

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-7-01

20344

STID 1746

November 5, 2001

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Road Suite 400
San Ramon, CA 94583

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

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. DeWitt:

I am in receipt of "Groundwater Monitoring & Sampling Report, Second Semi-Annual Event of September 4, 2001" dated October 15, 2001, submitted by Deanna L. Harding of Gettler-Ryan Inc., concerning the above referenced site.

According to this report, the U-1 well, the most contaminated well, indicated 11,000ppb, 25ppb, and 370ppb of TPH (G), Benzene, and MTBE. This reflects an increase in the concentrations of TPH(G) and benzene but a reduction in the concentration of MTBE.

U-3 well, on the other hand, revealed 340ppb, 0.95ppb, and <5.0 of TPH(G), Benzene, and MTBE. This reflects a decrease in the concentrations of TPH(G) and a slight increase in the concentrations of benzene.

There were other wells, which revealed the concentrations of constituents to be at low or non-detect levels.

Groundwater is moving toward southwest at 0.003 to 0.02 ft/ft per Figure 1 within this report.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



October 4, 2001

Ramesh Sood
TOSCO #30976
A-One 76
376 Lewelling Boulevard
San Lorenzo, California 94580

Re: Change of Ownership

Dear Mr. Sood:

This office recently became aware that there has been a change of ownership at the above location. Title 23 requires that a new owner/operator of an underground storage tank system notify the permitting agency of the change of ownership within 30 days of the change.

This office has received no such notice from you or TOSCO.

Within 10 days of receipt of this letter you shall provide documentation that you are the new owner/operator. Failure to provide the required ownership documents shall result in enforcement action, including revocation of the operating permit.

The enclosed documents are provided for you to update the file:

1. Business Activities Form
2. Business owner/Operator Identification form
3. Property owner Identification Form

In addition to these forms your are required to submit a copy of the contract between you and TOSCO.

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

Sincerely,

Robert Weston
Sr. Hazardous Materials Specialist

cc: Susan Hugo, Manager, ACDEH

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-18-01

R0344

STID 1746

September 18, 2001

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Road Suite 400
San Ramon, CA 94583

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

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. DeWitt:

This office is in receipt of "First Semi-Annual Event of March 16, 2001, Groundwater Monitoring & Sampling Report" dated April 19, 2001, regarding the above referenced site, submitted by Deanna L. Harding of Gettler-Ryan Inc.

Per this report, the U-1 well, the well with the highest concentrations of the pollutant, revealed MTBE concentration of 613ppb while TPHg and Benzene were detected at 4,950ppb and 1.73ppb respectively. This indicates significant increase in concentrations of most of the constituents including MTBE since the last analysis.

The analysis on other wells revealed the concentrations of constituents to be at low or non-detect levels.

Figure 1 within this report indicates that groundwater is moving toward southwest at 0.003 to 0.01 ft/ft.

You may exclude the wells, which have shown to be ND historically, from groundwater monitoring and analysis.

Please be advised that, Amy Leech, my former colleague, is no longer working at this office, Therefore all report should be forwarded to my attention.

If you have any questions and or concerns, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20344

Stid 1746

November 30, 2000

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Road Suite 400
San Ramon, CA 94583

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

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. DeWitt:

I am in receipt of "Groundwater Monitoring & Sampling Report, Second Semi-Annual 2000" dated November 13, 2000, regarding the above referenced site, submitted by Deanna L. Harding of Gettler-Ryan Inc. I have reviewed this document. Per this report, the U-1 well revealed MTBE concentration of 29ppb. TPHg, Benzene, Ethylebenzene, and Xylene were not analyzed.

Other wells revealed that other constituents concentrations to be low or non-detect levels. Groundwater is toward southwesterly direction.

All wells, which have shown to be ND historically in the several past analysis may not need to be analyzed further at this time.

Additionally, Amy Leech, formerly my colleague, is no longer working at this office, please forward your report to my attention.

Should you have any questions and or concerns, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court
Suite J, Dublin, CA 94568
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-13-00

20344

Stid 1746

November 9, 2000

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Road Suite 400
San Ramon, CA 94583

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

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. DeWitt:

This office is in receipt of a "Proposal to Reduce Sampling Frequency" document dated November 1, 2000 by Timothy L. Ripp of the It Corporation regarding the above referenced site. I have reviewed this document. Mr. Ripp is requesting reduction of sampling frequency based on the fact that some of the wells at the above referenced site have shown to be ND historically in the several past analyses.

I mostly concur with Mr. Ripp as indicated in this report. However, I believe U-1 and U-3 wells should stay on the present schedule since there are still significant amount of petroleum hydrocarbon revealed in these wells.

Furthermore U-6 and U-7 wells are to stay on a semi-annual sampling and monitoring due to the fact that these wells are located down gradient of the former underground tank storage area, and that MTBE travels faster than the rest of the plume. The lack of sampling and analysis in these wells at crucial instances may not reveal the actual picture of the presence of this important constituent in this area.

Additionally, please inform this office regarding your new consultant and whether Deanna L. Harding, Gettler-Ryan Inc. is still working on this case.

Should you have any questions and or concerns, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568
Timothy L. Ripp, the It Corporation, 1921 Ringwood Ave., San Jose, CA 95131-1721
Files

SENT 10-4-00

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 344

Stid 1746

October 3, 2000

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Road Suite 400
San Ramon, CA 94583

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

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. DeWitt:

Thank you for the submittal of "Groundwater Monitoring & Sampling Report, semi-annual 2000" dated May 3, 2000, regarding the above referenced site, submitted by Deanna L. Harding of Gettler-Ryan Inc. I have reviewed this document. Per this report, the U-1 well revealed the following concentrations: TPHg at 4,820ppb, Benzene at 17.4ppb, Ethylebenzene at 297ppb, Xylene at 1,370ppb, and MTBE at ND level.

All other constituents concentrations were found at low or non-detect levels. Groundwater seems to be in southwesterly direction.

