

**RECEIVED**

10:29 am, Jun 03, 2009

Alameda County  
Environmental Health

#9532

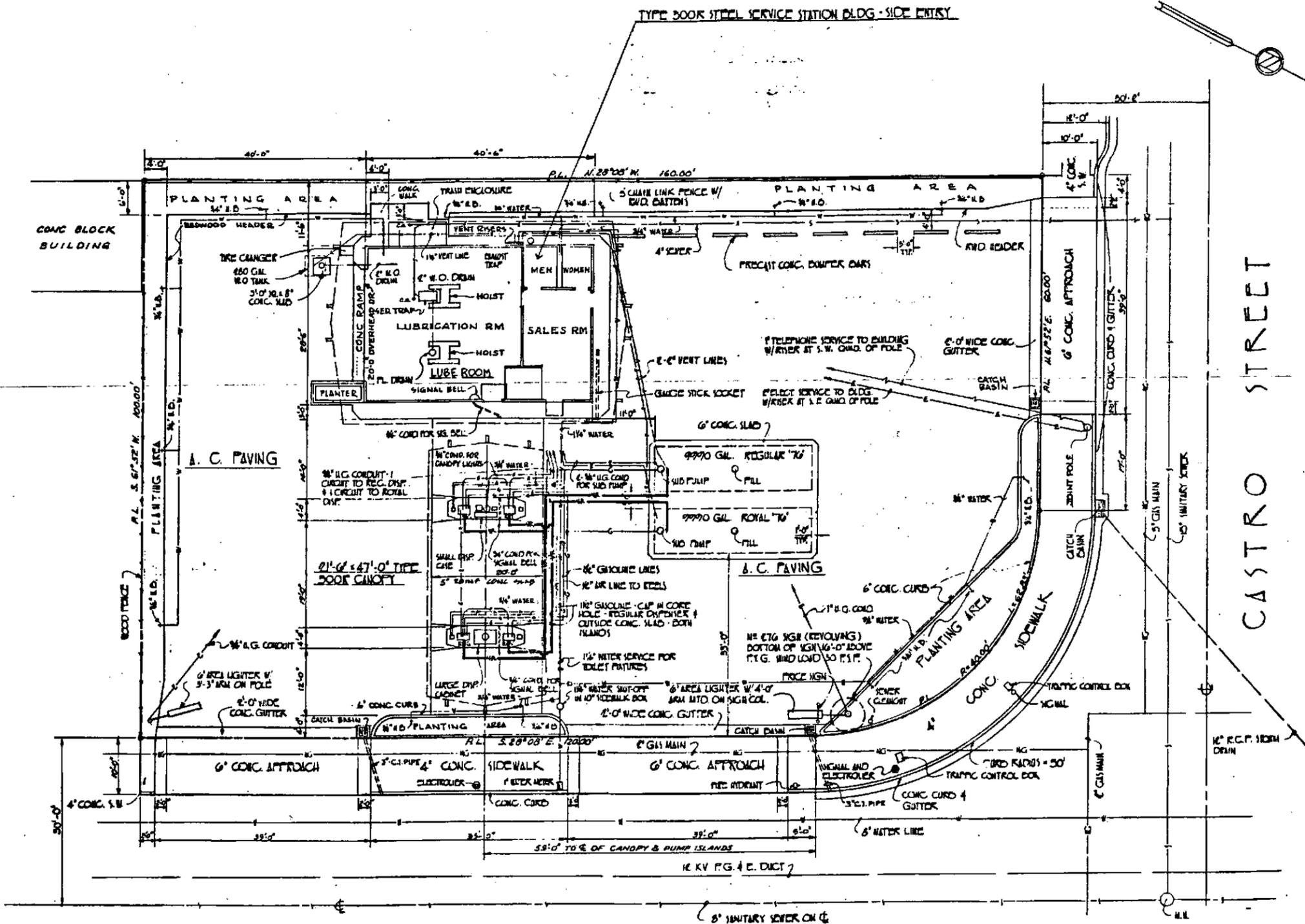
Store # 255430 Date: 4/26/65  
 Unit # 5430 Code: GEN Color   
 Description: GEN ARRANGEMENT

REFERENCE DRAWINGS			
NUMBER	DATE	BY	TITLE
10P-425	7-20-65	I-3	GENERAL SPECIFICATIONS & SCOPE OF WORK
P-3-5430	7-20-65	I-1	GENERAL ARRANGEMENT
P-3-5430	7-20-65	I-2	MECHANICAL DRAWING
P-3-5430	7-20-65	I-3	GRADE SHEET
P-3-5430	10-15-64	I-4	SURVEY
10P-425	4-26-65	A-1	FLOOR PLAN & ELEVATIONS
10P-4	5-18-64	A-2	47'-0" CANOPY
10P-425	7-20-65	D-0	CONCRETE SPECIFICATIONS
10P-425	4-26-65	D-1	BUILDING FOOTINGS
10P-425	4-26-65	D-2	BUILDING FLOOR
10P-4	4-26-65	D-3	YARD DETAILS
10P-4	4-26-65	D-4	47'-0" CANOPY FOUNDATIONS
10P-425	7-20-65	G-0	STEEL SPECIFICATIONS
10P-4	5-5-65	C-3	STORE FRONT & PLANTS
10P-4	7-1-65	D-1	PLUMBING SPECIFICATIONS
10P-425	4-26-65	D-2	PLUMBING PLAN
10P-425	7-20-65	D-0	ELECTRICAL SPECIFICATIONS
10P-425	4-26-65	E-1	ELECTRICAL BUILDING ABOVE FLOOR
10P-425	4-26-65	E-2	ELECTRICAL BUILDING UNDERGROUND
10P-4	4-26-65	E-3	ELECTRICAL 47'-0" CANOPY
10P-425	7-20-65	E-4	AREA LIGHTS & MISC DETAILS
10P-425	4-26-65	F-1	EXTERIOR VENEER
10P-4	4-26-65	F-2	EXTERIOR VENEER - PLUM STONE
10P-4	4-26-65	F-3	INTERIOR VENEER
10P-425	7-20-65	H-1	EQUIPMENT SPECIFICATION - BILL OF MATERIAL
10P-425	7-20-65	H-11	EQUIPMENT SPECIFICATION
10P-425	4-26-65	H-2	EQUIPMENT-BUILDING PLAN & SPECIFICATION
10P-4	4-26-65	H-3	EQUIPMENT-REST ROOMS
10P-4	4-26-65	H-4	EQUIPMENT-CABINETS
10P-4	10-8-64	H-5	EQUIPMENT-ISLANDS
10P-425	7-20-65	H-6	SCA SPECIFICATIONS
10P-4	4-26-65	J-1	PETROLEUM PIPING - TURBINE PUMP
10P-4	4-26-65	K-1	EARTH WORK - ASPHALT PAVING
10P-4	4-26-65	M-0	PAINTING SPECIFICATIONS
10P-425	4-26-65	M-1	PAINTING - BUILDING
10P-4	4-26-65	M-11	PAINTING - 47'-0" CANOPY

