

R0408

Hwang, Don, Env. Health

From: Woodburne, Keith [kwoodburne@TRCSOLUTIONS.com]
Sent: Thursday, August 17, 2006 12:55 PM
To: Hwang, Don, Env. Health
Cc: Drogos, Donna, Env. Health; Shelby.S.Lathrop@conocophillips.com
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Don,

Over excavation was completed laterally to chase sidewall impacts identified at sample location SW2(12). However, that sample was collected at a depth of 11 fbg, at the soil-groundwater interface. Currently, the average depth to groundwater at the site is between 4 - 11 fbg. Therefore, no deeper samples would have been collected due to the presence of the water table. Basically, the entire excavation was completed down to groundwater at all locations, which is standard procedure during excavation operations. Most waste facilities won't accept saturated soils so excavations are typically terminated at the apparent water table. All impacted soils that could feasibly be removed from the site, from surface to the groundwater table, have been removed. Below that depth, it's a groundwater issue and TRC feels that has been adequately addressed in the RBCA.

If you have any further questions regarding the soils, the RBCA, or our request for closure at the site, maybe they could be more clearly addressed during a face-to-face meeting at your office. We need to come to some resolution on this issue quickly since, as we mentioned during our last meeting, the current property owner has plans for redevelopment that are currently on hold pending the closure status of the site.

Let me know if you still have concerns regarding the disposition of soils at the site and their impact on the conclusions of the RBCA. Also, let me know when you are available for a meeting at your offices.

Regards,
Keith

Keith Woodburne, P.G.
Senior Project Geologist
TRC
1590 Solano Way, Suite A
Concord, CA 94520
T: 925-688-2488
F: 925-688-0388
C: 925-260-1373

From: Hwang, Don, Env. Health [mailto:don.hwang@acgov.org]
Sent: Thursday, August 17, 2006 11:39 AM
To: Woodburne, Keith
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Keith,

There were no confirmation samples collected after excavation of SW2(12) and EB2. Therefore, would you want to collect confirmation samples below SW2(12) and EB2, or recalculate the RBCA with the concentrations SW2(12) and EB2 already existing but averaging

8/18/2006

data not over half an acre?

Don

From: Woodburne, Keith [mailto:kwoodburne@TRCSOLUTIONS.com]
Sent: Thursday, July 20, 2006 10:33 AM
To: Hwang, Don, Env. Health
Cc: Shelby.S.Lathrop@conocophillips.com; Drogos, Donna, Env. Health; Kemnitz, Steve
Subject: FW: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Don,

Here's a more clear synopsis of the excavation and confirmation sampling that took place during March 1991 at Station No. 3135 Oakland. I hope this clarifies the disposition of soil, specifically the fate of the sample locations SW2(12) and EB2. Attached is the KEI report from which this information was obtained and a revised version of Figure 3 - Hydrocarbon Distribution In Soil showing more clearly the intermediate and final stages of the March 1991 excavation and confirmation soil sample locations.

April 27, 1990: KEI completed soil boring EB2 (KEI, 1990) and soil samples collected at depths of 7 and 9 feet below grade (fbg) contained elevated concentrations of TPH-g and benzene (Table 4, KEI 1993).

March 12, 1991: KEI observed the excavation of contaminated soil in the immediate vicinity of the previously drilled exploratory borings EB1 and EB2. During the excavation, concrete slabs were encountered at depths of approximately 8.5 and 10 fbg.

March 19, 1991: KEI returned to the site to complete the removal of the concrete slabs and to install shoring along the north-easterly side of the 66th Avenue pump islands, to avoid potential damage during excavation. The concrete was removed and the soil beneath the concrete excavated to a depth of 1 foot below groundwater, a total depth of 11 fbg.

March 21 and 22, 1991: KEI continued excavation of contaminated soil and collected sidewall samples, including sample SW2(12) from the intermediate extent of the excavation (prior to beginning additional over excavation).

April 11, 1991: KEI collected confirmation soil samples from the sidewalls of the final excavation boundary including sample SW2(30). However, KEI was unable to further excavate laterally in the vicinity of sample point SW10 due to the location of existing product piping.

The information in this summary is contained in the Site Description and Background section of the June 10, 1993 Continuing Groundwater Investigation and Quarterly Monitoring Report (KEI, 1993). I've attached a pdf copy of the report with the relevant paragraphs highlighted. It is clear from this summary that the soil impacts from sample locations EB2 and SW2(12) have been removed. The only remaining potential soil impact is the sample location SW10, which could not be over excavated due to the location of product piping. However, that result is 15 years old and has likely attenuated over time. Nevertheless, a re-run of the RBCA including the result from SW10 did not change the results. Benzene did not exceed the site specific target level. Attached is a pdf of the RBCA re-run for reference.

Based on the data presented in the previously submitted SCM Addendum and additional explanation of the soil disposition above, and on the results of the RBCA re-run including the data from SW10, TRC again recommends no further action and requests the site be referred for closure.

Let me know if you have any additional questions regarding the site. If you still have concerns regarding the site and our recommendation for NFA and closure, I would recommend we have another face-to-face meeting at your office to discuss the site details further. At that time we could also discuss the path forward for a number of other ConocoPhillips sites and set some concrete deadlines for completion of that work.

Regards,

8/18/2006

Sent: Wednesday, May 31, 2006 3:20 PM
To: Woodburne, Keith
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Keith, I looked at Figure 3 again, I can't confirm that these areas have been excavated beyond the sample points. Don

From: Woodburne, Keith [mailto:kwoodburne@TRCSOLUTIONS.com]
Sent: Friday, May 19, 2006 3:15 PM
To: Hwang, Don, Env. Health
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Don,

Those samples were collected from areas subsequently over excavated. Therefore, that soil is no longer onsite and those concentrations not applicable to the RBCA. I believe the boundary of the excavations at the site are shown on Figure 3.

Let me know if you have any additional questions regarding the RBCA or our request for site closure. If you recall, this is not longer a ConocoPhillips owned property and we are working to close the site quickly in anticipation of redevelopment activities that will ultimately make additional work onsite very difficult.

Thanks and have a good weekend.

Keith

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To: Woodburne, Keith
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Subject: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Keith, ? RBCA: Where analytical data for soil source zone were entered, why were the highest benzene concentrations omitted, EB2 84 mg/kg, SW2(12) 38 mg/kg, SW10 18 mg/kg, etc. Don 510-567-6746

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Sent: Thursday, July 20, 2006 10:33 AM
To: Hwang, Don, Env. Health
Cc: Shelby.S.Lathrop@conocophillips.com; Drogos, Donna, Env. Health; Kemnitz, Steve
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Cc: Shelby Lathrop (Shelby.S.Lathrop@conocophillips.com); Kernnitz, Steve
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Don,

It may not be entirely clear from Figure 3 since there's a lot of information over a small area, but sample locations EB2 and SW2(12) were subsequently over excavated, based in part on those results. The results from exploratory boring EB2 prompted the over excavation in that area, and the sidewall sample SW2(12) prompted additional over excavation to the north-northwest. Sidewall sample SW2(30) was collected following over excavation of the area from which sample SW2(12) was collected. That's why sample location SW2(30) is shown further north-northwest of sample location SW2(12) on Figure 3.

Over excavation of sample location SW10 was not possible due to the location of product lines. However, that result is over 15 years old and the benzene concentration at that location has likely degraded significantly since 1991. If you feel it necessary, we could re-run the RBCA and include the SW10 benzene result of 18 mg/kg. However, I don't believe that result would change the outcome of the risk assessment.

The information regarding the soil excavation and confirmation sample for those three results are documented in the June 10, 1993 Continuing Ground Water Investigation and Quarterly Report prepared by Kaprealian Engineering. Let me know if you'd like a copy of that report for reference or if you feel it necessary to re-run the RBCA with the SW10 benzene result of 18 mg/kg. However, I don't believe that one result will change the outcome of the RBCA and I don't think a 15 year old benzene result should be considered relevant.

Let me know if you have any additional questions.

Thanks,
Keith

8/17/2006

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8/17/2006

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Hwang, Don, Env. Health

From: Brewer, Roger C [roger.brewer@doh.hawaii.gov]
Sent: Monday, July 31, 2006 7:00 PM
To: Hwang, Don, Env. Health
Subject: RE: Aloha

Hey Don,

Yep, no complaints on my part back in Hawai'i. I'll just tell my friend here that I took a long vacation to California when I left back in the mid 90s (eight years!).

I haven't looked at the RBCA Tool Kit for a while and to be honest am not that comfortable with it. If misused, it can "approve" a site that would blow up in your face if you dropped a lit cigarette butt on it. This is a fluke of the direct-exposure models. It also doesn't take into account CalEPA toxicity factors or surface water standards (or at least it's not updated to do so on a regular basis, last time I checked). Have them screen the site first with the ESLs.

That said, you shouldn't average data over an area greater than 5,000ft² for a residential site (CalEPA 1996 and referenced in the ESL document). No size is specified for a commercial/industrial sites but I wouldn't average data over half an acre for an urban area.

Good Luck :)
Roger

From: Hwang, Don, Env. Health [mailto:don.hwang@acgov.org]
Sent: Thu 7/27/2006 11:39 AM
To: Brewer, Roger C
Subject: Aloha

Hi Roger, It's got to be really nice working in paradise. For RBCA Tool Kit for Chemical Releases, for commercial use, are data points which can be used limited to those within an area of a certain size? Thanks, Don 510-567-6746

require that a covenant to the deed be prepared that restricts use of the property to these purposes only (see Section 2.10).

Steps 5 and 6: Select Soil and/or Groundwater ESLs

Based on the desired land use(s), select appropriate soil ESLs. ESLs for groundwater are provided in the adjacent column of each table and are not dependent on land use or depth to impacted soil. Correlative screening levels for surface water are also provided. Replace ESLs with naturally occurring, background concentrations of chemicals of concern (e.g., arsenic) or laboratory method reporting levels if higher (see Section 2.9).

Step 7: Determine Extent of Impacted Soil and/or Groundwater

Using the selected ESLs, determine the extent of impacted soil or groundwater and areas of potential environmental concern at the site and offsite, as required. Soil data should be reported on a dry-weight basis (see Appendix 1, Section 6.2). The use of data from filtered groundwater samples is generally acceptable, although this should be confirmed with the overseeing regulatory agency. For sites where sample data are limited, it will be most appropriate to compare the maximum-detected concentrations of chemicals of concern to the ESLs. For sites where an adequate number of data points are available, the use of statistical methods to estimate more site-specific exposure point concentrations and evaluate environmental risks may be appropriate. The exposure point concentration is generally selected as the lesser of the maximum-detected concentration and the 95% upper confidence interval of the arithmetic mean of sample data. Guidance for the estimation of exposure point concentrations, use of "non-detect" data, and other issues is provided in the documents *Preliminary Endangerment Assessment Guidance Manual* (CalEPA 1994b), *Supplemental Guidance For Human Health Multimedia Risk Assessments of Hazardous Waste Sites and Permitted Facilities* (CalEPA 1996a) and *Calculating Upper Confidence Limits for Exposure Point Concentrations at Hazardous Waste Sites* (USEPA 2002), among other sources. As discussed in these documents, sample data collected outside of impacted areas should generally not be included in estimation of exposure point concentrations. **For residential land use scenarios, soil sample data should be averaged over no more than a 100m² (1,000 ft²) area. For commercial/industrial areas, soil data may be averaged within known or anticipated outdoor work areas, if needed. For vapor intrusion concerns, groundwater, soil and/or soil gas data should not be averaged over the floor space area of existing or anticipated buildings.**

Steps 8 and 9: Evaluate The Need For Additional Investigation or Corrective Actions; Submit Appropriate Reports

Based on a comparison of available site data to the ESLs, evaluate the need for additional action at the site (e.g. additional site investigation, remedial action, preparation of a more site-specific risk assessment, etc.). This is then summarized in the Tier 1 Environmental Risk Assessment report and workplans for additional corrective actions as needed (see Section 2.11). Decisions for or against additional actions should always be made in conjunction with guidance from the overseeing regulatory agency.

