

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 645

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

January 4, 1993

Mr. Richard Hiatt  
California Regional Water Control Board  
San Francisco Bay Region  
2101 Webster Street, Ste. 500  
Oakland, CA 94612

RE: UNOCAL STATION 3072, 2445 CASTRO VALLEY BOULEVARD, CASTRO  
VALLEY

Dear Mr. Hiatt:

Attached please find a copy of the December 21, 1992 Kaprealian Engineering, Inc. (KEI) Site Closure Report submitted to the Alameda County Environmental Health Department, Hazardous Materials Division, Local Oversight Program, under Unocal cover dated December 28, 1992. This comprehensive report documents the remediation efforts and results of the environmental investigation that have occurred at the referenced site since replacement of the former underground storage tanks (UST) during November 1989.

Ground water sampled from the open pit following UST closures exhibited up to 11,000 ppb of TPH as diesel, 26,000 ppb of TPH as gasoline, and 670 ppb of benzene. Although it is unclear as of this writing if ever implemented, the subject case file makes reference to "pumping the tank pit" as a potential, pending action. During the subsequent site investigation, a grab ground water sample collected from the terminus of boring EB5, advanced through the asphalt on the southwest side of Strobbridge Avenue, just east of the UST pit, exhibited 5,900 ppb TPH as gasoline and 840 ppb of benzene.

Significant source removal, however, in the form of closure of the suspect USTs and overexcavation of approximately 2,400 cubic yards of petroleum-contaminated soil, has occurred at this site. Following overexcavation, soil samples collected from the north and east walls of the pit, at depths of 9 and 11 feet below grade, still exhibited up to 1,900 ppm TPH as gasoline.

Monitoring well MW-5, emplaced directly adjacent to and downgradient of the referenced UST pit sample points, and well MW-4, located just east-southeast of the pit, have failed to exhibit any significant "hits" in water sampled from them since their installation during August 1990.

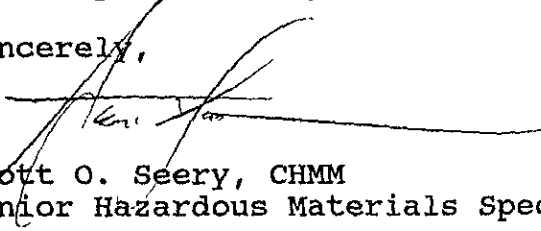
Mr. Richard Hiett  
RE: 2445 Castro Valley Blvd., Castro Valley  
January 4, 1993  
Page 2 of 2

Of the samples collected from the other three wells associated with this investigation, only MW-1, located just west of the northern-most fuel dispenser island, has exhibited noteworthy concentrations of fuel hydrocarbons, but still at fairly low levels (e.g., 34 ppb TPH as gasoline, 4.2 ppb benzene). All wells have shown non-detectable concentrations of target compounds during the last three sampling events (September 1991 - June 1992).

From my review of the data presented to date, beneficial uses of ground water in the area in proximity to the subject site do not appear to be threatened to a significant extent from the release that occurred at this site.

It is my opinion that this case should be reviewed by the RWQCB for potential case closure. Please contact me at 510/271-4530 should you need any additional information.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director - w/o  
Gil Jensen, Alameda County District Attorney's Office - w/o  
Bob Bohman, Castro Valley Fire Department -w/o  
Penny Silzer, Unocal Corporation - w/o  
Ed Howell - files - w/o *ESP*

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

October 5, 1992

Ms. Penny Silzer  
Unocal Corporation  
2000 Crow Canyon Place, Suite 400  
P.O. Box 5155  
San Ramon, CA 94583

RE: UNOCAL STATION 3072, 2445 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Ms. Silzer:

This letter is submitted in response to the July 30, 1992 Unocal letter requesting concurrence from this office to discontinue monitoring activities at the site. The referenced July 30 letter was attached as cover to the July 23, 1992 Kaprealian Engineering monitoring report.

As you are likely aware, site "closure" ultimately requires approval from the RWQCB. To facilitate your request, please find attached a RWQCB outline showing the format to be followed in preparation of a brief report summarizing the outcome of the site investigation. Upon receipt of this report, it will be attached to a letter issued from this office to the RWQCB requesting their consideration for case closure.

