



Customer-Focused Solutions

April 6, 2005

Project No. 42-0184-02

Mr. Thomas Kosel
ConocoPhillips Company
76 Broadway
Sacramento, California 95818

Summary of PRP Search Findings
Former Unocal Service Station #7376
Pleasanton, California

Dear Mr. Kosel:

This letter presents the results of the search for potentially responsible parties (PRP) for the property located at 4191 First Street in Pleasanton, California (Site) (Figure 1). TRC performed the PRP Search by conducting a review of the Alameda County Department of Environmental Health Services (DEH) files and reviewing government databases.

ASSESSMENT ACTIVITIES

Agency File Review

TRC completed an agency file review on October 8, 2004, to gather additional relevant information regarding Site operations and the adjacent petroleum pipeline.

Site Operations

In 1995 Enviro Inc. prepared a modified Phase I Site Assessment at the Site. According to Enviro and documents obtained during review of the City of Pleasanton Fire Department (PFD) files, several gasoline releases occurred at the Site between November 1982 and February 1985 (Enviro, 1995):

- **November 8, 1982** – the PFD found a damaged fuel filter with approximately nine gallons of gasoline pooled beneath the dispenser.
- **November 23, 1982** – approximately 100 gallons of gasoline “welled up” from an underground storage tank (UST) and collected in a nearby parking lot.
- **February 20, 1984** – the PFD responded to a gasoline release of approximately 30 gallons. According to a PFD memorandum, the spill was due to a possible break in the underground piping next to a dispenser pump.

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- **January 7, 1985** – a strong gasoline odor was detected in a storm drain on the adjacent property. The odor was suspected to be the result of a possible release during UST maintenance that occurred on that date.
- **February 8, 1985** – the PFD, the Regional Water Quality Control Board, Fish and Game, and the EPA responded to a release at the Site, which resulted from the overfilling of the USTs.

Documentation of the gasoline releases, obtained from the Enviro report, is provided in Appendix A.

Santa Fe Pacific Pipeline

In a letter dated August 14, 1997, the DEH notified Tosco of an active petroleum pipeline located immediately adjacent to the Site, and suggested the possibility it may be contributing to the petroleum hydrocarbon plume. The letter requested an investigation to determine whether the pipeline had suffered a release, the range of products transferred through the pipeline, and the owner/operator of the pipeline. This letter is included in Attachment A.

The California Department of Forestry and Fire Protection (CDFFP), in a September 9, 1997 letter, identified the owner and operator of the pipeline as Santa Fe Pacific Pipeline Partners. According to the CDFFP, the 10.75 inch steel pipeline transports gasoline, diesel, and jet fuel. The pipeline is inspected every 5 years by an internal inspection device, which examines the pipe wall for anomalies resulting from internal or external corrosion or damage. According to the CDFFP letter, their engineering staff reviewed the results from the May 1996 inspection and found no anomalies in the pipeline near the Site. Additionally, according the CDFFP, no pipeline repairs or reported releases have occurred in the vicinity of the Site. The September 9, 1997 CDFFP letter is included in Appendix A.

In December 1997 a free product sample from monitoring well MW-5 and submitted to Entrix for a forensic geochemical analysis. The Entrix study determined that the free product was most likely composed of a mixture of 50% refined gasoline and 50% heavier hydrocarbons. According to Entrix, the gasoline constituents appeared to be relatively fresh. The heavier hydrocarbons had a carbon distribution range similar to that of weathered crude oil or Bunker C fuel, petroleum products such as diesel #2, motor oil, lube oil, or a mixture of any of the above heavier hydrocarbons (Entrix, 1997).

In August 1998, two soil samples containing visible free product were collected from depths of 10.5 and 61 feet below grade (fbg) and submitted to Global Geochemistry Corporation (GGC) for hydrocarbon fingerprinting chemical analysis. According to GGC, the free product from both samples was composed of approximately 90% highly to severely weathered semi-volatile and high boiling components identified as crude oil and 10% of slightly weathered gasoline (GGC, 1998).

Review of Databases

A search of environmental regulatory databases was conducted for the site and surrounding properties. The database search was conducted by Environmental Data Resources, Inc. (EDR) to determine whether documentation exists related to environmental incidents at the site or surrounding properties. The databases searched and respective search distances from the Site as specified by ASTM guidelines are as follows:

- Federal Databases
 - ✓ National Priority List (NPL) – 1 mile
 - ✓ Proposed National Priority List (Proposed NPL) – 1 mile
 - ✓ Comprehensive Environmental Response Compensation, and Liability Information System (CERCLIS) – ½ mile
 - ✓ CERCLIS No Further Remedial Action Planned (CERCLIS – NFRAP) – ¼ mile
 - ✓ Corrective Action Report (CORRACTS) – 1 mile
 - ✓ Resource Conservation and Recovery Information System treatment, storage disposal facility (RCRIS-TSD) – ½ mile
 - ✓ RCRIS Large quantity generator – ¼ mile
 - ✓ RCRIS small quantity generator – ¼ mile
 - ✓ Emergency Response Notification System (ERNS) – Target Property
 - ✓ Superfund (CERCLA) Consent Decrees (CONSENT) – 1 mile
 - ✓ Records of Decision (ROD) – 1 mile
 - ✓ Delisted NPL – 1 mile
 - ✓ Facility Index System/Facility Identification Initiative Program Summary Report (FINDS) – Target Property
 - ✓ Hazardous Material Reporting System (HMIRS) – Target Property
 - ✓ Material Licensing Tracking System (MLTS) – Target Property
 - ✓ Mines master index file (MINES) – ¼ mile
 - ✓ Federal Superfund liens (NPL liens) – Target Property
 - ✓ PCB Activity Database System (PADS) – Target Property
 - ✓ Uranium Mill Tailings Sites (UMTRA) – ½ mile
 - ✓ RCRA Administrative Action Tracking System (RAATS) – Target Property
 - ✓ Formerly Used Defense Sites (FUDES) – 1 mile
 - ✓ Department of Defense Sites (DOD) – 1 mile
 - ✓ Indian Reservations – 1 mile
 - ✓ US Brownfields – ½ mile
 - ✓ Toxic Chemical Release Inventory System (TRIS) – Target Property
 - ✓ Toxic Substance Control Act (TSCA) – Target Property
 - ✓ Section 7 Tracking System (SSTS) – Target Property
 - ✓ FIFRA/TSCA Tracking System (FTTS) – Target Property

- State of California, Regional and County Databases
 - ✓ Annual Workplan Sites (AWP) – 1 mile
 - ✓ Cal sites Databases (CAL-SITES) – 1 mile
 - ✓ California Hazardous Material Incident Report System (CHMIRS) – 1 mile
 - ✓ “Cortese” Hazardous Waste and Substance Sites List (CORTESE) – 1 mile
 - ✓ Proposition 65 Records (NOTIFY 65) – 1 mile
 - ✓ Toxic Pits Cleanup Act Sites (TOXIC PITS) – 1 mile
 - ✓ State Landfill – ½ mile
 - ✓ Waste Management Unit Database (WMUDS/SWAT) – ½ mile
 - ✓ Leaking Underground Storage Tank Information System (LUST) – ½ mile
 - ✓ Bond expenditure Plan (CA BOND EXP. PLAN) – 1 mile
 - ✓ Active UST Facilities (UST) – ¼ mile
 - ✓ Voluntary Cleanup Program (VCP) – ½ mile
 - ✓ Indian LUST – ½ mile
 - ✓ Indian UST – ¼ mile
 - ✓ Facility Inventory Database (CA FID UST) – ¼ mile
 - ✓ Hazardous Substance Storage Container Database (HIST UST) – ¼ mile
 - ✓ Aboveground Petroleum Storage Tank Facilities (AST) – Target Property
 - ✓ Cleaner Facilities (CLEANERS) – ¼ mile
 - ✓ Waste Discharge System (CA WDS) – Target Property
 - ✓ List of Deed Restrictions (DEED) – Target Property
 - ✓ No Further Action Determination (NFA) – ¼ mile
 - ✓ Emissions Inventory Data (EMI) – Target Property
 - ✓ Unconfirmed Properties Referred to Another Agency (REF) – ¼ mile
 - ✓ School Property Evaluation Program (SCH) – ¼ mile
 - ✓ Properties Needing Further Evaluation (NFE) – ¼ mile
 - ✓ Spills, Leaks, Investigation and Cleanup Cost Recovery Listing (CAL SLIC) – ½ mile
 - ✓ Hazardous Waste Information System (HAZNET) – ¼ mile

The results of the EDR database search and descriptions of the environmental databases are provided in Appendix B. The sites identified in the EDR search were evaluated with respect to their potential to impact the Site adversely.

The Site is listed on the EDR database under ERNS, CHMIRS, CORTESE, LUST, UST, CA FID UST, HIST UST, and HAZNET. Nine other sites listed in one or more of the databases searched are within one-quarter mile of the Site. Following is a brief description and analysis of the subject Site and nine vicinity sites.

Site A (Target Property)

Site A, *4191 First St. Station #7376*: The Site is listed in the CHMIRS database. The database states that on September 12, 1994 a gasoline release occurred involving a waterway. During subsequent soil sampling and field screening, minor concentrations were detected.

Site A2, *UNOCAL*: The Unocal station is listed in the state LUST, LUST Region 2, and CORTESE databases. The databases state that gasoline leak was discovered during a tank closure at the Site. It also reports that maximum methyl tertiary butyl ether (MTBE) concentrations of 4,400 µg/l have been detected. Preliminary site assessment is underway.

Site A3, *UNOCAL #7376*: The Unocal listed in the LUST database for Alameda county.

Site A4, *GAS-N-SAVE*: The Gas-N-Save site is listed in the UST HIST database. The database lists 4 12,000-gallon USTs at the Site. Two USTs contain regular gasoline and two contain unleaded.