**TABLE C. ENVIRONMENTAL SCREENING LEVELS (ESLs)
Deep Soils (>3m bgs)
Groundwater IS a Current or Potential Source of Drinking Water**

CHEMICAL PARAMETER	¹ Deep Soil		³ Groundwater (ug/L)
	² Residential Land Use (mg/kg)	Commercial/ Industrial Land Use Only (mg/kg)	
ACENAPHTHENE	1.6E+01	1.6E+01	2.0E+01
ACENAPHTHYLENE	1.3E+01	1.3E+01	3.0E+01
ACETONE	5.0E-01	5.0E-01	1.5E+03
ALDRIN	1.5E+00	1.5E+00	2.0E-03
ANTHRACENE	2.8E+00	2.8E+00	7.3E-01
ANTIMONY	2.8E+02	2.8E+02	6.0E+00
ARSENIC	5.5E+00	5.5E+00	3.6E+01
BARIUM	2.5E+03	2.5E+03	1.0E+03
BENZENE	4.4E-02	4.4E-02	1.0E+00
BENZO(a)ANTHRACENE	1.2E+01	1.2E+01	2.7E-02
BENZO(b)FLUORANTHENE	1.5E+01	1.5E+01	2.9E-02
BENZO(k)FLUORANTHENE	2.7E+00	2.7E+00	2.9E-02
BENZO(g,h,i)PERYLENE	2.7E+01	2.7E+01	1.0E-01
BENZO(a)PYRENE	1.5E+00	1.5E+00	1.4E-02
BERYLLIUM	3.6E+01	3.6E+01	2.7E+00
BIPHENYL, 1,1-	6.5E-01	6.5E-01	5.0E-01
BIS(2-CHLOROETHYL)ETHER	1.8E-04	1.8E-04	1.4E-02
BIS(2-CHLOROISOPROPYL)ETHER	5.4E-03	5.4E-03	5.0E-01
BIS(2-ETHYLHEXYL)PHTHALATE	6.6E+01	6.6E+01	4.0E+00
BORON	4.6E+04	4.6E+04	1.6E+00
BROMODICHLOROMETHANE	1.4E-02	3.9E-02	1.0E+02
BROMOFORM	2.2E+00	2.2E+00	1.0E+02
BROMOMETHANE	2.2E-01	3.9E-01	9.8E+00
CADMIUM	3.8E+01	3.8E+01	1.1E+00
CARBON TETRACHLORIDE	1.2E-02	3.4E-02	5.0E-01
CHLORDANE	1.5E+01	1.5E+01	4.0E-03
CHLOROANILINE, p-	5.3E-02	5.3E-02	5.0E+00
CHLOROBENZENE	1.5E+00	1.5E+00	2.5E+01
CHLOROETHANE	6.3E-01	8.5E-01	1.2E+01
CHLOROFORM	2.1E+00	2.1E+00	7.0E+01
CHLOROMETHANE	7.0E-02	2.0E-01	1.3E+00
CHLOROPHENOL, 2-	1.2E-02	1.2E-02	1.8E-01
CHROMIUM (Total)	5.8E+01	5.8E+01	5.0E+01
CHROMIUM III	2.5E+03	5.0E+03	1.8E+02
CHROMIUM VI	1.8E+00	1.8E+00	1.1E+01
CHRYSENE	1.9E+01	1.9E+01	2.9E-01
COBALT	1.0E+01	1.0E+01	3.0E+00
COPPER	2.5E+03	5.0E+03	3.1E+00
CYANIDE (Free)	3.6E-03	3.6E-03	1.0E+00
DIBENZO(a,h)ANTHTRACENE	4.3E+00	4.3E+00	8.5E-03
DIBROMOCHLOROMETHANE	1.9E-02	5.4E-02	1.0E+02
1,2-DIBROMO-3-CHLOROPROPANE	4.5E-03	4.5E-03	2.0E-01
DIBROMOETHANE, 1,2-	3.3E-04	3.3E-04	5.0E-02
DICHLOROBENZENE, 1,2-	1.1E+00	1.1E+00	1.0E+01

**TABLE D. ENVIRONMENTAL SCREENING LEVELS (ESLs)
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ANTIMONY	2.8E+02	2.8E+02	3.0E+01
ARSENIC	5.5E+00	5.5E+00	3.6E+01
BARIUM	2.5E+03	2.5E+03	1.0E+03
BENZENE	1.8E-01	5.1E-01	4.6E+01
BENZO(a)ANTHRACENE	1.2E+01	1.2E+01	2.7E-02
BENZO(b)FLUORANTHENE	1.5E+01	1.5E+01	2.9E-02
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BENZO(a)PYRENE	1.5E+00	1.5E+00	1.4E-02
BERYLLIUM	3.6E+01	3.6E+01	2.7E+00
BIPHENYL, 1,1-	6.5E+00	6.5E+00	5.0E+00
BIS(2-CHLOROETHYL)ETHER	3.7E-03	1.2E-02	6.1E+01
BIS(2-CHLOROISOPROPYL)ETHER	6.6E-01	6.6E-01	6.1E+01
BIS(2-ETHYLHEXYL)PHTHALATE	5.3E+02	5.3E+02	3.2E+01
BORON	4.6E+04	4.6E+04	1.6E+00
BROMODICHLOROMETHANE	1.4E-02	3.9E-02	1.7E+02
BROMOFORM	6.9E+01	6.9E+01	3.2E+03
BROMOMETHANE	2.2E-01	5.1E-01	1.6E+02
CADMIUM	3.8E+01	3.8E+01	1.1E+00
CARBON TETRACHLORIDE	1.2E-02	3.4E-02	9.3E+00
CHLORDANE	1.5E+01	1.5E+01	4.0E-03
CHLOROANILINE, p-	5.3E-02	5.3E-02	5.0E+00
CHLOROBENZENE	1.5E+00	1.5E+00	2.5E+01
CHLOROETHANE	6.3E-01	8.5E-01	1.2E+01
CHLOROFORM	9.8E+00	9.8E+00	3.3E+02
CHLOROMETHANE	7.0E-02	2.0E-01	4.1E+01
CHLOROPHENOL, 2-	1.2E-01	1.2E-01	1.8E+00
CHROMIUM (Total)	5.8E+01	5.8E+01	1.8E+02
CHROMIUM III	2.5E+03	5.0E+03	1.8E+02
CHROMIUM VI	1.8E+00	1.8E+00	1.1E+01
CHRYSENE	2.3E+01	2.3E+01	3.5E-01
COBALT	1.0E+01	1.0E+01	3.0E+00
COPPER	2.5E+03	5.0E+03	3.1E+00
CYANIDE (Free)	3.6E-03	3.6E-03	1.0E+00
DIBENZO(a,h)ANTHTRACENE	4.3E+00	4.3E+00	2.5E-01
DIBROMOCHLOROMETHANE	1.9E-02	5.4E-02	1.7E+02
1,2-DIBROMO-3-CHLOROPROPANE	4.5E-03	4.5E-03	2.0E-01
DIBROMOETHANE, 1,2-	7.3E-03	2.0E-02	1.5E+02
DICHLOROBENZENE, 1,2-	1.6E+00	1.6E+00	1.4E+01

Hwang, Don, Env. Health

From: Woodburne, Keith [kwoodburne@TRCSOLUTIONS.com]
Sent: Thursday, July 20, 2006 10:33 AM
To: Hwang, Don, Env. Health
Cc: Shelby.S.Lathrop@conocophillips.com; Drogos, Donna, Env. Health; Kemnitz, Steve
Subject: FW: 76 Station No. 3135 located at 845 66th Avenue, Oakland
Attachments: KEI SW1_061093.pdf; RBCA_rerun072006.pdf; 3135_Fig3_HC in Soil.pdf

Don,

Here's a more clear synopsis of the excavation and confirmation sampling that took place during March 1991 at Station No. 3135 Oakland. I hope this clarifies the disposition of soil, specifically the fate of the sample locations SW2(12) and EB2. Attached is the KEI report from which this information was obtained and a revised version of Figure 3 - Hydrocarbon Distribution In Soil showing more clearly the intermediate and final stages of the March 1991 excavation and confirmation soil sample locations.

April 27, 1990: KEI completed soil boring EB2 (KEI, 1990) and soil samples collected at depths of 7 and 9 feet below grade (fbg) contained elevated concentrations of TPH-g and benzene (Table 4, KEI 1993).

March 12, 1991: KEI observed the excavation of contaminated soil in the immediate vicinity of the previously drilled exploratory borings EB1 and EB2. During the excavation, concrete slabs were encountered at depths of approximately 8.5 and 10 fbg.

March 19, 1991: KEI returned to the site to complete the removal of the concrete slabs and to install shoring along the north-easterly side of the 66th Avenue pump islands, to avoid potential damage during excavation. The concrete was removed and the soil beneath the concrete excavated to a depth of 1 foot below groundwater, a total depth of 11 fbg.

March 21 and 22, 1991: KEI continued excavation of contaminated soil and collected sidewall samples, including sample SW2(12) from the intermediate extent of the excavation (prior to beginning additional over excavation).

April 11, 1991: KEI collected confirmation soil samples from the sidewalls of the final excavation boundary including sample SW2(30). However, KEI was unable to further excavate laterally in the vicinity of sample point SW10 due to the location of existing product piping.

The information in this summary is contained in the Site Description and Background section of the June 10, 1993 Continuing Groundwater Investigation and Quarterly Monitoring Report (KEI, 1993). I've attached a pdf copy of the report with the relevant paragraphs highlighted. It is clear from this summary that the soil impacts from sample locations EB2 and SW2(12) have been removed. The only remaining potential soil impact is the sample location SW10, which could not be over excavated due to the location of product piping. However, that result is 15 years old and has likely attenuated over time. Nevertheless, a re-run of the RBCA including the result from SW10 did not change the results. Benzene did not exceed the site specific target level. Attached is a pdf of the RBCA re-run for reference.

Based on the data presented in the previously submitted SCM Addendum and additional explanation of the soil disposition above, and on the results of the RBCA re-run including the data from SW10, TRC again recommends no further action and requests the site be referred for closure.

Let me know if you have any additional questions regarding the site. If you still have concerns regarding the site and our recommendation for NFA and closure, I would recommend we have another face-to-face meeting at your office to discuss the site details further. At that time we could also discuss the path forward for a number of other ConocoPhillips sites and set some concrete deadlines for completion of that work.

Regards,

7/21/2006

Keith Woodburne, P.G.
Senior Project Geologist
TRC
1590 Solano Way, Suite A
Concord, CA 94520
T: 925-688-2488
F: 925-688-0388
C: 925-260-1373

From: Woodburne, Keith
Sent: Thursday, June 01, 2006 2:15 PM
To: 'Hwang, Don, Env. Health'
Cc: Shelby Lathrop (Shelby.S.Lathrop@conocophillips.com); Kemnitz, Steve
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Don,

It may not be entirely clear from Figure 3 since there's a lot of information over a small area, but sample locations EB2 and SW2(12) were subsequently over excavated, based in part on those results. The results from exploratory boring EB2 prompted the over excavation in that area, and the sidewall sample SW2(12) prompted additional over excavation to the north-northwest. Sidewall sample SW2(30) was collected following over excavation of the area from which sample SW2(12) was collected. That's why sample location SW2(30) is shown further north-northwest of sample location SW2(12) on Figure 3.

Over excavation of sample location SW10 was not possible due to the location of product lines. However, that result is over 15 years old and the benzene concentration at that location has likely degraded significantly since 1991. If you feel it necessary, we could re-run the RBCA and include the SW10 benzene result of 18 mg/kg. However, I don't believe that result would change the outcome of the risk assessment.

The information regarding the soil excavation and confirmation sample for those three results are documented in the June 10, 1993 Continuing Ground Water Investigation and Quarterly Report prepared by Kaprealian Engineering. Let me know if you'd like a copy of that report for reference or if you feel it necessary to re-run the RBCA with the SW10 benzene result of 18 mg/kg. However, I don't believe that one result will change the outcome of the RBCA and I don't think a 15 year old benzene result should be considered relevant.

Let me know if you have any additional questions.

Thanks,
Keith

Keith Woodburne, R.G.
Senior Project Geologist
TRC
1590 Solano Way, Suite A
Concord, CA 94520
T: 925-688-2488
F: 925-688-0388
C: 925-260-1373

7/21/2006

From: Hwang, Don, Env. Health [mailto:don.hwang@acgov.org]
Sent: Wednesday, May 31, 2006 3:20 PM
To: Woodburne, Keith
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Keith, I looked at Figure 3 again, I can't confirm that these areas have been excavated beyond the sample points. Don

From: Woodburne, Keith [mailto:kwoodburne@TRCSOLUTIONS.com]
Sent: Friday, May 19, 2006 3:15 PM
To: Hwang, Don, Env. Health
Subject: RE: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Don,

Those samples were collected from areas subsequently over excavated. Therefore, that soil is no longer onsite and those concentrations not applicable to the RBCA. I believe the boundary of the excavations at the site are shown on Figure 3.

Let me know if you have any additional questions regarding the RBCA or our request for site closure. If you recall, this is no longer a ConocoPhillips owned property and we are working to close the site quickly in anticipation of redevelopment activities that will ultimately make additional work onsite very difficult.

Thanks and have a good weekend.

Keith

Keith Woodburne, R.G.
Senior Project Geologist
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T: 925-688-2488
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From: Hwang, Don, Env. Health [mailto:don.hwang@acgov.org]
Sent: Thursday, May 18, 2006 5:02 PM
To: Woodburne, Keith
Cc: Shelby.S.Lathrop@conocophillips.com
Subject: 76 Station No. 3135 located at 845 66th Avenue, Oakland

Keith, ? RBCA: Where analytical data for soil source zone were entered, why were the highest benzene concentrations omitted, EB2 84 mg/kg, SW2(12) 38 mg/kg, SW10 18 mg/kg, etc. Don 510-567-6746

7/21/2006

ROYOP

Hwang, Don, Env. Health

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Sent: Thursday, June 01, 2006 2:15 PM
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6/1/2006

From: Woodburne, Keith [mailto:kwoodburne@TRCSOLUTIONS.com]
Sent: Friday, May 19, 2006 3:15 PM
To: Hwang, Don, Env. Health
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Thanks and have a good weekend.

Keith

Keith Woodburne, R.G.
Senior Project Geologist
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RO 408

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5/31/2006

RO 408

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From: Woodburne, Keith [kwoodburne@TRCSOLUTIONS.com]
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To: Hwang, Don, Env. Health
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Thanks and have a good weekend.

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5/31/2006

RO 408

Hwang, Don, Env. Health

From: Woodburne, Keith [kwoodburne@TRCSOLUTIONS.com]
Sent: Tuesday, March 07, 2006 4:59 PM
To: Hwang, Don, Env. Health
Cc: Shelby.S.Lathrop@conocophillips.com; Drogos, Donna, Env. Health
Subject: ACEH Review of SCM Addendum and Closure Request for 76 Station No. 3135 located at 845 66th Avenue, Oakland

Don,

TRC submitted the Site Conceptual Model Addendum last week for 76 Station No. 3135 located at 845 66th Avenue, Oakland. The original SCM (submitted on January 12, 2006) also included a Tier II Risk-Based Corrective Action (RBCA) evaluation. The SCM Addendum, submitted on February 27, 2006, also included a sensitive receptor survey (SRS). The February 27, 2006 SCM Addendum supersedes the January 12, 2006 SCM.

If you recall, this is one of the priority sites we discussed during our November 30, 2005 meeting. The site has been sold and the new property owner is planning on redeveloping the lot. The current redevelopment plans would involve construction over existing monitoring well locations and would leave very little room for replacement wells. Therefore, ConocoPhillips would like to expedite site closure to accommodate site redevelopment plans. During the November 30, 2005 meeting, we proposed to submit the electronic format SCM with a Tier II RBCA and SRS to evaluate the possibility of site closure. We had agreed to prioritize this site and have the report reviewed and a decision made quickly regarding closure status (within 3 weeks of report submittal).

