

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



11-7-01

10300

STID 2480

November 6, 2001

Mr. Nick Nickerson
UNOCAL-DBG/AMG
8788 Elk Grove Blvd., Building 3, Suite 15
Elk Grove, CA 95624

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

**RE: Well Decommission at Former UNOCAL # 2512 located at 1300 Davis Street
San Leandro, CA**

Dear Mr. Nickerson:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells should be decommissioned. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (925) 484-2600.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5575.

Should you have any questions, I can be reached at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: G. W. Leitao Trust, Et Al, 1441 Franklin Street, Oakland, CA 94612
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



06-18-01

R0300

STID 2480

June 15, 2001

Mr. Nick Nickerson
UNOCAL-DBG/AMG
8788 Elk Grove Blvd., Building 3, Suite 15
Elk Grove, CA 95624

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

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR THE ABOVE REFERENCED
SITE

Dear Mr. Nickerson:

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 section 25297.15 of Ch. 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 Amir K. Gholami at (510) 567-6876.

Sincerely,

Susan Hugo
Acting Supervisor, LOP

cc: G. W. Leitao Trust, Et Al, 1441 Franklin Street, Oakland, CA 94612

Mr. Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-18-01

PO300

STID 2480

June 15, 2001

Mr. Nick Nickerson
UNOCAL-DBG/AMG
8788 Elk Grove Blvd., Building 3, Suite 15
Elk Grove, CA 95624

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

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Nickerson:

As you are aware, this office is about to close the above referenced site. However, per my request to your consultant, you need to submit a Risk Management Plan (RMP), before I can finalize the closure process thorough this office. RMP document addresses items such as exposure potential for construction workers from the residual contaminants left at the above referenced site as well as proper disposal of any excavated soil to an appropriate disposal facility.

Please submit this document by June 22nd, 2001.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

Mr. Chuck Headlee, San Francisco Regional Water Quality Control Board, 1515 Clay
Street, Suite 1400, Oakland, CA 94612

Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East 14th
Street, San Leandro, CA 94577

Ms. Leah Goldberg, Hanson Bridgett, 333 Market Street, Suite 2300, San Francisco,
CA 94105

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-12-01

R0300

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

STID 2480

June 11, 2001

Mr. Nick Nickerson
UNOCAL-DBG/AMG
8788 Elk Grove Blvd., Building 3, Suite 15
Elk Grove, CA 95624

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Nickerson:

I am in receipt of Groundwater Monitoring & Sampling event dated June 5, 2001 submitted by Ms. Deanna L. Harding of Gettler-Ryan Inc. This sampling and analysis of MW-DC Well, which is located west of the above referenced property, was made due to this office request to verify constituent concentration across from the property.

An additional groundwater sampling and analysis of the well (MW-DC) was performed due to the fact that groundwater had flowed westerly for quite some time early on during the clean up process in contrary to more recent calculations, which had indicated otherwise.

As you are aware, I have already recommended this site for "closure" and as a routine process, one of my colleagues is overseeing this case for concurring with this decision.

Per above submitted report sampling and analysis of MW-DC well revealed TPH(G), Benzene, Toluene, Ethylbenzen, and Xylene at <50ppb, <0.5ppb, <0.5ppb, <0.5ppb, and <0.5ppb respectively.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

Mr. Chuck Headlee, San Francisco Regional Water Quality Control Board, 1515 Clay
Street, Suite 1400, Oakland, CA 94612

Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East 14th
Street, San Leandro, CA 94577

Ms. Leah Goldberg, Hanson Bridgett, 333 Market Street, Suite 2300, San Francisco,
CA 94105

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-24-01

PO300

STID 2480

May 22, 2001

Mr. Nick Nickerson
UNOCAL-DBG/AMG
8788 Elk Grove Blvd., Building 3, Suite 15
Elk Grove, CA 95624

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

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Nickerson:

As you are aware, I have recommended the above referenced site for closure. I had submitted the files for review and approval to one of my colleagues as a routine procedure. However, per my discussion with Deanna Harding of Gettler-Ryan Inc., there is a concern regarding the groundwater flow gradient. Therefore, she has required an additional groundwater sampling and analysis of the well (MW-DC) to be performed since groundwater has flowed westerly for quite some time early on during the clean up process. Please perform the final analysis on TPH and BTEX constituents on MW-DC. However, low concentrations of these constituents in MW-DC will suggest the plume to be limited in extent.

Please submit the result of the above analysis within two weeks or by June 5, 2001

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Ms. Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568
Mr. Chuck Headlee, San Francisco Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East 14th Street, San Leandro, CA 94577
Ms. Leah Goldberg, Hanson Bridgett, 333 Market Street, Suite 2300, San Francisco, CA 94105
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-29-01

R0300

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

Stid 2480

March 28, 2001

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

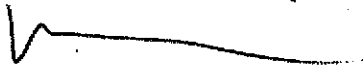
This office is in receipt of a document dated January 18, 2001, submitted by Mr. Stephen J. Carter of Gettler-Ryan Inc. regarding the above referenced site. Thank you for the submittal of the above documents. Per our previous discussions and correspondences, there were two issues regarding the clean up process at the above referenced site:

1. Documentation to reveal that PCE constituent, presently at 23ppb in MW-9 well, has migrated from off-site and is not due to the activities and release at the above referenced site.
2. Soil/groundwater sampling analysis performed for PCE and other pertinent components, which was required by Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board.