Some of the wells samples analyzed for their constituent's concentrations. However, this analysis is not necessary on all the wells. This includes all wells, which have shown to be ND historically in the several past analysis.

If you have any questions and or concerns, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court
Suite J, Dublin, CA 94568
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-22-2000

RC# 344

August 21, 2000

STID 1746

Merliza Alcala
Tosco Marketing Company
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

Gurjit Gill
Tosco # 30976
376 Lewelling Boulevard
San Lorenzo, CA 94580

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

Re: Inspection of Tosco Station #30976, 376 Lewelling Blvd., San Lorenzo

Dear Ms. Alcala and Mr. Gill:

A regulatory compliance inspection was performed at the subject Tosco facility on August 8, 2000. A representative of Central Petroleum facilitated the inspection. The purpose of the inspection was to determine compliance with conditions of the facility underground storage tank (UST) operating permit, as well as provisions of Title 23, California Code of Regulations (CCR) and California Health and Safety Code (HSC) Chapter 6.7.

The following is a summary of non-compliant and other conditions noted at the time of the inspection:

- All product tank overfill buckets had accumulations of dirt and debris
- Chain for 87 product overfill bucket drain was broken
- Gasoline odors are evident in both STP sumps
- Orange staining on inside walls of STP sumps for both fuel USTs observed where product/vapor piping penetrates STP sumps. Stains suggest leaks
- Fiberglass cloth hangs down into STP sumps from underside of retrofitted sump lid flanges
- Surface gaskets of several steel access lids were damaged, and bolts were missing or broken
- Waste oil UST fill riser cap broken
- Waste oil UST overfill bucket drain chain broken
- Waste oil overfill bucket had accumulation of waste oil

Ms. Alcala and Mr. Gill
Re: 376 Lewelling Blvd., San Lorenzo
August 21, 2000
Page 2 of 3

- Spills of oil onto the drive slab around the opening of the waste oil UST fill riser evident
- Hold-down ears of one UST pit monitoring well Christy box broken
- Chains connecting the mechanical floats to the shear valves within the Bravo containment boxes were too slack
- Bravo containment boxes had accumulations of dirt and debris
- Wet 92 product shear valve observed beneath dispenser # 1 / 2
- Supply of spill absorbent was insufficient
- Annual employee training records appeared incomplete

Tosco's 12/09/98 monitoring plan for this site does not correctly reflect the station configuration and current monitoring elements employed for the UST systems. For example, although the Veeder-Root TLS-350 was shown to be configured for "fail-safe" operation during the 8/08/00 inspection, this monitoring element does not appear on the monitoring plan. Further, the current plan indicates the presence of three (3) product tanks (87, 89, 92). As you are aware, only 87 and 92 product tanks are located at the subject site, in addition to the waste oil tank. Consequently, the current monitoring program must be revised to reflect the intended monitoring elements and UST complement.

In addition, more care need be exercised when transferring waste oil into the waste oil UST. The concrete around the overfill bucket for this tank was heavily stained from spillage. Please be reminded that a condition of the permit for this UST is to provide overfill prevention through *visual monitoring by the operator* during the transfer of waste oil into the tank.

At this time, Tosco is required to correct the tank system operation and maintenance, and facility management issues identified in this inspection report, namely:

- Submit a *revised* Tank Monitoring Plan that clearly identifies, among other elements, the chosen product piping monitoring option and testing schedule to be employed. [See attached State Water Resources Control Board (SWRCB) guidance, attached.]
- Complete and submit the attached set of updated UST Registration Forms.
- Correct the operation and maintenance problems identified during the 8/08/00 inspection

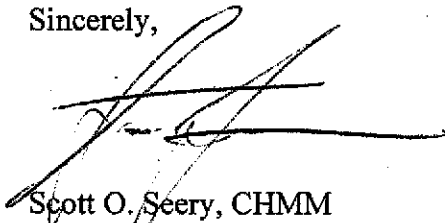
Ms. Alcala and Mr. Gill
Re: 376 Lewelling Blvd., San Lorenzo
August 21, 2000
Page 3 of 3

Pursuant to HSC Sec. 25288(d), Tosco is required to submit a *Plan of Correction* **within 60 days**. This plan shall indicate the tasks to be completed, or those that have been completed already, and the schedule for doing so. We will expect that accompanying this plan will be the revised Tank Monitoring Plan and updated UST Registration Forms.

Tosco must certify, once all the necessary repairs and other tasks have been completed, that the tank systems are in full compliance with HSC Chapter 6.7 and UST regulations. We recommend, therefore, that Tosco employ their own inspectors and engineers to ensure that this requirement is met, and to provide the appropriate level of quality control. Tosco will likely need to make this certification.

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

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments (Tosco, only) - 8 pages

cc: Tom Peacock, ACDEH
Robert Weston, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-18-99
Including cc's

20344

Stid 1746

November 17, 1999

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Road Suite 400
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. DeWitt:

Thank you for the submittal of "Semi-Annual 1999 Groundwater Monitoring & Sampling Report" dated October 18th, 1999, regarding the above referenced site, submitted by Deanna L. Harding of Gettler-Ryan Inc. I have reviewed this document. Per this report, the U-1 well revealed the following concentrations: TPHg at 5,850ppb, Benzene at 32.7ppb, Ethylebenzene at 520ppb, Xylene at 925ppb, and MTBE at ND level.

The concentrations of all other constituents were found at low or non-detect levels. However, please ensure that proper detection levels are performed during the laboratory analysis for all constituents. For instance, the reporting limit was set at 250ppb for MTBE. The correct detection limit for MTBE is at about 5ppb.

Additionally, some other wells were not analyzed for their constituent's concentrations. However, this is not necessary on all the wells. I believe we have discussed this issue previously.

I look forward for the next groundwater monitoring and sampling report.