Based on the data presented in the SCM Addendum and the SRS, and on the results of the RBCA, TRC recommends no further action and requests the site be referred for closure. Let me know if you have any questions regarding the SCM, SRS, or RBCA and our recommendation for site closure. If any additional information or data is required to complete your review, please let me know as soon as possible so we can respond quickly. Call me with any questions you might have.

Regards,

Keith Woodburne, R.G.
Senior Project Geologist
TRC
1590 Solano Way, Suite A
Concord, CA 94520
T: 925-688-2488
F: 925-688-0388
C: 925-260-1373

3/14/2006

Hwang, Don, Env. Health

From: Woodburne, Keith [kwoodburne@TRCSOLUTIONS.com]
Sent: Wednesday, January 18, 2006 3:53 PM
To: Hwang, Don, Env. Health
Cc: Shelby.S.Lathrop@conocophillips.com; Drogos, Donna, Env. Health
Subject: RE: COP 5043 SRS Request

Thanks Don. Well get the well survey's scheduled ASAP.

On a related subject, TRC recently submitted an electronic SCM for site 3135 Oakland (845 66th Avenue) including a Tier II RBCA. The SCM and RBCA will be updated as soon as the sensitive receptor survey has been completed. However, we don't anticipate there will be any receptors in the vicinity and don't believe there will be any changes to our recommendation for risk-based site closure.

If you recall, this is the site we discussed at length during our November 30, 2005 meeting. This site is scheduled for redevelopment by the current property owner and ConocoPhillips is hoping to expedite closure to accommodate their development plans (which would involve building over existing monitoring wells). During the meeting, you had indicated you could provide a response to the SCM in about 3 weeks following submittal. This is also our first submittal of the new electronic SCM. Therefore, any comments we receive can be incorporated into subsequent SCMs we're currently preparing for other sites in Alameda County.

Let me know if you have any questions on the SCM.

Thanks,

Keith Woodburne, R.G.
Senior Project Geologist
TRC
1590 Solano Way, Suite A
Concord, CA 94520
T: 925-688-2488
F: 925-688-0388
C: 925-260-1373

From: Hwang, Don, Env. Health [mailto:don.hwang@acgov.org]
Sent: Wednesday, January 18, 2006 3:41 PM
To: Woodburne, Keith
Subject: RE: COP 5043 SRS Request

I just faxed it.

From: Woodburne, Keith [mailto:kwoodburne@TRCSOLUTIONS.com]
Sent: Friday, January 13, 2006 10:49 AM
To: Hwang, Don, Env. Health
Subject: FW: COP 5043 SRS Request

Don,

We recently faxed you a request form for conducting a well survey at ConocoPhillips site #5043 located at 449 Hegenberger Road, Oakland. My geologist is trying to schedule the reviews for a number of sites at the same time and would like to include this site during that review.

Can you please sign and return the request form to Rachelle Dunn at your earliest convenience so she can

1/18/2006

schedule those reviews?

Let me know if you did not receive the fax and I will have it resent.

Thanks,

Keith Woodburne, R.G.
Senior Project Geologist
TRC
1590 Solano Way, Suite A
Concord, CA 94520
T: 925-688-2488
F: 925-688-0388
C: 925-260-1373

From: Dunn, Rachelle
Sent: Friday, January 13, 2006 10:41 AM
To: Woodburne, Keith
Subject: COP 5043 SRS Request

Keith,
I faxed the request form to Don Hwang on January 9, 2006 for COP Site #5043 located at 449 Hegenberger rd., Oakland. I have not received anything back yet. I am planning on waiting until I get this request before going to the DWR to complete 3135 and 0018.

Rachelle Dunn

TRC
1590 Solano Way, Suite A
Concord, CA 94520
rdunn@trcsolutions.com
Phone: (925) 688-2464
Fax: (925) 688-0388

1/18/2006

*needs
log in*

Finneke, Alicia, Env. Health

From: Farley, Jacky [jfarley@TRCSOLUTIONS.com]
Sent: Friday, January 13, 2006 9:28 AM
To: dehloptoxic@acgov.org
Cc: dhwang@co.alameda.ca.us; Woodburne, Keith
Subject: RO#~~3135~~_Initial SCM for site 3135 Oakland_2006-01-13

*DM wanted
the folder*

This file has been uploaded 01/13/06 to Alameda Counties ftp site.

Jacqueline Farley
Permit Specialist
TRC Solutions, Inc.
1590 Solano Way, Ste. A
Concord, CA 94520
p: 925-688-2476
f: 925-688-0388
jfarley@trcsolutions.com

individuals

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STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT

3251 S Street
Sacramento, CA 95816
(916) 227-7632
(916) 227-7600(Fax)

NORTHERN DISTRICT

2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT

3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT

770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY

(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 42013809 County Alameda

Township, Range, and Section T2S, R3W, Sec 8, 9, 10, 15, 16, 17 Radius 1/2 Mile
(Must include entire study area and a map that shows the area of interest.) 20, 21, + 22

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

TRC, Rachelle Dunn
Authorized Agent

1590 Solano Way, STA
Address

Concord, CA 94520
City, State, and Zip Code

Signature Rachelle

Title Staff Geologist

Telephone (925) 688-2464

Fax (925) 688-0388

Date 12/7/05

E-mail rdunn@trcsolutions.com

ALAMEDA COUNTY
Governor's **ENVIRONMENTAL HEALTH SERVICES** Agency
1131 HARBOR BAY PARKWAY
ALAMEDA, CALIFORNIA 94502-6577

Address

City, State, and Zip Code

Signature Don Hwang

Title HAZARDOUS MATERIALS

Telephone (510) 567-6746

Fax (510) 337-9335

Date 12/29/05

E-mail don.hwang@acgov.org

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 25, 2005

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

Thomas H. Kosel, Site Manager
Risk Management and Remediation
ConocoPhillips
76 Broadway
Sacramento, CA 95818

Dear Mr. Kosel,

Subject: Fuel Leak Case No. [REDACTED], Unocal Service Station No. 3135,
845 66th Ave. (6535 San Leandro St.), Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Work Plan for Dual-Phase Vacuum Extraction Pilot Test" dated September 23, 2004, "Dual-Phase Vacuum Extraction Application at Each Site" via email dated March 14, 2005, "Draft Multi-phase Extraction Standard Operating Procedure" via email dated March 18, 2005, all prepared by TRC. We approve the Work Plan. We request that you perform the work and send us the technical reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

May 25, 2005 - Dual-Phase Vacuum Extraction Pilot Test

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Roger Batra, TRC, 1590 Solano Way, Suite A, Concord, CA 94520

Donna Drogos

File

QUARTERLY SUMMARY REPORT

4th QUARTER - 2001
(October-December)

3693
R0408

Tosco (76) Service Station #3135
845 - 66th Avenue
Oakland, California

County: Alameda

RWQCB office: San Francisco Bay Region

BACKGROUND

The subject site contains a Tosco service station facility. Two underground fuel storage tanks, one waste oil tank, and the product piping were removed from the site in November and December of 1989 during tank replacement activities. During March and April of 1991, approximately 2,000 cubic yards of contaminated soil were excavated from the area in the vicinity of the former (pre-1967) fuel tank pit. The soil excavation was conducted to a depth of approximately 1 foot below ground water (11 feet below grade). Ten monitoring wells, two exploratory borings, and a Hydropunch study (seven probe locations) have been installed/performed at and in the vicinity of the site. No free product has been detected in any well to date. ORC was installed in MW-6 in August 1998. Groundwater wells are monitored and sampled annually in February. Prepared and submitted a SCM. Submitted a Work Plan for offsite well installation and initiated access for well installation. Resubmitted Work Plan with revised offsite well location in fourth quarter 2000. ~~Groundwater monitoring well MW-11 was installed in 3rd Quarter 2001 and was reported as not detected for petroleum hydrocarbons.~~

RECENT QUARTER ACTIVITIES: The quarterly summary report was prepared and submitted. The groundwater monitoring wells were monitored and sampled.

NEXT QUARTER ACTIVITIES: The groundwater monitoring wells will be monitored and sampled. Monitor and sample all wells.

CHARACTERIZATION / REMEDIAL STATUS

Soil contamination delineated?	<u>Yes</u>
Dissolved ground water delineated?	<u>Yes</u>
Free product delineated?	<u>N/A</u>
Amount of impacted GW recovered this quarter/historically?	<u>0/0</u> (gal)

Soil remediation in progress?	<u>N/A</u>
- anticipated start?	<u>N/A</u>
- anticipated completion?	<u>N/A</u>

Dissolved/free product remediation in progress?	<u>No (ORC in MW-6 in 1998)</u>
- anticipated start?	<u>7/98</u>
- anticipated completion?	<u>2000</u>

CONSULTANT/CONTRACTOR: Gettler-Ryan Inc.

Q. Has a RBCA been done? Are MTBE conc stable ^{on or} near site?
If so consider closure when offsite well conc is verified, at least 2 more yrs.

Hwang, Don, Env. Health

From: Batra, Roger [rbatra@TRCSOLUTIONS.com]
Sent: Thursday, March 17, 2005 10:17 AM
To: Hwang, Don, Env. Health
Cc: Thomas.H.Kosel@conocophillips.com; Shelby.S.Lathrop@conocophillips.com
Subject: RE: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

Don,

TRC has a website, www.trcmts.com, and a lot of information regarding MTS is available on that site. Hope that will help.

Thanks,

Roger Batra
Senior Project Manager
TRC

-----Original Message-----

From: Hwang, Don, Env. Health [mailto:don.hwang@acgov.org]
Sent: Tuesday, March 15, 2005 5:40 PM
To: Batra, Roger
Subject: RE: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

Roger, Do you have an SOP for the MTS? Thanks, Don

-----Original Message-----

From: Batra, Roger [mailto:rbatra@TRCSOLUTIONS.com]
Sent: Tuesday, March 15, 2005 8:59 AM
To: Hwang, Don, Env. Health
Cc: Thomas.H.Kosel@conocophillips.com;
Shelby.S.Lathrop@conocophillips.com
Subject: FW: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

Don,

Here is the response to your question for each site.

Thanks,

Roger Batra
TRC

-----Original Message-----

From: Trevor, Mark
Sent: Monday, March 14, 2005 11:12 AM
To: Batra, Roger
Subject: RE: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

Here is a short paragraph on DPVE application at each site.

3135:

Dissolved-phase hydrocarbon concentrations in the target well (MW-6) have been 1,000 to 8,000 ug/L during the last 4 monitoring events. Prior to that, concentrations were in the 10,000 to 30,000 ug/L range. Depth to groundwater is approximately 6 fbg and the soil in the vadose zone consists of well graded sand. The high concentrations in a localized area,

combined with shallow groundwater and permeable soil make this location a good candidate for short-term dual-phase extraction. It is anticipated that vapor-phase hydrocarbons will be removed from the vadose zone and possibly from the saturated zone if water levels can be lowered. In addition, hydrocarbon-impacted groundwater will be removed from the subsurface. Dissolved-phase hydrocarbon concentrations may be lowered significantly at relatively little expense using this technology.

0746:

Dissolved-phase hydrocarbon concentrations in the target wells (MW-3, MW-5 and RW-1) have been on the order of several thousand ug/L with free-product in MW-5. Benzene and MTBE have also been detected in MW-3 and RW-1. Depth to groundwater is approximately 10 fbg and the soil in the vadose zone consists of fine to medium grained fill or clay. The soil in the water bearing zone is coarse-grained gravel and sands. The high concentrations in a localized area, combined with shallow groundwater and a coarse-grained water-bearing zone make this site a potentially good candidate for short-term dual-phase extraction. It is anticipated that dissolved- and vapor-phase hydrocarbons will be removed from the saturated zone and to a lesser extent from the fine-grained vadose zone soils. In addition, hydrocarbon-impacted groundwater will likely be removed from the subsurface.

5043:

Dissolved-phase hydrocarbon concentrations in the target well (MW-6) have been 71,000 to 110,000 ug/L during the last 4 monitoring events. Concentrations have been consistent with this for the past 4 years. Depth to groundwater is approximately 2 fbg and the soil in the upper 7 feet consists of sandy clayey fill. The high concentrations in a localized area, combined with shallow groundwater and semi-permeable soil make this location a good candidate for short-term dual-phase extraction. A DPVE event conducted in 1999 on MW-6 removed approximately 300 pounds of vapor-phase hydrocarbons and appeared successful at removing the recurring free-product in MW-6. It is anticipated that vapor-phase hydrocarbons will be removed from the vadose zone and possibly from the saturated zone if water levels can be lowered.

-----Original Message-----

From: Batra, Roger
Sent: Friday, March 11, 2005 11:50 AM
To: Trevor, Mark
Subject: FW: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

Mark,

Please see me regarding a response to Don Hwang at Alameda County. I would like to get a response to him by Monday.

Thanks,

Roger

-----Original Message-----

From: Hwang, Don, Env. Health [mailto:don.hwang@acgov.org]
Sent: Friday, March 11, 2005 11:12 AM
To: Batra, Roger
Subject: RE: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

Roger,

I've reviewed Work Plans for Dual Phase Vacuum Extraction Pilot Test for 0746 (3943 Broadway) and 5043 (449 Hegenberger Road), but can't find 3135 (6535 San Leandro Street) because we have it listed under a different address, do you have another address and which address should

be used? The Work Plans are similar, specs for the MTS are given & which well will be used. For each site, please state how your proposals have a reasonable expectation to be effective.

Don

-----Original Message-----

From: Batra, Roger [mailto:rbatra@TRCSOLUTIONS.com]
Sent: Tuesday, March 08, 2005 3:17 PM
To: Hwang, Don, Env. Health
Subject: FW: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

Don,

Here it is. I did not have the period between your first and last name. Thanks.