In his letter dated January 18, 2001, Mr. Stephen J. Carter of Gettler-Ryan Inc. has indicated that he discussed the second issue with Mr. Headlee of the San Francisco Regional Water Quality Control Board. Mr. Carter indicates that Mr. Headlee "did not see any reason why he would expect Unocal to conduct soil sampling at the site for PCE". I am assuming it is not just for "PCE" but rather for other pertinent constituents as well. I will follow up on the above issues and if all of the requirements are met, we can proceed toward an eventual closure.

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

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Stephen J. Carter, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568
Mr. Chuck Headlee, San Francisco Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East 14th Street, San Leandro, CA 94577
Ms. Leah Goldberg, Hanson Bridgett, 333 Market Street, Suite 2300, San Francisco, CA 94105
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-29-00
R0300

Stid 2480

December 28, 2000

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust

I am in receipt of a document dated 11/7/2000 along with a letter dated November 13, 2000 submitted by Mr. Stephen J. Carter of Gettler-Ryan Inc. Thank you for the submittal of the above document. As you are aware this letter is asking this office to consider the above referenced site for closure. I have reviewed the above document and also discussed this case with Mr. Stephen J. Carter of Gettler-Ryan Inc.

Please provide the following so that we can move toward closure per your request:

- According to the report provided the concentrations of TPH(gas), TPH(diesel), Xylenes, and Oil & Grease were either last reported during 1996 and or are missing. I am certain that the concentrations of the above pollutants are below what has been declining since January 1996. Please provide an updated analysis for these constituents since the concentrations of some of the indicated constituents were really high during January 1996.
- Please correct and update the table within this report and resubmit the document along with the updated letter per my discussion with Mr. Carter.
- You need to clarify with Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board as to whether it is necessary to perform a soil samples analysis y for PCE and other pertinent components per my discussion with Mr. Carter.

As indicated previously, you may discontinue performing of sampling and analysis for the quarterly groundwater monitoring until further notice.

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

Sincerely ,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Stephen J. Carter, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568
Mr. Chuck Headlee, San Francisco Regional Water Quality Control Board, 1515 Clay
Street, Suite 1400, Oakland, CA 94612
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East 14th
Street, San Leandro, CA 94577
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT in/d calls
3-27-2000

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

Stid 2480

March 24, 2000

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust

I am in receipt of the "First Quarter 2000 Groundwater Monitoring & Sampling Report" dated February 17, 2000 submitted by Ms. Deanna L. Harding of Gettler-Ryan Inc. Thank you for the submittal of the report. As you are aware, the concentrations of all the plume constituents were found at low levels with MW-3 well, the well with the highest concentrations of contaminants at 135 MTBE and ND levels for TPH(D), TPH(G), and Benzene.

The "other oxygenates" laboratory analysis had previously been performed as well and revealed no significant level of the analyzed constituents.

Sampling and analysis of groundwater can be discontinued at this time until further notice.

At this point, you must provide the following:

1. Documentation to reveal that PCE constituent, presently at 23ppb in MW-9 well, has migrated from off-site. This is to ensure that PCE constituent is not due to the activities and release at the above referenced site.
2. Soil/groundwater sampling analysis performed for PCE and other pertinent components as required, per Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board.

As soon as the above documentation is provided, we can proceed toward an eventual closure.

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

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 3-23-2000
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Stid 2480

March 23, 2000

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust

I am in receipt of the your letter dated January 18th, 2000. In your letter you have requested to discontinue sampling and monitoring of the groundwater due to laboratory analysis revealing continued decline of the plume constituents. According to the last quarterly groundwater monitoring report, the plume constituents at all the wells were found at low levels. The MW-3 well still contains the highest amount of the constituents. However, I concur with you on this issue. You may discontinue performing of sampling and analysis for the quarterly groundwater monitoring until further notice.

Additionally, this office needs the following items in order to consider the above referenced site for closure:

- Provide documentation to reveal that PCE constituent, presently at 23ppb in MW-9 well, has migrated from off-site and is not due to the activities and release at the above referenced site.
- Provide soil/groundwater sampling analysis performed for PCE and other pertinent components as required, per Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board.

Please provide the above documentation so that we can proceed toward an eventual closure.

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

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Ms. Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin,
CA 94568
Mr. Chuck Headlee, San Francisco Regional Water Quality Control Board, 1515 Clay
Street, Suite 1400, Oakland, CA 94612
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SMT 3-7-00
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Stid 2480

March 6, 2000

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust

I am in receipt of the "Groundwater Monitoring & Sampling Report, Fourth Quarter 1999" dated December 28th, 1999 submitted by Deanna L. Harding of Gettler-Ryan Inc. Thank you for the submittal of the report. I would like to make the following comment in regard to the above referenced site and document. According to this report, the plume constituents at all the wells were found at low levels. The MW-3 well still contains the highest amount of the constituents.

