

TRC

Customer-Focused Solutions

RECEIVED

NOV 23 2005

ENVIRONMENTAL HEALTH SERVICES

November 21, 2005

Project # 42014306

Mr. Don Hwang
Alameda County Health Services
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Site: 76 Service Station #3292
15008 ~~15005~~ East 14th Street
San Leandro, California

Re: REQUEST FOR WELL LOCATIONS

Dear Mr. Hwang:

On behalf of ConocoPhillips, TRC is performing a sensitive receptor survey for the above referenced sites. The survey is for the area within a ½ mile radius of 15008 East 14th Street, San Leandro. We request from you the authorization to continue with this survey by viewing well completion reports for those domestic and municipal wells within a ½ mile radius of the subject site. Upon your signature and return, the attached DWR Well Completion Report Release Agreement will be forwarded to the Department of Water Resources.

Should you have any questions, please feel free to call Keith Woodburne at (925) 688-2488 or myself at (925) 688-2464. Thank you for your time.

Sincerely,
TRC



Rachelle Dunn
Staff Geologist

NOV 23 2005

STATE OF CALIFORNIA - THE RESOURCES AGENCY

ENVIRONMENTAL HEALTH SERVICES
GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

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

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

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

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

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY

(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 42014306 County Alameda

Township, Range, and Section T25, R3W, 36; T25, R2W, 31 Radius 1/2 Mile
(Must include entire study area and a map that shows the area of interest.) T35, R3W, 1; T35, R2W, 6

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

Make a study, or,

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

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

TRC, Rachelle Dunn
Authorized Agent

1570 Solano Way, Ste A
Address

Concord, CA 94520
City, State, and Zip Code

Signature Rachelle

Title Staff Geologist

Telephone (925) 688-2464

Fax (925) 688-0388

Date 11/21/05

E-mail rdunn@trcsolutions.com

ALAMEDA COUNTY
Government or Regulatory Agency

ENVIRONMENTAL HEALTH
1131 HARBOR BAY PARKWAY
Address

ALAMEDA, CA 94501
City, State, and Zip Code

Signature Don Kwang

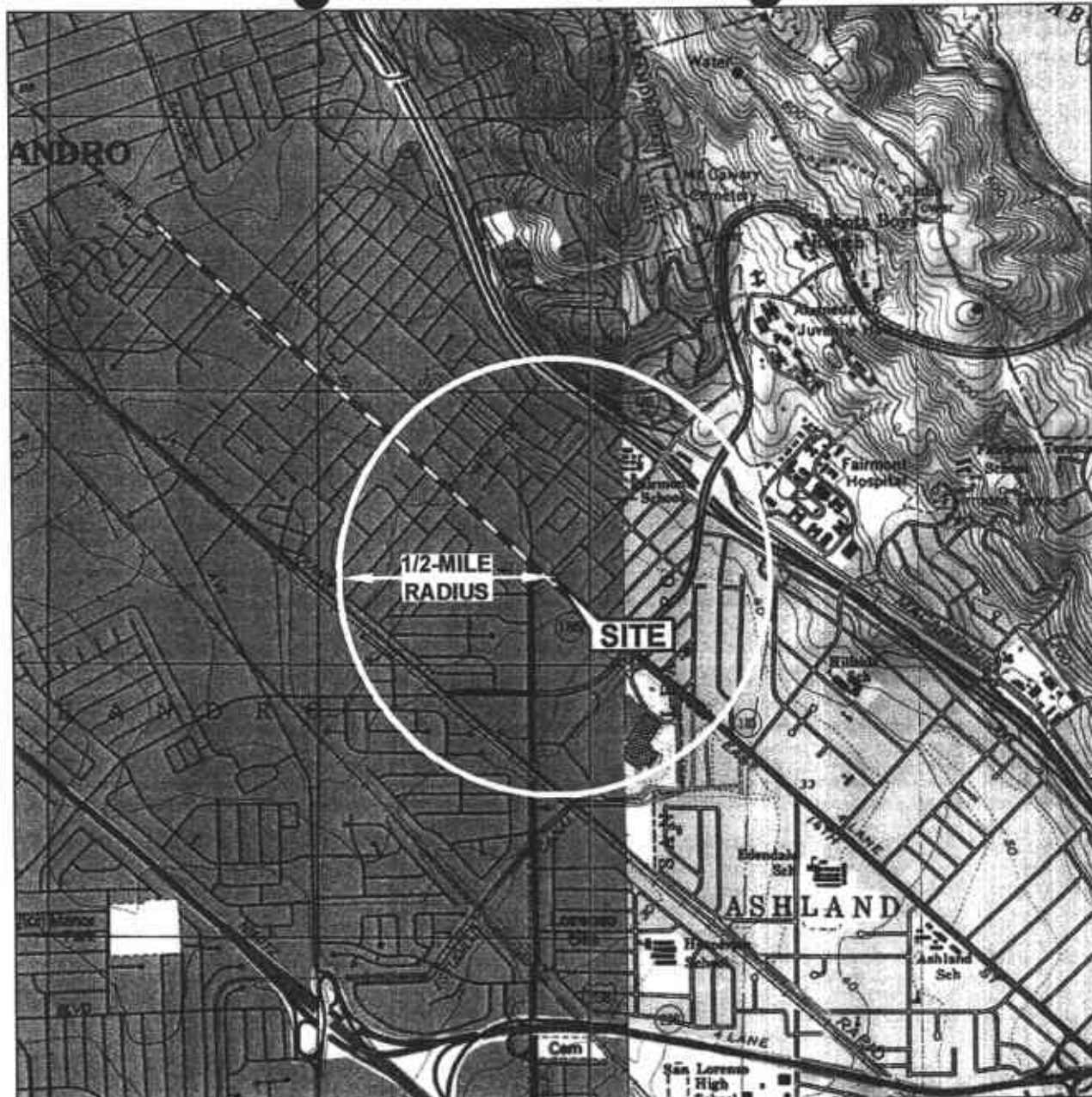
Title HAZ MAT SPEC

Telephone (510) 567-6746

Fax (510) 337-9335

Date 12/1/05

E-mail don.kwang@eplac.gov.org



1 MILE 3/4 1/2 1/4 0 1 MILE



SCALE 1 : 24,000



QUADRANGLE LOCATIONS

SOURCE:

United States Geological Survey
7.5 Minute Topographic Maps:
Hayward and San Leandro
Quadrangles, California

**VICINITY MAP WITH HALF-MILE
RADIUS AROUND SITE**

76 Service Station #3292
15005 East 14th Street
San Leandro, California

TRC

FIGURE 1

Chu, Eva, Env. Health

From: Jed Douglas [jedouglas@grinc.com]
Sent: Thursday, July 03, 2003 11:06 AM
To: Dave DeWitt
Cc: Eva Chu
Subject: RBCA for CP station No. 3292, San Leandro

Hello, I reviewed the RBCA results for the station located at 15008 E. 14th street in San Leandro. The groundwater ingestion result of 2.9 -105 is based on the scenario that groundwater ingestion at the site is not a complete pathway. Groundwater ingestion was evaluated for residential properties that are located approximately 500 feet from the area of impact. If one of these residences installed a shallow drinking water well and consumed the well water, then their risk is equal to the "infinitesimal" number presented in the RBCA evaluation. Hope this clarifies things for you. Please feel free to contact me with any further questions, Jed

Jed Douglas - Senior Geologist,

R.G. No. 7516, R.E.A. No. 06321

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

707-789-3255, 707-789-3218 fax, 707-789-3256 ex. 13 (direct)

7/3/2003

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

October 23, 2002

RO 366

Mr. David DeWitt
Phillips 66 Company
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

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

RE: Tosco (Unocal) Station #3292, 15008 E. 14th Street, San Leandro - Request for Total Fuel
Oxygenate Analyses

Dear Mr. DeWitt:

The case file for the referenced site was recently reviewed, up to and including the July 2002 Gettler-Ryan Inc. second quarter 2002 monitoring report. This review was primarily conducted to identify the current suite of target compounds sought in water samples collected from the various wells within the network. Our review revealed that a number of potential fuel oxygenates may not have been sought historically from samples collected from these wells.

Please direct your consultant to analyze all samples collected during the next scheduled sampling event for the presence of total fuel oxygenates (MtBE, TAME, EtBE, DIPE, and TBA) and lead scavengers (EDB and 1,2-DCA / EDC) using EPA Method 8260. Such expanded analyses may be required to continue depending upon what is found.

In addition, you are reminded that all reports for this case, *as well as all other Tosco / Phillips 66 cases*, are to be submitted under Tosco / Phillips 66 cover that is signed, under penalty of perjury, by the official Tosco / Phillips 66 project representative.

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

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Robert Weston, ACDEH
Deanna Harding, Gettler-Ryan Inc., 6747 Sierra Ct., Ste. J, Dublin, CA 94568

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



December 28, 1999

STID 2400

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

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9432

RE: UNOCAL SERVICE STATION #3292, 15008 EAST 14TH STREET, SAN LEANDRO

Dear Mr. De Witt:

Thank you for our recent receipt of the November 24, 1999 Gettler-Ryan Inc. (GRI) report documenting the May 1998 Geoprobe® investigation of the subject site and surrounding area. This work appears to have substantially adhered to the scope of work outlined in the Kaprealian Engineering, Inc. (KEI) work plan dated November 5, 1996.

The data presented in the cited GRI report augment the compilation of similar data acquired through many years of sampling from the 13-well network completed in locations both on- and off-site. These data assist in the evaluation of dissolved-phase plume geometry, well network adequacy, and interpretation of potential human health risks to nearby receptor populations. The sampling data appear, in general, to demonstrate a stable or diminishing trend in overall concentrations for the dissolved-phase hydrocarbon plume. Plume geometry also appears adequately defined.

The exceptions to this overall trend are the methyl tert-butyl ether (MtBE) "spikes" identified in groundwater samples collected from well MW-1 beginning in November 1998 (8,650 - 21,000 ug/l [EPA 8260]). Well MW-1 is located directly adjacent to the fuel underground storage tank (UST) cluster. It is unclear what may have caused these MtBE spikes as, on December 30, 1998, after completion of UST upgrade work, the tank systems were certified "compliant" with the 1998 UST standards. New operating permits were also issued on that date. Progression of the MtBE plume will be closely monitored by this office in both the source and downgradient wells, as will any indication of subsequent MtBE releases.