Please call me at 510/271-4530 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Rich Hiett, RWQCB  
Ed Howell - files

**LETTER OF RECOMMENDATION FOR UST CASE CLOSURE**

**INTRODUCTION**

**SITE DESCRIPTION**

**PREVIOUS WORK**

**INVESTIGATIVE METHODS**

- Drilling and Soil Borings
- Soil Sampling
- Construction of Monitoring Wells
- Well Development
- Groundwater Sampling
- Analytical Methods
  - Soil Samples
  - Groundwater Samples

**EXTENT OF HYDROCARBON PRESENCE IN SOIL AND GROUNDWATER**

- Hydrocarbons in Soil
- Hydrocarbons in Groundwater
  - Floating Product
  - Dissolved Hydrocarbons

**HYDROLOGY**

- Regional Hydrology
- Local Hydrology
- Groundwater Gradient
- Seasonal Variations of Groundwater
- Aquifer Characteristics

**BENEFICIAL USES OF GROUNDWATER**

- Well Inventory
- Contaminant Fate Transport
- Sources of Drinking Water Policy Determination

**REMEDIATION ACTIVITIES AND EFFECTIVENESS**

- Soil Remediation
- Groundwater Remediation
- Impact of Residual Hydrocarbons on Beneficial Uses

**SUMMARY AND CONCLUSIONS**

**RECOMMENDATIONS**

**TABLES ATTACHED**

- Results of Analysis of Soil Samples
- Cumulative Results of Groundwater Elevation and Flow Direction
- Cumulative Results of Analyses of Water Samples
- Wells within 1/2-Mile Radius of the Site

WATER RESOURCES CONTROL BOARD  
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM  
SITE SPECIFIC QUARTERLY REPORT  
01/01/92 THROUGH 03/31/92

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
StID : 645  
SITE NAME: Unocal SS #3072      DATE REPORTED : 11/14/89  
ADDRESS : 2445 Castro Valley Blv      DATE CONFIRMED: 11/14/89  
CITY/ZIP : Castro Valley 94546      MULTIPLE RPs : N

SITE STATUS  
-----

CASE TYPE: G	CONTRACT STATUS: 2	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED: 12/02/91
PRELIMINARY ASMNT: U	DATE UNDERWAY: 01/08/90	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 12/02/91  
LUFT FIELD MANUAL CONSID: 3HSCAWG  
CASE CLOSED:      DATE CASE CLOSED:  
DATE EXCAVATION STARTED : 11/14/89      REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION  
-----

RP#1-CONTACT NAME: Ron Bock- San Ramon  
COMPANY NAME: Union Oil Co.  
ADDRESS: P. O. Box 7600  
CITY/STATE: Los Angeles, Ca 90051

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ALAMEDA COUNTY  
 WATER RESOURCES CONTROL BOARD  
 DIVISION OF WATER QUALITY  
 UST CLEANUP PROGRAM  
 SITE SPECIFIC QUARTERLY REPORT  
 FOR (7 Oct - 31 Dec 91)

CONTRACTOR NO 10000  
 SITE NO: 645  
 SITE NAME: Unocal # 3072  
 ADDRESS: 2445 Castro Valley Blvd.  
 CITY/ZIP: Castro Valley, CA 94546

SOURCE OF FUNDS (S/F)         

SUBSTANCE P006619  
 DATE REPORTED 11/14/89  
 DATE CONFIRMED 11/14/89  
 MULTIPLE RPS (Y/N)         