In order for this site to be evaluated for closure, you need to provide documentation for the following:

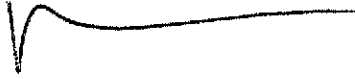
- According to our previous discussions, you indicated that PCE constituent, presently at 23ppb in MW-9 well, has migrated from off-site and is not due to the activities and release at the above referenced site. Please provide documentation to reveal this statement.
- Per Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board, you need to have soil samples analysis performed for PCE and other pertinent components.

The above two are required prior to evaluation of the above referenced site for closure.

You may discontinue performing of sampling and analysis for the quarterly groundwater monitoring until further notice.

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

Sincerely ,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Deanna L. Harding, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin, CA 94568
Chuck Headlee, San Francisco Regional Water Quality Control Board, 1515 Clay Street,
Suite 1400, Oakland, CA 94612
Files



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20300

Stid 2480

October 5, 1999

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

ENVIRONMENTAL HEALTH SERVICES

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

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust

This office is in receipt of the "Groundwater Monitoring & Sampling Report, Third Quarter 1999" dated September 9th, 1999 submitted by Deanna L. Harding of Gettler-Ryan Inc. Thank you for the submittal of the report. I would like to make the following comment in regard to the above referenced site and document. Per this report, with the exception of MW-3 well, the concentrations of all the plume constituents were found at low levels. The MW-3 well contains the highest amount of the constituents. However, I would appreciate an explanation regarding the huge reduction in concentration of TPH (G) from high of 27,000ppb in 1/19/1999 to low of 78ppb in 7/12/1999. This will make you wonder whether the plume has actually moved down gradient rather than natural degradation within this short period!

You may respond to the above with the next quarterly groundwater monitoring report due by December of 1999.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20800

June 20, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Stid 2480

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Boust:

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: 1300 Davis Street, San Leandro

July 20, 1999

Page 2 of 2

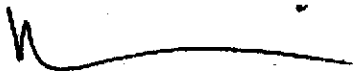
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

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

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

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

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO300

ENVIRONMENTAL HEALTH SERVICES

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

Stid 2480

June 15, 1999

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

RE: Former UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust

I am in receipt of the "Second Quarter 1999 Groundwater Monitoring & Sampling Report" dated May 4, 1999 submitted by Deanna L. Harding of Gettler-Ryan Inc. Thank you for the submittal of the report. As you are aware, the concentrations of all the plume constituents were found at low levels with some exceptions including the TPHg at 1700ppb in MW-3 well. Additionally, there were 6.9ppb of MTBE and 10ppb of Benzene in MW-9 and MW-3 wells respectively.

The "other oxygenates" laboratory analysis was performed and revealed no significant level of the analyzed constituents.

I will be looking forward to receive the next quarterly groundwater monitoring report.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 300

Stid 2480

April 12, 1999

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

I had sent you a letter in March 2nd, 1999. In that letter I requested that EPA method 8260 be performed to eliminate possibility of false positive for MTBE as well as testing for other oxygenates including TAME, DIPE, ETBE, TBA, EDB, and EDC. I also indicated that, the analysis for other oxygenates indicated above is necessary only once. The above requirement was to be submitted by April 21, 1999. However, per our discussion and your request today you may submit this information along with the next quarterly monitoring report by June 15, 1999. As indicated previously, this information is necessary to proceed further with the above referenced case.

Please submit the requested laboratory analysis results to this office by June 15, 1999 along with the next quarterly monitoring report .

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 300

Stid 2480

April 7, 1999

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

I sent you a letter in March 2nd, 1999. In that letter I requested that EPA method 8260 be performed to eliminate possibility of false positive for MTBE as well as testing for other oxygenates including TAME, DIPE, ETBE, TBA, EDB, and EDC. The analysis for other oxygenates indicated above is necessary only once. However, to this date you have not provided this office with the information requested previously per February 9th, 1999 and March 2nd, 1999 letters. As indicated previously, this information is necessary to proceed further with the above referenced case.

Please submit the requested laboratory analysis results to this office within 14 days or by April 21, 1999.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 300

Stid 2480

March 2, 1999

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

I am in receipt of your letter dated February 26, 1999 along with your closure summary dated 11/20/1998. However, you have not provided this office with the information requested previously on February 9th, 1999 letter. In that letter I had requested that EPA method 8260 be performed to eliminate possibility of false positive for MTBE as well as testing for other oxygenates. This information is necessary to proceed further with the above referenced case.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 300

Stid 2480

February 22, 1999

Mr. Robert A. Boust
Unocal-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

ENVIRONMENTAL HEALTH SERVICES

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

RE: Former Unocal # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

Per our phone conversation today, please resubmit the closure summary with corrected values for before and after for water and soil with footnotes as discussed. In addition, please ensure that the EPA method 8260 is performed to rule out false positive for MTBE as well as testing for all the other oxygenates indicated in my letter dated February 9th, 1999. I will look forward for the corrected closure summary and the items indicated above.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 300

Stid 2480

February 16, 1999

Mr. Robert A. Boust
UNOCAL-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 UNOCAL # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

I have received your letter dated February 2, 1999 along with your closure summary dated November 20th, 1998. I wanted to thank you for the copy of the closure summary, which I had requested recently. I agree with your proposal for an overall reduction of monitoring and sampling frequency on all available wells except MW-3 which must still be done on a quarterly basis due to the presence of the contaminants in the well.