Environmental sampling data generated during and since the 1991 UST replacements have been reviewed in context with the E 1739-95 American Society for Testing and Materials (ASTM) *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites* in contemplation of potential health risks to nearby receptor populations. Maximum target compound concentrations in both soil and groundwater samples were considered, and plausible exposure scenarios determined.

Mr. DeWitt
RE: 15008 E. 14th Street, San Leandro
December 28, 1999
Page 2 of 3

Benzene was determined to be the primary and risk-driving chemical of concern (CoC) in this case. Potential complete exposure pathways appear limited to the intrusion of vapors into buildings and volatilization to outdoor air from both soil and groundwater under a commercial/industrial receptor scenario.

Assumptions used to derive a California-modified ASTM Tier 1 Risk-Based Screening Level (RBSL) Look-up table were reviewed and appear valid for initial use in this case to make conservative risk comparisons. Review of the RBSLs for both exposure pathways indicates the vapor intrusion to buildings pathway to be the most restrictive and, hence, was used to complete this initial evaluation. A comparison of Tier 1 RBSLs with maximum historic benzene concentrations reveals an exceedence of the Tier 1 soil RBSLs at the 10^{-4} excess cancer risk level for the soil vapor intrusion to buildings exposure pathway.

It appears appropriate at this time to complete a Tier 2 evaluation to better define potential exposure risks based on more site-specific parameters, while still achieving similar levels of protection (e.g., 10^{-4} to 10^{-6} risk levels). In order to facilitate this task, I request that a meeting be scheduled in January 2000 so that we may determine an appropriate set of input parameters to go into your Tier 2 evaluation.

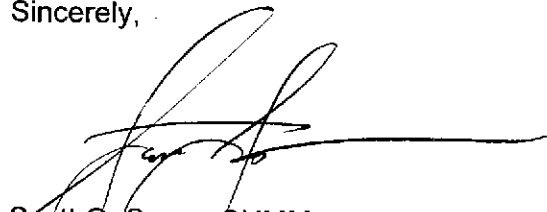
In addition, I have considered your request for reduction of sampling frequencies for this project. After review of this case and project objectives, the following sampling schedule modifications appear warranted and may be instituted beginning the first quarter of 2000:

<u>WELL</u>	<u>FREQUENCY</u>	<u>SCHEDULE</u>
MW-1	Quarterly	
MW-2	"	
MW-3	Discontinue	
MW-4	"	
MW-5	Semi-annual	May and November
MW-6	Discontinue	
MW-7	Semi-annual	May and November
MW-8	"	"
MW-9	Quarterly	
MW-10	"	
MW-11	"	
MW-2(sp)	Semi-annual	May and November
MW-3(sp)	"	"

Mr. DeWitt
RE: 15008 E. 14th Street, San Leandro
December 28, 1999
Page 3 of 3

Please call me at (510) 567-6783 to set up the RBCA Tier 2 scoping meeting or should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", with a long horizontal line extending to the right.

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Ariu Levi, Chief, Environmental Protection
Chuck Headlee, RWQCB
Doug Lee, Gettler-Ryan Inc., 6747 Sierra Ct., Ste. J, Dublin, CA 94568

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



November 15, 1999

STID 2400

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

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

NOTICE OF VIOLATION

RE: UNOCAL SERVICE STATION #3292, 15008 EAST 14TH STREET, SAN LEANDRO

Dear Mr. De Witt:

In correspondence dated January 16, 1997, a Kaprealian Engineering, Inc. (KEI) work plan dated November 5, 1996 was approved by this office for the continued Geoprobe® assessment of the release from the subject site. An inquiry into the status of this pending project was made of Tosco in follow-up correspondence dated February 19, 1998. Tosco's Tina Berry responded on February 26, 1998 stating that Tosco was "...estimat[ing] that field work [would] commence in four to five weeks." To date, approximately 3 years since work plan approval, this office has not been informed that this work was ever completed. Copies of the cited letters are enclosed for your information.

At this time, Tosco is directed to initiate this outstanding work within 60 days of the date of this letter. Failure to comply with this request will result in this case being referred for enforcement action.

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

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

Enclosures (addressee, only)

cc: Chuck Headlee, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Bob Chambers, Alameda County District Attorney's Office



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

**Environmental
Compliance
Department**

LIST OF LANDOWNERS FORM

Name of Local Agency: Alameda County – Environmental Health Services
Street Address: 1131 Harbor Bay Parkway, Suite 250
City: Alameda, CA 94502-6577

SITE ADDRESS

Name: 76 Products Service Station #3292
Address: 15008 East 14th Street
San Leandro, CA

CURRENT RECORD FEE TITLE OWNERS

Owner: Clover Trust
Address: c/o Tosco Corporation
Real Estate Department – Susan Spencer
1500 North Priest Drive
Tempe, AZ 85281

In accordance with section 25297.15(a) of Chapter 6.7 of the Health and Safety Code, I certify the above listed fee title owner and their mailing addresses are true and correct to the best of my knowledge.

Sincerely,

A handwritten signature in cursive script that reads "David B. De Witt".

David B. De Witt
Environmental Project Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 6, 1999

STID 2400

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

RE: UNOCAL Station #3292, 15008 E. 14th Street, San Leandro

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. DeWitt:

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: 15008 E. 14th Street, San Leandro

May 6, 1999

Page 2 of 2

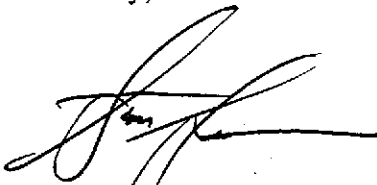
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

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

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

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

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners



Tosco Marketing Company
2000 Crow Canyon Place, Ste. 400
San Ramon, California 94583
Telephone: 510-277-2305
Facsimile: 510-277-2361

Environmental Compliance
Department

February 26, 1998

Mr. Scott Seery
Alameda County, Health
Care Services Agency
1131 Harbor Bay Pkwy. Suite 250
Alameda, CA 94502-6577

UNOCAL SS# 3292
15008 E. 14th Street
San Leandro, California

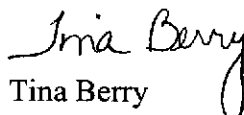
Dear Mr. Seery:

Thank you for your letter of February 19, 1998 regarding your request for status of our soil/water investigation proposed in KEI's November 5, 1996 work plan. I apologize that the work has not yet been completed nor scheduled.

Please be advised that we are initiating access with Caltrans and will proceed with field activities as soon as possible. ~~We estimate that field work will commence in four to five weeks.~~ A report documenting results of our field investigation will be submitted to your office approximately four weeks following completion of the field work. I will contact your office in one month to apprise you of the status of our pursuit for access to Caltrans' right-of-way.

Please call me at 510-277-2321 if you have any questions or wish to discuss this matter.

Very truly yours,


Tina Berry
Project Manager

cc: File (3292:3)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



February 19, 1998

STID 2400

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Tina Berry
Tosco Marketing Company
2000 Crow Canyon Place, Ste. 400
P.O. Box 5155
San Ramon, CA 94583

RE: UNOCAL SERVICE STATION #3292, 15008 EAST 14TH STREET, SAN
LEANDRO - ADDITIONAL SOIL BORINGS

Dear Ms. Berry:

In correspondence from this office dated January 16, 1997, a Kaprealian Engineering, Inc. (KEI) work plan dated November 5, 1996 was approved. The KEI work plan was for the installation of Geoprobe soil borings about the subject site, and were proposed as a means to acquire the additional information necessary for your risk assessor to evaluate human health risks associated with the release from the subject site.

To date, this office has not been advised that this work has been scheduled or completed. Please advise me of the status of this project within 15 calendar days of the date of this letter.

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

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Stephen Hill, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Frank P. Conrad, Esq., LeBoeuf, Lamb, Greene & MacRae
260 Franklin St., Boston, MA 02110

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 16, 1997

STID 2400

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

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

RE: UNOCAL SERVICE STATION #3292, 15008 EAST 14TH STREET, SAN
LEANDRO - WORK PLAN FOR ADDITIONAL SOIL BORINGS

Dear Mr. Ralston:

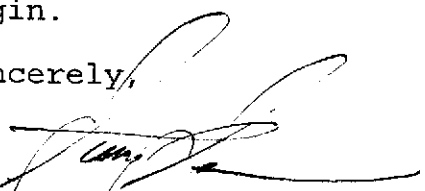
Thank you for the submittal of the November 5, 1996 Kaprealian Engineering, Inc. (KEI) work plan, as submitted under KEI cover dated December 2, 1996, for the installation of additional Geoprobe soil borings. I understand that these borings are proposed as a means to acquire the additional information necessary for your risk assessor to evaluate human health risks associated with the release from the subject site.

The cited work plan is accepted for this phase of work, with the following modifications:

- o Both soil and ground water samples are to be collected from all Geoprobe borings
- o Continuous core sampling should be employed to enable the best interpretation of sedimentary sequences and the evaluation of vapor migration / attenuation

Please call me at (510) 567-6783 when field work is slated to begin.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Frank P. Conrad, Esq., LeBoeuf, Lamb, Greene & MacRae
260 Franklin St., Boston, MA 02110
Bob Kazerian, Kaprealian Engineering, Inc.

ENVIRONMENTAL
PROTECTION

95 NOV -5 AM 9:26

Unocal Corporation
Diversified Businesses
2000 Crow Canyon Place, Suite 400
San Ramon, California 94583
Telephone (510) 867-0760
Facsimile (510) 277-2309

UNOCAL 76

October 28, 1996

West Region
Environmental Remediation Services

Mr. Scott Seery
Alameda County Department of
Environmental Health (ACDEH)
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502-6577

**Environmental Investigation
East 14th / 150th / Hesperian
San Leandro, California**

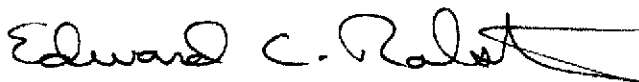
Dear Mr.. Seery:

This letter has been prepared as a response to your letter dated August 23, 1996 regarding environmental issues for the subject area. As requested, the 'involved parties' or their representatives have discussed the initial approach for the site and offer the following:

1. Unocal and Ms. Pagano (Quality Tune-up) have identified areas where additional data is either necessary or desired to complete the data set. Therefore, both parties will submit a workplan for their respective sites and for your approval in either late November or early December. Field work will commence upon receipt of necessary access agreements and/or permits.
2. Upon completion of field work, the 'involved parties' will evaluate the data and at that time determine how and by whom the RBCA evaluation will be performed.