Roger Batra
TRC
925-688-2466

> -----Original Message-----

> From: Batra, Roger
> Sent: Tuesday, March 08, 2005 2:37 PM
> To: 'donhwang@acgov.org'
> Cc: 'Thomas.H.Kosel@conocophillips.com';
> 'Shelby.S.Lathrop@conocophillips.com'
> Subject: 76 Stations 0746 (3943 Broadway), 3135 (6535 San Leandro Street), and 5043 (449 Hegenberger Road), Oakland, California

>

>

> Don,

>

> TRC on behalf of ConocoPhillips Company (ConocoPhillips) had submitted the following documents for the subject sites to Alameda County Health Services in September/October 2004.

>

> 76 Station No. 0746, 3943 Broadway, Oakland, California

>

> Work Plan for Dual Phase Vacuum Extraction Pilot Test dated September 23, 2004.

>

> 76 Station No. 3135, 6535 San Leandro Street, Oakland, California

>

> Work Plan for Dual Phase Vacuum Extraction Pilot Test dated September 23, 2004.

>

> 76 Station No. 5043, 449 Hegenberger Road, Oakland, California

>

> Work Plan for Dual Phase Vacuum Extraction pilot Test dated October 11, 2004

>

> TRC has scheduled the pilot tests at these sites to take place in late March/early April 2005. The pilot tests will be conducted using TRC's Mobile Treatment System, a truck-mounted, dual-phase soil-vapor and liquid extraction system. In addition, prior to commencement of onsite work, TRC will notify the Bay Area Air Quality Management District of the proposed activities.

>

> No comments have been received from Alameda County Health Services since the submittal of the Work Plans for the subject sites. In accordance with 60-day rule (CCR Title 23, Division 3, Chapter 16, Article 11, Section 2722, 2e), TRC on behalf of ConocoPhillips can proceed with the dual-phase vacuum extraction pilot tests at the subject sites. If we do not hear back from you by March 18, 2005 we

> will assume you have no objections to the implementation of the
> aforementioned Work Plans

>
> Please call me should you have any questions or need additional
information.

>
> Thanks,

>
> Roger Batra
> Senior Project Manager
> TRC
> 1590 Solano Way, Suite A
> Concord, California 94520
> 925-688-2466 (Direct)
> 925-260-6405 (Cell)
>

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

September 24, 2001
StID 3693/ RO0000408

Mr. Dave De Witt
Tosco Marketing Company
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

**Re: Monitoring Well Installation Report, Tosco (76) Service Station No. 3135,
845 66th Ave., Oakland CA 94621**

Dear Mr. De Witt:

Our office has received and reviewed the September 20, 2001 Monitoring Well Installation Report for the referenced site as prepared by Gettler-Ryan. This report details the installation of MW-11 on the neighboring off-site property, Coliseum Business Park. Results of soil and groundwater samples initially indicate minimal petroleum contamination in soil and no groundwater contamination in this well. MTBE was not detected in this well. Our office concurs with the recommendation to include this well in the groundwater program for the site for one hydrologic cycle. However, this well may need to be sampled more frequent than the annual monitoring of the other wells. Please recommend the frequency you intend to monitor this well.

Because of the additional fill material found in this monitoring well boring, the groundwater elevation may higher than anticipated. If accessible, please include all wells in your site-wide gradient contour.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Douglas, Gettler-Ryan Inc., 1364 North McDowell Blvd., Suite B2, Petaluma, CA 94954

Mw11install845 66th Ave

QUARTERLY SUMMARY REPORT
2nd QUARTER - 2001
(April - June)

RO 408

Tosco (76) Service Station #3135
845 - 66th Avenue
Oakland, California

County: Alameda

RWQCB office: San Francisco Bay Region

BACKGROUND

The subject site contains a Tosco service station facility. Two underground fuel storage tanks, one waste oil tank, and the product piping were removed from the site in November and December of 1989 during tank replacement activities. During March and April of 1991, approximately 2,000 cubic yards of contaminated soil were excavated from the area in the vicinity of the former (pre-1967) fuel tank pit. The soil excavation was conducted to a depth of approximately 1 foot below ground water (11 feet below grade). Ten monitoring wells, two exploratory borings, and a Hydropunch study (seven probe locations) have been installed/performed at and in the vicinity of the site. No free product has been detected in any well to date. ORC was installed in MW-6 in August 1998. Groundwater wells are monitored and sampled annually in February. Prepared and submitted a SCM. Submitted a Work Plan for offsite well installation and initiated access for well installation. Resubmitted Work Plan with revised offsite well location in fourth quarter 2000.

RECENT QUARTER ACTIVITIES: The quarterly summary report was prepared and submitted. The groundwater monitoring wells were monitored and sampled.

NEXT QUARTER ACTIVITIES: The quarterly summary report will be prepared and submitted. The groundwater monitoring wells will be monitored and sampled. Install one offsite groundwater monitoring well to delineate downgradient extent of hydrocarbon impact.

CHARACTERIZATION / REMEDIAL STATUS

Soil contamination delineated?	<u>Yes</u>
Dissolved ground water delineated?	<u>No</u>
Free product delineated?	<u>N/A</u>
Amount of impacted GW recovered this quarter/historically?	<u>0/0</u> (gal)
Soil remediation in progress?	<u>N/A</u>
- anticipated start?	<u>N/A</u>
- anticipated completion?	<u>N/A</u>
Dissolved/free product remediation in progress?	<u>No (ORC in MW-6 in 1998)</u>
- anticipated start?	<u>7/98</u>
- anticipated completion?	<u>2000</u>
CONSULTANT/CONTRACTOR:	<u>Gettler-Ryan Inc.</u>

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Unocal 3135 Today's Date 6/20/01

II.A BUSINESS PLANS (Title 19)

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

Site Address 845 66th Ave

City Oak Zip 94601 Phone _____

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

Inspection Categories:

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

II.B ACUTELY HAZ. MAT'LS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N) _____
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(i)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

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

Comments:

Site meeting w/ D. DeWitt / D. Vessler & Mr. Fillmore Marks.

Confirm that the location of the proposed MW on the Coliseum Business Park will be located as presented in the Aug 4, 00 map. This location was marked. Expect installation in ~ 6 wks.

III. UNDERGROUND TANKS (Title 23)

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

Monitoring for Existing Tanks

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

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

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

Rev 6/88

Contact: _____

Title: _____

Signature: _____

Inspector: B. CHAN

Signature: [Signature]

II, III

MORRISON & FOERSTER LLP

3693

LOS ANGELES
PALO ALTO
WALNUT CREEK
SACRAMENTO
ORANGE COUNTY
SAN DIEGO
DENVER
WASHINGTON, D.C.

ATTORNEYS AT LAW
425 MARKET STREET
SAN FRANCISCO, CALIFORNIA 94105-2482
TELEPHONE (415) 268-7000
TELEFACSIMILE (415) 268-7522

NEW YORK
BUENOS AIRES
LONDON
BRUSSELS
BEIJING
HONG KONG
SINGAPORE
TOKYO

November 10, 2000

Writer's Direct Contact
(415) 268-7245
nhayes@mfo.com

Mr. David B. De Witt
Tosco Marketing Company
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

Re: Site Access Agreement - Coliseum Business Center

Dear Mr. De Witt:

We apologize for the delay in getting back to you concerning an access agreement for Tosco Marketing Corporation ("Tosco") to install a groundwater monitoring well on the Coliseum Business Center property in Oakland, California. We appreciate your flexibility in negotiating such an agreement and have taken the initiative to draft an agreement acceptable to the Coliseum Business Center.

We understand that Barney Chan has agreed orally that environmental testing on the Coliseum Business Center property will be limited to petroleum hydrocarbons. You will see that we have drafted the enclosed agreement to include this limitation.

As to the placement of the proposed well, we have worded the agreement such that the precise well location shall be determined in the field in consultation with a representative of Coliseum Business Center. The purpose of this provision is to assure that the well is placed in a location that serves Tosco's needs while minimizing disruption to tenants' use of the Coliseum Business Center.

The enclosed agreement is set up to allow access for the purpose of installing and sampling the single well only, but with provision for approval of future work subject to the terms of the agreement.

MORRISON & FOERSTER LLP

David B. De Witt
November 10, 2000
Page Two

Please review the enclosed proposed agreement and let me know if you have any questions or concerns. You can reach me at (415) 269-7245. I am on vacation until November 27, 2000. During that time you can direct your questions to our Environmental Analyst, Brooke Ashworth at (805) 643-6953. If the agreement is acceptable to you, you may sign and date the enclosed agreement and return it to me.

Sincerely,

Nancy B. Hayes

Enclosure

cc: Elaine Kirk
✓ Barney M. Chan
Michèle Corash
Brooke Ashworth

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") is made and entered into as of [insert date]("Effective Date"), by and between Coliseum Business Center, a California general partnership ("Licensor"), and Tosco Corporation, a [insert state of incorporation] ("Licensee").

I. RECITALS

A. Licensor is the owner of that certain real property known as the Coliseum Business Center and located at the southwest intersection of 66th Avenue and San Leandro Street, Oakland, California, and more particularly described in Exhibit A attached hereto ("Property"), which Property is the subject of this Agreement.

B. Licensee desires to conduct upon the Property the work set forth in detail on Exhibit B attached hereto ("Work"). Where the description in Exhibit B conflicts with the language of this Agreement, the terms of the Agreement shall prevail.

Licensor and Licensee desire to enter into this Agreement in order to set forth the terms and conditions under which Licensee shall conduct the Work on the Property and be afforded access for the purpose of conducting the Work on the Property.

II. AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements described below, and for good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

A. Access. Licensor grants to Licensee reasonable access to the Property for the sole purpose of conducting the Work, subject to the terms and conditions herein.

B. Term and Survival. The access granted under this Agreement shall commence upon the date it has been signed by both parties and shall terminate 30 calendar days later, unless the Work is completed earlier, in which case the grant of access shall terminate on the date the Work is completed ("Term"). Unless otherwise provided herein, the terms and conditions of this Agreement shall survive the expiration of the Term.

C. Permits. Licensee shall obtain, at its sole cost and expense, and prior to any access to the Property by Licensee or its agents, consultants, contractors or subcontractors, all permits and authorizations of whatever nature from any and all governmental agencies necessary for conducting the Work.

D. Conduct of Work.

1. Scope of Work. Neither Licensee nor its agents, consultants, contractors or subcontractors shall conduct any Work on the Property other than the Work described in Exhibit B. Environmental samples collected from the Property shall be tested for petroleum

hydrocarbons only and will not be tested for other constituents, including, but not limited to, halogenated organic compounds.

2. Compliance With Laws. All the Work shall be conducted in a safe, reasonable and workmanlike manner and Licensee will comply and will cause its agents, consultants, contractors and subcontractors to comply with all applicable federal, state and local laws and regulations, including but not limited to those laws and regulations applicable to the performance of the Work, as well as the site-specific safety plan described in Exhibit B.

3. Agents, Consultants, Contractors, Subcontractors. Licensee will be responsible for its agents, consultants, contractors and subcontractors complying with this Agreement.

4. Safeguards. Licensee shall employ all reasonable safeguards necessary to ensure that performance of the Work does not cause any damage to the Property or any improvements or personal property thereon or any injury or death to any person thereon.

5. Use and Enjoyment. Licensee shall perform the Work in a manner that avoids causing any interference with the operation of any business of Licensor or its tenants on the Property or with the use and enjoyment of the Property by Licensor or its tenants. To the extent that Licensor determines any entry on the Property by Licensee or its agents, consultants, contractors or subcontractors may cause interference with operation of any business at the Property or the use and enjoyment of the Property by the Licensor or its tenants, Licensee shall coordinate with Licensor to undertake such entry at times that will not cause such interference.

6. Well Location and Locks. For any well installed as part of the Work, Licensee shall consult with Licensor to identify a location that does not interfere with operation of Licensor's or its tenants' business and no well shall be installed without prior approval of the location by Licensor. Licensee shall ensure that any well installed as part of the Work has a lock and is locked at the completion of each monitoring event.

7. Lien Free Condition. Licensee shall keep Property free and clear of all mechanics' liens resulting from Licensee's Work upon the Property.

8. Costs. All costs associated with the Work conducted by Licensee on the Property shall be borne by Licensee.

9. Progress Reports. ^(G) Licensee agrees to keep Licensor informed as to the progress of Licensee's work.

E. Change in Work. Any changes to the Work shall be submitted to Licensor in writing for its prior approval. To the extent that any additional work on the Property is desired, Licensee will submit any such proposals for further work to Licensor and a determination will be made by Licensor at such future time as to whether access will be granted pursuant to this Agreement. Licensor shall notify Licensee within thirty (30) days of receipt of any such request for change in or addition to the Work whether Licensor approves the change or addition, which approval shall be at the sole discretion of Licensor.

F. Assumption of Risk and Waiver. Licensor makes no representations about the suitability of conditions on the Property for the Work described in Exhibit B. In addition, neither Licensor nor any director, partner, officer, shareholder, lender, affiliate, employee, contractor, agent or tenant of Licensor ("Licensor Entities") shall be liable for any loss, damage, injury or costs of any kind to any person or property caused by or arising from : (a) the conditions or improvements at the Site or any access to or use of the Property by Licensee or its agents, consultants, contractors or subcontractors; (b) any act or omission of Licensor or any Licensor Entity; (c) any act or omission of Licensee or its agents, consultants, contractors or subcontractors, or any accident, fire or other casualty on the Property that is caused by or arises from any act or omission of Licensee or its agents, consultants, contractors or subcontractors; or (d) any failure of Licensee to maintain the Property in a safe condition, in connection with the access or use of the Property by Licensee or its agents, consultants, contractors or subcontractors. Licensee, as a material part of the consideration of this Agreement, hereby waives and releases Licensor and the Licensor Entities from all claims and demands for any such loss, damage, injury or costs of Licensee or its agents, consultants, contractors or subcontractors.