SITE STATUS

CASE TYPE (U/S/G/D) <u>        </u>	CONTRACT STATUS <u>        </u>	EMERGENCY RESPONSE <u>        </u>
RP SEARCH (S) I/R/ <u>        </u>	DATE UNDERWAY <u>1/8/90</u>	DATE COMPLETED <u>12/2/91</u>
PRELIMINARY ASSESSMENT (U/C/ ) <u>        </u>	DATE UNDERWAY <u>        </u>	DATE COMPLETED <u>        </u>
REMEDIAL INVESTIGATION (U/C/ ) <u>        </u>	DATE UNDERWAY <u>        </u>	DATE COMPLETED <u>        </u>
REMEDIAL ACTION (U/C/I/ ) <u>        </u>	DATE UNDERWAY <u>        </u>	DATE COMPLETED <u>        </u>
POST REMEDIAL ACTION MONITORING (Y/N/U/C/ ) <u>        </u>	DATE UNDERWAY <u>        </u>	DATE COMPLETED <u>        </u>
ENFORCEMENT ACTION TAKEN <u>        </u>	TYPE (1/2/3/4/5/6) <u>        </u>	DATE TAKEN <u>12/2/91</u>
LUFT FIELD MANUAL CONSIDERATION (CATEGORY 1, 2, 3 PLUS H, S, C, A, R, W, G) OR 0 AS APPLICABLE)		
CASE CLOSED (Y/R/C/L) <u>        </u>	DATE CLOSED <u>        </u>	REMEDIAL ACTIONS TAKEN <u>ED</u>
DATE EXCAVATION STARTED <u>11/14/89</u>		

RESPONSIBLE PARTY INFORMATION

- |   |                                 |
|---|---------------------------------|
| 1. CONTACT NAME <u>Ron Bock - San Ramon</u> | 6. CONTACT NAME <u>        </u> |
| COMPANY NAME <u>Union Oil Co. of Calif.</u> | COMPANY NAME <u>        </u>    |
| ADDRESS <u>P.O. Box 7600</u>                | ADDRESS <u>        </u>         |
| CITY/STATE <u>Los Angeles, CA 90051</u>     | CITY/STATE <u>        </u>      |
| 2. CONTACT NAME <u>        </u>             | 7. CONTACT NAME <u>        </u> |
| COMPANY NAME <u>        </u>                | COMPANY NAME <u>        </u>    |
| ADDRESS <u>        </u>                     | ADDRESS <u>        </u>         |
| CITY/STATE <u>        </u>                  | CITY/STATE <u>        </u>      |
| 3. CONTACT NAME <u>        </u>             | 8. CONTACT NAME <u>        </u> |
| COMPANY NAME <u>        </u>                | COMPANY NAME <u>        </u>    |
| ADDRESS <u>        </u>                     | ADDRESS <u>        </u>         |
| CITY/STATE <u>        </u>                  | CITY/STATE <u>        </u>      |
| 4. CONTACT NAME <u>        </u>             | 9. CONTACT NAME <u>        </u> |
| COMPANY NAME <u>        </u>                | COMPANY NAME <u>        </u>    |
| ADDRESS <u>        </u>                     | ADDRESS <u>        </u>         |
| CITY/STATE <u>        </u>                  | CITY/STATE <u>        </u>      |
| 5. CONTACT NAME <u>        </u>             |                                 |
| COMPANY NAME <u>        </u>                |                                 |
| ADDRESS <u>        </u>                     |                                 |
| CITY/STATE <u>        </u>                  |                                 |

*Single walked*  
**1. Section 2643 - Non-Visual Monitoring/Quantitative Release Detection Method**

- a) FOR UNDERGROUND STORAGE TANKS, Section 2643(c)(2)(A&B)
  - annual tank integrity test, AND
  - monthly inventory reconciliation (see Item #2 for specifics)
- b) FOR PRESSURIZED PIPING, Section 2643(d)
  - hourly electronic line leak detector (see Appendix IV)

You may utilize other release detection methods for tanks and piping as outlined in Appendix IV of Title 23, CCR. Enclosed is a copy of Appendix IV for your reference. Please send written notification to this office regarding any changes in the monitoring methods.

**2. Section 2646 - Inventory Reconciliation**

- a) The daily variation in inventory reconciliation shall be the difference between physically measured inventory in storage and the calculated inventory in storage. Daily variations shall be summed for a period of one month. Monthly variations exceeding a variation of **1% of the monthly tank delivery plus 130 gallons** must be investigated in accordance with this section. Please find enclosed a copy of the inventory reconciliation worksheet for your reference.
- b) Submit on an **ANNUAL** basis, a statement to this office which states that all inventory reconciliation data are within allowable variations or, a list of the period of times and corresponding variations which exceed the allowable variations. Said statement shall be executed under penalty of perjury.