Should you have any questions, please feel free to contact me at (510) 277-2311.

Sincerely,



Edward C. Ralston
Senior Environmental Geologist

cc: C. Foutch, Mobil
P. Briggs, Chevron
B. Hageman, Hageman-Aguiar
D. Pagano

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

CC4580

August 23, 1996

Ms. Cherine Foutch
Mobil Oil Corporation
2063 Main Street, Ste. 501
Oakley, CA 94561

Mr. Phil Briggs
Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, CA 94583-0804

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

Ms. Diana Pagano
6912 Broadway Terrace
Oakland, CA 94611

RE: ENVIRONMENTAL INVESTIGATIONS - EAST 14TH STREET / 150TH
AVENUE / HESPERIAN BOULEVARD, SAN LEANDRO

Dear Ms. Foutch, Ms. Pagano, and Messrs. Briggs and Ralston:

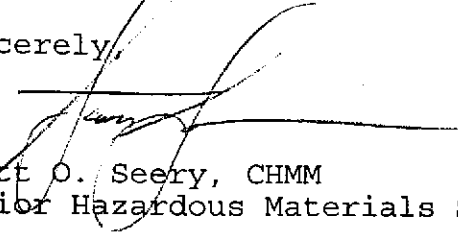
This letter is sent in the wake of today's meeting during which was discussed the history of the multiple environmental investigations occurring in the subject area, underground storage tank compliance and construction status of particular sites, and risk-based corrective action (RBCA) elements and concepts, among other related topics. Determining an approach to affecting an appropriate corrective action within the framework of the RBCA process, whether tackled individually on a site-by-site basis, or regionally as a collective effort between the parties, was debated. A copy of today's attendance sheet is attached for your information and to facilitate future contact.

This office requested the "involved" parties, the names of which appear above, to reach a consensus **within 60 days** as to how the RBCA process will be completed. A written response and discussion are expected. Your response should include, among other possible elements: 1) an indication what, if any, data gaps there may be; 2) potential receptor locations that were identified; 3) a schedule for acquiring additional data where needed; and, 4) whether this RBCA evaluation will be performed individually, collectively, or some combination of both, and how such responsibility will apportioned.

Foutch, Pagano, Briggs and Ralston
RE: E.14th / 150th / Hesperian plume
August 23, 1996
Page 2 of 2

This office appreciates your continued cooperation in this process. Please call me at 510/567-6783 if I can be of any assistance in the interim.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

c: Mee Ling Tung, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department
Frank P. Conrad, Esq., LeBoeuf, Lamb, Greene & MacRae
260 Franklin St., Boston, MA 02110
Ken Simas, Alisto Engineering Group
1575 Treat Blvd., Ste. 201, Walnut Creek, CA 94598
Dennis Miller, Miller Engineering
170-F Alamo Plaza, Ste. 309, Alamo, CA 94507
Bruce Hageman, Hageman-Aguiar, Inc.
3732 Mt. Diablo Blvd., Ste. 372
Lafayette, CA 94549
Bob Kezerian, Kaprealian Engineering
2401 Stanwell Drive, Ste. 400, Concord, CA 94520

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

July 31, 1996

Ms. Cherine Foutch
Mobil Oil Corporation
2063 Main Street, Ste. 501
Oakley, CA 94561

Ms. Tammy Hodge
Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, CA 94583-0804

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

Mr. Frank P. Conrad, Esq.
LeBoeuf, Lamb, Greene & MacRae
260 Franklin Street
Boston, MA 02110

RE: ENVIRONMENTAL INVESTIGATIONS - EAST 14TH STREET / 150TH
AVENUE / HESPERIAN BOULEVARD, SAN LEANDRO

Dear Ms. Foutch, Ms. Hodge, and Messrs. Ralston and Conrad:

A meeting has been scheduled for **Friday, August 23, 1996 at 9:30 AM** in the offices of the Alameda County Department of Environmental Health (ACDEH), Environmental Protection Division to discuss the current status of the environmental investigations at the subject locations and future corrective action requirements.

This meeting will focus on *technical* issues, including the cursory evaluation of risk-based corrective action (RBCA) elements associated with these projects. You are strongly encouraged, therefore, to have your technical consultants attend this meeting with you.

Please call me at 510/567-6783 should you have any questions regarding meeting scope or need directions to the ACDEH offices.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Foutch, Hodge, Ralston, and Conrad
RE: E.14th / 150th / Hesperian plume
July 31, 1996
page 2 of 2

cc: Mee Ling Tung, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department

LeBOEUF, LAMB, GREENE & MacRAE

L.L.P.

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

260 Franklin Street

Boston, MA 02110

Telephone: (617) 439-9500 Fax: (617) 439-0341(2)

If any transmission problems: (617) 439-9500

Company:

ATTN: Scott Seery

Client/Matter Number: 06162-307

Date: July 30, 1996

Fax No. (510) 337-9335

From: **Frank P. Conrad, Esquire**

Confirming Tel. No.:

Page 1 of 1

Comments/Message:

Scott: thanks for following up for the late August meeting re: the San Leandro property owned by Shadrall Associates, my client. We should have a local contamination expert within the next few days; I will let you know. Meanwhile, schedule the meeting for August 23 or 26 and let me know when it will be; we will have our representative attend. Thanks again.



76 PRODUCTS COMPANY

Federal Express 8794076631

March 5, 1996

Mr. Frank P. Conrad
Davis, Malm & D' Agostine, P.C.
One Boston Place
Boston, Massachusetts 02108-4470

Dear Mr. Conrad:

RE: LICENSE AGREEMENT
San Leandro Surgery Center
property adjacent to
Unocal Service Station 3292
15008 East 14th Street
(East 14th/150th)
San Leandro, California

Enclosed are four copies of License Agreement dated February 26, 1996, which have been executed by Unocal. You will note that I have attached a copy of the Exhibit "A" to each document, as this exhibit was not included with the documents forwarded to us with Ms. Freedman's letter of February 27, 1996.

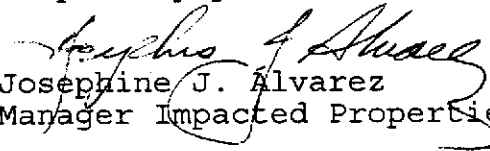
Please have two fully executed copies of the Agreement returned to me at our office location in Costa Mesa as noted below:

Unocal - 76 Products
Real Estate Department
555 Anton Boulevard
Costa Mesa, CA 92626

I am also enclosing insurance certification as outlined in Section 4 of the agreement. Since the enclosed certificates have an expiration date of March 31, 1996, our insurance representative has been asked to re-issue the certificates with a minimum expiration date of March 31, 1997.

The \$1000 access fee has been requested and will be forwarded to you shortly.

Very truly yours,


Josephine J. Alvarez
Manager Impacted Properties

Enclosure

cc: Scott O. Seery, Alameda County ✓
Edward C. Ralston, Unocal
SS/130L File

2929 East Imperial Highway
Brea, California 92621
A Unocal Company
714/572-7713

Unocal
15008 E. 14th Street
San Leandro

3/1/96

MEMO to file:

• Access agreement has been signed between Unocal and Shadrall Associates for sampling of wells at the former Ligour Barn site, according to Ed Ralston (Unocal). Mr. Ralston indicates these wells will be sampled next (2nd) quarter.

SOS

LeDoeuf, Land Green
n. 1/30/96
617-439-9500

1/10/96

DAVIS, MALM & D'AGOSTINE
A PROFESSIONAL CORPORATION
ONE BOSTON PLACE
BOSTON, MASSACHUSETTS 02108-4470

- | | | |
|-------------------------|------------------------|-------------------------|
| Julian J. D'Agostine | Alan L. Stanzler | Harold G. Clarke, Jr. |
| C. Michael Malm | Grover S. Parnell, Jr. | Robert J. Dietrich |
| Harold R. Davis | Robert J. Galvin | J. Gavin Cockfield |
| Frank E. Conrad | Peter Myerson | Ellen Donovan McCann |
| William F. Griffin, Jr. | John D. Chambliss | Thomas S. Fitzpatrick |
| Paul E. Levenson | Carol R. Cohen | Robert E. Richards, Jr. |
| Robert C. Gerrard | Howard P. Speicher | Lori H. Freedman |
| John G. Serino | Paul L. Feldman | Laurie M. Ruskin |
| John R. Berman | Kevin F. Long | |
| Sidney J. Wartel | Peter L. Koff | |
| Gary S. Matsko | Gary M. Feldman | |
| Judith Ashton | John A. Dziamba | |
| John T. Lynch | George A. Hewett | |

TELEPHONE: (617) 367-2500
TELECOPIER: (617) 523-6215

February 27, 1996

FEDERAL EXPRESS

Ms. Josephine J. Alvarez
Manager - Impacted Properties
Unocal-76 Products
2929 E. Imperial Highway
Brey, CA 92621

RE: Unocal Service Station 3292
15008 East 14th Street, San Leandro, CA

Dear Josie:

Pursuant to your letter dated February 26, 1996 and our telephone conversations on that date, I enclose four additional execution copies of the License Agreement which was signed by Martin N. Burton on February 26, 1996. Would you please have each of the enclosed signed and returned to me as soon as possible. I will then have the Agreement signed by Shadrall Associates and will promptly send two fully executed copies of the Agreement to you.

If you have any questions, please call.

Very truly yours,
Lori H. Freedman
Lori H. Freedman

LHF/lmk

Enc.

cc: Scott O. Seery ✓

LICENSE AGREEMENT

This temporary License Agreement is entered into this 26th day of February, 1996 by and between Shadrall Associates, a New York general partnership with an address for purposes of this agreement of 828 Moraga Drive, Bel Air, California 90049 ("Shadrall") and Union Oil Company of California, d/b/a Unocal, a California Corporation, with an address for purposes of this Agreement of Real Estate Department, ATTN: Manager Impacted Properties, 555 Anton Boulevard, Costa Mesa, California 92626 ("Unocal"); Shadrall and Unocal sometimes hereinafter referred to as the "Parties".