Should you have any questions and or concerns, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court
Suite J, Dublin, CA 94568
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-10-99
Including cc's

PO344

Stid 1746

November 9, 1999

Mr. David DeWitt
Tosco Marketing Company
2000 Crow Canyon Road Suite 400
San Ramon, CA 94583

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. DeWitt:

This office is in receipt of the first two pages of the "Quarterly Report Third Quarter" dated October 19th, 1999, regarding the above referenced site, submitted by Timothy L. Ripp of It Corporation. Please submit the complete report for review by November 23rd, 1999. Please disregard this request if this report was meant to represent "QSR" document and submit the complete Quarterly Report per set schedule.

Additionally, please inform me as to whether Gettler-Ryan is your still representing this site.

Per our discussion the monitoring and sampling on this case is handled by Gettler-Ryan and the remaining issues are handled by It Corporation.

Please call me at (510) 567-6876, if you have any questions

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court
Suite J, Dublin, CA 94568
Timothy L. Ripp, Pacific Environmental Group, Inc., 1921 Ringwood Ave., San Jose, CA
95131-1721
Files

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-4-99
Including cc's

P0344

Stid 1746

November 3, 1999

Mr. Ron Bock
C/O Union Oil Company
P.O. Box 7600
Los Angeles, CA 90051

ENVIRONMENTAL HEALTH SERVICES

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

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. Bock:

I have received only the first two pages of the "Quarterly Report Third Quarter" dated October 19th, 1999, regarding the above referenced site, submitted by Timothy L. Ripp of Pacific Environmental Group, Inc. Please submit the complete report for review by November 17th, 1999.

Additionally, please inform me as to whether Gettler-Ryan is your still representing this site.

Should you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court
Suite J, Dublin, CA 94568

Timothy L. Ripp, Pacific Environmental Group, Inc., 1921 Ringwood Ave., San Jose, CA
95131-1721
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RV 344

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

Stid 1746

September 13, 1999

Mr. Ron Bock
C/O Union Oil Company
P.O. Box 7600
Los Angeles, CA 90051

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

Dear Mr. Bock:

I have received and reviewed the "Semi-Annual 1999 Groundwater Monitoring & Sampling Report" dated April 13th, 1999, regarding the above referenced site, submitted by Deanna L. Harding of Gettler-Ryan Inc. Thank you for the submittal of the report. As you are aware, the concentrations of all the plume constituents were found at low or non-detect levels with some exceptions at U-1 well with TPHg at 1500ppb, Benzene at 19ppb, Ethylbenzene at 56ppb, Xylene at 110ppb, and MTBE at 310ppb.

In addition to the contaminants observed in U-1 well, the U-5 well indicated 0.67ppb of Toluene, U-6 well revealed 6.5ppb of MTBE while U-7 well indicated 6.6ppb of MTBE. All other wells indicated non-detect levels for all the constituents.

At this point you may want to concentrate on U-1 well sampling since the concentrations of the contaminants have reduced in other wells.

Please call me at (510) 567-6876, if you have any questions and or concerns.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court
Suite J, Dublin, CA 94568
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0344

July 19, 1999

ENVIRONMENTAL HEALTH SERVICES

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

STID 1746

Mr. Ron Bock
C/O Union Oil Company
P.O. Box 7600
Los Angeles, CA 90051

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Bock:

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

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

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

LANDOWNER NOTIFICATION

Re: 376 Lewelling Blvd., San Lorenzo

July 19, 1999

Page 2 of 2

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

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

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

Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0344

ENVIRONMENTAL HEALTH SERVICES

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

July 19, 1999

STID 1746

Mr. Ron Bock
C/O Union Oil Company
P.O. Box 7600
Los Angeles, CA 90051

RE: Tosco (UNOCAL), 376 Lewelling Blvd., San Lorenzo, CA

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Bock:

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

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

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

LANDOWNER NOTIFICATION

Re: 376 Lewelling Blvd., San Lorenzo

July 19, 1999

Page 2 of 2

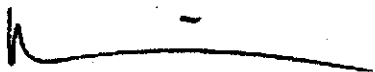
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

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

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

Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20344

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

StId 1746

August 15, 1996

Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon CA 94583

Subject: Investigations at Unocal Service Station #5760 located at 376 Lewelling Blvd.,
San Lorenzo, CA

Dear Ms. Berry:

This office has recently reviewed the Pacific Environmental Group, Inc.'s Remedial Action Performance Summary - First Quarter 1996, dated April 18, 1996; MPDS Services, Inc.'s Quarterly Report, dated May 20, 1996; and your letter, dated July 16, 1996, regarding the subject site. This office concurs with the proposed revised groundwater monitoring schedule from quarterly to semi-annual sampling to occur in March and September for all monitoring wells (U-1 through U-9).

It was my understanding that a baseline bioreclamation assessment was to be completed at this site during the third or fourth quarter 1995, to determine if the use of Oxygen Releasing Compound (ORC) would be beneficial in augmenting natural biodegradation of petroleum hydrocarbons at this site. Please advise this office of the results and/or status of the bioreclamation assessment.

Please contact me at (510)567-6755 if you have questions or comments.