In your closure summary you had indicated some values for the contaminants in water in the "After" section that were not reflected in the last report dated September 18th, 1998. Please verify which report you are using for the numbers used in the before and after section of both water and soil in your closure summary. Additionally, you had requested this office to consider the above site for closure. However, As you are well aware, this office can recommend a site for closure only if the contaminant's concentrations for both soil and ground water at the site meet the Tier I RBCA values. Otherwise a site specific risk assessment has to be performed and evaluated for a site to be considered for closure.

In addition, please address the items indicated on my letter dated 2/9/99.

This is a formal request for technical information and hence any delays should be requested in writing.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0# 300

Stid 2480

February 9, 1999

Mr. Robert A. Boust
Unocal-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 Unocal # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

This office has assigned me to oversee the above case. I have received and reviewed the Quarterly Groundwater Monitoring Report dated September 18th, 1998 submitted by Gettler-Ryan Inc. This report indicates that the concentration of chemicals in all monitoring wells have diminished except MW-3 which contain 1100ppb of TPH(D), 6200ppb of TPH(G), 76ppb of benzene, 550ppb of ethylbenzene, and 810ppb of Xylene. **Please ensure that the following issues are addressed:**

1. Make certain that the MTBE level indicated by the lab analysis is not a false positive by performing "EPA method 8260".
2. According to Cal /EPA's guidelines and Chuck Headlee of Regional Water Quality Control Board (RWQCB) you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.
3. In your letter dated February 2, 1999, you referred to a site closure summary form by Gettler-Ryan dated November 20, 1998, which was supposedly submitted to this agency. I have never seen such document. Please send a copy of this document to this office.

This is a formal request for technical information and hence any delays should be requested in writing.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro # 300

Stid 2480

February 9, 1999

Mr. Robert A. Boust
Unocal-DBG/AMG
2121 North California Blvd., Suite 250
Walnut Creek, CA 94596

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 Unocal # 2512 located at 1300 Davis Street, San Leandro, CA

Dear Mr. Boust:

This office has assigned me to oversee the above case. I have received and reviewed the Quarterly Groundwater Monitoring Report dated September 18th, 1998 submitted by Gettler-Ryan Inc. This report indicates that the concentration of chemicals in all monitoring wells have diminished except MW-3 which contain 1100ppb of TPH(D), 6200ppb of TPH(G), 76ppb of benzene, 550ppb of ethylbenzene, and 810ppb of Xylene. Please ensure that the following issues are addressed:

1. Make certain that the MTBE level indicated by the lab analysis is not a false positive by performing "EPA method 8260".
2. According to Cal /EPA's guidelines and Chuck Headlee of Regional Water Quality Control Board (RWQCB) you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.
3. In your letter dated February 2, 1999, you referred to a site closure summary form by Gettler-Ryan dated November 20, 1998, which was supposedly submitted to this agency. I have never seen such document. Please send a copy of this document to this office.

This is a formal request for technical information and hence any delays should be requested in writing.

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

Sincerely,

✓ 
Amir K. Gholami, REHS
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#300

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

June 10, 1996

Lori Casias, County Liaison
Division of Clean Water Programs
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94224-2120

Dear Lori Casias:

This letter is in reference to your letter dated May 22, 1996 concerning 1 former Unocal Station No. 2512, 1300 Davis St., San Leandro. Attached is a chronology of events and summary of charges as you requested.

Ed Ralston has been quite upset with this site as Unocal is no longer owner of the property and would like to be done with this site as soon as possible. He calls the City of San Leandro (Mike Bakaldin) frequently, as well, even though the city has asked us to be the lead on this site. We have considered giving it back to the city, although they are not anxious to have to deal with Ed Ralston either.

If you have any questions concerning this matter please contact me at (510) 567-6782.