WHEREAS, Shadrall is the owner of certain real property located at 15035 East 14th Street, San Leandro, California (the "Property");

WHEREAS, there may be present on or under the Property, gasoline and/or other chemical contaminants which Unocal is desirous of investigating by undertaking to perform certain site assessment activities, including conducting certain groundwater monitoring sampling and testing activities from groundwater monitoring wells MW2 and MW3 as shown on Exhibit A attached hereto and made a part hereof, and/or such other activities as are necessary or advisable regarding the investigation and assessment of possible contamination of the Property (the "Work"); remedial actions are specifically excluded from the Work;

WHEREAS, the performance of the Work will be at no cost or expense to Shadrall;

WHEREAS, it will be necessary for Unocal's personnel or persons performing under agreement with Unocal to enter upon the Property for purposes of conducting the Work;

NOW THEREFORE, based upon the foregoing, and in consideration of the mutual covenants and agreements herein contained, the parties do hereby covenant and agree as follows:

1 Access. Shadrall hereby grants to Unocal, its contractors, subcontractors and their employees and agents, a temporary nonexclusive license to enter upon the Property for the purposes necessary for performance of the Work. Unocal shall provide Shadrall with at least twenty-four hour advance written notice prior to entering upon the Property. Unocal agrees that any entry under this agreement shall be limited to the extent necessary for performance of the Work and that Unocal shall use its best efforts not to interfere with Shadrall's use and occupation of the Property. Unocal agrees to cause the Work to be conducted: (i) only after notice of intended entry has been given to Shadrall as provided above and to the tenant on the Property, at San Leandro Surgery Center, 15035 East 14th Street, San Leandro, California 94578, ATTN: Sheila Cook, which notice shall include the date of entry, the estimated length of time of entry and the specific site

assessment activities to be performed; (ii) in a safe manner and without exposing persons or the Property to unreasonable risk; (iii) with as minimal disruption as possible to the Property or the use thereof; (iv) in accordance with all applicable environmental laws and regulations; (v) as required by any federal, state or local governmental agencies with applicable jurisdiction over the Property (each, an "Agency", collectively, the "Agencies"); and (vi) in accordance with sound engineering practices.

2 Liens. Unocal agrees not to permit any liens to exist against the Property for the Work done or materials furnished to Unocal and Unocal agrees to indemnify, defend, and hold Shadrall harmless from and against any such liens for the Work performed under this agreement.

3 Condition of the Property. Upon completion of the Work, Unocal will cause all tools, equipment and materials placed on the Property to be removed from the Property, and if the Property or any improvements thereon shall be disturbed by the Work performed under this agreement, then, upon completion of the Work, Unocal shall promptly restore, as close as reasonably possible, the Property and such improvements to their condition immediately prior to such disturbance.

4 Insurance. Unocal shall maintain and cause any entity conducting the Work to maintain general liability and casualty insurance with limits of at least \$1,000,000 for a single occurrence and \$5,000,000 in the aggregate for the benefit of Shadrall in connection with the Work, naming Shadrall as an additional named insured with regard thereto, and shall deliver satisfactory evidence of such coverage to Shadrall prior to entry onto the Property and commencement of the Work.

5 Indemnification. Unocal agrees to indemnify, defend and hold Shadrall harmless from and against any liabilities, claims, damages or losses, including reasonable attorney's fees, which directly or indirectly arise out of, are connected with or are attributed to the entry onto the Property and/or the performance of the Work by Unocal, its agents, employees or invitees.

6 Test Results. Copies of all reports, test results, studies, and other documents prepared as a result of the Work and submitted to or required to be submitted to any Agency and all correspondence received from any Agency shall be delivered to Shadrall and to its attorney, Frank P. Conrad, Davis, Malm & D'Agostine, P.C., One Boston Place, Boston, Massachusetts 02108.

7 Access Fee. Prior to entry onto the Property and commencement of Work, Unocal shall pay Shadrall the sum of \$1,000.00 as a total fee for access for performance of the Work, which fee shall not limit Unocal's liability under this agreement.

8 Permits. Unocal, at its sole expense, shall comply with all federal, state and local laws, regulations and ordinances applicable to the Work, including, but not limited to obtaining all necessary permits and approvals for the Work, and fully complying with all governmental requests, notices, orders, approvals and permits which may be applicable to the Work.

9 Reservations. By executing this agreement, or conducting the Work, Unocal does not waive any rights it may have against any other person or entity in connection with any contamination that may exist at or on the Property. In addition, neither this agreement nor the Work shall constitute or be interpreted or construed as an admission by Unocal of liability or fault under any federal, state, or local law or for any other purpose whatsoever.

10 Term. This license agreement shall terminate sixty (60) days after the Agencies permit Unocal to cease performance of the Work; provided, however, Shadrall shall have the right to terminate this Agreement upon sixty (60) days prior written notice to Unocal with a copy to each Agency which has notified Shadrall of such Agency's jurisdiction over the Property. Notwithstanding the foregoing, this license agreement shall in no event terminate later than three (3) years after the date of this agreement, unless the Parties agree in writing to extend the term of this Agreement.

11 Agency Permission to Remove Monitoring Wells. Upon receipt of the Agency's permission to to cease performance of the Work, Unocal shall promptly notify Shadrall of such permission.

12 Notices. All notices hereunder shall be in writing and shall be addressed to the intended party at the respective addresses set forth in this Agreement (in the case of Shadrall with a copy to Shadrall's attorney as and at the address specified in paragraph 6 above) by hand delivery, by registered mail or certified United States mail, postage prepaid, or by a nationally recognized overnight courier service such as Federal Express. The person and place to which notices are to be mailed may be changed by either Party by providing written notice of the same to the other.

13 Entire Agreement. This agreement contains the entire understanding between the parties. The unenforceability, invalidity or illegality of any term or provision of this agreement shall not affect the remainder of this agreement.

14 Inurements. Each and all of the covenants and conditions of this agreement shall be binding on and inure to the benefit of the successors and assigns and personal representatives of the respective parties provided, however, that the rights and obligations of Unocal shall not be assignable.

15 No Recording. Neither party shall record this agreement nor memorandum pertaining thereto.

IN WITNESS WHEREOF, the parties hereto are authorized to and have executed this agreement as of the day and year first above written.

Union Oil Company of California, dba
Unocal, a _____
Corporation

By: _____
Name:
Title:

SHADRALL ASSOCIATES, a New York
General Partnership
By: SHADRALL CORP., a Massachusetts
Corporation, its managing
general partner

By: _____
Name:
Title:



Via Facsimile (617/523-6215)
& U.S. Express Mail EH026052671US

February 26, 1996

Ms. Lori H. Freedman
Davis, Malm & D' Agostine
One Boston Place
Boston, Massachusetts 02108-4470

Dear Ms. Freedman:

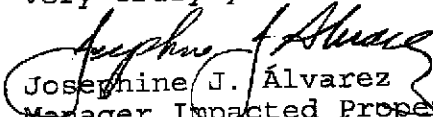
RE: ACCESS PERMISSION
San Leandro Surgery Center
property adjacent to
Unocal Service Station 3292
15008 East 14th Street
(East 14th/150th)
San Leandro, California

The Temporary License Agreement which you faxed on February 25, 1996, is acceptable to Unocal as modified.

Enclosed is one copy of that faxed agreement which has been signed by Unocal. As we discussed, because of the poor quality of this faxed document, we will await receipt of the original document before signing any further copies. Our real estate manager will be out of town until Friday, so please do not expect the additional copies of the agreement until Monday or Tuesday of next week.

In the interim, we will proceed with providing your client with the required insurance certification.

Very truly yours,


Josephine J. Alvarez
Manager Impacted Properties

Enclosure

cc: Scott O. Seery, Sr. Hazardous Material Specialist
Alameda County, Health Care Services Agency
Environmental Health Department
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502, -6577 Fax: (510)337-9335

Edward C. Ralston, Unocal
SS/130L File

2929 East Imperial Highway
Brea, California 92621
A Unocal Company
714/572-7713

Post-It™ brand fax transmittal memo 7671		# of pages ▶	5
To	Scott O Seery		
From	J.J. ÁLVAREZ		
Co.	Alameda County		
Co.	UNOCAL - 76 PRODUCTS		
Dept.	Envir. Protection Div.		
Phone #	714/572-7713		
Fax #	510/337-9335		
Fax #	714/572-7115		

LICENSE AGREEMENT

This temporary License Agreement is entered into this 26th day of February, 1996 by and between Shadrall Associates, a New York general partnership with an address for purposes of this agreement of 828 Moraga Drive, Bel Air, California 90049 ("Shadrall") and Union Oil Company of California, d/b/a Unocal, a California Corporation, with an address for purposes of this Agreement of Real Estate Department, ATTN: Manager Impacted Properties, 555 Anton Boulevard, Costa Mesa, California 92626 ("Unocal"); Shadrall and Unocal sometimes hereinafter referred to as the "Parties".

WHEREAS, Shadrall is the owner of certain real property located at 15035 East 14th Street, San Leandro, California (the "Property");

WHEREAS, there may be present on or under the Property, gasoline and/or other chemical contaminants which Unocal is desirous of investigating by undertaking to perform certain site assessment activities, including conducting certain groundwater monitoring sampling and testing activities from groundwater monitoring wells MW2 and MW3 as shown on Exhibit A attached hereto and made a part hereof, and/or such other activities as are necessary or advisable regarding the investigation and assessment of possible contamination of the Property (the "Work"); remedial actions are specifically excluded from the Work;

WHEREAS, the performance of the Work will be at no cost or expense to Shadrall;

WHEREAS, it will be necessary for Unocal's personnel or persons performing under agreement with Unocal to enter upon the Property for purposes of conducting the Work;

NOW THEREFORE, based upon the foregoing, and in consideration of the mutual covenants and agreements herein contained, the parties do hereby covenant and agree as follows:

1. Access. Shadrall hereby grants to Unocal, its contractors, subcontractors and their employees and agents, a temporary nonexclusive license to enter upon the Property for the purposes necessary for performance of the Work. Unocal shall provide Shadrall with at least twenty-four hour advance written notice prior to entering upon the Property. Unocal agrees that any entry under this agreement shall be limited to the extent necessary for performance of the Work and that Unocal shall use its best efforts not to interfere with Shadrall's use and occupation of the Property. Unocal agrees to cause the Work to be conducted: (i) only after notice of intended entry has been given to Shadrall as provided above and to the tenant on the Property, at San Leandro Surgery Center, 15035 East 14th Street, San Leandro, California 94578, ATTN: Sheila Cook, which notice shall include the date of entry, the estimated length of time of entry and the specific site

assessment activities to be performed; (ii) in a safe manner and without exposing persons or the Property to unreasonable risk; (iii) with as minimal disruption as possible to the Property or the use thereof; (iv) in accordance with all applicable environmental laws and regulations; (v) as required by any federal, state or local governmental agencies with applicable jurisdiction over the Property (each, an "Agency", collectively, the "Agencies"); and (vi) in accordance with sound engineering practices.