Sincerely,

Amy Leech
Hazardous Materials Specialist

c: Joseph Muzzio
Pacific Environmental Group, Inc.
2025 Gateway Place, Suite 440
San Jose CA 95110

Gordon Coleman - FILE(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0344

RAFAT A. SHAHID, Director

StId 1746

August 16, 1995

Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon CA 94583

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

Subject: Investigations at Unocal Service Station #5760 located
at 376 Lewelling Blvd., San Lorenzo, CA

Dear Ms. Berry:

This office has recently reviewed the Addendum to Remedial Action Implementation Plan, dated July 27, 1995, for the subject site. The addendum proposes to install dewatering systems along with the soil vapor extraction (SVE) system at monitoring wells U-1 and U-3 and to use Oxygen Releasing Compound (ORC) to enhance natural biodegradation, if dissolved oxygen is found to be rate limiting in the baseline bioreclamation assessment. This office approves this addendum with the following additions/comments:

- o The site-specific feasibility study for SVE performed in August 1994 indicates a radius-of-influence for U-1 and U-3 at 11.0 feet and 20.5 feet, respectively. Mr. Giattino with PEG indicated during our telephone conversation on August 16th, that many parameters, including the addition of the dewatering systems, should improve the effectiveness of the SVE system. However, additional SVE wells or other alternatives may need to be considered if the system performance evaluation reveals that the SVE's radius-of-influence is not adequate to effectively remediate the area of contamination on-site.
- o Proposed location(s) of the ORC "socks" should be included with the results of the initial baseline bioreclamation assessment.
- o Mr. Giattino confirmed that monitoring wells U-1 and U-3 will still be used as groundwater sampling points.
- o Please be reminded that an "Interpretation/Evaluation of Results" section should be included with the remediation system performance evaluation and quarterly monitoring reports submitted to this office.

By copy of this letter, this office is notifying Alameda County Public Work Department that we have reviewed Pacific Environmental Group, Inc.'s design/construction plans, dated July 26, 1995, for the subject site and find the remediation design acceptable.

Berry/Unocal Corporation
Re: 376 Lewelling Blvd., San Lorenzo
August 16, 1995
Page 2 of 2

Please contact me at (510)567-6755 if you have questions or comments.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Robert Giattino
Pacific Environmental Group, Inc.
2025 Gateway Place, suite 440
San Jose CA 95110

Attn: Edward Callender (QIC 50502)
Alameda County Public Works Dept.
399 Elmhurst St Rm 141
Hayward CA 94544

Acting Chief of Environmental Protection - FILE(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0344

RÁFAT A. SHAHID, DIRECTOR

June 21, 1995

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

Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon CA 94583

StId 1746

Subject: Investigations at Unocal Service Station #5760 located
at 376 Lewelling Blvd., San Lorenzo, CA

Dear Ms. Berry:

This office has recently reviewed the Quarterly Summary Report for First Quarter 1995, dated April 26, 1995, submitted by Pacific Environmental Group, Inc. (Pacific). In addition, we are in receipt of a revision of the implementation schedule, dated May 15, 1995, for the Remedial Action Implementation Plan for the subject site. Based on review of recent reports and my conversation with Robert Giattino of Pacific on June 6, 1995, this office needs the following information for review and/or approval:

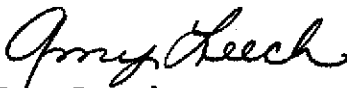
1. An addendum to the Remedial Action Implementation Plan, dated August 12, 1994, which includes all new revisions. It is my understanding that Pacific has changed the implementation strategy to include a groundwater extraction system and augmentation of dissolved oxygen to the groundwater using Oxygen Releasing Compound (ORC).
2. A set of design/construction plans for the remediation systems. It would be acceptable if item number one above is included with the submittal of the design/construction plans.
3. Results of the initial baseline bioreclamation assessment as proposed in the Remedial Action Implementation Plan. Per my conversation with Mr. Giattino, this assessment is still pending.
4. An addendum to the First Quarter 1995 groundwater monitoring report that includes the chromatogram and an "Evaluation of Results" section which addresses contaminant identification from samples collected at monitoring well MW9 (a.k.a. U-9). Results submitted in the First Quarter 1995 groundwater monitoring report were not clear in regard to additional analyses performed for samples collected from monitoring well MW9/U-9. As stated in our letter to you dated February 22, 1995, an "Evaluation of Results" section should be included with all monitoring reports you submit to this office.

Berry/Unocal Corp.
376 Lewelling Blvd.
June 21, 1995
Page 2 of 2

5. Submit a work plan to delineate the extent of hydrocarbon contamination downgradient of monitoring well MW9/U-9.

The above information is due to this office **no later than July 24, 1995**. Please contact me at (510)567-6755 if you have questions or comments.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Robert Giattino and Andrew Lehane
Pacific Environmental Group, Inc.
2025 Gateway Place, Suite 440
San Jose, CA 95110

Acting Chief of Environmental Protection - File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0344

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

StId 1746

February 22, 1995

Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

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

Subject: Investigations at Unocal Service Station 5760 located
at 376 Lewelling Blvd., San Lorenzo, CA

Dear Ms. Berry:

This office has recently reviewed the Quarterly Summary Report for Fourth Quarter 1994, dated January 9, 1995, submitted by Pacific Environmental Group, Inc. (Pacific). We are, also, in receipt of Pacific's letter to you, dated February 1, 1995, with the attached revised implementation schedule for the Remedial Action Implementation Plan.

It appears that the extent of ground water contamination emanating from the subject site has yet to be delineated in the downgradient direction. The TPHg analyses of ground water samples taken from monitoring wells U-6 and U-9, the two most downgradient wells, have been consistently reported with ambiguous results (i.e. gasoline and non-gasoline mixture, not gasoline, or not indicative of gasoline). You are required to complete additional tests to further identify the constituents in the groundwater collected from U-6 and U-9. These analyses can be reported to this office by including the results in the First or Second Quarterly Monitoring Report for 1995. If these constituents are determined to be attributable to the site, then additional groundwater investigations will be required downgradient from U-9 to determine the extent of the contaminant plume.

As required by the California Code of Regulations, Title 23, please include an "Evaluation of Results" section in subsequent monitoring reports you submit to this office. We look forward to receiving the results and monitoring reports for the remedial system installation by June 1995.

If you have questions or comments, please call me at (510)567-6755.

