

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO506

October 22, 2001

STID 1645

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

Mr. Darin Rouse
ExxonMobil Refining and Supply Company
P.O. Box 4032
Concord, CA 94524-4032

**INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED**

Re: former Exxon Station #7-7003, 349 Main Street, Pleasanton

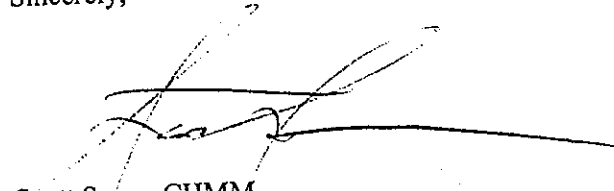
Dear Mr. Rouse:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with Sec. 25297.15 of Chapter 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current *record fee title owners* have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6783.

Sincerely,


Scott Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Danielle Stefani, Livermore-Pleasanton Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

October 8, 1999

Ms. Danielle Stefani
Livermore-Pleasanton Fire Department
4550 East Avenue
Livermore, CA 94550

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

RE: MtBE-impacted sites in Pleasanton

Dear Ms. Stefani:

This letter is sent in response to your 19 August 1999 request for additional information regarding Pleasanton sites that are impacted by the gasoline additive methyl tert-butyl ether, or MtBE.

Following is a brief summary for each of the petroleum release cases currently overseen by this agency where MtBE has been identified. This supplemental information adheres to the format requested in your August letter, and augments the information presented previously by this office on 22 July 1999.

UNOCAL Station, 4191 First Street (A0361)

1. *Status*

This investigation is still in progress. Additional off-site well installed 10/06/99. Additional well and boring installation on adjoining commercial property to the northeast is pending. Site access issues for off-site wells/borings have slowed progress.

2. *On-site/Off-site*

Plume extends off-site

3. *Farthest extent of contamination*

Horizontal extent: >120 feet
Vertical extent: > 80 feet

4. *Approximate level of threat based on information available to date:*

Appears to be isolated from municipal drinking water well fields based on significant geographic separation. However, Zone 7 officials interpret the depth of the impacted zone at this site as being consistent with water elevation in the main groundwater (GW) basin. This area appears to be in a recharge zone for the main GW basin.

Steve's Exxon, 2991 Hopyard Road (20362)

1. *Status*

Plume extent appears to be identified. Post-remediation monitoring in progress. Certain on-site vapor extraction wells to be destroyed, as they appear to have served as conduits for migration of shallow "perched" contamination to a slightly deeper on-site water-bearing zone. On-going joint meetings with Zone 7, City of Pleasanton Public Works, Regional Water Quality Control Board (RWQCB), Exxon, and this office to determine best locations and depths for clusters of off-site "sentinel" wells, intended to provide early warning of potential impacts to primary water-bearing zone of nearby municipal well field.

2. *On-site/Off-site*

Plume appears confined significantly on-site. Periodic low-level MtBE detection in deeper and off-site wells has raised specter of concern, however. Current vertical plume monitoring program appears to have served its purpose but now may not be adequate to assure timely data acquisition, leading to future sentinel well installation.

3. *Farthest extent of contamination*

Horizontal extent: ~100 feet (periodic)
Vertical extent: ~90 feet ?

4. *Approximate level of threat based on information available to date:*

Close to drinking water source

Shell Station, 3790 Hopyard Road (20363)

1. *Status*

On-going monitoring following yearly (2nd quarter) schedule

2. *On-site/Off-site*

Plume extends off-site

3. *Farthest extent of contamination*

Horizontal: ~180 feet
Vertical: ~ 18 feet

4. *Approximate level of threat based on information available to date:*

Appears isolated from drinking water source due to both geology and distance

Shell Station, 5251 Hopyard Road (20194)