2 Liens. Unocal agrees not to permit any liens to exist against the Property for the Work done or materials furnished to Unocal and Unocal agrees to indemnify, defend, and hold Shadrall harmless from and against any such liens for the Work performed under this agreement.

3 Condition of the Property. Upon completion of the Work, Unocal will cause all tools, equipment and materials placed on the Property to be removed from the Property, and if the Property or any improvements thereon shall be disturbed by the Work performed under this agreement, then, upon completion of the Work, Unocal shall promptly restore, as close as reasonably possible, the Property and such improvements to their condition immediately prior to such disturbance.

4 Insurance. Unocal shall maintain and cause any entity conducting the Work to maintain general liability and casualty insurance with limits of at least \$1,000,000 for a single occurrence and \$5,000,000 in the aggregate for the benefit of Shadrall in connection with the Work, naming Shadrall as an additional named insured with regard thereto, and shall deliver satisfactory evidence of such coverage to Shadrall prior to entry onto the Property and commencement of the Work.

5 Indemnification. Unocal agrees to indemnify, defend and hold Shadrall harmless from and against any liabilities, claims, damages or losses, including reasonable attorney's fees, which directly or indirectly arise out of, are connected with or are attributed to the entry onto the Property and/or the performance of the Work by Unocal, its agents, employees or invitees.

6 Test Results. Copies of all reports, test results, studies, and other documents prepared as a result of the Work and submitted to or required to be submitted to any Agency and all correspondence received from any Agency shall be delivered to Shadrall and to its attorney, Frank P. Conrad, Davis, Malm & D'Agostine, P.C., One Boston Place, Boston, Massachusetts 02108.

7 Access Fee. Prior to entry onto the Property and commencement of Work, Unocal shall pay Shadrall the sum of \$1,000.00 as a total fee for access for performance of the Work, which fee shall not limit Unocal's liability under this agreement.

8 Permits. Unocal, at its sole expense, shall comply with all federal, state and local laws, regulations and ordinances applicable to the Work, including, but not limited to obtaining all necessary permits and approvals for the Work, and fully complying with all governmental requests, notices, orders, approvals and permits which may be applicable to the Work.

9 Reservations. By executing this agreement, or conducting the Work, Unocal does not waive any rights it may have against any other person or entity in connection with any contamination that may exist at or on the Property. In addition, neither this agreement nor the Work shall constitute or be interpreted or construed as an admission by Unocal of liability or fault under any federal, state, or local law or for any other purpose whatsoever.

10 Term. This license agreement shall terminate sixty (60) days after the Agencies permit Unocal to cease performance of the Work; provided, however, Shadrall shall have the right to terminate this Agreement upon sixty (60) days prior written notice to Unocal with a copy to each Agency which has notified Shadrall of such Agency's jurisdiction over the Property. Notwithstanding the foregoing, this license agreement shall in no event terminate later than three (3) years after the date of this agreement, unless the Parties agree in writing to extend the term of this Agreement.

11 Agency Permission to Remove Monitoring Wells. Upon receipt of the Agency's permission to to cease performance of the Work, Unocal shall promptly notify Shadrall of such permission.

12 Notices. All notices hereunder shall be in writing and shall be addressed to the intended party at the respective addresses set forth in this Agreement (in the case of Shadrall with a copy to Shadrall's attorney as and at the address specified in paragraph 6 above) by hand delivery, by registered mail or certified United States mail, postage prepaid, or by a nationally recognized overnight courier service such as Federal Express. The person and place to which notices are to be mailed may be changed by either Party by providing written notice of the same to the other.

13 Entire Agreement. This agreement contains the entire understanding between the parties. The unenforceability, invalidity or illegality of any term or provision of this agreement shall not affect the remainder of this agreement.

14 Inurements. Each and all of the covenants and conditions of this agreement shall be binding on and inure to the benefit of the successors and assigns and personal representatives of the respective parties provided, however, that the rights and obligations of Unocal shall not be assignable.

15 No Recording. Neither party shall record this agreement nor memorandum pertaining thereto.

IN WITNESS WHEREOF, the parties hereto are authorized to and have executed this agreement as of the day and year first above written.

Union Oil Company of California, dba
Unocal, a California
Corporation

By: 
Name: Martin N. Burton
Title: Manager Real Estate

SHADRALL ASSOCIATES, a New York
General Partnership
By: SHADRALL CORP., a Massachusetts
Corporation, its managing
general partner

By: _____
Name:
Title:

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

January 25, 1996

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

STID 2400

Mr. Edward Ralston
Unocal Corporation
P.O. Box 5155
San Ramon, CA 94583

RE: UNOCAL SERVICE STATION #3292, 15008 EAST 14TH STREET, SAN
LEANDRO - ACCESS TO (FORMER) LIQUOR BARN SITE

Dear Mr. Ralston:

Since January 1994, this office has been requesting that Unocal gain access to the former Liquor Barn site in order to complete the investigation of the extent of the gasoline plume originating at the referenced Unocal site. As you are aware, completion of your assessment is needed to determine an appropriate corrective action for your case.

Since our original request, correspondence has been issued from this office on three occasions (January 12 and September 2, 1994, and June 8, 1995) as reminders to Unocal regarding this matter, in addition to several telephone conversations covering the same topic, the most recent of which occurred during October 1995. To date, we have not been informed that the requested assessment has been completed.

Please be advised that this office is prepared to refer this case to the appropriate agency for enforcement action should we become aware that the aforementioned assessment has not been initiated within 30 days of the date of this letter, or by the close of business on February 25, 1996.

Please call me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Hazardous Materials Program
Lori Freedman, Davis, Malm & D'Agostine

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 8, 1995

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

CC4580

STID 2400

Edward Ralston
Unocal Corporation
P.O. Box 5155
San Ramon, CA 94583

RE: ACCESS TO OFF-SITE WELLS - (FORMER) LIQUOR BARN SITE, SAN
LEANDRO

Dear Mr. Ralston:

This letter follows our phone messages in the last couple of days regarding access to the former Liquor Barn site located across E. 14th Street from Unocal Station #3292, 15008 E.14th Street, San Leandro. The former Liquor Barn site is owned by Shadrall Associates. The representative for the Shadrall property is:

Lori Freedman
Davis, Malm & D'Agostine
One Boston Place
Boston, MA 02108-4470

617-367-2500

Because I have already supplied you with a copy of the November 14, 1990 Law Environmental, Inc. report documenting the assessment work completed at the Shadrall property, I have not attached an additional copy to this letter.

Please contact me at 510/567-6783 when you have secured access to the Shadrall wells.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department
Lori Freedman, Davis, Malm & D'Agostine
One Boston Place, Boston, MA 02108-4470

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

CC4580

June 2, 1995

Cherine Foutch
Mobil Oil Corporation
2063 Main Street, Ste. 501
Oakley, CA 94561

Edward Ralston
Unocal Corporation
P.O. Box 5155
San Ramon, CA 94583

Kenneth Kan
Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, CA 94583-0804

RE: ENVIRONMENTAL INVESTIGATIONS - E.14TH STREET / 150TH AVE. /
HESPERIAN BLVD., SAN LEANDRO

Dear Ms. Foutch and Messrs. Ralston and Kan:

This letter is intended as a reminder to have your environmental consultants coordinate future sampling and monitoring events at your sites located at or proximal to the E.14th Street / 150th Avenue / Hesperian Boulevard intersection in San Leandro. As you have been informed in the past, once the current soil and water investigation has been completed at the former Mobil site (14994 E.14th St.), a meeting will be called to discuss how best to evaluate and initiate a collective corrective action plan (CAP) for the areas affected by the (apparent) commingling plumes at this intersection. Coordinated sampling and monitoring will assure that collected data are comparable, enhancing our ability to affect the best approach in development of the CAP.

Please call me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Ms. Foutch, Messrs. Ralston and Kan
RE: 150th/E.14th/Hesperian, San Leandro
June 2, 1995
Page 2 of 2

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department
Lori Freedman, Davis, Malm & D'Agostine
One Boston Place, Boston, MA 02108-4470

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEANE, Agency Director

STID 770

November 2, 1994

Mr. Kenneth Kan
Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, CA 94583-0804

RE: CHEVRON SERVICE STATION #9-2013, 15002 HESPERIAN BOULEVARD,
SAN LEANDRO

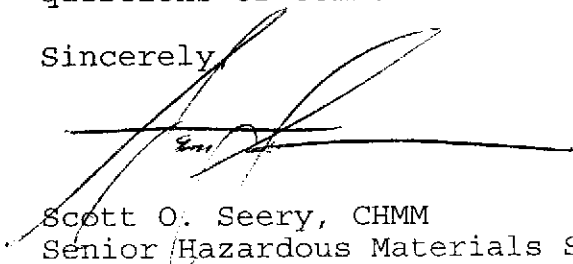
Dear Mr. Kan:

Attached please find a copy of recent correspondence with enclosure from Unocal Corporation presenting their evaluation of Chevron's previous "fingerprint" analysis of fuel compounds in water sampled from four of the Chevron wells. Chevron had concluded from their evaluation the likelihood that the plume originating from the nearby Unocal site (15008 E. 14th Street) had impacted the Chevron site. Unocal's evaluation appears to discount that conclusion.

As has been articulated in the past, once the latest phase of the investigation at the nearby former Mobil site (14994 E.14th Street) has been completed, a meeting will be scheduled to discuss appropriate corrective action.