G. Indemnification. Licensee shall indemnify, defend, reimburse and hold harmless Licensor and each of the Licensor Entities from and against any and all claims, damages, costs, expenses (including reasonable attorneys' and consultants' fees and costs), losses, liabilities, and obligations ("Losses") arising out of, or in any way connected with, access to and use of the Property by Licensee, its agents, consultants, contractors or subcontractors, including, without limitation, Losses of any property (including the incremental damage caused by the aggravation of contamination already existing on the Property, if any), or for death or injury to any person or persons. Without limiting the foregoing, Licensee's indemnity obligations include and apply to any contamination, release or migration of hazardous materials or hazardous waste that results directly or indirectly from soil borings, monitoring wells, extraction wells, any equipment used or installed on the Property, or any technique or process performed on the Property and that increases the costs or obligations of Licensor with respect to environmental condition of the Property or that would serve to diminish the fair market value of the Property.

H. Restoration and Repair. Upon completion of the Work, Licensee shall, at its sole cost and expense, permanently close the Work in compliance with all federal, state and local laws and regulations, remove all equipment, and restore the Property to the condition that existed prior to the commencement of the Work. If the County of Alameda, the California Regional Water Quality Control Board or other government agency with oversight authority for the Work (collectively "Applicable Government Agencies") so requires, an exception to this requirement is allowed for the single groundwater monitoring well installed on the Property in accordance with completion of the Work described in Exhibit B. In this case, the Licensee is obligated to diligently pursue authorization from the Applicable Government Agencies to close the groundwater monitoring well as soon as possible, and, upon receiving authorization from the Applicable Government Agencies, to complete permanent closure of said well per subparagraph 1, below. If Licensee or any of its agents, consultants, contractors or subcontractors cause any damage to the Property arising out of, or in any way connected with, access to or use of the Property, Licensee shall, at its sole cost and expense, promptly repair such damage.

1. Licensee shall perform the proper procedures for closing wells and shall do so in accordance subparagraph D.2 herein.

2. Except as provided in subparagraph 3, below, Licensee shall remove all equipment or other materials belonging to Licensee, its agents, consultants, contractors and subcontractors at regular intervals but no later than the expiration of the Term.

3. Upon completion of the Work, or particular phases of the Work as appropriate, Licensee shall, at its sole cost and expense, and in compliance with all applicable federal, state and local laws and regulations, immediately remove and dispose of all wastes and debris resulting from the performance of the Work, including but not limited to, all soil cuttings, decontamination water, samples, purge and development water, and used personal protective equipment (collectively "Work-Derived Waste"). Licensee shall appropriately segregate Work-Derived Waste in covered containers and label the containers as required by law. The labels will include at least a description of the contents and the date of generation. Licensee shall complete any required manifests or shipping papers for Work-Derived Waste indicating the Licensee as the generator of said waste. Selection of the offsite disposition of Work-Derived Waste is at the sole discretion of the Licensee. Pending characterization and transportation off site, Work-Derived Waste may be stored onsite, but only in a location designated by the Licensor. Licensee shall assure that Work-Derived Waste shall be promptly (but in no event more than 30 days from the date of generation) removed from the Property.

4. If Licensee fails to fulfill its obligations pursuant to this Paragraph H, Licensor may do so at Licensee's sole cost and expense.

I. Communication of Results. Licensee shall provide Licensor, as soon as available and at no cost to Licensor, copies of any data generated or acquired as a result of the Work, including but not limited to, all field notes, laboratory analyses, correspondence and reports.

J. Observation/Split Sampling. Licensor shall have the right to observe the performance of sampling or any other Work. Licensor shall also have the right, at Licensor's cost, to obtain split samples or conduct its own contemporaneous sampling when any sampling is conducted by Licensee or its agents, consultants, contractors or subcontractors on the Property.

K. Confidentiality. The parties to this Agreement agree to treat the contents of this Agreement and all other information relating to the Work as confidential business information and, except to the extent expressly required by law, shall not disclose or in any way communicate the contents to any person or entity not a party to this Agreement, at any time.

L. Insurance. Prior to conducting the Work upon the Property, Licensee shall obtain policies of insurance protecting Licensee and Licensor Entities against claims for bodily injury, personal injury, or property damage based on or arising from Licensee's use of the Property pursuant to this Agreement, with loss payable to Licensor and to any lender of Licensor. Coverages shall include: (i) Workers' Compensation, as required by law; (ii) Employers' Liability; (iii) Comprehensive General Liability; and (iv) Automobile Liability (owned, non-owned, and hired). Liability insurances shall be on an occurrence basis, providing single limit coverage in an amount not less than \$2,000,000 per occurrence. **The policies shall include**

need to collect soil spalls?

coverage for liability assumed under this Agreement as an "insured contract" for the performance of Licensee's indemnity obligations hereunder. *Licensors Entities shall be named as additional insured on both Licensee's Automobile Liability policy and Comprehensive General Liability policy.* Licensee shall provide Licensor with written evidence, including policy endorsements where Licensor Entities are named as additional insured, that such insurance is and remains in force throughout the Term. *Licensee shall provide Licensor with 30 calendar days advance written notice of any applicable insurance policy cancellation or material change in an applicable policy.* The limits of said insurance shall not, however, limit the liability of Licensee, limit or restrict the scope and extent of Licensee's indemnification of Licensor as set forth in Paragraph G hereof, nor relieve Licensee of any obligation hereunder. All insurance carried by Licensee hereunder shall be primary to and not contributory with any similar insurance carried by Licensor, whose insurance shall be considered excess insurance only. Licensor makes no representation that the limits or forms of insurance coverage specified herein are adequate to cover Licensee's or Licensor's property, or Licensee's obligations under this Agreement.

M. Costs of Agreement. Immediately upon Licensor's execution of this Agreement, Licensee shall reimburse Licensor for its reasonable costs (including reasonable attorneys fees) for preparation and negotiation of this Agreement.

N. Assignment. Licensor extends the right of access under this Agreement solely to Licensee as described herein, and Licensee may not under any circumstances assign its interest in, or rights or obligations under, this Agreement without Licensor's prior written agreement, which shall be in Licensor's sole discretion. Licensor may freely assign its rights under this Agreement to any person or entities who have either a present or prospective interest in the Property and shall promptly notify Licensee of any such assignment.

O. Successors and Assigns. This License shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

P. No Third-Party Benefit. This Agreement is intended to benefit only the persons and entities expressly referred to herein and no other person or entity has or shall acquire any rights hereunder.

Q. Entire Agreement. This Agreement contains the entire agreement between the parties respecting the subject matter of this Agreement and supersedes all prior and contemporaneous understandings and agreements, whether oral or in writing, between the parties respecting the subject matter of this Agreement.

R. Choice of Law. This Agreement shall be governed by the laws of the State of California.

S. Severability. If any term, covenant, condition or provision of this Agreement, or the application thereof to any person or circumstance, shall be held by a court of competent jurisdiction to be invalid, void or unenforceable, in whole or in part, the remainder of the terms, covenants, conditions, or provisions of this Agreement, or the application thereof to any person

or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

T. Waiver of Covenants of Conditions. No waiver by Licensor of the default or breach of any term, covenant, or condition hereof by Licensee shall be deemed a waiver of any other term, covenant, or condition hereof, or of any subsequent default or breach by Licensee of the same or any other term, covenant, or condition hereof. Licensor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Licensor's consent to or approval of any subsequent or similar act by Licensee, or be construed as the basis of an estoppel to enforce the provisions of this Agreement requiring such consent. Any payment by Licensee may be accepted by Licensor on account of moneys or damages due Licensor, notwithstanding any qualifying statements or conditions made by Licensee in connection therewith, which such statements and/or conditions shall be of no force or effect whatsoever unless specifically agreed to in writing by Licensor at or before deposit of such payment.

U. Amendment. This Agreement may be amended at any time by the written agreement of the parties. All amendments, changes, revisions, and discharges of this Agreement in whole or in part, and from time to time, shall be binding upon the parties despite any lack of legal consideration, so long as the same shall be in writing and executed by the parties hereto.

V. Notice. Licensee shall provide not less than forty-eight (48) hours written and oral notice to Licensor prior to each date on which Licensee shall access Property to perform the Work. All notices and demands which any party is required or desires to give to any other shall be given in writing by personal delivery, by express courier service, by certified mail, return receipt requested, or by facsimile or other electronic transmission with a hard copy to follow by U.S. mail (unless otherwise specified), to the addresses set forth below for the respective party, provided that if any party gives notice of a change of name or address, notices to that party shall thereafter be given as demanded in that notice. All notices and demands given by personal delivery, express courier service, or facsimile or other electronic transmission shall be effective upon receipt by the party to whom notice or a demand is being given; all notices given by mail shall be effective on the third business day after mailing.

For Licensor:

Coliseum Business Center
44 Montgomery Street, Suite 850
San Francisco, CA 94104
Attention: Fillmore C. Marks
Telephone: (415) 392-3558
Facsimile: (415) 956-4775

With copies to:

Michèle Corash
Morrison & Foerster ^{LLP}
425 Market Street
San Francisco, CA 94105
Telephone: (415) 268-7124
Facsimile: (415) 268-7522

For Licensee:

Tosco Marketing Company
1500 North Priest Drive
Tempe, AZ 85281
Attn: Law Department
Facsimile: (602) 728-5277

With copies to:

Tosco Marketing Company
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583
Attn: David B. De Witt, Environmental Project Manager
Telephone: (925) 277-2384
Facsimile: (925) 277-2361

W. Counterparts. This Agreement may be executed in multiple counterparts, and each such executed counterpart shall be deemed an original, but all of which together shall constitute a single instrument.

X. Enforcement. In the event any party to this Agreement brings an action or proceeding for a declaration of the rights of the parties under this Agreement, for injunctive relief, or for damages, or any other action arising out of this Agreement or the performance of the Activities, the prevailing party shall be entitled to, in addition to such other relief as may be granted in the litigation, an award of reasonable attorneys' fees and costs.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

LICENSOR:

COLISEUM BUSINESS CENTER,
a California general partnership

LICENSEE:

TOSCO CORPORATION
a [insert state of incorporation]
corporation

By _____
Name _____
Title _____

By _____
Name _____
Title _____

EXHIBIT A

PROPERTY

The land referred to in this Agreement is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Beginning at the point of intersection of the Southerly line of 66th Avenue (60 feet wide) with the Southwesterly line of San Leandro Street as it now exists, said point having the California coordinates of $y=1,508,629.093$, $y=462,052.652$;

Thence along the Southwesterly line of San Leandro Street South $42^{\circ} 23' 40''$ East 50.41 feet to the beginning of a tangent curve to the right;

Thence along the arc of last said curve, having a radius of 5953.421 feet, a central of $2^{\circ} 01' 20''$ an arc length of 210.126 feet;

Thence South $40^{\circ} 22' 20''$ East 160.33 feet to the lands of the City of Oakland;

Thence along last said line South $52^{\circ} 59' 50''$ West 452.51 feet to a point on the Northeasterly line of the lands of the Central Pacific Railroad Company;

Thence along last said line North $41^{\circ} 16' 37''$ West 510.27 feet to said Southerly line of said 66th Avenue;

Thence along last said line North $63^{\circ} 57' 11''$ East 468.87 feet to the point of beginning.

Assessor's Parcel No. 41-4060-4-3

EXHIBIT B

Work

The Work shall consist of the activities described in the attached document, which is incorporated by reference, "Work Plan for Monitoring Well Installation at Tosco (76) Service Station No. 3135, 845 66th Avenue, Oakland, California, Report No. 140070.03-3" prepared for Tosco Marketing Company by Gettler-Ryan, Inc., and dated August 4, 2000, as modified below.

- Soil cuttings shall be stored in covered drums, and the drums shall be appropriately labeled.
- The samples collected shall be tested for petroleum hydrocarbons only and will not be tested for other constituents, including, but not limited to, halogenated organic compounds.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 8, 2000
StID # 3693

Mr. David De Witt
Tosco Marketing Company
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

**Re: Off-site Monitoring Well Installation Work Plan for Tosco Station # 3135, 845 66th Ave.,
Oakland, CA 94621**

Dear Mr. De Witt:

I have received and reviewed the Gettler-Ryan Inc. work plan for the installation of the off-site monitoring well as shown in Figure 2 of the August 4, 2000 report. As you are aware, the monitoring well is located down-gradient of Tosco Station #3135 on the Coliseum Business Center between office and warehouse buildings. As stated in my July 11, 2000 letter, the well location was agreed on by our office and the Regional Water Quality Control Board. Therefore, should you experience difficulty in obtaining an access agreement for the installation and monitoring of this well, please notify our offices so we can take appropriate actions.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

CvB. Chan, files

Mr. J. Douglas, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin CA 94568
Mr. F. Marks, Marks Management Co., 44 Montgomery St., Suite 850 San Francisco,
CA 94104

Mr. C. Headlee, RWQCB

Wellap845 66th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 11, 2000
StID # 3693

Mr. David De Witt
Tosco Marketing Company
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

**Re: Request for Work Plan for Off-site Monitoring Well for the Investigation of Tosco
Service Station #31315, 845 66th Ave., Oakland CA 94621**

Dear Mr. De Witt:

Our office has received the copy of the June 14, 2000 letter to you from Mr. Fillmore Marks of the Marks Management Co. regarding their desire not to have a monitoring well installed on the Coliseum Business Center, the immediate down-gradient property across 66th Ave. I have met and discussed this site with Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board (SFRWQCB). As you are aware, Mr. Headlee is a lead person regarding MTBE at the Water Board as well as our agency's contact regarding underground fuel tank release issues.

It is with Mr. Headlee's technical concurrence that our office reaffirms the need for an additional down-gradient groundwater sampling point. After reviewing the potential locations for this sampling point's location (including the alternatives suggested by Mr. Marks), it was concurred that the best location would be somewhere in the parking lot separating the office buildings and warehouses on the Coliseum Business Center. Therefore, it will be necessary for you to negotiate an access agreement for the advancement of at least one boring/monitoring well for the purpose of sampling groundwater. **Please submit a brief work plan including a figure indicating the location of this boring to our office within 30 days or no later than August 14, 2000.** You are also requested to update our office on a quarterly basis on the status of your access agreement and schedule for this investigation.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C/B. Chan, files

Mr. J. Douglas, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin CA 94568
Mr. F. Marks, Marks Management Co., 44 Montgomery St., Suite 850, San Francisco,
CA 94104

Mr. C. Headlee, RWQCB

Offsite845 66thAve

ENVIRONMENTAL
PROTECTION

MARKS MANAGEMENT CO.