Sincerely,

Amy Leech
Hazardous Materials Specialist

Berry
Re: 376 Lewelling Blvd.
February 24, 1995
Page 2 of 2

cc: Robert Giattino
Pacific Environmental Group, Inc.
2025 Gateway Place, Suite 440
San Jose, CA 95110

Ed Howell - files(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0344

RAFAT A. SHAHID, Assistant Agency Director

August 24, 1994

Ms. Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

STID 1746

RE: RAP for Unocal Service Station #5760, located at 376
Lewelling Blvd., San Lorenzo, California

Dear Ms. Berry,

This office has reviewed Pacific Environmental Group's (Pacific) Remedial Action Implementation Plan, dated August 12, 1994. Per my conversations with Joseph Muzzio and Robert L. Giattino, Pacific, this office is requesting the following additional pieces of information:

- o The RAP mentions that remediation design specifications will be prepared, however, the Implementation Schedule does not state that copies of the design specifications will be submitted to this office for review. Design specifications, including the selected locations of air and fertilizer injections, screen intervals, etc., should be submitted to this office for review before implementing this work.
- o Additionally, Pacific states that a quarterly performance evaluation of the proposed remediation system will be submitted to this office. This evaluation shall describe and justify the flow rates, decay constants and models, etc. chosen and elaborate on the conclusions as to the effectiveness of the selected remediation systems. Per my conversation with Mr. Giattino, I expressed the County's concerns regarding the common problems associated with VES systems, such as preferential air flow paths, and deceptively low contaminant concentrations. Low concentrations may not be reflective of the success of the remediation, but rather the result of preferential air flow or continued pumping, which, once shut down, will be open to further leaching of contaminants and a rise in concentrations. The referenced quarterly performance evaluation should address these concerns.

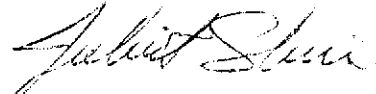
Ms. Tina Berry
Re: 376 Lewelling Blvd.
August 24, 1994
Page 2 of 3

- o The RAP should address how the proposed VES and bioremediation will remediate the area of the plume outside the proposed VES's radius of influence (estimated to be 45 feet). This information may be submitted with the design details. Per my conversation with Mr. Giattino, it is the understanding of this office that the anticipated air and fertilizer injection locations are **intended** to address the whole extent of the plume, as far down as the most downgradient well, Well U-9.
- o This office is concerned that the proposed air and fertilizer injection may induce or expedite plume migration. Please submit information that would assure this office that these negative ramifications would not result from the proposed injection.
- o Based on the fact that the most downgradient well, Well U-9, is consistently identifying elevated levels of contaminants, and that no downgradient "zero or nondetect line" has been defined for this plume, this office feels that an additional well, representing the "nondetect line", is required downgradient of Well U-9. Monitoring of this well, which would presumably identify very low to nondetect levels of contaminants prior to injection operations, would confirm whether plume migration is being enhanced by these air and fertilizer injections. Furthermore, this additional well could serve the purpose of complying with Article 11 Title 23 California Code of Regulations, which requires the definition of the extent and severity of soil and ground water contamination. Although Pacific stated in its June 20, 1994 letter that the biodegradation rate at the plume edge is great enough to inhibit further lateral migration, it is unclear to this office just how much area this plume has **already** impacted, and how we can be assured of the suggested inhibited migration.
- o Page 2 of the plan states that biodegradation appears to be occurring beneath the site, based on a vapor sample that identified 15 percent oxygen and 6 percent carbon dioxide. This office is requesting that this statement be elaborated on and justified. This can be done by the submittal of references and literature substantiating this assumption.

Ms. Tina Berry
Re: 376 Lewelling Blvd.
August 24, 1994
Page 3 of 3

Please address the above additional requests/requirements. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Robert L. Giattino
Pacific Environmental Group, Inc.
2025 Gateway Place, Ste 440
San Jose, CA 95110

Joseph Muzzio
Pacific Environmental Group, Inc.
2025 Gateway Place, Ste 440
San Jose, CA 95110

Edgar Howell.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0344

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

May 18, 1994

Ms. Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID 1746

Re: Investigations at Unocal Service Station No. 5760, located
at 376 Lewelling Blvd., San Lorenzo, California

Dear Ms. Berry,

This office has reviewed GeoStrategies' Remedial Action Plan, dated April 21, 1994. GeoStrategies has proposed bioremediation as an option for soil and ground water remediation at the site, and it is the understanding of this office that a bioremediation field pilot test will be conducted. One concern this office has is that extraction from the proposed Recovery Well, RW-1, will most likely encourage the free product and elevated levels of TPHg and BTEX identified in upgradient Well U-1, to migrate further downgradient and off site, during the bioremediation pilot test. Additionally, if it is decided to implement the bioremediation plan at the site, GeoStrategies proposes that they install a well downgradient of the plume, presumably off site, and pump from this well. This activity would expedite the migration of the ground water contaminant plume off site, and would therefore not be acceptable to this office as an effective remedial solution.

Per Article 11, Title 23 California Code of Regulations, one of the more immediate requirements at the site is to abate further migration of the observed contaminant plume and remove any free product. It would appear that the proposed bioremediation method would exacerbate the contaminant plume rather than abating it. However, based on aquifer tests conducted out at the site and the resulting extrapolated capture zone, it appears that the soil types in the area of the site are amenable to ground water extraction. If this is the case, perhaps the proposed bioculture could be applied off site and drawn back on site by an on-site extraction well. Then there wouldn't be the fear of drawing the plume further off site, and you could possibly establish the required containment measures for the ground water contaminant plume.

Ms. Tina Berry
Re: 376 Lewelling Blvd.
May 18, 1994
Page 2 of 3

It is the understanding of this office that a vapor extraction test will be conducted out at the site to assess the feasibility of employing this remediation system to the site. Based on the results, a vapor extraction system may also be a viable option for remediation. It appears that soil contamination could be limited to a sand layer located from approximately 20 to 25 feet below ground surface, which is also the saturated zone containing the currently monitored ground water aquifer. Soil samples collected from above 20 feet below ground surface from the various monitoring wells have essentially been Non Detect. However, a soil sample collected from Well MW-3 at 20 feet below ground surface (the soil/water interface), identified 640 ppm TPHg.