**LEGEND**

- W — WATER LINE
- A — AIR LINE
- E — ELECTRICAL CONDUIT
- V — VENT LINE
- S — SEWER LINE
- G — GAS LINE
- NG — NATURAL GAS
- P — PROPERTY LINE

**GRAPHIC SCALE**



WASHINGTON AVENUE

PROPERTY OWNED BY UNION OIL COMPANY  
 DIVIDED THUS:  
 DATE OF COMPLETION: 10-26-65

— W — NEW VAPOR RETURN LINE FROM  
 OPERATOR TO TANK  
 REFER TO DWG. FIG. 10-3, SHEETS A1B  
 "VAPOR RETURN SYSTEM SPEC." DATED  
 2/25/64 + DWG. FIG. 10-3, SHEET C  
 "TYPICAL VAPOR RETURN SYSTEM"  
 DATED 2/21/64.

DATE	REVISED	BY	APP.
3-20-67	DRAWING CORRECTED UNDERGROUND FACILITIES INSTALLED AS SHOWN.		
5-11-68	ADDED TO LINES FROM DRAWINGS TO TANKS		

JOB NO. \_\_\_\_\_

DESIGNED BY: D.V.  
 CHECKED BY: B.W.  
 TRACED BY: \_\_\_\_\_  
 DATE: 7-20-62

**GENERAL ARRANGEMENT  
 SERVICE STATION NO 5430  
 1935 WASHINGTON AVENUE  
 SAN LEANDRO, CALIFORNIA**

UNION OIL COMPANY  
 OF CALIFORNIA  
 LOS ANGELES, CALIFORNIA

SCALE: 1"=10'-0"  
 SHEETS: \_\_\_\_\_  
 OF: \_\_\_\_\_

F-3-5430-1.1

ANSWER EACH QUESTION FULLY.

REFER TO LOSS REPORTING & INSURANCE MANUAL FOR DEFINITIONS AND CODES.

# Accident / Incident Investigation Report



CLAIM NO. <b>7138690</b>
RISK & INS. LOCATION CODE <b>7600000</b>
SVC. STA. NO./VEHICLE CODE <b>5430</b>
TYPE OF OCCURRENCE <input checked="" type="checkbox"/> ACCIDENT <input type="checkbox"/> INCIDENT (NEAR MISS)
UNOCAL'S WORKING INTEREST <b>9%</b>
RISK & INS. USE ONLY CLAIM GROUP CODE

## I. GENERAL INFORMATION (DATE AND TIME REFER TO ACCIDENT/INCIDENT/DIAGNOSIS OF ILLNESS)

DATE <b>8/4/93</b>	TIME	AM PM	UNOCAL FACILITY <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES ▷	NAME OF UNOCAL FACILITY <b>SS# 5430 SAN LEONARDO</b>
ACCIDENT/INCIDENT LOCATION (STREET, CITY, STATE, COUNTRY) <b>1935 WASHINGTON, AVE</b>				
UNOCAL DIVISION/SUBSIDIARY <b>CERT/Retail Marketing</b>		UNOCAL DEPARTMENT <b>NORTH</b>		
LOSS SEVERITY POTENTIAL (CHECK ONE BOX ONLY) <input type="checkbox"/> MAJOR <input checked="" type="checkbox"/> SERIOUS <input type="checkbox"/> MINOR		PROBABILITY OF RECURRENCE (CHECK ONE BOX ONLY) <input type="checkbox"/> FREQUENT <input type="checkbox"/> OCCASIONAL <input type="checkbox"/> SELDOM		

## II. DESCRIPTION (DESCRIBE FULLY HOW THE ACCIDENT/INCIDENT HAPPENED. ATTACH ADDITIONAL PAGE OF NARRATIVE IF NECESSARY)

During a routine Phase II investigation prior to site divestment, three groundwater monitoring wells were installed. Hydrocarbon impacted groundwater was identified in all three wells.

The exact location or cause of the release is unknown, but probably a result of day-to-day operations.

WITNESS NAME <b>Tim Ripp, PEG</b>	HOME PHONE ( ) ( )	BUSINESS PHONE ( ) ( )	DATE REPORTED <b>12/3/94</b>
ADDRESS <b>2025 Gateway Pl. #440</b>	NAME OF LAW ENFORCEMENT OR REGULATORY AGENCY TO WHOM REPORTED <b>Alameda County Environmental Health</b>		
CITY, STATE, ZIP CODE, COUNTRY <b>SAN JOSE, CA 95110</b>	CITATIONS ISSUED <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES ▷	TO WHOM	FOR WHAT
FOR VEHICLE ACCIDENTS, USE ONE OF THESE OUTLINES TO SKETCH THE SCENE OF YOUR ACCIDENT. WRITING IN STREET OR HIGHWAY NAMES OR NUMBERS. ATTACH POLICE REPORT IF AVAILABLE.	INDICATE NORTH BY ARROW	STREET OR HIGHWAY	
1. NUMBER EACH VEHICLE SHOW COMPANY VEHICLE AS NO. 1, OTHER VEHICLES AS 2, 3, ETC.			
2. SHOW DIRECTION OF TRAVEL BY ARROW. USE SOLID LINE TO SHOW PATH BEFORE ACCIDENT AND DOTTED LINE AFTER ACCIDENT.			
3. SHOW PEDESTRIAN BY			
4. SHOW RAILROAD BY			
5. SHOW DISTANCE AND DIRECTION TO LANDMARK. IDENTIFY LANDMARKS BY NAME OR NUMBER.			