Sincerely,

Thomas Peacock, Manager
Division of Environmental Protection

c: Gordon Coleman, Acting Chief

Listing of all activities since 1991 for StID # 2480
as of 06/05/96

t91_4
Act92_1
Act92_2
Act92_3
Act92_4
Act92_5
Act93_1

ActivDat	Insp	ACT	Activ	StID	ActCostF	aComment
Act95_1						
02/10/95	ML	215	2.	2480	\$84.11	risk assessment review
02/15/95	ML	215	1.	2480	\$42.06	review
02/15/95	ML	215	2.	2480	\$84.11	studying caterpilary plume
02/16/95	ML	215	2.	2480	\$84.11	review of report
02/16/95	ML	215	3.	2480	\$126.17	San Leandro Plume in relation to the site
02/17/95	ML	215	6.	2480	\$252.34	review of risk assessment
02/21/95	ML	215	2.	2480	\$84.11	meeting with Kevin Graves of Regional Board
02/22/95	ALL	215	0.5	2480	\$20.10	DISCUSS CASE W/M.LOGAN.
02/22/95	EC	215	0.3	2480	\$14.12	discuss w/ m. logan, s. hugo, all
02/22/95	ML	215	0.5	2480	\$21.03	phone conversation
02/22/95	ML	215	2.	2480	\$84.11	letter to Frederighi
02/22/95	SH	215	0.4	2480	\$21.32	discussion with ML re: NAP, PCE contamination, future development
02/23/95	SOS	212	0.4	2480	\$21.32	discuss case w/ Federighi (RP)
02/23/95	ML	215	3.	2480	\$126.17	revised letter and discussion with Scott
02/23/95	SOS	215	1.3	2480	\$69.30	discuss case w/ ML; review documents; prepare DRAFT corresp for ML
03/21/95	ML	215	1.	2480	\$43.85	phone conversation with Mike Bakalidin, Bruce hageman, and Frederighy

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

RO300

CC4580

9

June 4, 1996

Michael Bakaldin, Hazardous Materials Coordinator
City of San Leandro
835 East 14th St.
San Leandro, CA 94577

Re: Updated information as you requested

Dear Michael Bakaldin:

I will take this site by site as you requested for your database information update.

(R02724) 1111 139th Ave. Not in LOP. No records. Closed in database.
Prop 65 notification.

1132 Beecher Not in LOP. No Dep Ref. No records in file.

884 Davis St. Not in LOP. No Dep Ref. No records in file.

(R0300) 1324 - 70 Davis St. This is not a separate case but may be
included under 1300 Davis St.

(R0678) 2420 - 4 Davis St. LOP STID 4879 Lustis attached.

→ 415 Hester Not LOP case. Closed Dep Ref. No apparent
relationship needed with 425 Hester.

(R02776) 2420 Merced Listed as 2424 for Dep Ref Case. No LOP case.
Progressing.

→ 595 Montague. Not in LOP. No Dep Ref. Not a County Case.

(R0661) 2100 Orchard STID 2521. Closure letter is attached.

(R01195) 2709 Teagarden STID 732. Lustis attached. SWI implemented.
Discussed monitoring/remediation options w/RP's consultant in
last 2 weeks.

Mike Bakaldin
San Leandro
June 4, 1996
Page 2 of 2

14400 Washington Not in LOP. No Dep Ref. RWQCB lead
apparently since 10/7/92.

(R01032) 14468 Wicks STID 3572. Closure sent to Property owner. Lustis
attached.

If you have any questions about any of these or other sites in
San Leandro please call me at 567-6782. Thank you.

Sincerely,



Thomas F. Peacock, Manager
Department of Environmental Health

c: Jun Makishima, Manager, Central Area
 Gordon Coleman, Acting Chief - Files



Ca/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

**Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120**

**2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4325
FAX (916) 227-4349**

May 22, 1996

**Tom Peacock
Alameda County
Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502**

Dear Tom:

**UNDERGROUND STORAGE TANK (UST) LOCAL OVERSIGHT PROGRAM, SITE
NO. 2480, FORMER UNOCAL STATION NO. 2512, 1300 DAVIS STREET, SAN
LEANDRO, ALAMEDA COUNTY**

As we discussed yesterday, please prepare a chronology of events for this site. Unocal has expressed some concern about the charges incurred during the billing period of January 1, 1995 through June 30, 1995. Please provide a detailed accounting of each charge reflected on the enclosed invoice.

If you have any questions, please telephone me at (916) 227-4325.