Please contact me at 510/567-6783, or -6700, should you have any questions or comments.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Director, Environmental Services
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Ed Laudani, Alameda County Fire Department
Ed Ralston, Unocal Corporation
Steve Pao, Mobil Oil Company
Paul Feldman, Davis, Malm & D'Agostine
One Boston Place, Boston, MA 02108-4470

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
DIV. OF ENVIRONMENTAL PROTECTION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Unocal Corporation
2000 Crow Canyon Place, 400
San Ramon, California 94583
Telephone (510) 867-0706
Facsimile (510) 277-2309

HAZMAT

94 NOV -1 PM 2:22

UNOCAL 76

October 24, 1994

Mr. Scott Seery
Alameda County Health Care
Services Agency
Hazardous Materials Division
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Northern Region
Corporate Environmental
Remediation & Technology

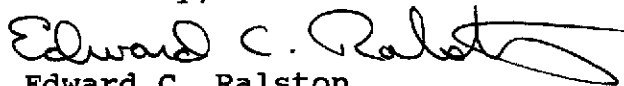
UNOCAL SERVICE STATION #3292
15008 East 14th Street
San Leandro, California

Dear Mr. Seery:

Please find enclosed a copy of Unocal's response to Chevron's evaluation of fuel compounds found in groundwater at their site. Chevron's report was evaluated by our forensic geochemist, Dr. Bob Haddad. As the report suggests, Chevron's method of fingerprinting is somewhat questionable. In addition, Chevron's identification of "coker" compounds actually implicates Chevron as the source of contamination, rather than Unocal as Chevron has previously suggested. Therefore, it is Unocal's opinion that Chevron should continue as a responsible party for the investigation and remediation of petroleum hydrocarbon contamination.

Should you have any question regarding this matter, please feel free to contact me at (510) 277-2311.

Sincerely,



Edward C. Ralston
Senior Environmental Geologist

cc: R.D. Sisk, UNOCAL
R.H. Kezerian, KEI

UNOCAL 76**RECEIVED**CERT
Brea, California

OCT 13 1994

October 5, 1994

ENV 94-500

TO: E. A. Ralston

FROM: R. I. Haddad

*R.I. Haddad***RESPONSE TO THE CHEVRON RESEARCH
AND TECHNOLOGY COMPANY ANALYTICAL
SCIENCES UNIT PROJECT SUMMARY,
PROJECT #5767**

At your request, I have reviewed the data and conclusions presented in the Chevron Research and Technology Company Analytical Sciences Unit Project Summary (Chevron project #5767, completed 5/5/94) and the associated May 10, 1994, letter by Mr. Kenneth Kau of Chevron U.S.A. Products Company.

I have several questions regarding this Summary. The first one concerns the analytical approach; it is unclear whether the method used employed a purge and trap type extraction/injection procedure. This method is necessary when dealing with samples having low boiling point ranges (e.g., gasoline). If the extraction procedure involved any type of solvent removal (e.g., solvent blow down, roto-evaporation, etc.), then it is certain that compounds with boiling points < nC8 have not been quantitatively recovered.

The concentration of BTEX compounds present in the samples will be directly related to the analytical approach. Assuming a purge and trap method was used, the lack of prominent BTEX would most likely be due to differential solubility and migration of these compounds. Comparison of internal ratios (e.g., B/T, B/X, etc.) could be used to evaluate the "degree of environmental weathering" in these samples. I am unclear whether the conclusions that "the gasoline . . . appears to be present as entrained material (microscopic bubbles, coated dust particles) rather than dissolved hydrocarbon" is based on direct observation of these microscopic bubbles in coated dust particles or is offered as a way to explain the poor reproducibility of their results. (As an aside, if purge and trap was not used, differences in the degree to which the solvent is removed for the samples prior to analysis could very likely account for the poor reproducibilities noted in the summary.) In order to further evaluate the data, I would need to have a more detailed account of the analytical approach.

My second concern regards the logic used in the Summary's conclusions. It appears clear that the conclusion was driven by a preconceived notion. The language used in the Reason for Request portion of the Request for Environmental Analysis and Chain of Custody clearly indicates this bias.

**RESPONSE TO THE CHEVRON RESEARCH
AND TECHNOLOGY COMPANY ANALYTICAL
SCIENCES UNIT PROJECT SUMMARY,
PROJECT #5767**

Page 2

The most troubling aspect of the Summary is the assumption that because (1) coker gas oil contains olefins, (2) Unocal has coker facilities, and (3) olefins may be present in these samples, then the product must belong to Unocal. Unocal gasoline delivered to the San Leandro site does come from the San Francisco Refinery (Rodeo). However, as should be obvious to those familiar with refining processes, the coker gas oil is not blended directly into finished gasoline. Rather is run through a hydrotreating unit to refine the stream. **The use of the hydrogenation unit means that gasoline derived from this treatment contains no olefinic compounds.** This lack of olefins in the finished gasoline from SFR is somewhat unique as most major refineries use a FCC unit (a catalytic process) to work the streams. This catalytic process produces olefins which do show up in the finished gasoline. It might be useful to evaluate Chevrons product with respect to the level of olefin concentration present. The point being that the use of coker gas oil is not the most significant source of olefins in finished gasoline. Rather, it appears that olefin content in the finished gasoline is more likely a function of whether the refinery is using a hydrogenation unit or a FCC unit to help finish the gasoline streams.

In closing, I would like to see a more detailed discussion of the analytical approach used in this study. Assuming valid results, I would then like to see the gas chromatograms to evaluate the validity of the identifications (the summary noted no GC/MS was used). This latter point is important for two reasons. First, the C9 - C12 range of gasoline gas chromatogram is quite crowded and I have not seen 1-nonene and 1-decene in any finished products or free products. Second, the presence of these olefinic compounds in what appears to be a weathered product is interesting since these compounds are usually among the most reactive compounds with respect to both biotic (microbial) and abiotic processes.

If you have any questions, please do not hesitate to contact me at (714) 577-1484.

RIH/cs

xc: B. J. Kelly
G. T. Ririe

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2400

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

September 2, 1994

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

RE: UNOCAL STATION #3292, 15008 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Ralston:

Attached to correspondence from this office dated May 17, 1994 was information from Chevron U.S.A. Products Company presenting data reportedly from the evaluation of fuel compounds in ground water sampled from several wells located at a nearby Chevron station, 15002 Hesperian Boulevard. Chevron concluded that the noted evaluation, or "finger printing," suggests that their wells have been impacted by the plume originating from the subject Unocal site.

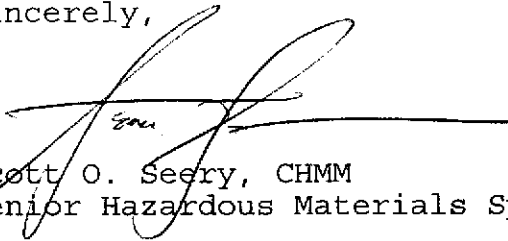
I had requested in the referenced May 17 correspondence that you have your experts consider the Chevron data and suggest how this issue may be resolved such that the multi-party investigation occurring in the area would continue in a cooperative fashion and towards a common goal. To date, I have not been advised of the results of Unocal's evaluation.

In addition, please advise me of your progress, if any, with respect to gaining access to the wells installed at the Shadrall Associates property, formerly the site of a Liquor Barn store, located across East 14th Street and consistently downgradient of the subject site. You are likely aware that ground water sampled from these three (3) wells during October 1990 exhibited noteworthy concentrations of dissolved fuel compounds, particularly that water collected from well MW-3, the well located most proximal to East 14th Street and the Unocal facility.

Please contact me at your earliest convenience. I may be reached at 510/567-6783.

Mr. Ed Ralston
RE: 15008 E. 14th Street, San Leandro
September 2, 1994
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", is written over a horizontal line. The signature is stylized and cursive.

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department
Ed Laudani, Alameda County Fire Department
Kenneth Kan, Chevron U.S.A. Products Company
Steve Pao, Mobil Oil Company
Paul Feldman, Davis, Malm & D'Agostine
One Boston Place, Boston, MA 02108-4470

HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 770

September 2, 1994

Mr. Mark Miller
Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, CA 94583-0804

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

RE: CHEVRON SERVICE STATION #9-2013, 15002 HESPERIAN BOULEVARD,
SAN LEANDRO - COMPREHENSIVE SITE EVALUATION AND PROPOSED
FUTURE ACTION PLAN

Dear Mr. Miller:

This letter follows our meeting of August 19, 1994 during which we discussed Chevron U.S.A. Product Company's (Chevron) proposed scope of future assessment activities at the referenced site. The basis of our discussion was the July 11, 1994 *Comprehensive Site Evaluation and Proposed Future Action Plan* composed by Weiss Associates on behalf of Chevron. Along with yourself and Mr. John Randall representing Chevron, also in attendance at this meeting was Mr. Kevin Graves of the San Francisco Bay Regional Water Quality Control (RWQCB), and Ms. Eva Chu and I, representing Alameda County. The subject site was one of four facilities discussed.

In concluding our discussion regarding this site, a reduction in future sampling/monitoring frequencies for each well was negotiated and agreed upon. Additionally, all parties agreed to the merit of incorporating off-site well "MW-1," located directly downgradient of the Chevron facility on the Shadrall Associates property, into Chevron's future schedule. The use of this sampling point is in lieu of the installation of an additional number of off-site wells, as had been previously requested by this office. A summary of sampling/ monitoring frequencies appears below:

- o Wells MW-1, -3, and -6 may be sampled/monitored on a semiannual basis; off-site well MW-1 shall be sampled/monitored at the same frequency
- o Wells MW-2, -4, -5, -7, and -8 may be sampled/monitored on an annual basis

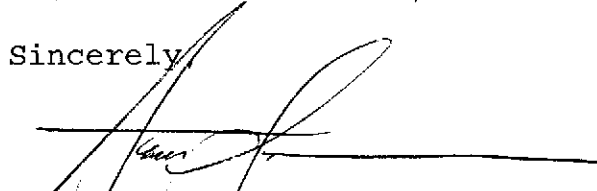
This schedule is considered effective immediately.

Mr. Mark Miller
RE: 15002 Hesperian Blvd., San Leandro
September 2, 1994
Page 2 of 2

As promised, I have since completed a more detailed review of Chevron's *Future Action Plan*, as presented in the referenced July 11, 1994 Weiss Associates proposal. I agree in principle with the concepts presented, i.e., "trigger" and "baseline" condition elements of the proposed contingency plan. However, as we additionally discussed August 19, approval of future action plans for this and all other sites in the vicinity of this intersection (150th Avenue/East 14th Street/Hesperian Boulevard) would be premature at this time. Once assessment activities at the former Mobil (14994 E. 14th Street) and Unocal (15008 E. 14th Street) stations have been completed, all parties, including affected parties, will need to participate in the joint development of a viable and comprehensive corrective action plan specifically designed to affect the remediation of the widespread ground water contamination underlying this area.