## III. CAUSE ANALYSIS (ATTACH ADDITIONAL PAGE OF NARRATIVE IF NECESSARY)

THE IMMEDIATE CAUSE(S) OF THE ACCIDENT/INCIDENT WERE:	1ST IMMEDIATE CAUSE CODE <b>B07</b>	2ND IMMEDIATE CAUSE CODE <b>B02</b>
THE BASIC CAUSE(S) OF THE ACCIDENT/INCIDENT WERE:	1ST BASIC CAUSE CODE <b>D16</b>	2ND BASIC CAUSE CODE

## IV. INJURIES/ILLNESSES

(COMPLETE THIS SECTION IF ANY INJURY/ILLNESS OCCURRED FOR WORKERS' COMPENSATION CLAIMS. FORWARD ORIGINAL OF THIS FORM TO RISK & INSURANCE DEPT., LOS ANGELES, AND SEND A COPY TO WORKERS' COMPENSATION DEPT., LOS ANGELES.)

(CHECK ONE BOX ONLY) <input type="checkbox"/> INJURY <input type="checkbox"/> ILLNESS <input type="checkbox"/> FATALITY	(CHECK ONE BOX ONLY) INJURED/ILL STATUS: <input type="checkbox"/> UNOCAL EMPLOYEE <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OTHER			
NAME OF INJURED <b>N/A</b>	SOCIAL SECURITY NO.	SEX <input type="checkbox"/> M <input type="checkbox"/> F	AGE	OCCUPATION/RATING
HOME ADDRESS	HOME PHONE ( ) ( )	BUSINESS PHONE ( ) ( )	TIME SHIFT STARTED AM PM	
CITY, STATE, ZIP CODE, COUNTRY	EMPLOYER	TIME ON PRESENT JOB	LENGTH OF SERVICE	

DESCRIPTION OF INJURY/ILLNESS INCLUDING BODY PARTS			TYPE OF INJURY/ILLNESS CODE	
IF HOSPITALIZED, HOSPITAL NAME			PRIMARY BODY PART CODE	
CITY, STATE, COUNTRY			SECONDARY BODY PART CODE	
WHEN ADMITTED			MEMBER AFFECTED CODE	
AT WHOSE REQUEST			TYPE OF CONTACT CODE	
CITY, STATE, ZIP CODE, COUNTRY			CONTACT WITH CODE	
(CHECK ONE BOX ONLY)			TYPE OF CLAIMANT CODE	
<input type="checkbox"/> FIRST AID CASE			TYPE OF ACCIDENT/INCIDENT CODE	
<input type="checkbox"/> RESTRICTED WORKDAY CASE			COMPONENT INVOLVED CODE	
<input type="checkbox"/> MEDICAL TREATMENT CASE			PHASE OF OPERATION CODE	
<input type="checkbox"/> LOST WORKDAY CASE			SHIP LOCATION CODE	
EST. LOST WORKDAYS			COMMODITY INVOLVED CODE	
EST. RESTRICTED WORKDAYS			COMPLETE IF INJURED IS NOT A UNOCAI EMPLOYEE	
DATE SIGNED ON SHIP			LIAB. CLAIM CATEGORY CODE	
DATE SIGNED OFF SHIP				
PRIOR INJURY DESCRIPTION				

**V. PHYSICAL DAMAGE TO PROPERTY OR ENVIRONMENT** (COMPLETE THIS SECTION FOR ANY DAMAGE TO PROPERTY)

(ONE CODE PER BOX)

TYPE OF PROPERTY (CHECK ONE BOX ONLY)		IF SPILL, QUANTITY	BBLs.	PROPERTY OWNER	CLAIM CATEGORY CODE
<input checked="" type="checkbox"/> BLDG./EQUIP.	<input type="checkbox"/> VEHICLE	<input type="checkbox"/> VESSEL	unk	<input checked="" type="checkbox"/> UNOCAI	R06
DESCRIPTION OF PROPERTY INVOLVED (BLDG., LOCATION, VEHICLE, MAKE, MODEL, SER. NO., TYPE OF EQUIP.)					PROPERTY/FACILITY CODE
Unocal SS# 5430					708
DESCRIPTION OF DAMAGE					TYPE OF ACCIDENT/INCIDENT CODE
Gasoline contaminated ground water.					L29
IF UNOCAI VEHICLE INVOLVED, PREVENTABILITY OF ACCIDENT					FACILITY/COMPONENT CODE
<input type="checkbox"/> PREVENTABLE <input type="checkbox"/> NON-PREVENTABLE <input type="checkbox"/> NON-INCLUDABLE					M01
DRIVER/OPERATOR STATUS					PHASE OF OPERATIONS CODE
<input type="checkbox"/> UNOCAI EMPLOYEE <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OTHER					N00
NAME OF DRIVER/OPERATOR (IF APPLICABLE)			SOCIAL SECURITY NO.	AGE	COMMODITY INVOLVED CODE
N/A					Q03
ADDRESS			DRIVER'S LICENSE NO., STATE, COUNTRY		TRAFFIC CONTROL CODE
CITY, STATE, ZIP CODE, COUNTRY					U00
NAME OF OWNER OF DAMAGED PROPERTY (NOT UNOCAI)			NAME OF VESSEL (IF APPLICABLE)		ROAD CONDITIONS CODE
STREET ADDRESS					V00
CITY, STATE, ZIP CODE, COUNTRY					WEATHER CONDITIONS CODE
HOME PHONE					W00
BUSINESS PHONE					SHIP LOCATION CODE
( )					P00
					COMPLETE IF CLAIMANT IS NOT A UNOCAI EMPLOYEE
					TYPE OF PROPERTY CLAIMANT CODE
			1. REPLACEMENT / REPAIR COSTS OF DAMAGE TO COMPANY PROPERTY / EQUIPMENT / VEHICLE / VESSEL	\$	unk
			2. LOSS / CONTAMINATION OF CARGO / PRODUCT / BUNKERS	\$	unk
			3. ENVIRONMENTAL LOSS: CLEANUP AND / OR FINES	\$	70,000
			4. BUSINESS INTERRUPTION / PRODUCTION LOSS COST	\$	unk
			5. OTHER COSTS	\$	unk
			6. CHARTERER'S LIABILITY COSTS (MARINE ONLY)	\$	unk
			TOTAL COSTS	\$	70,000
			<input checked="" type="checkbox"/> ESTIMATED	<input type="checkbox"/> FINAL	