Sincerely,

**Lori Casias
Local Oversight Program**

Enclosure

cc: **Ed Ralston
Unocal Corp.
PO Box 5155
San Ramon, CA 94583**

Ro# 300



**George Wilson
Governor**

**ENVIRONMENTAL
PROTECTION
96 MAY 28 PM 3:14**



ITEMIZED NEW CHARGES

site specific charges for billing period: 01/01/95 - 06/30/95

DATE	NAME	*ACT	HOURS		RATE		IND	TRAVEL	TOTAL
			ST	OT	ST	OT			
02/10/95	Madhulla LOGAN	215	2.00	0.0	36.52	0.00	0.1520	0.00	84.11
02/15/95	Madhulla LOGAN	215	2.00	0.0	36.52	0.00	0.1520	0.00	84.11
02/15/95	Madhulla LOGAN	215	1.00	0.0	36.52	0.00	0.1520	0.00	42.06
02/16/95	Madhulla LOGAN	215	2.00	0.0	36.52	0.00	0.1520	0.00	84.11
02/16/95	Madhulla LOGAN	215	3.00	0.0	36.52	0.00	0.1520	0.00	126.17
02/17/95	Madhulla LOGAN	215	6.00	0.0	36.52	0.00	0.1520	0.00	252.34
02/21/95	Madhulla LOGAN	215	2.00	0.0	36.52	0.00	0.1520	0.00	84.11
02/22/95	Amy Leech	215	0.50	0.0	34.91	0.00	0.1520	0.00	20.10
02/22/95	Eva CHU	215	0.30	0.0	40.87	0.00	0.1520	0.00	14.12
02/22/95	Susan HUGO	215	0.40	0.0	46.29	0.00	0.1520	0.00	21.32
02/22/95	Madhulla LOGAN	215	0.50	0.0	36.52	0.00	0.1520	0.00	21.03
02/22/95	Madhulla LOGAN	215	2.00	0.0	36.52	0.00	0.1520	0.00	84.11
02/23/95	Scott SEERY	215	1.30	0.0	46.29	0.00	0.1520	0.00	69.30
02/23/95	Scott SEERY	212	0.40	0.0	46.29	0.00	0.1520	0.00	21.32
02/23/95	Madhulla LOGAN	215	3.00	0.0	36.52	0.00	0.1520	0.00	126.17
03/21/95	Madhulla LOGAN	215	1.00	0.0	38.08	0.00	0.1520	0.00	43.85
SITE SPECIFIC TOTALS:			27.4	0.0					\$ 1178.33
PROGRAM MANAGEMENT CHARGE (calculated at 20% of site specific charges):									\$ 235.67
TOTAL NEW CHARGES									\$ 1414.00

* ACTIVITY CODES AND DESCRIPTIONS: (ACT)

- 300 (200) Responsible Party identification and notification
- 304 (204) Meeting with Regional Board or other affected agencies regarding a specific site
- 306 (206) Development of enforcement actions against a Responsible Party
- 307 (207) Issuance of a closure document
- 310 (210) Site visits
- 311 (211) Sampling activities
- 312 (212) Meetings with responsible parties or responsible party consultants
- 315 (215) Review of reports, workplans, preliminary assessments, remedial action plans, or post-remedial monitoring

NOTE: More than one responsible party (RP) has been identified for this site. All RPs are shown below. This invoice has been sent to all RPs for this site. RPs may be held jointly and severally liable for site cleanup costs. You may wish to coordinate with the other RP(s) to allocate the site cleanup costs among yourselves.

W LEITAO TRUST ET AL
41 FRANKLIN ST
OAKLAND, CA 94612

UNOCAL CORP
ED RALSTON
PO BOX 5155
SAN RAMON, CA 94583

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0300

RAFAT A. SHAHID, Assistant Agency Director

December 1, 1994

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

Edward Ralston
Unocal Corporation
2000 Crow Canyon Place, Ste 400
San Ramon, CA- 94583

(Davis)

Sub: Unocal Service Station-1300 David Street, San Leandro, CA

Dear Mr. Ralston:

This office has completed the review of all applicable documents submitted to this Department. Based on the review, this Department is convinced that contaminated soil has, to a substantial extent, been removed from the site.

As noted at our meeting on November 18, 1994 Unocal will maintain responsibility for the groundwater contamination and any clean-up or remediation of groundwater that may be needed in the future. Also, the site now appears to be available for development with the stipulation that a deed notification be made concerning the contaminated plume under the parcel.

If you have any questions, call me at (510) 567-6700.

Sincerely,

Edgar B. Howell
Chief, Department of Environmental Protection

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0300

STID 2480

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

June 7, 1994

Mr. Ed Ralston
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
P.O. Box 5155
San Ramon, CA 94583

Mr. Douglas T. Federighi
1051 MacArthur Boulevard
San Leandro, CA 94577-3095

RE: 1300 - 1335 DAVIS STREET, SAN LEANDRO

Dear Messrs. Ralston and Federighi:

As we have recently discussed, a meeting has been scheduled to review the status of the soil and ground water investigation and cleanup occurring at the referenced site, and to discuss plans for site redevelopment.

The noted meeting is scheduled to convene the morning of Thursday, July 21, 1994, at 9:30 AM. This meeting will be held at the San Leandro City Hall, 835 East 14th Street. Please plan to meet in the front lobby just prior to 9:30.

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

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Steve Emslie, City of San Leandro Development Services
Mike Bakaldin, San Leandro Fire Department
Kevin Graves, RWQCB
Madhulla Logan, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0300

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

STID 2480

May 4, 1994

Mr. Ed Ralston
Unocal Corporation
2000 Crow canyon Place, Ste. 400
P.O. Box 5155
San Ramon, CA 94583

RE: (FORMER) UNOCAL STATION #2512, 1300 DAVIS STREET, SAN
LEANDRO

Dear Mr. Ralston:

This office is in receipt and has recently completed review of the December 21, 1993 and March 24, 1994 Kaprealian Engineering Incorporated (KEI) reports documenting the results of excavation, sampling and disposal of hydrocarbon-impacted soil at the referenced site. Following review of the referenced documents, and others presented during the course of the investigation and remediation at this site, this Department is convinced that contaminated soil has, to a substantial extent, been removed from the site.