Please note that on **January 1, 1993**, inventory reconciliation, and any other leak detection method that utilizes manual stick readings, shall NOT be used as part of non-visual monitoring for

DATE: 11-14-91  
TO : Local Oversight Program  
FROM: Scott  
SUBJ: Transfer of Eligible Oversight Case

Site name: Unocal # 3072  
Address: 2445 Castro Valley Blvd. city Castro Valley zip 94546  
Closure plan attached? Y  N DepRef remaining \$ 46.92  
DepRef Project # 91C STID #(if any) 645  
Number of Tanks: 4 removed?  N Date of removal 11/14/89  
Samples received?  N Contamination: TPH-G, BTEX  
Petroleum  N Types: Avgas Jet leaded unleaded Diesel  
fuel oil waste oil kerosene solvents  
Monitoring wells on site 5 Monitoring schedule?  N  
LUFT category 1 2  \*    R   O  
Briefly describe the following:  
Preliminary Assessment completed 1/90; additional wells (2) installed 8/90  
Remedial Action none  
Post Remedial Action Monitoring none  
Enforcement Action none

Ken Brock

Discovered:  
11-14-89





**KAPREALIAN ENGINEERING, INC.**  
**Consulting Engineers**

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

90 OCT 10 AM 11:39

*Reviewed  
SOS*

October 8, 1990

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

RE: Unocal Service Station #3072  
2445 Castro Valley Blvd.  
Castro Valley, California

Gentlemen:

Per the request of Mr. Ron Bock of Unocal Corporation, enclosed please find our report dated September 28, 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: Ron Bock, Unocal Corporation

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Telephone Number: (415)

January 31, 1990

Mr. Tim Ross  
Unocal Refining and Marketing Division  
Unocal Corporation  
2175 North California Blvd., Suite 650  
Walnut Creek, CA 94596

RE: UNOCAL SERVICE STATION NO. 3072, 2445 CASTRO VALLEY BLVD.,  
CASTRO VALLEY

Dear Mr. Ross:

This letter is in response to our review of the January 8, 1990 Kaprealian Engineering, Inc. Phase II work plan proposal, as submitted under Unocal cover dated January 10, 1990, for the investigation of subsurface contamination at the referenced site. The noted work plan has been accepted by this office for this phase of the investigation with the following conditions:

- 1) It is recommended that proposed boring EB-4 be located such that it is within 10-feet of, and in the confirmed downgradient position from, the former waste oil tank pit. This boring can then be completed as a groundwater monitoring well, rather than abandoned as proposed. Initial soil and water samples, in addition to TPH-G and BTXE, should also be analyzed for TOG (EPA method 503 D&E/A&E) and Chydrocarbons (EPA method 8010/601 or 8240/624);
- 2) To better understand the geology and hydrologic controls underlying this site, a suitable number of the proposed borings should be advanced to bedrock before abandonment. This information should then be incorporated into a cross sectional profile for proper interpretation and inclusion with the Phase II report;
- 3) Trip or field blanks should be incorporated into the QA/QC program for each water sampling episode once wells have been sited and installed;

Mr. Tim Ross  
RE: 2445 Castro Valley Blvd.  
January 31, 1990  
Page 2 of 3

- 4) The forthcoming Phase II site investigation proposal (well siting criteria, site map depicting proposed well locations, etc.) must be submitted within 2-weeks of the completion of the Phase II report. Once this proposal has been approved, Phase III field work should commence immediately where not impacted by other ongoing site activities (ie, excavation, tank installation, etc.);
- 5) The design of a final remediation system should be in the development stage at this time. A strict schedule for implementation of such a remediation system will be drafted once the extent of contamination has been adequately defined following completion of Phase III activities.