Please call me at 510/567-6783 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
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department
Ed Laudani, Alameda County Fire Department
Ed Ralston, Unocal Corporation
Steve Pao, Mobil Oil Corporation
Paul Feldman, Davis, Malm & D'Agostine
One Boston Place, Boston, MA 02108-4470

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

STID 2400

May 17, 1994

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

RE: UNOCAL STATION #3292, 15008 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Ralston:

Attached please find a copy of recent correspondence with enclosure from Chevron U.S.A. Products Company presenting data reportedly from the evaluation of fuel compounds in ground water sampled from several wells located at a nearby Chevron station, 15002 Hesperian Boulevard. Chevron concludes that the noted evaluation, or "finger printing," suggests that their wells are impacted by the plume originating from the subject Unocal site.

Please have your experts consider these data and suggest how this new issue may be resolved such that the multi-party investigation occurring in the area continues in a cooperative fashion and towards a common goal.

Please contact me at your earliest convenience. I may be reached at 510/271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Assistant Agency Director (w/o)
Gil Jensen, Alameda County District Attorney's Office (w/o)
Mike Bakaldin, San Leandro Fire Department (w/o)
Ed Laudani, Alameda County Fire Department (w/o)
Kenneth Kan, Chevron U.S.A. Products Company (w/o)
Steve Pao, Mobil Oil Company (w/ enclosure)
Paul Feldman, Esq. (w/ enclosure)

ALCO
HAZMAT



Chevron

94 MAY 12 PM 1:06

May 10, 1994

Chevron U.S.A. Products Company

2410 Camino Ramon
San Ramon, CA 94583
P.O. Box 5004
San Ramon, CA 94583-0804

Marketing Department

Phone 510 842 9500

Mr. Scott Seery
Alameda County Environmental Health
80 Swan Way, Rm. 200
Oakland, CA 94621

Re: Chevron Service Station No. 9-2013
15002 Hesperian Blvd., San Leandro, California

Dear Mr. Seery :

At the request of Chevron U.S.A. Products Co., Groundwater Technology obtained several groundwater samples from monitoring wells (MW-2, MW-3, MW-6, MW-8). These samples were subsequently analyzed and fingerprinted by Chevron Research & Technology Co. (CRTC) in Richmond, California.

Results from CRTC's analysis suggest UNOCAL's plume migrated to our site. Several compounds found in coker gasoline were detected. UNOCAL refineries in Rodeo and Santa Maria, CA were reported to have cokers. Since Chevron's Richmond Refinery does not have a coker, it suggests that these wells contain traces of UNOCAL's plume.

In light of this information, Chevron would like to cease the additional investigation that you requested in your letter dated August 18, 1993. It is Chevron's opinion based on CRTC's summary and Law Environmental's Phase II Site Assessment Report dated November 14, 1990 that this investigation should be part of UNOCAL's responsibility.

Please respond to our request in writing. For additional information, refer to the enclosed project summary from CRTC dated May 5, 1994. If you have any questions or comments, please feel free to contact me at (510) 842-8752.

Sincerely,

Chevron U.S.A. Products Co.

A handwritten signature in black ink, appearing to read "Kenneth Kan".

Kenneth Kan
Engineer

LKAN/MacFile 9-2013R14

Enclosure

cc: Mr. Lester Feldman, RWQCB-San Francisco Bay Region
2101 Webster Str., Ste. 500, Oakland, CA 94612

Mr. Steve Willer, Chevron U.S.A. Products Co.

**CHEVRON RESEARCH AND TECHNOLOGY COMPANY
ANALYTICAL SCIENCES UNIT PROJECT SUMMARY**

Project No.	5767	Requested by	K. L. Kan
Date Initiated	4/7/94	Location	CUSA Products Co.
Date Completed	5/5/94		P.O. Box 5004
CRTC Charge Code	TT15267		San Ramon, CA 94583
		Phone	842-8752

Project Description: Analyze four water samples, labeled MW-2, MW-3, MW-6, and MW-8, taken from Chevron service station number 9-2013 at 15002 Hesperian Blvd., San Leandro, CA. Determine if Unocal's plume has reached Chevron's facility. A site plan shows MW-3 to be upgradient towards the Unocal site. MW-6 is located on Chevron property. MW-2 is located cross-gradient to MW-6. MW-8's location is not shown.

Results: All of the wells contain some gasoline. Blank-corrected concentrations are shown in the following table.

Well	mg/L (ppm) gasoline, duplicate
MW-2	1.6, 3.5
MW-3	2.4, 1.9
MW-6	0.6, 0.4
MW-8	0.04, 4.7

The gasoline in the wells appears to be present as entrained material (microscopic bubbles, coated dust particles) rather than dissolved hydrocarbon. This observation is supported by the dramatic changes in concentration between duplicates, especially for MW-8. The lack of prominent BTEX peaks also suggests entrainment, although it could also be attributed to preferential biodegradation of aromatics.

Fingerprints from wells MW-2, MW-3 and MW-8 have an identical pattern, with prominent peaks in the C₉ to C₁₂ region. A few of these peaks appear to be the aromatic compounds generically typical of gasolines. Many of the peaks cannot be identified without GC/MS analysis. The MW-6 fingerprints contain these same compounds, but not always in the same ratios.

There are no compounds in the gasolines that definitively link them with Unocal. However, there are four compounds that occur in all of the sample gasolines that are present in moderate to high concentrations in coker gasoline and not typically present in other gasoline blending stocks. Tentative identifications for two of these peaks are 1-nonene and 1-undecene. Unocal refineries at Rodeo, CA and Santa Maria, CA both have cokers. Chevron's Richmond refinery does not currently have a coker. This suggests that all four wells contain traces of a Unocal plume.

Analytical Approach: The samples were extracted with carbon disulfide and analyzed by gas chromatography using a flame ionization detector to determine the hydrocarbon composition. Total extractable petroleum hydrocarbon was quantified by an ethylcyclohexane internal standard.

Analyzed by: N. Berkowitz
Reported by: E. A. Harvey *E.A.H.*
Reviewed by: J. Kimberlin *J.K.*

KLKan
AWVerstuyft
DCYoung
JKimberlin
NBerkowitz
EAHarvey
ECDfile
Tech.files 300.6110

Request for Environmental Analysis and Chain of Custody

Chevron U.S.A. Inc.

To E. A. Harvey Chevron Research Company, Environmental Analysis Lab, Room 54-1114 576 Standard Avenue, Richmond, CA 94802	(Phone: 415-620-4993)	Date 4-7-94
---	-----------------------	----------------

Requestor (Chevron) <i>Kenneth Kan</i>	Phone CTN 842-8752
---	-----------------------

Company, Department <i>CHEVRON U.S.A. PRODUCTS COMPANY, SAR GROUP</i>	Charge Code 3 465R 60092013
--	--------------------------------

Address <i>2410 Camino Ramon, P.O. Box 5004, San Ramon, CA 94583-0804</i>
--

Sampler <i>Hector Merino</i>	Phone 510 671-2387
---------------------------------	-----------------------

Company, Address <i>GROUNDWATER TECHNOLOGY, INC., 4057 FORT CHICAGO HWY, CONCORD, CA 94520</i>

Sampling Location (Address) <i>15002 HESPERIAN BLVD, SAN LEANDRO, CALIFORNIA (CHEVRON STATION 9-2013)</i>
--

Service Station
 Fuel Terminal
 Marine Terminal
 Pipeline
 Refinery
 Other _____

Chevron
 Gulf
 BP
 Cumberland Farms
 Other _____

Type of Analysis Desired

Identify Product
 Compare Spill with Potential Sources (Send Source Samples)
 Compare Samples with Previous Analyses. Log Numbers and/or Dates: _____
 EPA Method(s) _____ (Call 415-620-4993 for Approval)
 Other _____

Reason for Request (Clearly State Problem, Site History, Draw or Enclose a Map)

UNOCAL'S PLUME MAY HAVE OR PROBABLY REACHED THE CHEVRON SITE. DOES MW-6, MW-3, MW-2, AND MW-8 (CHEVRON ON-SITE WELLS) CONTAIN UNOCAL PRODUCT? FOR ADDITIONAL INFORMATION, REFER TO GROUNDWATER TECHNOLOGY'S Nov. 23, 1993 GROUNDWATER REPORT AND LAW ENVIRONMENTAL SITE PLAN THAT ARE ATTACHED TO THIS FORM.

Sample Name/Number	Date Sampled	Sampled by
MW-2	4-5-94	Hector Merino
MW-3	↓	↓
MW-6	↓	↓
MW-8	↓	↓

Transporter <i>Clayton Gonzalez</i>	Date Received 4-7-94	Initials CIG
--	-------------------------	-----------------

Laboratory Chevron Research	Date Received 4-7-94	Initials NB
--------------------------------	-------------------------	----------------

Minimum Sample: Hydrocarbon - 1 pint; Water - 1 quart; Soil - 8 ounce.

It is the shipper's responsibility to insure federal D.O.T. regulations are complied with. Consultation with a Chevron Regional Transport Specialist is MANDATORY prior to air shipment. Contact your Chevron Representative or call the Hazmat Help Line (415) 894-3481 for assistance.

When in doubt, assume the sample is flammable.

OSHA HAZARD WARNING ON REVERSE SIDE

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 12, 1994

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

Mr. Kenneth Kan
Chevron U.S.A. Products Company
2410 Camino Ramon
P.O. Box 5004
San Ramon, CA 94583-0804

Mr. Edward Ralston
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

RE: UST LEAK INVESTIGATION - EAST 14TH STREET @ 150TH AVENUE
AND HESPERIAN BOULEVARD, SAN LEANDRO

Dear Messrs. Kan and Ralston:

Attached please find a copy of the November 14, 1990 Law Environmental, Inc. (LEI) *Phase II Site Assessment Report*, prepared for Tri Equity Properties, regarding the former Liquor Barn site, 15035 E. 14th Street, San Leandro. We understand the site is presently owned by Shadrall Associates, currently represented by Mr. Paul Feldman, Esq., of the firm of Davis, Malm & D'Agostine, under whose December 13, 1993 cover the cited LEI report was submitted to this office.

The cited LEI report documents the results of the installation of and sampling from three (3) ground water monitoring wells at the Liquor Barn site during October 1990. The analytical results indicate that shallow ground water underlying the Liquor Barn site has been impacted by fuel hydrocarbons, most significantly in the northern-most, or upgradient, well, MW-3. It is unknown if there have been subsequent sampling events.