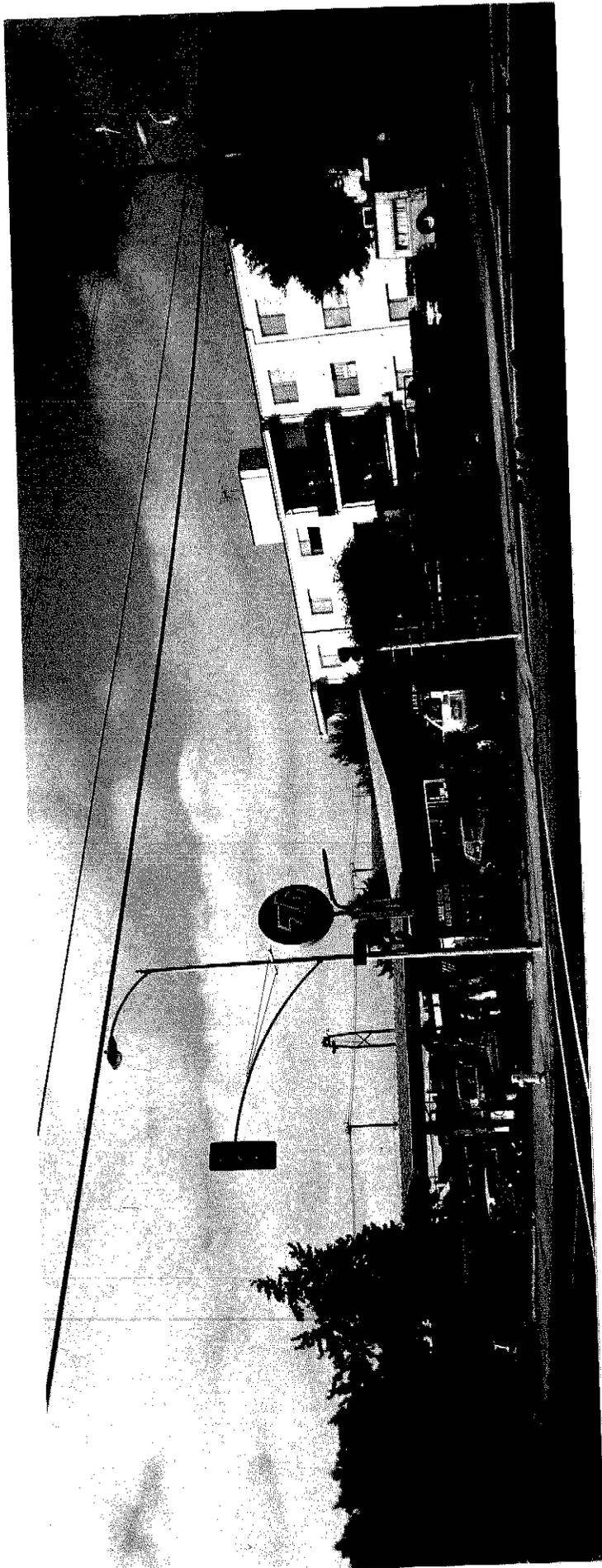
**VI. THIRD PARTY INVOLVED IN INJURIES OR DAMAGE DESCRIBED IN SECTIONS IV AND V ABOVE.**

INDIVIDUAL'S NAME		EMPLOYER'S NAME		VEHICLE DESCRIPTION	
ADDRESS		REGISTERED OWNER		INSURANCE CO. OR AGENT NAME	
CITY, STATE, ZIP CODE, COUNTRY		ADDRESS		ADDRESS	
HOME PHONE	BUSINESS PHONE	CITY, STATE, ZIP CODE, COUNTRY		CITY, STATE, ZIP CODE, COUNTRY	
( )	( )				
DRIVER'S LIC #, STATE, COUNTRY	VEHICLE LICENSE NO.	HOME PHONE	BUSINESS PHONE	PHONE	POLICY NO.
		( )	( )	( )	

**VII. ACTION PLAN TO PREVENT RECURRENCE**

(IF CHANGES IN POLICY, PROCEDURE, EQUIPMENT ARE RECOMMENDED, PROVIDE A COMPLETION DATE, WHO WILL INITIATE, IMPLEMENT, HOW AND WHEN)

INDIVIDUAL SUPERVISOR'S SIGNATURE		DATE	SUPT'S OR MGR'S SIGNATURE		DATE
David J. Camille		2/17/94			
PRINT INDIVIDUAL SUPERVISOR'S NAME		PRINT SUPT'S OR MGR'S NAME			
David J. Camille					
TITLE		TITLE			
Environmental Engineer					



Store #	255430	Date:	9/11/93
Unit #	5430	Code:	GEN Color <input checked="" type="checkbox"/>
Description: _____			

WESTERN REGION BOX:

#9529

Please review and return form BY FAX within 10 days of this report to:  
MPDS Services, Inc., (510) 689-1918.

cc: Dave Camille, Unocal  
510-277-2309

REPORT: MPDS-UN5430-05

DATE SENT: JANUARY 4, 1994

RETURN BY: JANUARY 19, 1995

UNOCAL S/S #	ADDRESS	CITY
#5430	1935 WASHINGTON STREET	SAN LEANDRO

No change to current monitoring/sampling frequency or analyses.

Change in monitoring schedule. Specify change: Monitor all wells on a Quarterly schedule (reduce from monthly gaging).

Change in sampling schedule. Specify change: Reduce sampling for EPA method 8010 constituents to Annual. Eliminate TOG analysis in U-1.

Change in analyses requested. Specify change: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Consultant: PACIFIC ENVIRONMENTAL GROUP, INC.

Signature: *Joe Meyer*

Date: 1/5/95

change1.frm

FILE SS#5430:6

July 29, 1994

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

Attention: Mr. David J. Camille

RE: Unocal Service Station #5430  
1935 Washington Avenue  
San Leandro, California

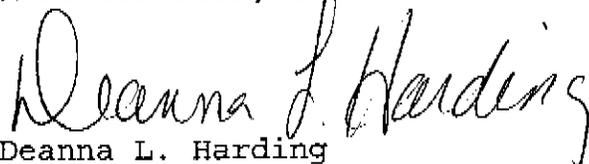
Dear Mr. Camille:

In regards to the Quarterly Data Report (MPDS-UN5430-03) dated July 20, 1994, please replace page 5 with the attached corrected page.

Should you have any questions, please do not hesitate to contact me at (510) 602-5120.

Sincerely,

MPDS Services, Inc.