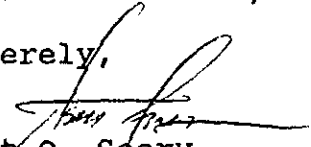
Continued lateral excavation of the tank pit proper may not be the most effective, nor plausible, method of remediating those soils still impacted by fuel hydrocarbons. This, in part, is due to the substantial overburden confining an apparent "horizon" of contaminated soil within the apparent capillary fringe above the shallow aquifer underlying this site. The tendency for the northwest-southeast trending walls of the excavation to cave into the pit, their trend parallel or subparallel to that of the near-vertical fractures pervading the shallow bedrock, and the excavation's proximity to buried utility lines and vaults on both the north and southeast sides further complicate continued excavation work.

Because of these site specific complications, continued lateral excavation does not appear possible without potentially impacting utilities and public property. Therefore, permission is granted to proceed with the installation of the new tanks. However, Unocal's responsibility for further investigation of soil and groundwater contamination beneath and adjacent to the fuel dispenser islands has not been lessened. This activity should not be impacted by tank installations for, with proper stabilization and shoring practices, both activities should be able to take place concurrently.

Mr. Tim Ross  
RE: 2445 Castro Valley Blvd.  
January 31, 1990  
Page 3 of 3

Please notify this office when the new tanks are scheduled to be tested and installed. Should you have any questions, please contact me at 415/271-4320.

Sincerely,



Scott O. Seery  
Hazardous Material Specialist

SOS:tlh

Enclosure

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County  
Department of Environmental Health  
Gil Jensen, Alameda County District Attorney,  
Consumer and Environmental Protection Division  
Howard Hatayama, DHS  
Lester Feldman, RWQCB  
Bob Bohman, Castro Valley Fire Dept.  
Mardo Kaprealian, KEI  
Don Braun, KEI  
✓ Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Telephone Number: (415)

January 18, 1990

Mr. Murdo Kaprealian  
Kaprealian Engineering, Inc.  
P.O. Box 996  
Benicia, CA 94510

RE: WELL INSTALLATION PROPOSAL, UNOCAL STATION #3072,  
2445 CASTRO VALLEY BLVD., CASTRO VALLEY

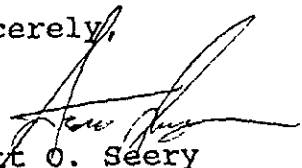
Dear Mr. Kaprealian:

We are in receipt and have completed review of the January 12, 1990 Kaprealian Engineering, Inc. addendum to the January 8, 1990 Phase II work plan proposal for further investigation of subsurface contamination at the referenced site. This addendum involves the installation of three (3) groundwater monitoring wells in locations along the south and west perimeters of the site. These wells are sited solely for the purposes of determining groundwater gradient to aid future investigative approaches.

We have accepted this addendum to the Phase II work plan proposal. You may proceed immediately with the task of installing the noted wells. The remainder of the Phase II workplan, however, has not been reviewed in its entirety and, hence, has not been approved. As a reminder, a copy of this addendum to the Phase II proposal should be sent to the RWQCB to the attention of Lester Feldman.

Should you have any questions, please call me at 415/271-4320.

Sincerely,

  
Scott O. Seery  
Hazardous Material Specialist

SOS:tlh

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County  
Department of Environmental Health  
Gil Jensen, Alameda County District Attorney, Consumer  
and Environmental Protection Agency  
Howard Hatayama, DHS  
Lester Feldman, RWQCB  
~~Tim Ross, Unocal~~  
Bob Bohman, Castro Valley Fire Dept.  
Files

# UNOCAL 76

January 10, 1990

Northern California Division

Mr. Scott O. Seery  
Hazardous Materials Specialist  
Alameda County Health Care  
Services Agency  
Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, California 94621

RE: Remediation Proposal  
Unocal Service Station No. 3072  
2445 Castro Valley Boulevard  
Castro Valley, California

Mr. Seery:

Attached is a report including a summary of events that have taken place to date regarding the remediation at the subject location. The report also contains a proposal to install nine soil borings to define that extent of contamination in the vicinity of the subject location.