1. *Status*

On-going monitoring following yearly (2nd quarter) schedule

2. *On-site/Off-site*

Plume appears to be constrained to the site

3. *Farthest extent of contamination*

Horizontal: NA
Vertical: ~ 12 feet

4. *Approximate level of threat based on information available to date:*

Isolated from drinking water source due to both geology and distance

Chevron Station, 5280 Hopyard Road (20439)

1. *Status*

On-going monitoring following quarterly schedule

2. *On-site/Off-site*

Plume appears to be substantially constrained to the site

3. *Farthest extent of contamination*

Horizontal: NA
Vertical: ~ 11 feet

4. *Approximate level of threat based on information available to date:*

Isolated from drinking water source due to both geology and distance

(Former) Exxon Station, 349 Main Street (20506)

1. *Status*
Pending case closure
2. *On-site/Off-site*
On-site
3. *Farthest extent of contamination*
Horizontal: NA
Vertical: ~26 feet
4. *Approximate level of threat based on information available to date:*
Isolated from drinking water source due to both geology and distance

(Former) Mobil Station, 1024 Main Street (202429)

1. *Status*
On-going soil and GW remediation and monitoring
2. *On-site/Off-site*
Plume substantially on-site
3. *Farthest extent of contamination*
Horizontal: NA
Vertical: ~44 feet
4. *Approximate level of threat based on information available to date:*
Appears isolated from drinking water source due to both geology and distance

Can-Am Plumbing, 151 Wyoming Street (202425)

1. *Status*
Preliminary site assessment pending – workplan requested

Ms. Danielle Stefani
RE: MtBE report for Pleasanton sites
October 8, 1999
Page 5 of 5

2. *On-site/Off-site*

Unknown at this time

3. *Farthest extent of contamination*


Unknown at this time

4. *Approximate level of threat based on information available to date:*

Expected to be isolated from drinking water source due to both geology and distance

I trust this supplemental report provides the additional information you were seeking. Please contact me at (510) 567-6783 should you need further assistance.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Ariu Levi, Chief, Environmental Protection
Thomas Peacock, ACDEH LOP
Chuck Headlee, RWQCB
Matt Katen, Zone 7
Steve Cusenza, City of Pleasanton, P.O. Box 520, Pleasanton, CA 94566-0802

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0362, 363
194, 115-1, 439
506 2427,
R0361, 360

July 22, 1999

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

Ms. Danielle Stefani
Livermore-Pleasanton Fire Department
4550 East Avenue
Livermore, CA 94550

RE: MtBE-impacted sites in Pleasanton

Dear Ms. Stefani:

This letter is sent in response to your recent request for an update on sites located in Pleasanton that are impacted by the gasoline additive methyl-tert butyl ether, or MtBE.

Following is a brief summary for each of the active fuel tank cases currently overseen by this agency. Please note that not all retail service station or other underground storage tank (UST) sites in Pleasanton are listed. Data for closed or otherwise inactive cases are not presented in this summary, nor are data for cases not yet managed by this office. Both the highest *historic* MtBE concentrations (and date) as well as the highest concentrations in the last 12 months are given where these data are available.

Unocal Station, 4191 First Street

This site was historically used for warehousing, but was developed into a retail fueling station in ~1976. Several gasoline releases were documented in the 1980's. Several phases of investigation have been completed, beginning in the late 1980's and continuing up to the present. More work is currently pending. An 8 well network is established both on- and off-site, with more wells planned.

Highest MtBE: 6200 micrograms per liter, or ug/l (6/98)
12 month high: 4800 ug/l

Shell Station, 4226 1st Street

Although a preliminary assessment of the original UST complex was completed in 1985 prior to tank replacement, the results were somewhat inconclusive due to limited project scope. Two additional phases of work occurred in 1990, the results of which, again, were somewhat inconclusive. MtBE was not sought during these prior investigations. A recent phase of assessment was performed in April 1999, and included the installation of a permanent monitoring well. The final report of this recent work is pending; however, preliminary data indicate that, although underlying groundwater has been impacted, MtBE was not identified.

