition, soil below the remote fill pipe was sampled and found to contain 300 ppm TPH-gasoline (sample UT-1AB). Again, a concrete slab is reported to prohibit further excavation. Lastly, a water sample collected from the UST excavation contained 18,000 ppb TPH-gasoline, 9.3 ppb benzene, 100,000 ppb Oil & Grease, and .37% TPH-motor oil, as well as metals.

Due to these significant concentrations, we request a workplan or proposal for a groundwater investigation **within 45 days, or by November 22, 1993**, submitted under cover letter from yourself, and prepared by a recognized professional as outlined below. The groundwater investigation should consist of a minimum of three monitoring wells in an equilateral triangular configuration to determine groundwater flow direction and to assess groundwater quality.


All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, - Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Robert Boust
STID 219
October 7, 1993
page 2 of 2

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Cliff Garrett, GeoStrategies Inc., 2140 West Winton Av.,
Hayward CA 94545
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0999

RAFAT A. SHAHID, Assistant Agency Director

May 18, 1993
STID # 219

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

Mr. Syed Rizvi
Environmental Compliance Officer, Unocal
Unocal Corporation
911 Wilshire Blvd., Floor 11
Los Angeles, California

Re: ISSUANCE OF A FIVE YEAR UNDERGROUND TANK PERMIT FOR
UNOCAL # 0064 LOCATED AT 200 East 18th STREET, OAKLAND 94606

Dear Mr. Rizvi;

Please find enclosed a five-year underground storage tank operating permit certificate. This permit is being issued for two fuel tanks at the site noted above, contingent upon the facility's compliance with all applicable underground tank monitoring requirements. These conditions are described in the revised Title 23, California Code of Regulations (C.C.R.) which became effective August 9, 1991. In order to maintain a valid permit, any deficiencies noted on the final underground tank inspection report or subsequent inspections, must be corrected. Below is a summary of the monitoring requirements for your facility:

1. Sections 2645 and 2646 - Inventory Reconciliation

- a) Record the daily variation in inventory reconciliation. This is the difference between the measured inventory in the tank and the calculated inventory. The calculated inventory shall be determined by adding the fuel inputs from deliveries and subtracting the day's sales withdraws from the physically measured inventory of the day before.

Meters or gauges used to measure the in tank inventory must be approved by this office. Commercial gauges and measuring devices should meet the standards in Title 4, Chapter 9, of the California Code of Regulations (C.C.R.) and be inspected by the County Department of Weights and Measures.

Unocal
May 17, 1993
Page 2 of 3

You are advised that after January 1, 1993, using manual stick readings to measure the physical inventory, may require your inventory reconciliation data to be evaluated by a third party certified statistical analyst. This rule applies where the highest anticipated ground water may come to less than 20 feet below the bottom of the tank.

Daily variations shall be summed for a period of one month. If monthly variations exceed 1% per cent of the monthly tank delivery plus 130 gallons, this office must be notified. An investigation as to the cause of excess variations must be conducted and reported to this office.

- b) Submit an annual statement to this office which states that all inventory reconciliation data are within allowable limits or list the times and corresponding variations when allowable limits were exceeded. This statement shall be executed under penalty of perjury.

2. Section 2643 - Non-visual Monitoring

- a) Monitoring of piping shall be conducted at least hourly, which is capable of alerting the operator when 3 gallons have leaked or a leak rate of three gallons per hour at 10 p.s.i. exists; and

Annual piping system integrity testing shall be conducted which is capable of detecting a minimum release of 0.1 gallon per hour at 1.5 (one and a one half times) normal operating pressure.

- b) Annual tank integrity testing shall be conducted which is capable of detecting a release of 0.1 gallon per hour at or above the maximum product level of the tank. Integrity testing is required bi-annually for tanks participating in SIR analysis.

3. Section 2663 - Overfill Prevention

- a) Onsite personnel or the operator's agent must ensure that the volume available in the tank is greater than the volume of product or waste oil to be transferred into the tank before the transfer is made. Also the transfer process must be watched to prevent overfilling and spilling.

Unocal
May 17, 1993
Page 3 of 3

4. Section 2643 et. seq., Non- Visual Monitoring

- a) Maintain the monitoring equipment in good repair and service in accordance with the manufacturer's instructions. In a written plan, describe the training needed for the operation of both the tank system and monitoring equipment or conducting monitoring procedures. Maintain the plan on site for review.

5. Section 2712 - Permit Conditions

- a) Retain all monitoring and maintenance records on-site or at a readily available location off-site, if approved by this agency, for a period of at least 3 years. These records must be made available, upon request within 36 hours, to the local agency or the Regional Water Quality Control Board.

The above listed requirements reflect the information currently on file and may not include deficiencies disclosed during routine inspections or changes that will result from tank and piping upgrading required by December 22, 1998. You may utilize other release detection methods for tanks and pipelines as outlined in the revised Title 23, C.C.R.. Please send a letter to this office notifying us of any changes in the monitoring methods.

Consult the revised Title 23, C.C.R. regarding any additional requirements. To obtain a copy of the regulations, you may contact the State Water Resources Control Board at (916)323-1262.

Should you have any questions or concerns regarding the contents of this letter, please call me at (510)271-4320.

Sincerely,



Kevin Tinsley
Hazardous Materials Specialist

cc: Pam Evans, Senior Haz. Mat. Specialist, AlCo. E.H.D.
Brian Oliva, Haz. Mat. Specialist, AlCo. E.H.D.
Simon Mui, Unocal Dealer

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0999

September 19, 1990

Kevin Fong
Lakeside Union Service Station
200 E. - 18th St.
Oakland, CA 94606

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

Re: Waste Minimization Assessment

Dear Kevin Fong:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

Edgar B. Howell, Chief,
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department
Files