  
Deanna L. Harding

Technical Assistant

/dlh

Attachment

cc: Mr. Joe Muzzio, Pacific Environmental Group, Inc.

**Unit :** SS# 5430  
**Location :** 1935 Washington Avenue  
San Leandro  
**Consultant :** PEG - Joe Muzzio  
**AFE # :** 09934105 - \$73,300  
**Status :** Open  
**Tenancy :** Fee Owned  
**Property Value :** \$344,000  
**Priority :** Medium - Alameda County

#### **EXECUTIVE SUMMARY**

- Original Phase I and II due 7/10/93 and 10/10/93, respectively. Phase I submitted 6/1/93. Phase II cancelled by Jose Alvirez.
- Station built in 1965 on residential property.
- June 1976 : Product line rupture with substantial product loss occurred. Lines were repaired but no additional info was available.
- October 1991 : Regular unleaded tank failed tightness test. Both product tanks were subsequently replaced. Waste oil tank as not replaced and later tested tight.
- Nohr's Automotive and Palm Garage are possibly upgradient and on LUST list.

#### **RECENT ACTIVITY**

- December 1993 : Received soil and ground water investigation report. In August 1993, three wells and five borings were installed. The identified contamination is associated with the capillary fringe zone. Soil was essentially clean yet ground water was as high as 23,000 ppb TPHg and 1,000 ppb benzene near the southeast dispenser. Wells were started on a QM basis.
- January 1994 : Received QM. Water at 30-32 feet and flowed to the southwest. MW3 had up to 15,000 ppb TPHg and 570 ppb benzene.
- December 1994 : QM is consistent with contamination in wells 2 and 3. Sent work plan to Alameda County for approval. Plan includes installation of three additional wells in order to delineate the dissolved plume.
- March 1995 : QM includes new wells. Contamination appears to extend off-site. Ground water at 25.2 to 27.9 feet. Continue QM

**TABLE 1**

**SUMMARY OF MONITORING DATA**

Well #	Ground Water Elevation (feet)	Depth to Water (feet) ♦	Total Well Depth (feet) ♦	Product Thickness (feet)	Sheen	Water Purged (gallons)
<b>(Monitored and Sampled on March 14, 1995)</b>						
U-1	28.23	27.86	39.70	0	No	8.5
U-2	28.93	26.36	39.40	0	No	9
U-3	29.79	25.44	38.62	0	No	9
U-4	28.87	26.52	39.42	0	No	9
U-5	28.98	25.20	39.22	0	No	10
U-6	28.42	26.94	40.22	0	No	9.5
U-7	28.92	26.13	38.00	0	No	8.5
<b>(Monitored on January 10, 1995)</b>						
U-1	24.81	31.29	★	0	--	0
U-2	25.02	30.25	★	0	--	0
U-3	25.01	30.23	★	0	--	0
<b>(Monitored and Sampled on December 6, 1994)</b>						
U-1	23.73	32.37	39.64	0	No	5
U-2	23.83	31.44	39.35	0	No	5.5
U-3	23.90	31.34	38.44	0	No	5
<b>(Monitored and Sampled on September 15, 1994)</b>						
U-1	22.17	33.93	39.68	0	No	2
U-2	22.27	33.00	39.38	0	No	4.5
U-3	22.40	32.84	38.48	0	No	4
<b>(Monitored and Sampled on June 19, 1994)</b>						
U-1	23.84	32.26	39.65	0	No	4
U-2	23.96	31.31	39.36	0	No	5.5
U-3	24.05	31.19	38.46	0	No	5

**TABLE 3**

SUMMARY OF LABORATORY ANALYSES  
 WATER

<u>Date</u>	<u>Well#</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
3/14/95	U-1	71**	380	20	ND	ND	10
	U-2	--	89	ND	ND	ND	1.2
	U-3	--	13,000	860	120	1,300	1,700
	U-4	--	490	3.2	2.1	0.79	1.2
	U-5	--	ND	ND	ND	ND	1.2
	U-6	--	14,000	170	36	790	1,500
	U-7	--	ND	ND	ND	ND	ND
12/06/94	U-1▲	ND	ND	ND	ND	ND	ND
	U-2	--	250	19	ND	ND	ND
	U-3	--	17,000	390	ND	990	560
9/15/94	U-1▲	83**	ND	0.50	0.85	ND	0.77
	U-2	--	1,000◆◆	44	ND	ND	ND
	U-3	--	12,000	370	ND	970	610
6/19/94	U-1▲	61**	51	ND	1.4	ND	2.7
	U-2	--	180◆	ND	ND	ND	0.86
	U-3	--	17,000	580	ND	1,300	90
3/25/94	U-1▲	57**	58	0.63	0.79	ND	0.65
	U-2	--	130	0.70	0.78	0.65	0.64
	U-3	--	18,000	560	40	1,000	770
12/16/93	U-1▲	130**	ND	ND	ND	ND	ND
	U-2	--	330	1.7	ND	11	8.5
	U-3	--	15,000	570	ND	940	670
8/13/93	U-1▲	50*	310	0.84	ND	2.6	1
	U-2	--	1,400	ND	ND	ND	ND
	U-3	--	23,000	1,000	ND	1,700	1,600

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**TABLE 3 (Continued)**

SUMMARY OF LABORATORY ANALYSES  
WATER

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- ▲ Total Oil and Grease was non-detectable.
- ◆ Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a gasoline and non-gasoline mixture.
- ◆◆ Sequoia Analytical Laboratory reported that the hydrocarbons detected did not appear to be gasoline.
- \* Not a typical diesel pattern; lower boiling hydrocarbons in the boiling range of stoddard calculated as diesel.
- \*\* Sequoia Analytical Laboratory reported that the hydrocarbons detected did not appear to be diesel.

ND = Non-detectable.

-- Indicates analysis was not performed.

Results are in micrograms per liter ( $\mu\text{g/L}$ ), unless otherwise indicated.

Note: Laboratory analyses data prior to December 16, 1993, were provided by Pacific Environmental Group, Inc.