44 MONTGOMERY STREET, SUITE 850
SAN FRANCISCO, CALIFORNIA 94104

REAL ESTATE INVESTMENTS
COMMERCIAL PROPERTY MANAGEMENT
JUN 14 9 00 AM '00

TELEPHONE (415) 392-3558
FAX (415) 956-4775

June 14, 2000

3693

David B. De Witt
Environmental Project Manager
Tosco Marketing Company
2000 Crow Canyon Place, Suite 400
San Ramon, California 94583

Re: Tosco/76 Products Service Station #3135
845 66th Avenue, Oakland, California

Dear Mr. De Witt:

Please excuse our delay in responding to your April 13 letter, requesting that Coliseum Business Center grant access for groundwater monitoring wells in its truck delivery and parking area. The partners of Coliseum Business Center, having conferred, do not believe it necessary to place monitoring wells on our property. All our tenants actively use the truck area, and even a temporary impediment to the movement of vehicles would disrupt essential business operations. We therefore suggest that you locate these monitoring wells elsewhere—perhaps along Lyon Creek or the railroad tracks.

Very truly yours,


Fillmore C. Marks

cc: Barney Chan, ACHCS
fcm\ek
cbc\toscowells3.ltr



ENVIRONMENTAL
PROTECTION

00 APR 14 PM 4:25

2000 Crow Canyon Place
Suite 400
San Ramon, CA 94583
925.277.2305
fax: 925.277.2361

**Environmental
Compliance
Department**

3693

April 13, 2000

Mr. Barney Chan
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Tosco/76 Products Service Station # 3135
845 66th Avenue
Oakland, CA

Dear Mr. Chan:

As requested in your March 27, 2000 letter, we have begun the process to gain access for the installation of additional monitor wells in the down gradient direction from our site. Please see attached letter to the property owner.

If you have any questions or concerns, please feel free to call me at 925-277-2384.

Sincerely,

David B. De Witt
Environmental Project Manager

Cc: Mr. Jed Douglas, Gettler-Ryan, Inc.



TOSCO
Marketing
Company

2000 Crow Canyon Place
Suite 400
San Ramon, CA 94583
925.277.2305
fax: 925.277.2361

**Environmental
Compliance
Department**

April 13, 2000

Mr. Filmore Marks
Coliseum Business Center (66th Avenue and San Leandro Street, Oakland)
c/o Marks Management Company
44 Montgomery Street, Suite 850
San Francisco, CA 94104

Re: Tosco/76 Products Service Station # 3135
845 66th Avenue
Oakland, CA

Dear Mr. Marks:

Tosco Corporation has been requested by the Alameda County Health Care Services (see attached letter) to install additional groundwater monitoring wells in order to delineate contaminated groundwater in the vicinity of our service station. The letter specifically requests that Tosco determine if it is possible install wells in the parking lot area of the Coliseum Business Center (see attached map).

In order to comply with this directive, Tosco Corporation would like to enter into an access agreement with your client to install two monitor wells and to monitor and sample those wells on a quarterly basis. You will find attached copies of our standard access agreement. Please review the document and feel free to contact us with any comments or concerns. For legal issues, please contact Ms. Margaret Larson of our Phoenix office at 602-728-4130. For technical questions, please feel free to call me at 925-277-2384.

We look forward to your response.

Sincerely,

David B. De Witt
Environmental Project Manager

Cc: Mr. Barney Chan, ACHCS
Mr. Jed Douglas, Gettler-Ryan, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

March 27, 2000

StID # 3693

Mr. David De Witt
Tosco Marketing Company
2000 Crow Canyon Place Suite 400
San Ramon, CA 94583

**Re: Work Plan for Monitoring Well Installation, Tosco Station 3135, 845 66th Ave.,
Oakland CA 94621**

Dear Mr. De Witt:

Our office has received and reviewed the March 14, 2000 Gettler-Ryan work plan for a off-site monitoring well installation for the above site. This work plan is a result of our discussion of this site in our past meeting. As you are aware, our office was concerned about the delineation of the MTBE plume originating from this site, particularly since the Fitchburg Well Field was identified 1200' down-gradient of this site. Because of this, an additional down-gradient well was to be installed. The proposed off-site well on the south side of 66th Ave. is not far enough down-gradient for plume delineation. Its location is similar in distance from MW-1 (a potential source area) as is MW-10, therefore, the MTBE concentration would be expected to be in the same order of magnitude as MW-10.

I have performed a site visit recently to determine the accessibility of a more appropriate location for a down-gradient well. Beyond the buildings on the south side of 66th St. is a fairly large parking lot area, between these buildings and a warehouse. This parking lot is approximately 100+ feet down-gradient of the Tosco property boundary and would be a better location for the proposed well. It is located between 6601 and 6607 San Leandro St. Because of the wide MTBE plume, it appears that more than one well would be needed to determine the limit of the plume. Please determine if this area can be accessed to install additional well(s) and provide a new proposal for your off-site well(s).

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

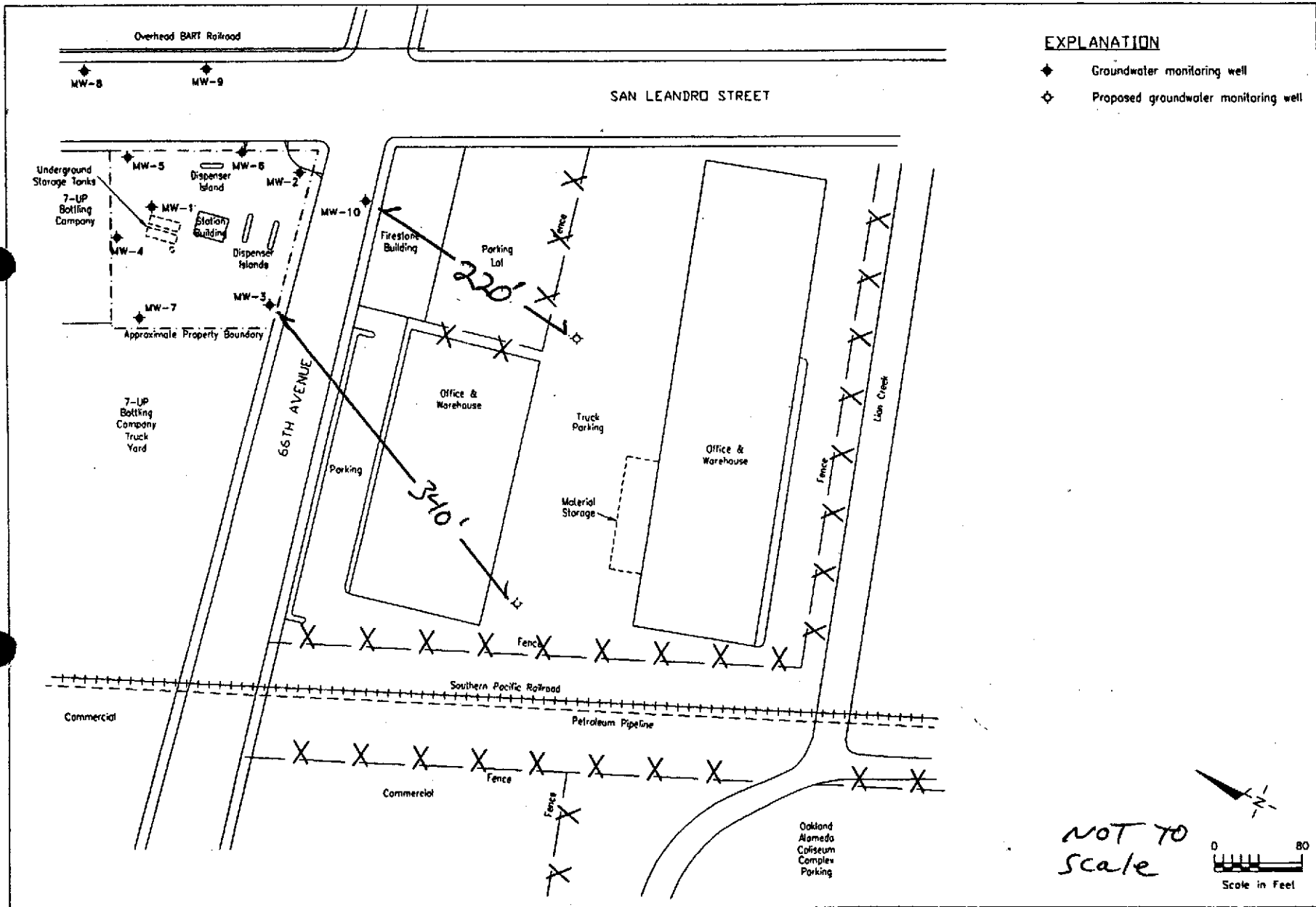
Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. D. Vossler, Gettler-Ryan Inc., 6747 Sierra Ct., Suite J, Dublin, CA 94568

Mr. S. Carter, Gettler-Ryan, 3164 Gold Camp Drive, Suite 240, Rancho Cordova, CA 95670

Mwwp845



EXPLANATION

- ◆ Groundwater monitoring well
- ◇ Proposed groundwater monitoring well

FIGURE

2

EXTENDED SITE PLAN
 Tosco (76) Unocal Service Station No. 3135
 845 66th Avenue
 Oakland, California

Gettler - Ryan Inc.
 6747 Sierra Circle, Suite J (925) 511-7555
 Dublin, CA 94568

DATE
 04/00

REVIEWED BY

JOB NUMBER
 140070.03

NOT TO
 Scale



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

February 16, 2000

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

**Re: Tosco/76 Service Stations #5325, 3220 Lakeshore Ave., Oakland CA 94610 and
3135, 845 66th Ave., Oakland CA 94621**

Dear Mr. DeWitt:

This letter serves to summarize items discussed during our recent 2/1/00 meeting at the County office regarding the above referenced sites. These sites were primarily concerned about their MTBE concentration in groundwater and understanding its fate and remediation requirements relative to the Site Conceptual Model.

In regards to 3220 Lakeshore Ave., items mentioned in my November 12, 1999 letter were discussed. The efficacy of the mobile treatment system used in April 1999 was questioned. You stated that you could provide an estimate of the amount of residual petroleum at the site and also estimate the amount of petroleum removed in the groundwater extracted during this treatment. We also discussed whether the extent of MTBE contamination had been determined, particularly in the down-gradient direction. You stated that you believed a boring, U-D, had already been taken in this area and that you would provide me any soil or groundwater data. Lastly, the need for active remediation was discussed. You proposed to initiate three month, biweekly purging from the tank cavity well with an estimated removal of 5000 gallons per each vacuuming event. We would evaluate the effectiveness of this action through the groundwater monitoring events.

In regards to 845 66th Ave., we discussed the January 31, 2000 Gettler-Ryan response to my December 22, 1999 letter at the meeting. The historic groundwater gradient was indicated to vary from northeast, southeast, west-southwest and north-northwest. This information was used to show that an off-site source of MTBE was not apparent and that further site characterization is necessary in the southerly direction. You agreed to submit a work plan for the installation of an off-site well. You provided a map showing the location of two well fields. The Fitchburg Well Field was identified as being approximately 1200 feet southeast of the site. We then discussed the significance of this. Although existing conditions are not technically with those items stated in the SWRCB guidelines, I conferred with Mr. Chuck Headlee of the RWQCB for his opinion. He stated that the existence of potential conduits to the deep aquifer constitutes a risk, therefore, the extent (lateral and vertical) of MTBE contamination in the direction of the former well field must be determined. Please account for this need in your monitoring well work plan.

Please respond to these observations in writing within 30 days or no later than March 17, 2000. Should my observations meet with your concurrence, please include a schedule for your future actions.

Mr. D. DeWitt
3200 Lakeshore Ave., 845 66th Ave., Oakland
February 16, 2000
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. D. Vossler, Gettler-Ryan Inc., 6747 Sierra Ct., Suite J, Dublin, CA 94568
Mr. S. Carter, Gettler-Ryan, 3164 Gold Camp Drive, Suite 240, Rancho Cordova, CA 95670
MTBE-Toscosites



GETTLER-RYAN INC.

February 7, 2000

Mr. Barney Chan
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Errata and Anticipated Completion of Site Conceptual Model for
Tosco (76) Service Station No. 3135, located at 845 - 66th Avenue,
Oakland, California.

Mr. Chan:

Gettler-Ryan Inc. (GR) on behalf of Tosco Marketing Company (Tosco) has prepared this letter to report errata to GR's *Response to Environmental Health Services Letter Dated December 22, 1999 concerning Tosco (76) Service Station No. 3135, located at 845 - 66th Avenue, Oakland, California*, dated January 31, 2000. Additionally, this letter details the proposed schedule for completion of the final Site Conceptual Model (SCM) for the subject site.

Erratum 1, page 1, last paragraph

The date for the end of operations of the Fitchburg Well Field was reported as 1922. The actual date for the end of operations is approximately 1932.

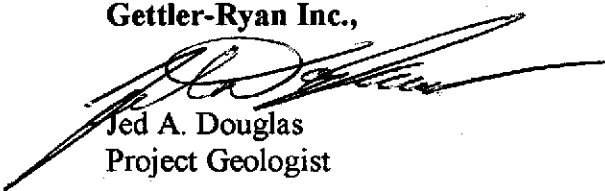
Erratum 2, page 3, first paragraph

The current Underground Storage Tank (UST) system for the site was reported as an assisted vapor recovery system, based on Tosco records. A site inspection conducted after submittal of GR's January 31, 2000 letter revealed that the vapor recovery system is a balanced system. (no correlation w/ occurrence of MTBE)


The annual groundwater sampling event for the site occurred on February 2, 2000. Therefore, GR proposes to await analytical results of this event prior to finalizing the SCM. It is anticipated that analytical data will be received in late February, and the final SCM will be issued in early March.