Upon removal of the underground storage tanks soil contamination as TPH gasoline ranged from nondetectable to 160 ppm. A soil excavation program was then implemented, with the approval of our office in an attempt to remove as much soil contamination above 100 ppm as possible. Additional excavation was performed; however, soil sample results indicated that the level of soil contamination was increasing the further away we were excavating from the tank pit.

It is our opinion that excavating to try to find the extent of contamination is no longer a time or cost-effective alternative. Unocal feels that an area site investigation, starting with soil borings, is necessary to define the extent of contamination. A remediation system should then be designed and implemented after the extent of contamination is defined.

Unocal is concerned about the fact that the amount of soil contamination on our property is increasing proportionally to the distance away from our tanks that we are sampling. It appears that at least part of the contamination has migrated onto Unocal property from an offsite source. Unocal has performed a preliminary background check and has learned that two other service stations were operated on the other corner parcels at this intersection. Also during excavation by Caltrans approximately two years ago, a strong petroleum odor was detected in Castro Valley Boulevard.

Mr. Scott O. Serry  
Remediation Proposal S.S.#3072  
January 10, 1990  
Page two

It is apparent that the remediation will take several months to years to complete. In view of this fact, Unocal request permission to install the new underground storage system so that the station can resume operation while this environmental problem is being resolved.

If you have any questions, please feel free to contact me at (415) 945-7676, extention 253.

Very truly yours,



Timothy R. Ross  
Environmental Engineer

TRR/cmd

cc: Rafat A. Shahid, Alameda Co.  
Gil Jensen, Alameda Co.  
Mark Thompson, Alameda Co.  
Lester Feldman, C.R.W.Q.C.B.  
Bob Bohman, Castro Valley Fire Department  
Kaprealian Engineer, Inc.  
W. T. Skok, Legal Department, Los Angeles  
R. L. Folda, Walnut Creek

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)

December 21, 1989

Mr. Mardo Kaprealian  
Kaprealian Engineering, Inc.  
P. O. Box 913  
Benicia, CA 94510

RE: STOCKPILED SOIL LABORATORY RESULTS, UNOCAL STATION #3072,  
2445 CASTRO VALLEY BLVD., CASTRO VALLEY

Dear Mr. Kaprealian:

This letter follows our telephone conversation on December 20, 1989. Our conversation was spurred by the receipt of the December 5, 1989 Kaprealian Engineering, Inc. report to Unocal which documents the analysis of 36 composite soil samples collected from soil stockpiled on-site following its excavation from the underground storage tank pit.

This report, submitted under Kaprealian Engineering cover dated December 13, 1989, indicates most of the composited samples were below 100 ppm as total petroleum hydrocarbons (TPH-G/-D) and, as such, the soil represented by these samples may be disposed of at a Class III landfill accepting this type of waste. The stockpiled soil ranges from approximately two to eight or more feet in cross-sectional depth, with a volume of around 1800 yards. However, samples collected for analysis were from ". . . depths ranging from one to two feet." As a result of the limited depth of these sampling points within the stockpiled soil, we feel that the laboratory results submitted with the December 5 report do not adequately characterize the entirety of the stockpiled material. Therefore, we do not concur with your conclusion that ". . . [b]ased on the analytical results, all stockpiled soil . . . can be disposed of at an approved Class III site . . . "



Mr. Mardo Kaprealian  
RE: 2445 Castro Valley Blvd.  
Castro Valley  
December 21, 1989  
Page 2 of 2

Further sampling and analyses of soils below the shallow limits of the noted sampling horizon must be performed in order to properly characterize these soils for disposal purposes. Because of space limitations of the site, this may require several sequences of aeration, sampling, and disposal of soil as material is removed from the stockpile in "layers," working from the exposed top downward through the stockpile.

Should you have any questions, please contact me at 415/271-4320.