If a work plan is submitted for a bioremediation method, then please be reminded to include case studies documenting the success of this system at other sites. Additionally, unless the proposed bioremediation system can contain and remove the free product observed in Well U-1, you will be required to propose other interim remediation measures to remove this free product.

Although GeoStrategies' report states that the contaminant concentrations identified in Well U-9 is the result of off-site sources, not enough evidence has been presented to this office yet to indicate that this is the case. Therefore, any remediation/containment measures proposed or implemented must address the contamination observed in Well U-9, until it can be shown that these contaminants are resulting from off site.

The extent of soil contamination along the capillary fringe is assumed to extend as far as the ground water contaminant plume. Soil samples from well locations U-5 through U-9 were never collected from the soil/water interface, located at approximately 20 feet below ground surface, so it is unclear how much and at what concentrations soil contamination exists in the capillary fringe throughout the site and off site. Any future soil remediation systems must address the whole area of the impacted capillary fringe.

GeoStrategies' report states that "vadose soil containing gasoline range hydrocarbons has been excavated from beneath the former gasoline USTs (approximately 13 feet bgs) to ground water (approximately 18 to 20 feet bgs)". This office has no records or reports documenting any soil samples collected from the tank pit during tank replacement in 1987 or 1988, nor any subsequent overexcavation activities or confirmatory soil sampling. The

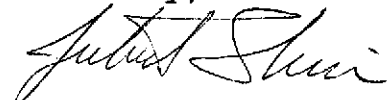
Ms. Tina Berry
Re: 376 Lewelling Blvd.
May 18, 1994
Page 3 of 3

earliest report in our files, is a Woodward-Clyde Report, dated March 25, 1988, that documents the installation of Well U-1. Please submit any information you have on tank replacement activities, sampling, and overexcavation **within 30 days** of the date of this letter.

You are required to submit a **detailed** timetable for scheduled work events, which addresses Unocal's intentions for containing/remediating the site and incorporates the above comments, **within 30 days** of the date of this letter.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Cliff Garratt
GeoStrategies, Inc.
6747 Sierra Court
Dublin, CA 94568

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0344

BARBARA SHAW, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #: P 422 218 166

Unocal SS #5760
376 Lewelling Blvd.
San Lorenzo, 94580
UGTID:1746

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
376 Lewelling Blvd. San Lorenzo, 94580**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Handwritten signature of Pam Evans in cursive.

PAM EVANS
Sr HazMat Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0344

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

November 16, 1993

Ms. Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID 1746

Re: Work plan for 376 Lewelling Blvd., San Lorenzo, California

Dear Ms. Berry,

This office has reviewed GeoStrategies' workplan, dated October 29, 1993, for an aquifer test at the above site. This workplan is acceptable to this office. Please submit an estimated timetable, within 30 days of the date of this letter, for this work and subsequent investigations/remediation at the site.

Lastly, the recently submitted Quarterly Ground water Monitoring Report, dated September 30, 1993, did not contain a Chain-of-Custody form with the lab analysis results. Please submit a copy of this form for our files.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Cliff Garratt
GeoStrategies Inc.
2140 West Winton Ave.
Hayward, CA 94545

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0349

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

October 7, 1993
StID # 1070

Mr. Randy Orlowski
Shell Oil Company
P. O. Box 4848
Anaheim, CA 92803

**Re: Subsurface Investigation Work Plan for 7915 E. 14th St.,
Oakland, CA 94621, Comment on September 28, 1993 Letter
from Weiss Associates**

Dear Mr. Orlowski:

Our office has received and reviewed the above letter which responds to my September 3, 1993 letter commenting on the original August 19, 1993 work plan for subsurface investigation at the above referenced site. It appears that all the items mentioned in my September 3, 1993 letter have been adequately addressed in your September 28th letter therefore you should initiate your work plan for monitoring well installation and hydropunch sampling as soon as possible.

Please contact me at least 48 working hours prior to initiating this work.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: N. Scott MacLeod, Weiss Associates, 5500 Shellmound St.,
Emeryville, CA 94608-2411

E. Howell, files

2wp7915

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0344

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

September 3, 1993

Ms. Tina Berry
Unocal Corporation
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID 1746

Re: Investigations at 376 Lewelling Blvd., San Lorenzo,
California

Dear Ms. Berry,

This office has received and reviewed GeoStrategies' work plan, dated August 9, 1993, addressing the installation of Well U-9 and quarterly ground water monitoring at the above site. It appears that the extent of the ground water contaminant plume resulting from the site has essentially been delineated. Elevated levels of Total Petroleum Hydrocarbons as gasoline and benzene, toluene, ethylbenzene, and xylenes continue to be identified from on-site Wells U-1 and U-3, and off-site Well U-6.

Per Section 2726, Article 11, Title 23 California Code of Regulations, this office is requesting that you address the remediation of the soil and ground water contamination associated with the site. Please submit a work plan addressing this remediation within 60 days of the date of this letter.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Cliff M. Garratt
GeoStrategies, Inc.
2140 West Winton Ave.
Hayward, CA 94545

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



SITE: 376 Lewelling Blvd.
San Lorenzo, CA

R0344

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

February 16, 1993

Mr. David Reimer
41 Kensington Ct.
Kensington, CA 94707

Re: Access Permission for the installation of monitoring wells
by Unocal Service Station #5760.

Dear Mr. Reimer,

As you may be aware, an environmental investigation has been in progress at the referenced Unocal Service Station neighboring your site. The investigation was warranted as a result of an unauthorized release of petroleum products from the underground storage tanks into the soil and ground water beneath the site.

Gradient calculations performed during the investigations at the Unocal site have determined that the ground water gradient in the area flows towards the west/southwest (i.e., from the Unocal Service Station towards your property). Elevated levels of ground water contaminants have been identified in the ground water samples collected from the Unocal monitoring well, U-6, located immediately upgradient of your property. This information indicates that the ground water contaminant plume may have migrated in the direction of your property.