Site A5 & A6, *4191 First Street*: The Site is listed in the ERNS database. No further data was listed.

Site A7 & A8, *UNOCAL Service Station #7376*: The Site is listed in the HAZNET database. The database states 2.7725 tons of an aqueous solution with less than 10% or more total organic residues were recycled by the facility. Also, 0.14 tons of an unspecified organic liquid mixture was sent to a transfer station.

Site A9, *Tosco Corporation SS#31326*: The Site is listed in the Pleasanton, Alameda County UST database.

Vicinity Sites

Site B10, *Amador Valley Chiropractic*: The Amador Valley site is listed in the HAZNET database. The database states 0.6248 tons of photochemicals/photoprocessing waste was sent to a recycler from this site.

Site B15 & B16, *Pacific Bell*: The Pacific Bell site is listed in the RCRS-small quantity generator, FINDS, UST HIST, and HAZNET databases. The databases state that the site has one 2,000-gallon diesel UST. Additionally, 6.8074 tons of asbestos containing waste was disposed of at a landfill.

Site C11 & C14, *First Street Shell*: The First Street Shell site is listed under the HAZNET database. The database states that 2.7205 tons of aqueous solution with less than 10% total organic residues was sent to a recycler or transfer station from this site.

Site C12, *Gary Pinnella 4226 1st Street*: The 4226 1st Street site is listed in the HIST UST database. The database states 5 USTs are present on the site. Two USTs are listed as being 8,000-gallon diesel tanks, one 5,000-gallon regular gasoline tank, one 5,000-gallon unleaded gasoline tank, and one 550 waste oil tank.

Site C13, *Shell*: The Shell site is listed in the LUST database. The database states that during tank closure on May 18, 1995, gasoline was observed in site soils. MTBE was also detected in site soils. The leak is currently being confirmed.

Site C17, *Mary Souza 4235 1st Street*: The 4235 1st Street site is listed in the HAZNET database. The database states 0.250 tons of organic solids were sent to a transfer station from the site.

D18, *ACP Inc.*: The ACP site is listed in the CA FID UST database. The database states that the site is an active UST location.

19, *IX Ghorbani Mazier 194 Kottinger Avenue*: The 194 Kottinger Avenue site is listed in the HAZNET database. The database states that .1500 tons of empty containers were disposed of in an unreported manner.

D20, *Nuclear Services*: The Nuclear Services site is listed in the LUST and CORTESE databases. The databases state that during tank closure in January 30, 1997 a gasoline leak was discovered. The site was not tested for MTBE. The case has been closed.

D21, *Interstate Nuclear Services*: The Interstate Nuclear Services site is listed in the HAZNET database. 0.8340 tons of waste oil and mixed oil and .5500 tons of empty containers were sent from the site to a recycler.

Review of Sanborn Maps

Sanborn Fire Insurance Maps were requested from EDR Inc. to evaluate historical land use at and near the Site. Sanborn Maps for the years 1907, 1943, and 1953 were provided by EDR. The maps indicate the Site was occupied by the Hall W. Ho. Co. grain warehouse. Several other warehouses are shown in the vicinity of the Site. The 1907 and 1943 maps identify an "oil tank in ground" adjacent to the warehouse structure on the Site.

Copies of the Sanborn Maps are included in Appendix C.

CONCLUSIONS

According to the CDFFP, there have been no repairs or reported releases from the Santa Fe Pacific Pipeline in the vicinity of the Site.


The Site was developed in 1899 as a warehouse to store grains and hay (Gettler Ryan, 2000). Review of Sanborn Maps indicates an underground oil tank was located on the Site. No records

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of its removal were found during file review activities. The first service station at the Site was constructed in 1976. Between November 1982 and February 1985, the City of Pleasanton Fire Department responded to several gasoline releases at the Site. Free product or a product sheen has been observed in monitoring well MW-5 during quarterly monitoring and sampling activities since December 1996. During the Third Quarter 2004 monitoring and sampling event free product was detected in MW-5 and the maximum concentrations of total purgeable petroleum hydrocarbons (1,400 µg/l), benzene (72 µg/l), and MTBE (440 µg/l) were detected in downgradient well MW-7. There were no sites identified by the EDR search that were located upgradient and close enough to the Site to contribute to the contamination plume. Therefore, TRC believes that the petroleum hydrocarbon contamination plume is largely due to operations at the Site and not from an offsite source. However, the weathered crude oil identified in the Entrix Report (Entrix, 1997) may originate from the Hall W. Ho. Co. oil tank UST identified in the Sanborn Map Report.

If you have any questions or comments, please contact Roger Batra at (925) 688-2466.

Sincerely,
TRC



Steve Kemnitz
Project Scientist



Roger Batra
Senior Project Manager

Attachments: Attachment A – Letters and Site Releases Documentation
Attachment B – EDR Report
Attachment C – EDR Sanborn Map Report