If you have any questions or comments please feel free to call either of us.

Sincerely
Gettler-Ryan Inc.,



Jed A. Douglas
Project Geologist



David J. Vossler
Project Manager

cc: Mr. David De Witt, Tosco Marketing Company, San Ramon, California

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

December 22, 1999
StID # 3693

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

**Re: Draft Site Conceptual Model for Tosco (Unocal) #3135, 845-66th Ave., Oakland CA
94621**

Dear Mr. DeWitt:

Our office has received and reviewed the Draft Site Conceptual Model (SCM) by Gettler-Ryan Inc. for the above referenced site as requested in my October 27m 1999 letter. As you are aware, this report is required for all sites experiencing a MTBE release. Since this is the first SCM provided, it will serve as an example and a learning experience. Having reviewed the SCM, our office has the following comments and requirements:

- In regards to the groundwater gradient at this site, the report states that it has varied from north, northeast, northwest, west and is currently southeast. Please provide a rose diagram for the historical gradient and state the predominant or general flow direction. This is necessary to determine the possible source of off-site contamination.
- The report identified the potential existence of historical water wells in the vicinity of the Oakland-Alameda Coliseum Complex and historical inoperative water wells potentially to the west of the site. In addition, Lion Creek was identified approximately 500 feet southeast of the site. Please provide a map indicating the location of these potential receptors. Please comment as to whether the plume has been defined in the directions of these receptors. It is assumed that the absence of documentation of the proper closure of these wells poses a high risk, therefore creating a Class A site. Please discuss your interpretation of these conditions.
- It was noted that your MTBE Iso-concentration Map, Figure 5, denoted the MTBE concentrations are those results from analysis by EPA Method 8020 not that detected using EPA Method 8260. These results are higher in this case and are assumed more accurate. These 8260 values are the ones, which should be used to evaluate risk.
- Given the apparent widespread presence of MTBE on the site and the variable groundwater gradient, it appears that the MTBE has not been adequately defined. Please comment on this and make any appropriate recommendations for additional site characterization.
- The source of the MTBE release has been inferred to be the underground tanks, however, there is no evidence that the tanks themselves are the source or the only source of the release. Elevated levels in groundwater exist near dispenser islands, as well.
- There have been some thoughts that the current UST system may have inherent problems causing release of MTBE vapors, which eventually manifest as soil or groundwater contamination. Please discuss the current UST system and its potential shortcomings.

Mr. Dave DeWitt
StID # 3693
845 66th Ave., Oakland CA 94621
December 22, 1999
Page 2.

Please provide a written response to this letter within 45 days or no later than February 8,, 2000.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. J. Douglas, Gettler-Ryan Inc., 7100 Redwood Blvd., Suite 104, Novato, CA 94945
1SCM845 66th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 27, 1999
StID # 3693

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

Re: Site Conceptual Model for Tosco (Unocal) SS # 3135, 845-66th Ave., Oakland 94621

Dear Mr. DeWitt:

As you are aware, the investigation at the above site has been going on for quite a number of years. Over this time period, it would be expected that groundwater concentrations would have declined due to natural attenuation in the absence of new or on-going releases. It appears, however, that the presence of MTBE both on and off-site poses a potential problem in understanding this site. The Water Board has offered recommendations as to how to handle MTBE sites given its political and health concerns. The Water Board is requiring that all MTBE impacted sites prepare a site conceptual model (SCM) to better understand and make judgments. Therefore, our office is requesting that you prepare a SCM and verify that the annual monitoring at this site is appropriate and that no additional investigation is warranted.

Your site conceptual model should include, at a minimum, the following:

- Local and regional plan view maps with location of sources, extent of contamination, direction and rate of groundwater flow and location of receptors
- Geologic cross-section maps with subsurface geologic features and man made conduits
- Plots of chemical concentration vs. time
- Plots of chemical concentration vs. distance from source
- Summary tables of chemical concentrations in different media
- Well logs, boring logs and well survey map
- Prioritizing of site

Please provide your SCM and any recommendations or conclusions to our office **within 45 days** or **no later than December 15, 1999**. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

JC: B. Chan, files

Ms. D. Harding, Gettler-Ryan, 6747 Sierra Ct., Suite J, Dublin, CA 94568
SCM845 66th Ave

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



May 28, 1998
StID # 3693

Ms. Tina Berry
Tosco Marketing Company
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

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

Re: Tosco(Unocal) Service Station #3135, 845 66th Ave.,
Oakland CA, 94621

Dear Ms. Berry:

Our office has received and reviewed the April 12, 1998 Annual Groundwater Monitoring and Sampling Report for the above referenced site. It appears that the site is characterized as having a localized gasoline plume near the east dispenser islands along San Leandro St. This area has been monitored over many years by monitoring well MW-6. Although there has not been any consistent trend in TPHg and BTEX concentrations, it appears that there may have been several releases in this area since recently, in your February 1998 sampling, elevated MTBE was found where previously it had not.

To encourage natural bioremediation in this area, our office recommends the addition of oxygen releasing compound into this well. To insure that no other parameters for natural bioremediation are lacking, please run groundwater samples from all wells for the following parameters: dissolved oxygen, oxidation-reduction potential, nitrate, sulfate and ferrous iron (Fe^{+2}). You should use these results to add supplements as necessary. Please add dissolved oxygen and oxidation-reduction potential to your testing during your monitoring event. In addition, please test for MTBE using EPA Method 8260 for confirmation as recommended by the Water Board.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan

Hazardous Materials Specialist

C: B. Chan, files

KAPREALIAN ENGINEERING
INCORPORATED

March 12, 1996

Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, California 94583

20108

Attention: Ms. Tina R. Berry

RE: Modify Monitoring & Sampling Program
Unocal Service Station #3135
845 - 66th Avenue
Oakland, California

Dear Ms. Berry:

This cover letter is written in association with MPDS's Quarterly Data Report (MPDS-UN3135-09) dated February 23, 1996, and provides Kaprealian Engineering, Inc's. (KEI) recommendations for a modification of the ground water monitoring and sampling program for the subject Unocal site.

A ground water monitoring and sampling program has been conducted at the subject site since May of 1990 (over five hydrologic cycles). As seen in Table 2 of the referenced report, benzene has consistently been non-detectable in the perimeter wells (MW3, MW7, MW8, MW9, and MW10), except for 11 $\mu\text{g/L}$ detected in MW1 during the initial sampling event. Furthermore, the concentrations of toluene, ethylbenzene, and xylenes have been relatively low to non-detectable in these wells. Therefore, the concentrations of dissolved BTEX in the ground water appears well defined at the subject site.

Ground water samples collected from all of the ten wells (MW1 through MW10) are analyzed for TPH as gasoline, BTEX, MTBE, and TPH as diesel. As seen on the attached laboratory data sheets, Sequoia Analytical Laboratory noted that the hydrocarbons detected in this sample did not appear to be diesel. Sequoia Analytical also noted that the unidentified hydrocarbons were >C16 (total oil and grease range) and/or <C15 (overlap from the gasoline range). These results are consistent with previous quarters. Therefore, it appears that diesel fuel is not a constituent of concern at the subject site. Additionally, due to the fact that >C16 has been identified in cross-gradient and/or upgradient wells MW7, MW8, and MW9, these hydrocarbons are likely due to an off-site source.

Based on the above discussion, it appears that the monitoring and sampling program can more effectively be conducted at a reduced

Ms. Tina R. Berry
Unocal Corporation

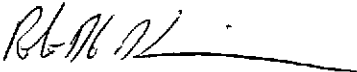
March 12, 1996
Page 2

frequency. Therefore, and in accordance with our recent telephone conversation, KEI recommends that the monitoring and sampling frequency be reduced from quarterly to annually. Additionally, KEI recommends that the ground water samples collected from the subject site no longer be analyzed for TPH as diesel. In summary, the ten monitoring wells (MW1 through MW10) will be monitored and sampled annually. The ground water samples will be analyzed for TPH as gasoline, BTEX, and MTBE.

Should you have any questions, please do not hesitate to call me at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.



Robert H. Kezerian
Project Manager

rhk:jad\TB0312

cc: Alameda County Health Care Services Agency

KEI
KAPREALIAN ENGINEERING
INCORPORATED

ALCO
IAZMAT

94 APR 19 AM 10:42

RECEIVED

BC

April 15, 1994

Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, California 94583

Attention: Mr. Tim Howard

RE: Unocal Service Station #3135
845 - 66th Avenue
Oakland, California

94621

Dear Mr. Howard:

Kaprealian Engineering, Inc. (KEI) has received MDPS Services, Inc's. Quarterly Data Report (MPDS-UN3135-01) dated March 15, 1994, for the above referenced site. Based upon KEI's review of the MPDS report, KEI recommends a modification to the current ground water sampling program.

Analytical results of the ground water samples collected from wells MW5, MW7, MW8, and MW9 for the previous four quarters (one hydrologic cycle) have consistently shown non-detectable concentrations of total petroleum hydrocarbons (TPH) as gasoline and benzene, toluene, ethylbenzene, and xylenes, except for TPH as gasoline detected in MW7 at a concentration of 66 ppb on November 11, 1993, and 0.59 ppb of xylenes detected in MW5 on February 11, 1994. Therefore, KEI recommends that the sampling frequency for wells MW5, MW7, MW8, and MW9 be reduced from quarterly to semi-annually.

In summary, all of the wells will continue to be monitored on a monthly basis. Wells MW1 through MW6 and MW10 will be sampled on a quarterly basis, and wells MW7 through MW9 will be sampled on a semi-annual basis.

Mr. Tim Howard
Unocal Corporation

Page 2

April 15, 1994

If you have any questions, please do not hesitate to call me at
(510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.



Robert H. Kezerian
Project Manager

rhk:jad\TH0415

cc: Cynthia Chapman, Alameda County Health Care Services ✓
Lester Feldman, Regional Water Quality Control Board

20408



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

91.11.11.1991

December 11, 1991

Alameda County Health Care Services
80 Swan Way, Room 200
Oakland, CA 94621

Attention: Ms. Cynthia Chapman

RE: Unocal Service Station #3135
845 - 66th Avenue
Oakland, California

Dear Ms. Chapman:

Per the request of Mr. Rick Sisk of Unocal Corporation, enclosed please find our report dated December 11, 1991, for the above referenced site.

If you have any questions, please call our office at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey

jad\82

Enclosure

cc: Rick Sisk, Unocal Corporation



KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P.O. BOX 996 BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

October 10, 1990

Alameda County Health Care Services
80 Swan Way, Room 200
Oakland, CA 94621

Attention: Ms. Cynthia Chapman

RE: Unocal Service Station #3135
845 - 66th Avenue
Oakland, California

Dear Ms. Chapman:

Per the request of Mr. Rick Sisk of Unocal Corporation, enclosed please find our report dated September 24, 1990, for the above referenced site.

Should you have any questions, please feel free to call our office at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey

jad\82

Enclosure

cc: Rick Sisk, Unocal Corporation



KAPREALIAN ENGINEERING, INC.
Consulting Engineers

P.O. BOX 996 • BENICIA, CA 94510
(707) 746-6915 • (707) 746-6916 • FAX: (707) 746-5581

August 14, 1990

Alameda County Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Attention: Ms. Cynthia Chapman

RE: Unocal Service Station #3135
845 - 66th Avenue
Oakland, California

Dear Ms. Chapman:

Pursuant to our telephone conversation of yesterday, August 13, 1990, I wish to reiterate our discussion. Three monitoring wells (MW4, MW5 and MW6 on the attached Site Plan) are being installed today as proposed in our work plan KEI-P88-1203.P2 dated May 31, 1990. I indicated to you that the wells are located downgradient and on-site, but as close to the site property line as possible. In our conversation you indicated your concurrence with the installation of these wells.

With regard to your letter to Unocal Corporation dated August 1, 1990, concerning your first and second asterisked items, it is anticipated by Kaprealian Engineering, Inc. that the evacuation in the vicinity of the exploratory borings EB1 and EB2 will be undertaken soon. In addition, it is likely that the pump islands may not be the source of the contamination discovered in the exploratory borings EB1 and EB2. The borings were drilled into fill materials and experienced "auger refusal" potentially due to a concrete obstruction. At the time of the excavation, soil samples will be retrieved from pit sidewalls to ensure sufficient excavation has been undertaken. Based on the results of this sampling, further recommendations may be made.

Concerning your third asterisked item, recommendations for additional work should only be made on the basis of data from the wells being installed today, in addition to the existing wells. Also, we will provide gradient maps for all water level data sets as requested and attempt to relate these to tidal action in the subsurface ground water, if such data exists.

Alameda County Health
Care Services
Ms. Cynthia Chapman

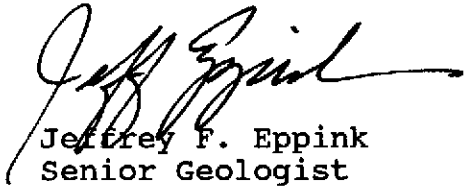
-2-

August 14, 1990

We expect that this letter addresses your concerns. Should you have any questions regarding this matter, please do not hesitate to call me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.