**TABLE 4**

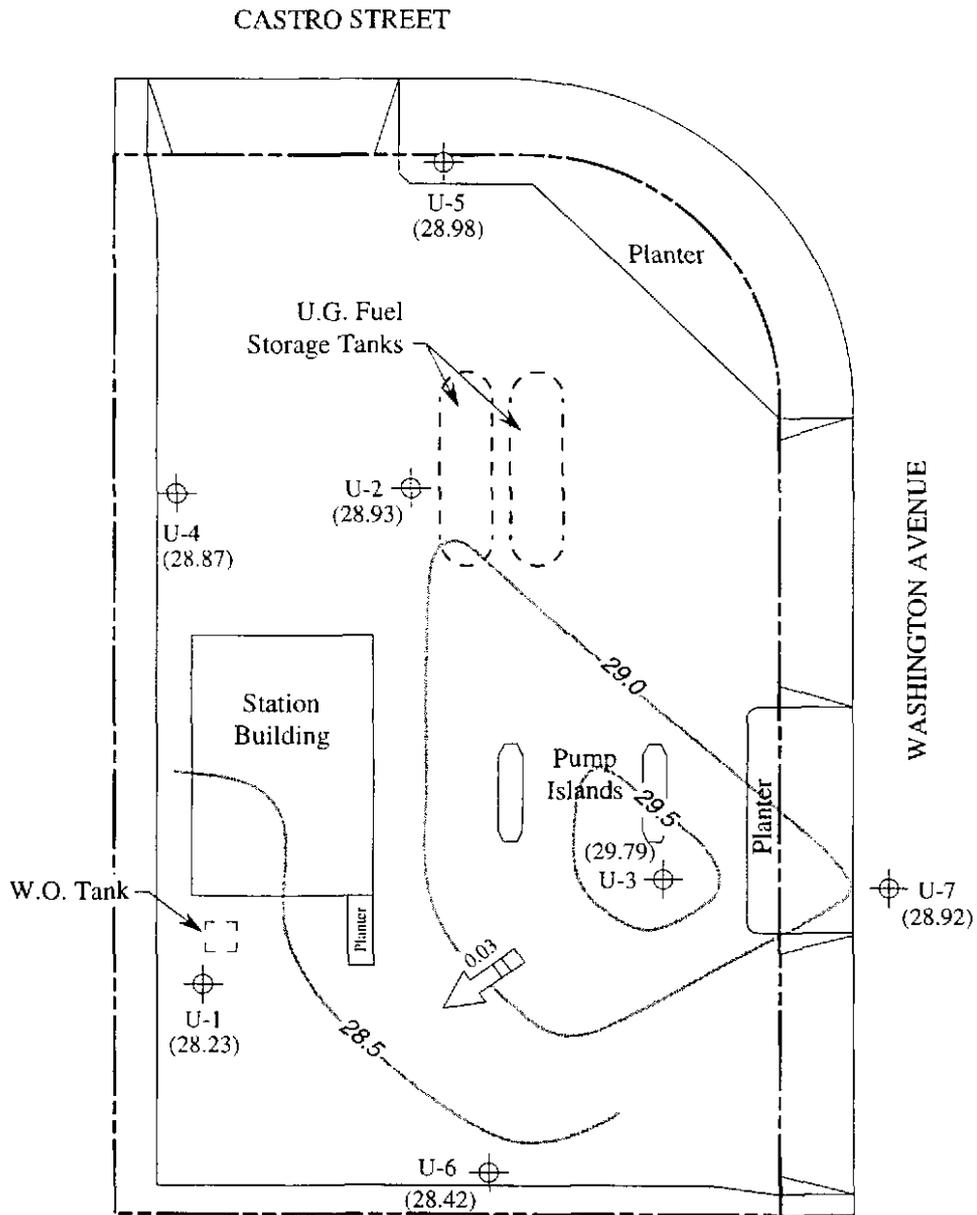
SUMMARY OF LABORATORY ANALYSES  
WATER

<u>Date</u>	<u>Well #</u>	<u>1,2-Dichloro- benzene</u>	<u>1,2-Dichloro- ethane</u>
3/14/95	U-4	ND	ND
	U-5	ND	ND
	U-6	ND	210
	U-7	ND	ND
12/06/94	U-1	ND	5.8
	U-2	ND	ND
	U-3	ND	430
9/15/94	U-1	ND	9.5
	U-2	ND	0.66
	U-3	ND	420
6/19/94	U-1	ND	7.4
	U-2	ND	0.54
	U-3	ND	410
3/25/94	U-1	ND	11
	U-2	ND	ND
	U-3	ND	480

ND = Non-detectable.

Results are in micrograms per liter ( $\mu\text{g/L}$ ), unless otherwise indicated.

Note: All EPA method 8010 constituents were non-detectable, except as indicated above.