Highest MtBE: <250 ug/l (4/99)
12 month high: as above

Ms. Danielle Stefani
RE: MtBE report for Pleasanton sites
July 22, 1999
Page 2 of 4

Henry Moller & Sons Meat Packing Plant, 5710 Foothill Road

A small gasoline UST was removed in 1990. Six monitoring wells were eventually installed and monitored over several years due to a release from this tank. Although underlying groundwater was impacted to some extent by gasoline compounds, MtBE was not detected (ND) above laboratory reporting limits. Potential impact to Gold Creek was also evaluated and dismissed. The site is currently under review for case closure.

Highest MtBE: ND
12 month high: "

Steve's Exxon, 2991 Hopyard Road

This site, located on the corner of Hopyard Road and Valley Avenue, appears to be the most critical release site in Pleasanton due to its close proximity to both the City's and Zone 7's well fields. There is a current network of 11 wells located both on- and off-site, including two wells (MW-5D, MW-8) which monitor deeper water bearing zones of the underlying aquifer. The data appear to demonstrate that impacts are substantially constrained to the site. Exxon operated a soil-vapor extraction (SVE) system at the site up to the early 1990s, and reinstated its use in early 1998 but with limited success so far due to water infiltration into the vapor extraction wells. A request for an additional well and modification to the SVE system has been made.

Highest MtBE: 4950 ug/l (3/99)
12 month high: same

Shell Station, 3790 Hopyard Road

An apparent release was discovered during routine monitoring of the USTs in 1987. These tanks were removed in 1988 and new tanks installed elsewhere on the site. Several phases of investigation followed with the eventual construction of 10 shallow monitoring wells, located both on- and off-site, and 3 recovery wells, installed at a time when active remediation was being considered. Nine of the monitoring wells are now sampled and monitored yearly.

Highest MtBE: 6900 ug/l (6/97)
12 month high: 1780 ug/l

Shell Station, 5251 Hopyard Road

A release was first discovered at this site in 1987 during installation of one shallow groundwater and 3 vadose zone wells intended to provide indirect monitoring of the UST system. Four additional shallow on-site wells were installed in 1989, followed by 3 more in 1990 installed in off-site locations. The fuel release appears to be substantially constrained to the site. All wells are currently monitored on a yearly schedule.

Ms. Danielle Stefani
RE: MtBE report for Pleasanton sites
July 22, 1999
Page 3 of 4

Highest MtBE: 3200 ug/l (5/97)
12 month high: 374 ug/l

Chevron Station, 5280 Hopyard Road

It has been reported that the original USTs were replaced in 1981. A gasoline release was identified during routine tank monitoring in 1989 and lead to the eventual installation of 3 shallow monitoring wells. In ~1991 the station was reconfigured and new tanks were installed in another location at the site. The three original wells were destroyed in the process and replaced. Three additional off-site wells were installed in 1997 for a total of 6 active wells.

Highest MtBE: 680 ug/l (6/96)
12 month high: 290 ug/l

(Former) Exxon Station, 349 Main Street (Ro # 506)

A release was discovered during the 1989 replacement of the original USTs at this former service station site. These replacement tanks were subsequently removed in 1993, and the site and later redeveloped. Several phases of environmental investigation followed the 1989 tank replacement, resulting in the eventual installation of 8 monitoring wells, on both on- and off-site locations, and 3 SVE wells. No active remediation occurred. Only two wells survive to this day. The site is currently being considered for closure.

Highest MtBE: 11 ug/l (6/96)
12 month high: ND

(Former) Mobil Station, 1024 Main Street

A release from the USTs was discovered during 1989 tank removals. Since that time several phases of investigation have been performed, with the eventual installation of 12 monitoring wells located both on- and off-site, and 3 groundwater and 4 SVE wells. SVE and groundwater treatment systems have operated nearly continuously at the site since 1995, with the cumulative removal of over 4000 gallons of product from the unsaturated soils and 3.9 million gallons of groundwater treatment system throughput. Although MtBE was "tentatively" identified (EPA Method 8020) in samples collected in the past from wells at the site, its presence was either not confirmed using more definitive laboratory methodologies (EPA Method 8260), or the actual concentrations were insignificant.