Sincerely,



Scott O. Seery  
Hazardous Materials Specialist

SOS:mam

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County  
Department of Environmental Health  
Tim Ross, Unocal  
Paul Paradiso, Paradiso Construction  
Howard Hatayama, DHS  
Lester Feldman, RWQCB  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
Bob Bohman, Castro Valley Fire Dept.  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID S. KEARFE, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES  
HAZARDOUS WASTE CONTROL DIVISION  
10000 CALIFORNIA BLVD.  
DUBLIN, CALIF. 94568

December 8, 1989

Mr. Tim Ross  
Unocal Corporation  
3175 N. California Blvd.  
Suite 650  
Walnut Creek, CA 94569

RE: PHASE I WORKPLAN PROPOSAL, UNOCAL STATION #3072  
2445 CASTRO VALLEY BLVD., CASTRO VALLEY

Dear Mr. Ross:

We are in receipt and have completed review of the November 30, 1989 Phase I proposed workplan for the noted site as submitted by Kaprealian Engineering, Inc. (KEI) under cover dated December 1, 1989. The basic content and direction of this phase of work has been accepted with the following conditions:

- 1) The final number, location and depth of soil samples collected following excavation laterally from the present tank pit must ultimately be determined in the field based upon visual and olfactory indicators, and other applicable field screening techniques;
- 2) The installation of a stabilizing concrete barrier along the western flank of the excavation and temporary cessation of excavation to the west will not negate the requirement to eventually remove contaminated soil from beneath, and in proximity to, the island canopy. This requirement will also apply for the canopy area south of the excavation.

Following the satisfactory completion of Phase I of this workplan proposal, the submittal of a detailed Phase II soil and groundwater investigation proposal will be required. This phase was discussed briefly in the November 30 KEI submittal. Such proposals must

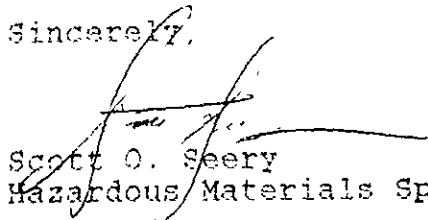
Mr. Tim Ross  
RE: 2445 Castro Valley Blvd.  
Castro Valley  
December 8, 1989  
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adhere strictly to the requirements and format of the San Francisco Bay "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks," as summarized in the attached Appendix A, Workplan for Initial Subsurface Investigation.

The Phase II proposal should be accompanied by a check totalling \$331 to cover county time in review and oversight of this project. This check should be made payable to the County of Alameda.

Should you have any questions, please call me at (415) 271-4320.

Sincerely,



Scott O. Seery  
Hazardous Materials Specialist

SOS:mam

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County  
Department of Environmental Health (w/o enclosure)  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division (w/o enclosure)  
Mark Thompson, Alameda County District Attorney, Consumer and  
Environmental Protection Division (w/o enclosure)  
Lester Feldman, RWQCB (w/o enclosure)  
Bob Bohman, Castro Valley Fire Department (w/o enclosure)  
Dick Bradish, KEI (w/ enclosure)  
Don R. Braun, KEI (w/ enclosure)  
Files

11/28/91

# 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 26180.7 OF THE HEALTH AND SAFETY CODE.
REPORT DATE 1 1 2 1 8 9 M M D D Y Y	CASE #	SIGNED _____ DATE _____

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

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 STREET CITY STATE ZIP		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Unocal Service Station #3072	OPERATOR Jagdish Moorjani	PHONE (415) 581-6700
	ADDRESS 2445 Castro Valley Blvd. Castro Valley Alameda 94546 STREET CITY COUNTY ZIP		
	CROSS STREET Strobridge	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 Alameda County Health Agency	AGENCY NAME	CONTACT PERSON Thomas F. Peacock	PHONE (415) 271-4320
	REGIONAL BOARD San Francisco Bay Region			PHONE (415) 464-1255

SUBSTANCES INVOLVED	(1) NAME gasoline, diesel	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 1 1 4 8 9 M M D D Y 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 ____ M ____ M ____ D ____ O ____ Y ____ Y <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 1 1 4 8 9 M M D D Y Y	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN	TANKS ONLY/CAPACITY 3@10K & 1-550 GAL.	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 _____
	<input type="checkbox"/> PIPING LEAK	AGE _____ YRS		
	<input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> UNKNOWN		

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)
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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
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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 checked="" type="checkbox"/> OTHER (OT) <u>Install monitoring wells</u>
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COMMENTS	
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