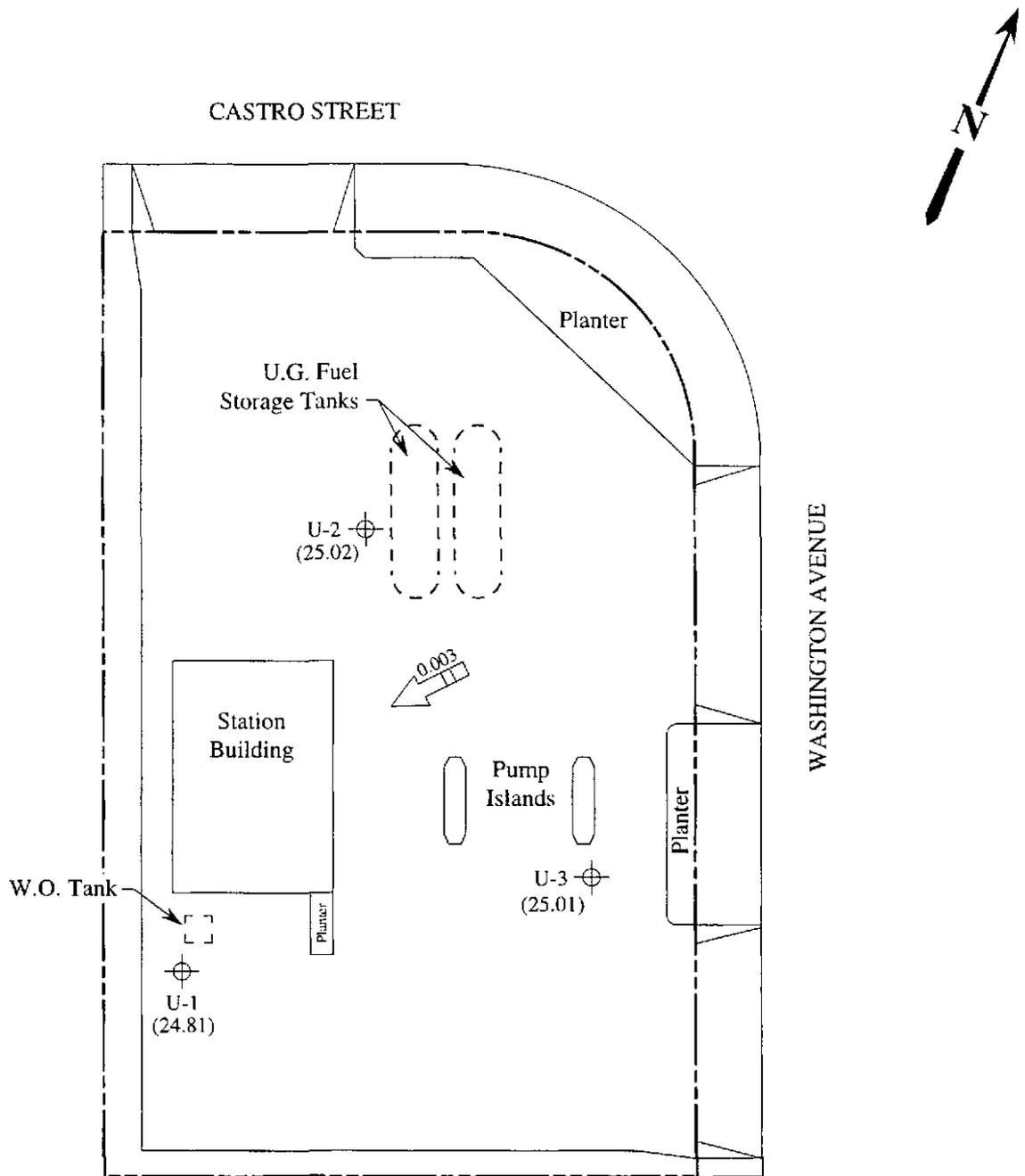


**LEGEND**

- ⊕ Monitoring well
- ( ) Ground water elevation in feet above Mean Sea Level
- ### → Direction of ground water flow with approximate hydraulic gradient
- Contours of ground water elevation

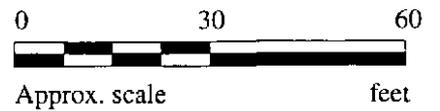


**POTENTIOMETRIC SURFACE MAP FOR THE MARCH 14, 1995 MONITORING EVENT**

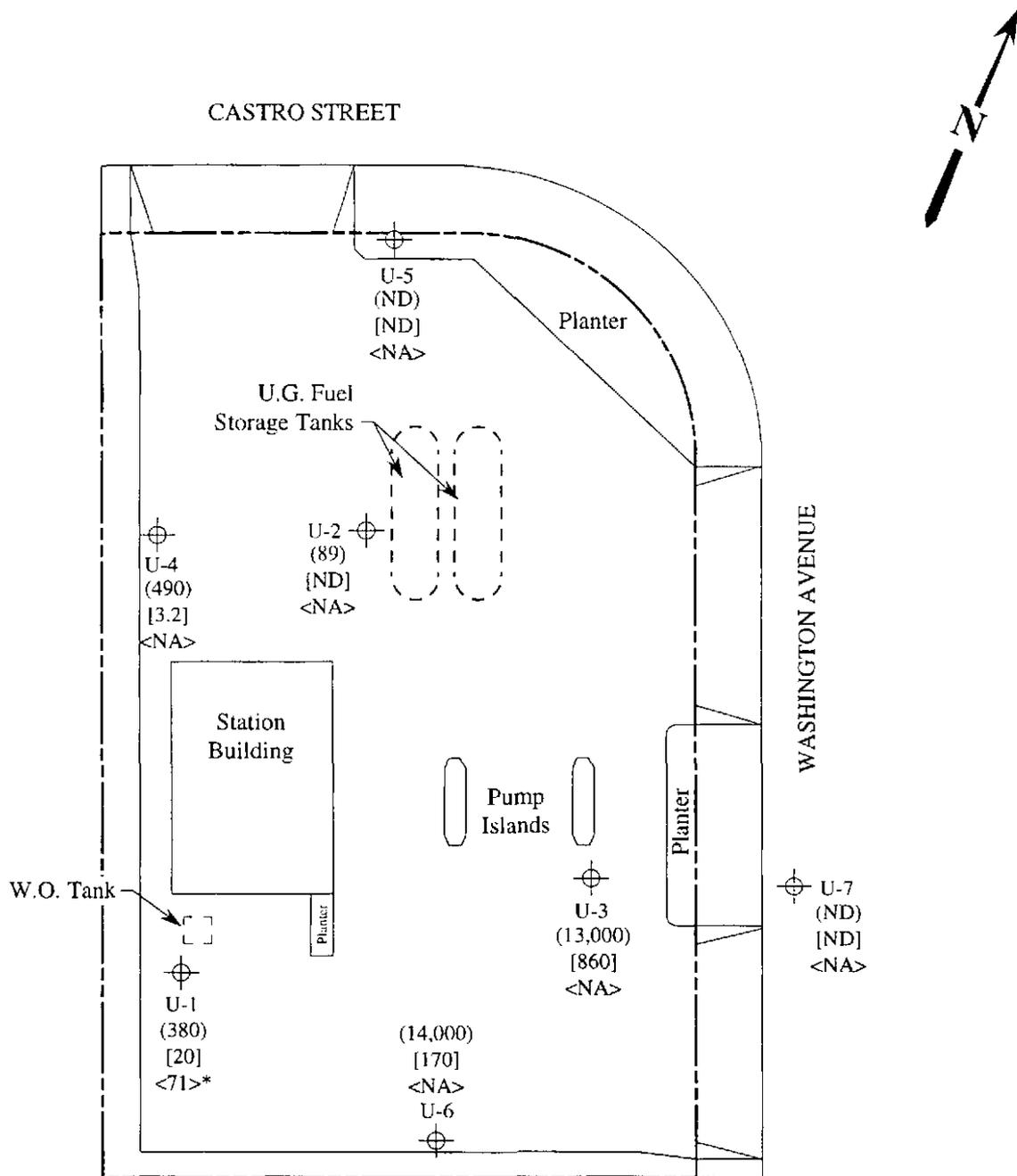


**LEGEND**

- ⊕ Monitoring well
- ( ) Ground water elevation in feet above Mean Sea Level
- ### → Direction of ground water flow with approximate hydraulic gradient



**GROUND WATER FLOW DIRECTION MAP FOR THE JANUARY 10, 1995 MONITORING EVENT**

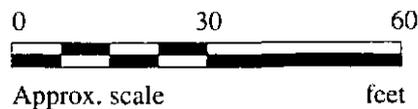


**LEGEND**

- ⊕ Monitoring well
- ( ) Concentration of TPH as gasoline in µg/L
- [ ] Concentration of benzene in µg/L
- < > Concentration of TPH as diesel in µg/L

ND = Non-detectable, NA = Not analyzed

\* The lab reported that the hydrocarbons detected did not appear to be diesel.