Jeffrey F. Eppink
Senior Geologist

JFE:jad\CC

Attachment

cc: Ron Bock, Unocal Corporation

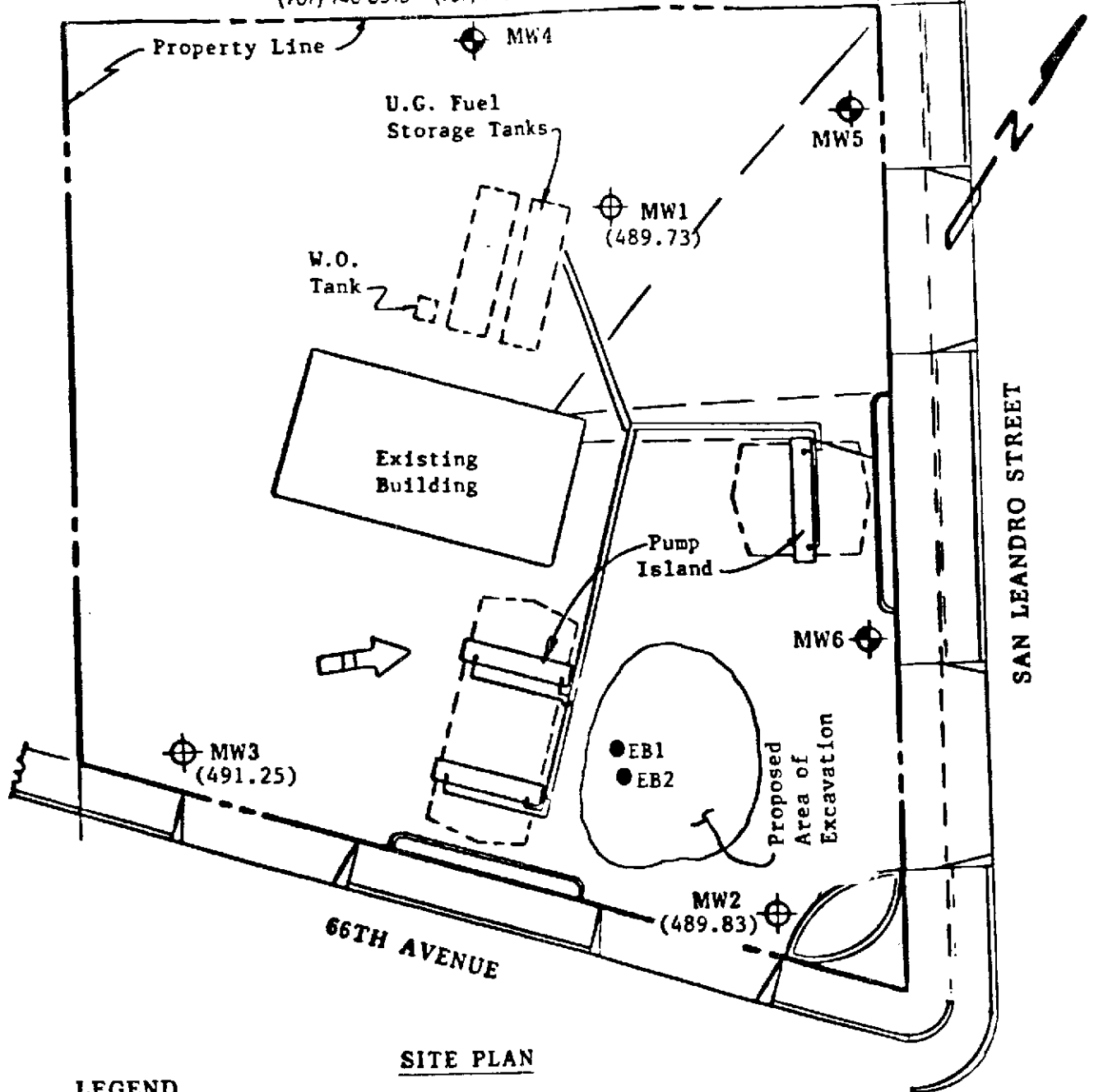


KAPREALIAN ENGINEERING, INC.

Consulting Engineers

PO BOX 996 • BENICIA CA 94510

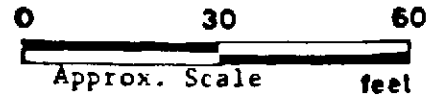
(707) 746-6915 • (707) 746-6916 • FAX (707) 746-5581



SITE PLAN

LEGEND

- Monitoring Well (Proposed)
- Monitoring Well (Existing)
- Exploratory Boring
- Ground Water Elevation in feet
- Ground Water Flow Direction



Unocal Service Station #3135
845 - 66th Avenue
Oakland, California

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 1, 1990

Mr. Ron Bock
UNOCAL Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, CA 94583

Jeff. Epping

Re: UNOCAL Service Station #3135, 845 - 66th Avenue, Oakland

Dear Mr. Bock:

This office has reviewed the May 31, 1990 report and accompanying work plan from Kaprelian Engineering, Inc. The following items must be addressed before we accept the work plan:

- * The lateral and vertical extent of soil contamination in the southern pump islands has not been adequately defined. It appears that the high level of contamination at depth indicated by the analyses of EB2-7 and EB2-9 merits further investigation around the pump islands to determine the extent of contamination. Previous sampling in the product pipe trenches was at the shallower depth of 3.5 feet, and this does not adequately characterize the area.
- * Soils containing greater than 1,000 ppm TPH must be remediated. The work plan submitted by Kaprelian to UNOCAL does not contain a soil remediation proposal for the contamination found at EB2. Additionally, the work plan proposal fails to include the report recommendation that the area around EB2 be excavated to ground water.
- * Additional monitoring wells are required to identify the extent of the groundwater contamination plume. The rationale for placement of additional wells should be included in the work plan. Possible off-site migration of contaminated ground water appears unaddressed. UNOCAL will be required to notify the appropriate parties, in this case, the City of Oakland. A groundwater gradient map is to be developed for every water level data set. Any fluctuation in groundwater levels due to tidal action should also be documented.

opt close to property periphery

is, but said that he's still going to have to put a well in the street

You are requested to submit a revised work plan within 30 days that incorporates these items. Since the work plan proposal was submitted for that ring of non-detect.

August 1, 1990
845 - 66th Avenue
Page 2 of 2

to UNOCAL on May 31, please provide this office with a report that describes any activities that have occurred at this site during the summer months.

If you have any questions, please call the undersigned at 415/271-4320.

Sincerely,


Cynthia Chapman
Hazardous Materials Specialist

cc: Mardo Kaprelian, Kaprelian Engineering, Inc.
Steven Luquire, Regional Water Quality Control Board

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
30 Swan Way, Rm. 300
Oakland, CA 94621
(415)

Certified Mail P 833 981 266

January 10, 1990

Mr. Rick Sisk
Unocal Corp.
P.O. Box 8175
Walnut Creek, CA 94596

Subject: Unauthorized Release
Removal of Underground Tanks and Associated Piping
Unocal Service Station # 3151
845 66th Ave.
Oakland, CA

Dear Mr. Sisk:

Thank you for submitting the results for analysis of subsurface soil samples taken in response to the underground tank removals from the above shown facility. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and ground water. The extent of this contamination must be assessed and remediated.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks and associated piping
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

IV. Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

D. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

VI Development of a remediation Plan.

- A. The remediation plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
 - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
 - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
 - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

- A. Technical reports should be submitted with a cover letter from Unocal. The letter must be signed by an authorized representative.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in

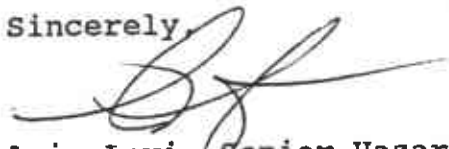
Unocal
January 10, 1990
Page 5

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response may result in referral of this case to the RWQCB for enforcement and may subject Unocal to civil liabilities imposed by the RWQCB to a maximum amount of \$1,000 per day. Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist
Alameda County Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Rafat Shahid, Assistant Agency Director
Ed Howell, Chief HazMat Unit
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Fire Marshall Blueford, OFD
Tony Miller, Paradise

Am
12/18

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE 89 DEC - 7 PM 2:22	
REPORT DATE 1_M 2_M 0_D 5_D 8_Y 9_Y		CASE #			

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Christina Lecce		PHONE (707) 746-6915	SIGNATURE <i>Christina Lecce</i>
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Kaprealian Engineering, Inc.	
	ADDRESS 638 1/2 First Street Benicia CA 94510			

RESPONSIBLE PARTY	NAME Unocal Corporation <input type="checkbox"/> UNKNOWN		CONTACT PERSON Tim Ross	PHONE (415) 945-7676
	ADDRESS 2175 N. California Blvd., #650 Walnut Creek CA 94596			

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Unocal Service Station #3135		OPERATOR Johnson C.S. Chow & P. Chang	PHONE (415) 430-8999
	ADDRESS 845 66th Avenue Oakland Alameda 94621			
	CROSS STREET San Leandro	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input checked="" type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER	

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Agency		CONTACT PERSON Ariu Levy	PHONE (415) 271-4320
	REGIONAL BOARD San Francisco Bay Region			PHONE (415) 464-1255

SUBSTANCES INVOLVED	(1) NAME gasoline	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME waste oil	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 1_M 1_M 2_D 9_D 8_Y 9_Y	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 1_M 1_M 2_D 9_D 8_Y 9_Y	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY/CAPACITY 2@10K & 1-280 GAL. AGE _____ YRS <input checked="" type="checkbox"/> UNKNOWN	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
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CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)
-----------------	--

COMMENTS	
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**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION**

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street Third Floor
Oakland, CA 94612
Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction. One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

_____ Removal of Tank and Piping

_____ Sampling

_____ Final Inspection

Issuance of a permit to operate is dependant on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.



11/17/82

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name UNOCAL
Business Owner JOHNSON C. S. CHOW & P. CHANG
2. Site Address 845 66TH AVE. OAKLAND, CA.
City _____ Zip 94621 Phone 930-8999
3. Mailing Address 4251 E. 14TH STREET
City OAKLAND CA. Zip 94601 Phone _____
4. Land Owner SAWFORD & SUSAN SANDELMAN
Address #14 TURNER DR. City. State NEW ROCHELLE N.Y. Zip _____
5. EPA I.D. No. N/A
6. Contractor TO BE DETERMINED
Address _____
City _____ Phone _____
License Type _____ ID# _____
7. Other (Specify) _____
Address _____
City _____ Phone _____

8. Contact Person for Investigation

Name DON TERRY Title CONST. ENGR.

Phone (415) 945-7676

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name N/A EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

b) Rinsate Transporter

Name N/A EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

c) Tank Transporter

Name N/A EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

d) Contaminated Soil Transporter

Name N.G. CHEMICAL EPA I.D. No. _____

Address 4210 BROOKSIDE

City SANTA MARIA State CA. Zip 93455

12. Sample Collector

Name KADREALIAN ENGINEERING Sequoia Lab (Analytical)

Company " " 680 Chesapeake drive

Address 638 1/2 1st ST. Redwood city 94063 (415) 3649600

City BENICIA State CA Zip 94510 Phone (415) 746-6915

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
N/A		ONE SAMPLE / 20' TRENCH FOR PIPE REMOVED.	

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

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [] No []

If yes, describe. N/A

16. Laboratories

Name KAPREALIAN ENGINEERING Sequoia Analytical Lab
 Address 638 1/2 1st ST. 680 Chesapeake drive
BENICIA State CA Zip 94510 (415) 864-9600
 State Certification No. _____

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
<p>TPH BTEX</p> <p>LEAP ?</p>	<p>8015 8020</p>	

18. Site Safety Plan submitted? Yes No

19. Workman's Compensation: Yes No ← FURNISHED BY G.C.

Copy of Certificate enclosed? Yes No

Name of Insurer PROVIDED BY G.C.

20. Plot Plan submitted? Yes No
21. Deposit enclosed? Yes No
22. Please forward to this office the following information within 60 days after receipt of sample results.
- a) Chain of Custody Sheets
 - b) Original Signed Laboratory Reports
 - c) TSD to Generator copies of wastes shipped and received
 - d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

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

I will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor *TO BE DETERMINED*

Name (please type) _____

Signature _____

Date _____

Signature of Site Owner or Operator

Name (please type) *ROBERT H. LEE & ASSOC. (AGENT FOR UNCAL)*

Signature *Craig Schaefer (PROJECT DESIGNER)*

Date *7-19-88*

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

DISPENSER REMOVAL
AND ISLANDY
UNDERGROUND ~~STORAGE TANK~~/MODIFICATION PLANS

1. Business Name UNOCAL
Business Owner JOHNSON C. S. CHOW & P. CHANG
2. Site Address 845 66TH AVE. OAKLAND, CA.
City _____ Zip 94621 Phone 930-8999
3. Mailing Address 4251 E. 14TH STREET
City OAKLAND CA. Zip 94601 Phone _____
4. Land Owner SANFORD & SUSAN SANDELMAN
Address #14 TURNER DR. City. State NEW ROCHELLE N.Y. Zip _____
5. EPA I.D. No. N/A
6. Contractor EDDIE NEAL CONSTRUCTION
Address 930 SHILOH RD. BLD'G. 40
City WINDSOR, CA. 95492 Phone ⁽⁷⁰⁷⁾ 838-3033
License Type 'A' AND 'B' ID# 471589
7. Other (Specify) GHIOSEO BROTHERS CONSTRUCTION (STEEL CONTRS.)
Address 801 100TH AVE
City OAKLAND, CA 94603 Phone (415) 632-0830

8. Contact Person for Investigation

Name DON TERRY Title CONST. ENGR.

Phone (415) 945-7676

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name N/A EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

b) Rinsate Transporter

Name N/A EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

c) Tank Transporter

Name N/A EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

d) Contaminated Soil Transporter

Name N.G. CHEMICAL EPA I.D. No. CAD980675896

Address 4210 BROOKSIDE

City SANTA MARIA State CA. Zip 93455

12. Sample Collector

Name DICK BRADISH

Company KAPREALIAN ENGINEERING

Address 638 1/2 1st STREET

City BENICIA State CA. Zip 94510 Phone (707) 746-6915

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
N/A			

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

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [] No []

If yes, describe. N/A

16. Laboratories

Name SEQUOIA ANALYTICAL
 Address 2549 MIDDLEFIELD RD.
 City REDWOOD CITY State CA. Zip 94063
 State Certification No. 145

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
<p>TPH BTEX</p>	<p>8015 8020</p>	

18. Site Safety Plan submitted? Yes No

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer STATE FUND # 673993

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

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

I will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) EDDIE NEAL CONSTRUCTION, INC.

Signature Bob L. Hocherhull

Date 9-1-88

Signature of Site Owner or Operator

Name (please type) ROBERT H. LEE & ASSOC. (AGENT FOR UNCAL)

Signature Craig Schaffer (PROJECT DESIGNER)

Date _____

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.