Unocal recognizes the need to determine the extent of the ground water contaminant plume resulting from operations at its site. In correspondence from this office dated July 1, 1992 (enclosed), Unocal was directed to expand their investigation onto the referenced parcel. Unocal has attempted to gain access to your property for the installation of additional wells since October 29, 1992. In a letter, dated January 14, 1993, Unocal again requested that you grant access for additional wells. To this date, it appears that this access has not been granted.

Please be advised that should an agreement not soon be reached between the parties involved in this issue, this case will be referred to the Regional Water Quality Control Board (RWQCB) for action. The RWQCB, pursuant to their authority under Section 13267 of the California Water Code, will require the party or parties responsible for the referenced parcel to conduct their own investigation, at their expense. Failure to meet RWQCB investigation and reporting schedules could result in the imposition of fines of up to \$1,000 per day of delinquency.

Mr. David Reimer
Re: Access Permission
Page 2 of 2
February 16, 1993

Within 45 days of the date of this letter, this Department will expect to be informed by Unocal that a License Agreement for site access has been signed. Should such an agreement not be reached within this time frame, this aspect of the case will be turned over to the RWQCB for action.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Penny Silzer
UNOCAL Corporation
P.O. Box 5155
San Ramon, CA 94583

David J. Vossler
GeoStrategies Inc.
2140 West Winton Ave.
Hayward, CA 94545

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0344

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

September 11, 1992

Ms. Penny Silzer
UNOCAL Corporation
P.O. Box 5155
San Ramon, CA 94583

STID 1746

RE: UNOCAL Station #5760, 376 Lewelling Blvd., San Lorenzo,
California

Dear Ms. Silzer,

This office received the work plan, dated September 1, 1992, and the additional information that we requested of you in a letter dated July 1, 1992.

The work plan meets with the approval of this office. Please be aware that after the installation of the monitoring well, you are required to survey the well to an accuracy of 0.01 foot to an established benchmark.

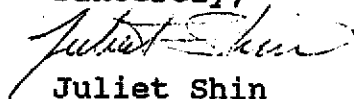
Field work should commence within 60 days of the receipt of this letter. Please be reminded that a report documenting the results from work performed is due to this office within 45 days of completion of field activities. Quarterly monitoring and reporting is to be continued for all the monitoring wells.

In the most recently submitted work plan, you requested an extension on the due date for a portion of the required investigations in order to conduct file searches on adjacent properties. This office will grant you the extension on the following conditions: 1) Immediately following these file searches, you prepare and submit a work plan addressing the containment and remediation of the ground water contaminant plume and the delineation and remediation of the contaminated soil at the site; and 2) You submit a timetable of scheduled work events, such as file searches, to this office within 30 days of the receipt of this letter.

Ms. Penny Silzer
Re: 376 Lewelling Blvd.
September 11, 1992
Page 2 of 2

If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Jim Ferdinand, Eden Consolidated Fire Dept.

David J. Vossler
GeoStrategies Inc.
2140 West Winton Ave.
Hayward, CA 94545

Edgar Howell-File (JS)

SS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

R0344

RAFAT A. SHAHID, Assistant Agency Director

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

July 1, 1992

Penny Silzer
UNOCAL Corporation
P.O. Box 5155
San Ramon, CA 94583

STID 1746

RE: UNOCAL Station #5760, 376 Lewelling Blvd., San Lorenzo,
California

Dear Ms. Silzer,

This office has received and reviewed the Quarterly Monitoring Report, dated May 19, 1992, and the Well Installation Report, dated June 15, 1992 for the above site. Floating product and elevated concentrations of TPHg and BTEX have consistently been identified in Wells U-1 and U-3, and most recently Well U-6, at the site. Although a product skimmer is currently being applied to Well U-1, additional measures need to be taken to contain the ground water contaminant plume from migrating further off site.

Additionally, this office has reason to believe that contaminated soil still exists at the site. During the installation of Well U-3, in August 1990, a soil sample collected from 20 feet below ground surface exhibited 640 ppm TPHg. Although this office does not currently have information regarding the soil sampling at the time of the underground storage tank (UST) replacements, it was mentioned in several reports submitted to this office that there was observed soil contamination in the tank pit. Please submit to this office any information on the UST replacements and sampling conducted in 1987. Also, please submit the results for soil samples collected during the installation of Well U-1.

You are required to submit a work plan to this office **within 45 days** of the receipt of this letter, addressing your proposals for further delineation, containment, and remediation of the ground water contaminant plume resulting from your site. These proposals must adhere to the Regional Water Quality Control Board's (RWQCB) Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. A report documenting the results from work performed is due to this office within 45 days of completion of

Penny Silzer
Re: 376 Lewelling Blvd.
July 1, 1992
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field activities. Copies of all plans and proposals should be sent to this office. Alameda County must approve these plans before they can be implemented.

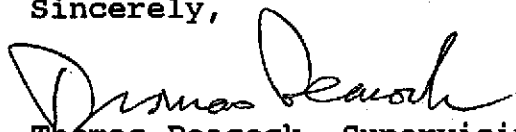
Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

This office has enclosed an Unauthorized Leak/Release form. Please complete this form and submit it to this office within 15 days of the receipt of this letter.

Please be aware that you must continue to prepare quarterly groundwater monitoring reports and submit them to this office.

If you have any questions or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Materials Division

cc: Richard Hiett, RWQCB

Jim Ferdinand, Eden Consolidated Fire Dept.