Highest MtBE: 1000 ug/l (Method 8020); ND (Method 8260) (8/97)
12 month high: 25 ug/l (Method 8260)

Ms. Danielle Stefani
RE: MtBE report for Pleasanton sites
July 22, 1999
Page 4 of 4

Can-Am Plumbing, 151 Wyoming Street

Although not yet a "case" overseen by this office, preliminary data collected during the June 1999 tank removals indicate up to 100,000 ug/l MtBE in shallow water within the tank pit. It is unknown if the sampled water represents true groundwater or an isolated "perched" zone. Awaiting final report and a determination of next appropriate steps in confirmation of this apparent release.

Highest MtBE: 100,000 ug/l (6/99)
12 month high: as above

I trust this report provides the information you were seeking. Please contact me at (510) 567-6783 should you need further assistance.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Thomas Peacock, ACDEH LOP
Chuck Headlee, RWQCB
Craig Mayfield, Zone 7
Steve Cusenya, City of Pleasanton, P.O. Box 520, Pleasanton, CA 94566-0802

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0506

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

May 7, 1999

STID 1645

Ms. Marla Guensler
Exxon Company, U.S.A.
Marketing Department
P.O. Box 4032
Clayton, CA 94524-2032

RE: (Former) Exxon Service Station #7-7003, 349 Main Street, Pleasanton

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Ms. Guensler:

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

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

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

LANDOWNER NOTIFICATION

Re: 349 Main Street, Pleasanton

May 7, 1999

Page 2 of 2

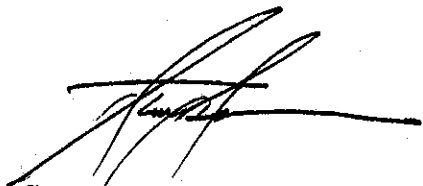
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

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

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

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

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
Danielle Stefani, Livermore-Pleasanton Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 506

February 13, 1998

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

STID 1645

Ms. Marla Guensler
Exxon Company, Inc.
2300 Clayton Road, Ste. 640
Concord, CA 94520

RE: (FORMER) EXXON SERVICE STATION #7-7003, 349 MAIN STREET,
PLEASANTON

Dear Ms. Guensler:

I have completed review of the January 20, 1998 Delta Environmental Consultants, Inc. (Delta) quarterly monitoring report, as submitted under Exxon cover dated January 22, 1998. This report documents the results of well sampling and monitoring occurring December 1997.

The cited Delta report indicates well MW-1 was "inaccessible," and could not, consequently, be sampled or monitored. I presume that a vehicle was parked over the well. This marks the second quarter in a row where it has been reported that this well was inaccessible. This is not acceptable.

Better planning is to be exercised to prevent this problem in the future. You may have to have your consultant sample after normal business hours, or make arrangement with the tenants or property owner so that well access is not prevented.

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

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Stephen Hill, RWQCB
Chris Boykin, Pleasanton Fire Department
Keoni Almeida, Delta Environmental Consultants, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 506

April 8, 1997

STID 1645

Ms. Marla Guensler
Exxon Company, Inc.
2300 Clayton Road, Ste. 640
Concord, CA 94520

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

RE: (FORMER) EXXON SERVICE STATION #7-7003, 349 MAIN STREET,
PLEASANTON

Dear Ms. Guensler:

I have completed review of the April 7, 1997 Delta Environmental Consultants, Inc. (Delta) proposal for the destruction and repair of specific monitoring and vapor wells at the subject site which were damaged during recent site redevelopment activities.