Plans for commercial development of the site would now appear acceptable, provided such does not significantly impact the need for continued assessment and potential remediation of underlying ground water. To this end, ground water well monitoring and sampling are to be reinstated on a quarterly schedule, no later than the 3rd quarter of 1994.

We additionally understand that one or more of the monitoring wells have been damaged during the course of soil excavation activities. These wells are to be evaluated and either repaired or replaced, or, following approval from this office, relocated. We are aware that relocation may facilitate better commercial use of the site.

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

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Mr. Ed Ralston
RE: 1300 Davis St., San Leandro
May 4, 1994
Page 2 of 2

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Douglas Federighi, 1051 MacArthur Blvd.
San Leandro, CA 94577-3095
Dan Sullivan, City of San Leandro, Development Services
835 E. 14th St., San Leandro, CA 94577

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0300

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2480

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

February 24, 1993

Mr. Ed Ralston
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
P.O. Box 5155
San Ramon, CA 94583

RE: (FORMER) UNOCAL STATION #2512, 1300 DAVIS STREET, SAN
LEANDRO

Dear Mr. Ralston:

This office is in receipt and has completed review of the September 14, 1992 Kaprealian Engineering, Inc. (KEI) work plan/proposal, as submitted under KEI cover dated October 21, 1992. This work plan/proposal was submitted on behalf of Unocal Corporation to address known and suspected soil contamination discovered following closure of three underground storage tanks (UST) during July 1992, and previous site investigation and remediation work performed on- and off-site since January 1989.

This work plan/proposal has been accepted by this office with the following additions:

- 1) All verification soil samples collected near the northwestern corner of the former gasoline UST excavation and the former waste oil UST excavation are to be analyzed for the following waste oil target analytes:
 - o Total petroleum hydrocarbons as diesel (TPH-D)
 - o " " " as gasoline (TPH-G)
 - o Benzene, toluene, ethylbenzene, and total xylenes (BTEX)
 - o Total oil and grease (TOG)
 - o Halogenated volatile organic compounds (HVOC)
 - o Semi-volatile organic compounds (SVOC)

Please note that SVOCs were not sought during the waste oil UST closure sample analyses, although such analyses are required for waste oil UST closures by the San Francisco Bay Regional Water Quality Control Board (RWQCB). All analyses are to follow the appropriate LUFT/DHS and RWQCB methods.

. Ed Ralston
RE: 1300 Davis Street, San Leandro
February 24, 1993
Page 2 of 3

- 2) KEI advanced six soil borings at the site during January 1989. Soil encountered in KEI boring EB6, located just south of the former station building, was described in the February 3, 1989 KEI report as exhibiting "black oil droplets." Samples collected from EB6 were reported as having up to 7800 parts per million (ppm) of TOG, 160 ppm of TPH-D, and 73 ppm of TPH-G. KEI recommended excavation of this area.

Following the May 11, 1989 excavation of soil surrounding boring EB6, verification samples were collected from the four sidewalls at an approximate depth of 16.5 feet below grade. These samples were analyzed for TPH-D and TOG. Elevated levels of TOG were found in each sample, ranging from 170 to 855 ppm.

Separate phase product recovered from well MW3, located just south of former EB6, has been described in past KEI reports as having a dark brown or black appearance, and "...an odor of parts cleaning solvent." This description is strikingly similar to that given soil encountered during advancement of EB6.

Item 4 of the September 14, 1992 KEI work plan/proposal indicates a separate work plan will be prepared to address the investigation of soil beneath the former station building. This office requests that the cited work plan also address the need to fully characterize the area south of the building and elsewhere, as needed, not only in terms of extent, but also chemically. Such evaluation will require adherence to the full range of RWQCB waste oil analyses.

Please be advised that this agency's acceptance of the cited work plan does not constitute acceptance nor reflect any additional requirements imposed by the City of San Leandro for this project. Please contact Mr. Mike Bakaldin of the San Leandro Fire Department, and Mr. Dan Sullivan of San Leandro Development Department to be advised of any additional requirements.

Mr. Ed Ralston
RE: 1300 Davis Street, San Leandro
February 24, 1993
Page 3 of 3

Please contact me at 510/271-4320 should you have any questions.