David J. Vossler
GeoStrategies Inc.
2140 West Winton Ave.
Hayward, CA 94545



DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(415) 271-4300

January 15, 1992

Penny Silzer
UNOCAL Corporation
P.O. Box 5155
San Ramon CA 94583

RE: UNOCAL Station #5760, 376 Lewelling Blvd., San Lorenzo

NOTICE OF VIOLATION

Dear Ms. Silzer:

In January of 1991, I notified UNOCAL of Alameda County's requirement for installation of additional groundwater monitoring wells at the above referenced site. Your consultants' reports show groundwater contamination, including floating petroleum product, have been present at the site since 1988. UNOCAL was instructed to define the extent of the contamination and to set a timetable for data gathering and remediation activities. At that time, UNOCAL had four onsite groundwater monitoring wells.

Since last January, UNOCAL has submitted a workplan for investigation and a timetable for implementation of all tasks. Your proposal included installation of three additional offsite wells. It is my understanding that some necessary groundwork had been done to obtain permits and permission of property owners. However, in the case of the property directly south of the UNOCAL station, the property owner, Don Del Co., has refused to allow a monitoring well placement.

On August 1, 1991, I discussed with Ron Bock the difficulty UNOCAL was having in obtaining access to this property. Mr. Bock stated that he preferred to hold off drilling any wells until approval and access to three sites could be obtained. He mentioned an alternate location on Albion Av., approximately 150 feet away from the well with floating product. I stated that a closer spot, down gradient from well U-1, would be more appropriate at that time. I also explained that, should the issue of access to Don Del's property not be resolved by the end of August, UNOCAL should proceed with well installation with out delay.

UNOCAL has requested that this agency advise as to the necessity to install the well on Don Del's property. While having a well on this property would provide extremely valuable information about the extent of groundwater contamination both on UNOCAL's property and Don Del's, I do not consider such a placement absolutely essential at this phase of your investigation.

Penny Silzer
UNOCAL Corporation
January 15, 1992
Page 2 of 2

I have suggested to Mr. Bock or to UNOCAL's consultant that a well on Usher St., within a few feet of Don Del's property line, would be an acceptable alternative location.

Sampling data already obtained from your investigation strongly indicates that groundwater beneath the Don Del site has been impacted. As the property owner, Don Del Co. is responsible under Section 13267 of the California Water Code for investigating suspected groundwater contamination. I have enclosed a copy of this Division's notice to Don Del Co. informing them of their responsibility under the Water Code.

A year has elapsed since I instructed UNOCAL to expand it's investigation of groundwater contamination at 376 Lewelling Blvd. The end result of UNOCAL's efforts during that period is that no additional monitoring wells have been installed at the site and no groundwater remediation has occurred. While I can appreciate the delays that are encountered in off-site well installation projects, I find this lack of progress unacceptable.

California Health and Safety Code Section 25298 (c) requires that UNOCAL demonstrate to this agency that any releases from your underground tanks have been investigated and that corrective or remedial action has been taken. You must submit a site diagram showing proposed locations of monitoring wells by February 13, 1992. The wells must be installed and the first round of groundwater samples obtained by March 13, 1992. Results must be forwarded to this office within 15 days of this sampling event.

You may contact me with any questions at (510)271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

c: Gil Jensen, Alameda County District Attorney's Office
Eddy So, RWQCB
Cliff Garratt, GeoStrategies Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0344

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(415) 271-4300

Lloyd E. Donohue, Jr.
Don Del Co.
P.O. Box 20006
Castro Valley CA 94546

**RE: Access to Property at North East Corner of Usher St. and
Albion Av., San Lorenzo for Groundwater Investigation**

Dear Mr. Donohue:

The purpose of this letter is to urge your cooperation in UNOCAL's investigation of the groundwater contamination at and beyond their site at 376 Lewelling Blvd., San Lorenzo. UNOCAL has a responsibility to investigate and remediate the contamination. As part of their investigation, groundwater monitoring wells must be placed in strategic locations in order to detect the outer limits of groundwater contamination. Because high levels of petroleum have been consistently detected in a well within several feet of your property boundary, it is highly probable that groundwater beneath your site has been or soon will be impacted. Therefore, I am requesting your cooperation in allowing UNOCAL to fully investigate the extent of groundwater contamination.

Please be aware that pursuant to Section 13267 of the California Water Code, Don Del Co. may be required by this office to submit a plan for defining the extent of contamination on the property at Usher and Albion. Failure to submit the report or late submittal may result in fines of up to \$1000 per day.

Thank you for your consideration of this matter. You may contact me with any questions at (510)271-4320.

Sincerely,

Pamela J. Evans
Hazardous Materials Specialist

c: Eddy So, Regional Water Quality Control Board
Penny Silzer, UNOCAL

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0344

January 10, 1991

Ron Bock
UNOCAL Corporation
P.O. Box 5155
San Ramon CA 94583

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

RE: UNOCAL Station #5760 376 Lewelling Blvd., San Lorenzo

Dear Mr. Bock:

I have reviewed the recently submitted Monitoring Well Installation Report (11/16/90), as well as other past submissions on the above site prepared by GeoStrategies, Inc. The August sampling results for the four onsite wells indicate that high levels of petroleum hydrocarbon contamination exist in the groundwater beneath the south west corner of the site. These findings necessitate that UNOCAL undertake further investigation in order to define the contaminant plume. Once the extent of the plume has been better identified, UNOCAL must take diligent action to contain and mitigate its impact.

The consultant's recommendation, as stated in report, was to continue monitoring the existing wells, with monthly water level and floating product measurements and a quarterly sampling schedule. In addition, UNOCAL must also install additional wells in order to better define the extent of contamination. Please also submit a written timetable defining the time period you believe is needed for additional well installation, data gathering, and remediation. You must submit your workplan, including proposed well locations and a timetable, no later than February 28, 1991.

In order to cover this agency's oversight costs for this project, you must submit a check for \$500.00, payable to County of Alameda, to this office. You may contact me with any questions regarding the above requirements at 271-4320.

Sincerely,

Pamela J. Evans
Hazardous Materials Specialist

c: Richard Hiett, Regional Water Quality Control Board
Robert A. Lauritzen, GeoStrategies Inc.
Keith Bullock, Gettler-Ryan Inc.