The cited Delta proposal is acceptable as submitted; however, it appears appropriate to add well MW-4 to the list of damaged wells proposed for destruction under Zone 7 permit. This view is simply based on the fact that well MW-4 appears to have outlived its strategic role in the investigation, as indicated by the absence of noteworthy fuel components in water sampled from it since the May of 1994. Therefore, approval for the destruction of MW-4 is hereby granted.

In addition, pending completion of the Geoprobe investigation on the adjoining property, the sampling schedule for the remaining wells (MW-6, -7, and the soon-to-be-repaired MW-1) may be reduced to a semiannual basis (1st and 3rd quarters). This schedule shall continue until the case is finally closed, an event we anticipate occurring in short order following the successful outcome of the Geoprobe investigation.

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

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Kevin Graves, RWQCB
Chris Boykin, Pleasanton Fire Department
David Lunn, Alameda Co. Flood Control (Zone 7)
Keoni Almeida, Delta Environmental Consultants, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 506

RAFAT A. SHAHID, DIRECTOR

March 22, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

STID 1645

Mr. J. Charles Branagh
Branagh, Inc.
750 Kevin Court
Oakland, CA 94621

RE: (FORMER) EXXON SERVICE STATION NO. 7-7003, 349 MAIN STREET,
PLEASANTON

Dear Mr. Branagh:

This letter is sent in the wake our meeting yesterday during which we discussed the environmental investigation and potential development status of the subject site.

As we discussed, technical reports, presenting the results of various soil, ground water and soil vapor studies conducted at the site to date, have been reviewed. These data were in turn compared with a *draft* Tier 1 risk-based screening level (RBSL) "look-up" table, modified to reflect California-specific human exposure criteria, from the American Society for Testing and Materials (ASTM) E 1739-95 *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites* guidance. This look-up table is a tabulation of potential exposure pathways, media (e.g., soil, water, and air), a range of incremental carcinogenic risk levels (e.g., 10^{-4} to 10^{-6}) and hazard quotients for noncarcinogenic compounds, and plausible exposure scenarios for specific chemicals of concern. RBSL values are based on conservative, nonsite-specific assumptions.

Based solely on my review of the cited technical reports in context with the California-modified RBCA RBSLs, commercial development of this site appears acceptable.

Please contact me at 510/567-6783 if I can be of further assistance.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Mr. Branagh
RE: 349 Main Street, Pleasanton
March 22, 1996
Page 2 of 2

cc: *MP* Jun Makishima, Acting Director
Ravi Arulanantham, Ph.D., RWQCB
Kevin Graves, RWQCB
William Halvorsen, Pleasanton Fire Department
Marla Guensler, EXXON Company, U.S.A.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0506

RAFAT A. SHAHID, DIRECTOR

November 29, 1995

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

STID 1645

Ms. Marla Guensler
Exxon Company, U.S.A.
2300 Clayton Road, Ste. 600
Concord, CA 94520

RE: (FORMER) EXXON STATION #7-7003, 349 MAIN STREET, PLEASANTON

Dear Ms. Guensler:

I have completed review of the November 20, 1995 Delta Environmental Consultants, Inc. *Work Plan for Additional Assessment Activities*. This work plan proposes the installation of two Geoprobe temporary sample points on adjoining property west of the subject site.


The cited Delta work plan is accepted with the following change in ground water sample collection technique:

- o Transferring ground water from the formation should be performed in a manner which will reduce the possibility of volatile fuel constituent loss. Consistent with Appendix C, *Sample Collection and Transport*, SWRCB "Leaking Underground Fuel Tank Field (LUFT) Manual, the use of a "mini-bailer" or similar device for this task is preferred over the use of a peristaltic pump, as proposed.

Please contact me at 510/567-6783 when site access has been received and field work slated to begin.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc:  Jun Makishima, Acting Director
William Halvorsen, Pleasanton Fire Department
Linda McGrahan, Delta Environmental Consultants, Inc.