Sincerely



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
John Jang, RWQCB
Mike Bakaldin, San Leandro Fire Department
Dan Sullivan, San Leandro Development Department
Rob Weston, ACDEH
Tim Ross, KEI
G.W. Leitao Trust et al, 317 Juana Ave., San Leandro 94577
Ed Howell - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0300

December 26, 1991

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

Mr. Ron Bock
Unocal Corporation
2000 Crow Canyon Road, Ste. 400
San Ramon, CA 94583

RE: CAL-EPA REGIONAL HYDROGEOLOGY AND CONTAMINATION STUDY, CENTRAL
SAN LEANDRO

Dear Mr. Bock:

The California Environmental Protection Agency (Cal-EPA), Department of Toxic Substance Control (DTSC), has been investigating the presence of several priority pollutants, primarily volatile organic compounds (VOC), heavy metals, and nitrates, in soil and ground water occurring in the central San Leandro area since approximately 1986. Currently, six sites are being investigated with Cal-EPA lead or oversight, as follows:

- o 139th Avenue site (Cal-EPA lead)
- o Factor Avenue site (Cal-EPA lead)
- o Singer-Friden site (Cal-EPA lead)
- o Caterpillar site (Cal-EPA oversight)
- o Hudson ICS (Cal-EPA oversight)
- o Staefa Control System Inc./2481 Washington Avenue (Cal-EPA oversight)

Because of similar contamination found at these sites, DTSC suspects that a larger, regional contamination problem exists that requires further investigation. Presently, DTSC is conducting a Regional Hydrology and Contamination Study in Central San Leandro. The purposes of this study include, among other elements:

- o defining as far as possible the known vertical and horizontal extent of contamination in the area;
- o identifying existing public and/or private wells that can be used by DTSC for monitoring purposes;
- o instituting coordinated sampling; and,
- o defining the hydrogeology of the area.

Mr. Bock
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The intent of the DTSC study is to develop the best possible data on the extent of contamination while realizing no unnecessary expenditure of public funds. Following the presentation of the study's final report, DTSC will develop a work plan for conducting further study, targeting potential source areas and "hot spots" identified during the course of this phase of the investigation.

The DTSC has requested Alameda County's assistance in developing this study and report by coordinating ground water sampling efforts for those sites under county lead. To meet this goal, you are requested, on a volunteer basis, to supplement the sampling slated to occur at your site(s), listed below, during **January - March 1992**, in addition to those sampling/monitoring activities already required, as follows:

- 1) Collect and analyze ground water samples from at least one well for VOCs (EPA Method 624, or 601/602). The well sampled for this task is to be chosen based upon its potential for detection of VOCs relative to other wells on-site, i.e., its proximity downgradient of a former waste oil or solvent underground storage tank, VOCs identified in prior analyses, etc.
- 2) Present this data, along with other requisite sampling/monitoring data, in the 1992 first quarter report. Submit a copy of this report directly to the DTSC, at the following address:

California Environmental Protection Agency
Department of Toxic Substance Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
Attn: Eileen Hughes

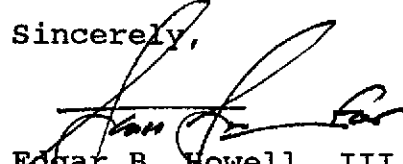
The sites affected by this request are as follow:

- (R0371) o #7004, 15599 Hesperian Blvd.
- (R0300) o #2512, 1300 Davis Street.
- (R0366) o #3292, 15008 E. 14th Street
- (R01039) o _____, 15803 E. 14th Street
- (R0877) o _____, 1499 Farnsworth Street

Mr. Bock
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Thank you in advance for your cooperation in this matter. Please feel free to contact Mr. Scott Seery of this Division at 510/271-4320, or Ms. Eileen Hughes of DTSC at 510/540-3848, should you have any questions.

Sincerely,



Edgar B. Howell, III
Chief, Hazardous Materials Division

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Eileen Hughes, DTSC
Mike Bakaldin, San Leandro Fire Department
Jim Ferdinand, Eden Consolidated Fire District

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0300

Certified Mail #P 062 128 313

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

November 16, 1990

Tim Ross
Unocal Corporation
2175 N. California Blvd., Suite 650
Walnut Creek, CA 94569

RE: Unocal Station #2512, 1300 Davis St., San Leandro, CA 94577

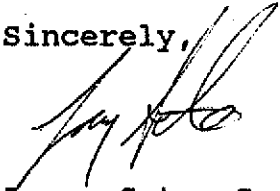
Dear Mr. Ross:

We have not received any quarterly monitoring well results from the above site. Please submit within ten (10) days of the receipt of this letter, all of your monitoring well quarterly reports from the date of installation.

Please submit an additional deposit/refund check in the amount of \$375.00, made payable to the County of Alameda.

If you have any questions, please contact me at, 271-4320.

Sincerely,


Larry Seto, Senior,
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB

Charlene Williams, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0300

June 23, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Mr. Tim Ross
Unocal Corporation
2175 N. California Blvd., Suite 650
Walnut Creek, CA 94569

RE: Unocal Service Station #2512, 1300 Davis St.,
San Leandro, CA 94577

Dear Mr. Ross:

The monitoring wells at the above site must be sampled on a quarterly basis for a minimum of one year. After this period, your monitoring schedules can be re-evaluated.

If you have any questions, please contact Larry Seto, Senior Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:LS:mnc

cc: Kaprealian Engineering
RWQCB
Howard Hatayama, DOHS
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Larry Seto, Alameda County Hazardous Materials Program
Files