This information is being presented to assist in planning future assessment of releases from your respective sites, and to aid in development of appropriate corrective action plans (CAP), consistent with the requirements of Article 11 of Title 23, California Code of Regulations (CCR). As we have discussed in the past, the ground water pollution problem in the area of the referenced intersection will require a cooperative effort and spirit from all involved parties to develop and affect an appropriate investigation and CAP.

Mr. Feldman informs me in his December 13 cover letter that his clients are willing to provide site access (to Chevron) for assessment activities. I imagine that this curtesy will be equally extended to Unocal for the same purpose, as well. You are each encouraged to contact, or continue contact with, Mr. Feldman to make whatever arrangements are necessary to complete your investigations. He can be reached at 617/589-3831.

Messrs. Kan and Ralston
RE: E.14th St./150th Ave./Hesperian Blvd.
January 12, 1994
Page 2 of 2

For your information, Mobil has recently submitted a preliminary site assessment (PSA) work plan for addressing the investigation at their former service station, located at 14994 East 14th Street. Once amended, the PSA work plan will be approved for implementation. Such work will hopefully answer some of the lingering questions regarding the potential presence of another contributory source to ground water pollution identified in this area.

In closing, please be reminded that all responsible parties are expected to fulfill the statutory requirement for assessment of their releases, to affect interim source and plume control, and to develop and implement appropriate corrective action pursuant to Article 11, 23CCR. Following the completion of Mobil's PSA, a meeting will be called with all parties, both responsible and affected, to discuss the final approach towards implementation and scheduling of such final corrective action. In the meanwhile, you are advised to begin coordinating your sampling and monitoring events, and, in light of the technical and cost factors associated with this investigation, to consider the joint development of future assessment activities.

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

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Assistant Agency Director (w/o)
Gil Jensen, Alameda County District Attorney's Office (w/o)
Rich Hiatt, RWQCB (w/o)
Mike Bakaldin, San Leandro Fire Department (w/o)
Edward Laudani, Alameda County Fire Department (w/o)
Steve Pao, Mobil Oil Company (w/ enclosure)
Paul Feldman, Esq.
files

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

November 19, 1993

Mr. Paul Feldman
Davis, Malm & D'Agostine
One Boston Place
Boston, MA 02108-4470

RE: UNOCAL/MOBIL/CHEVRON/PHILLIPS STATIONS, EAST 14TH STREET @
150TH AVENUE, SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA

Dear Mr. Feldman:

This letter follows the message I left on your voice mail on Monday, November 15th. As you have previously been made aware by way of copy of the August 18, 1993 correspondence from this office, Chevron USA has been directed to expand the ongoing underground storage tank (UST) leak investigation at Chevron Station #9-2013, located at 15002 Hesperian Boulevard. This Chevron station is situated directly adjacent to and west of the property owned by your client, Shadrall Associates. Chevron's proposed plan includes the advancement of borings and wells onto your client's property ("site"). Please see the attached map which depicts the proposed locations. Technically, the approach proposed by Chevron appears appropriate for this phase of their investigation. Additional wells may be needed depending on what is found.

Although it may be somewhat early to state absolutely, nonetheless, the data collected to date seem to suggest that there may be at least two, and perhaps as many as four, commingling plumes in this area. Currently, your client's site presents a large hole in the data set. I understand from our previous conversation, and from discussions I have had with individuals involved with other investigations in the immediate area, that several monitoring wells are located at this site. This office has not had the opportunity to review any reports documenting the results of your client's investigation. Such information may prove invaluable in helping to guide the scope of the investigations occurring in the East 14th Street/Hesperian Boulevard/150th Avenue intersections.

This agency's hope is that all potential responsible parties (PRP), as well as any affected parties, will be able to work together on a unified approach for assessing the extent of the problem, and any requisite clean-up. Access to your client's site for future well installation and sampling is crucial to the success of this project. We need your client to take an active and cooperative role in meeting this goal.

Mr. Paul Feldman
RE: Unocal/Mobil/Chevron/Phillips stations
November 19, 1993
Page 2 of 2

For your information, the PRPs for the former Mobil station, located at 14994 East 14th Street, have recently been directed by the San Francisco Bay Regional Water Quality Control Board (RWQCB) to submit a Preliminary Site Assessment (PSA) work plan to this office by mid December. The Quality Tuneup facility (former Phillips station), located at 14901 East 14th Street, is preparing for the closure of three USTs. This work will be under oversight by the San Leandro Fire Department, the local permitting agency. Finally, Unocal Corporation is awaiting the results of the noted activities at these adjacent sites, in addition to your response, before committing to any definitive tasks associated with their investigation.

I would like to discuss the issues presented in this letter at your first available opportunity. I may be reached at 510/271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Jim Ferdinand, Alameda County Fire Department
Kenneth Kan, Chevron USA, P.O. Box 5004
San Ramon, CA 94583-0804
Bernard Rose, Randick & O'Dea, 1800 Harrison, Ste. 2350
Oakland, CA 94612
Stan Roller, Mobil Oil Co., 3800 W. Alameda Ave., Ste. 700
Burbank, CA 91505-4311
Ed Ralston, Unocal Corp., 2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

DAVIS, MALM & D'AGOSTINE

A PROFESSIONAL CORPORATION

One Boston Place
Boston, Massachusetts 02108

(617) 367-2500

Telecopier (617) 523-6215

Telecopier FormDate: August 12, 1993

Please deliver the following pages:

To: Scott Seery Business Name: Alameda County Environmental Health AgencyRegarding: Unocal/Mobil/Chevron/Phillips StationsCopier Phone #: 510-569-4757 City: Oakland, CAFrom: Paul L. FeldmanTotal Number of Pages (including this page): 2

Message: _____

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Client/Matter: 1452-33

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TELEPHONE: (617) 367-2500

TELECOPIER: (617) 523-6215

Writer's Direct Dial Number
 (617) 589-3831

August 12, 1993

VIA FACSIMILE - (510) 569-4757

Mr. Scott Seery
 Alameda County Environmental
 Health Agency
 Hazardous Materials Division
 80 Swan Way, Room 200
 Oakland, California 94621

Re: Unocal/Mobil/Chevron/Phillips Stations
East 14th Street at 150th Avenue
San Leandro, California

Dear Scott:

As I mentioned to you yesterday on the telephone, this office represents Shadrall Associates which is the owner of the property south and down gradient of the above referenced gas stations. I appreciated your time in reviewing with me the status of the environmental assessment activities that are occurring in this area. As you suggested, I am writing to request that I be notified of all future reports and correspondence that involve the various potentially responsible parties and the Alameda County Environmental Health Agency with regard to this location.

Once again, thank you for your cooperation.

Very truly yours,


 Paul L. Feldman

PLF/cm

cc: Kenneth Loughran

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Lori H. Freedman

TELEPHONE: (617) 367-2500
TELECOPIER: (617) 523-6215

Writer's Direct Dial Number
(617) 589-831

August 12, 1993

VIA FACSIMILE - (510) 569-4757

Mr. Scott Seery
Alameda County Environmental
Health Agency
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

Re: Unocal/Mobil/Chevron/Phillips Stations
East 14th Street at 150th Avenue
San Leandro, California

Dear Scott:

As I mentioned to you yesterday on the telephone, this office represents Shadrall Associates which is the owner of the property south and down gradient of the above referenced gas stations. I appreciated your time in reviewing with me the status of the environmental assessment activities that are occurring in this area. As you suggested, I am writing to request that I be notified of all future reports and correspondence that involve the various potentially responsible parties and the Alameda County Environmental Health Agency with regard to this location.

Once again, thank you for your cooperation.

Very truly yours,


Paul L. Feldman

PLF/cm

cc: Kenneth Loughran

ORIGINAL COPY OF
DOCUMENT PREVIOUSLY
SENT BY FAX

KAPREALIAN ENGINEERING
I N C O R P O R A T E D

March 17, 1993

Mr. Scott Seery
Alameda County Health Care Services
Dept. of Environmental Health
80 Swan Way , Room 200
Oakland, CA 94621

RE: File Review For Sites Adjacent To
Unocal S/S #3292, 15008 E. 14th St., San Leandro

Dear Mr. Seery:

As per our phone conversation today, I will be meeting with you on Thursday, March 18, at 10:00 A.M. to review Alameda County records pertaining to underground storage tanks and hazardous materials. I am particularly interested in the following sites which have 94578 for a zip code:

Quality Tune-Up Shop	14901 E. 14th St., San Leandro
Former Mobil S/S	14994 E. 14th St., San Leandro
Shadrall Property	15035 E. 14th St., San Leandro
Tiny's Auto Service	1405 150th Avenue, San Leandro
Superior Heating	1455 150th Avenue, San Leandro

I understand that Kaprealian Engineering, Inc. will be charged \$75.00 per hour to review files for the above mentioned parcels and \$1.00 per page for copies.

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

Sincerely,

Kaprealian Engineering, Inc.



Doug Lee
Geologist

/dl

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 4, 1991

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

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

RE: PHASE II WORK PLAN PROPOSAL; UNOCAL #3292, 15008 E. 14TH STREET,
SAN LEANDRO

Dear Mr. Bock:

This Department is in receipt and has completed review of the August 6, 1991 Kaprealian Engineering, Inc. (KEI) Phase II work plan proposal for the referenced site, as submitted under KEI cover dated August 13, 1991. The noted work plan outlines plans for the installation of six (6) additional off-site ground water monitoring wells in areas determined from ground water elevation data collected May 4, 1991 to be up- and downgradient from the site.

The current scope of the noted August 6 off-site well installation work plan has been accepted by this Department.

Be advised, however, that Unocal must immediately begin engineering a viable, dedicated ground water remediation system for this site. During the interim, subjective monthly monitoring of all wells for the presence of floating product shall continue until further notice. Monthly purging of wells MW-1 and MW-5, or any others exhibiting free phase or high dissolved concentrations of fuel hydrocarbons, shall also continue. Ground water levels shall be measured in each well (on- or off-site) on a monthly basis, and contour maps generated, until data from 12 consecutive months have been collected for each.

Please submit the 1991 3rd quarter sampling report no later than November 1. Feel call me at 510/271-4320 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", written over a horizontal line.

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, TSCD
Mike Bakaldin, San Leandro Fire Department
Timothy Ross, KEI