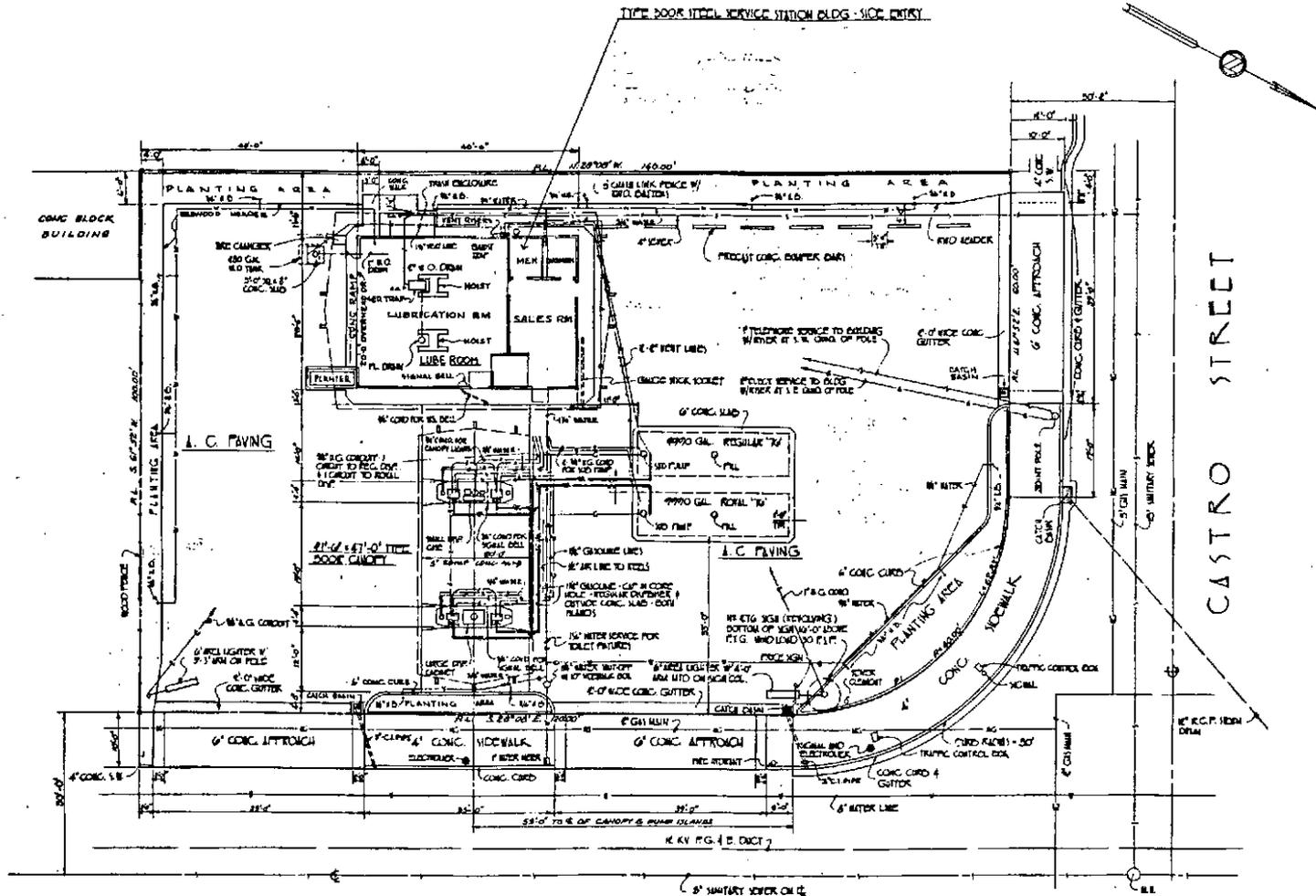


**PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON MARCH 14, 1995**



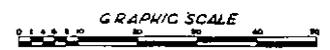
**UNOCAL SERVICE STATION #5430  
1935 WASHINGTON AVENUE  
SAN LEANDRO, CALIFORNIA**

**FIGURE  
3**



REFERENCE DRAWINGS			
NUMBER	DATE	NO.	TITLE
OP-425	7-20-65	1-0	GENERAL SPECIFICATION & SCOPE OF WORK
F-3-5430	7-20-65	1-1	GENERAL SPECIFICATION
F-3-5430	7-20-65	1-2	MECHANICAL DRAWING
F-3-5430	7-20-65	1-3	GRADE SHEET
F-3-5430	10-10-64	1-4	UTILITY
OP-425	4-22-65	4-1	FLOOR PLAN & ELEVATION
OP-4	5-16-64	4-2	AT-OF CANOPY
OP-425	7-20-65	D-0	CONCRETE SPECIFICATION
OP-425	4-22-65	D-1	BUILDING FOOTING
OP-425	4-22-65	D-2	BUILDING FLOOR
OP-4	4-22-65	D-3	WFO DETAILS
OP-4	4-22-65	B-4	47'-0" CANOPY FOUNDATION
OP-425	7-20-65	C-0	MECH. SPECIFICATION
OP-4	3-2-65	C-3	STEEL FRONT & PLANTS
OP-4	7-1-65	D-1	PLUMBING SPECIFICATION
OP-425	4-22-65	D-2	PLUMBING PLAN
OP-425	7-20-65	E-0	ELECTRICAL SPECIFICATION
OP-425	4-22-65	E-1	ELECTRICAL BUILDING 1500V FLOOR
OP-425	4-22-65	E-2	ELECTRICAL BUILDING UNDERGROUND
OP-4	4-22-65	E-3	ELECTRICAL AT-OF CANOPY
OP-425	7-20-65	E-4	AREA LIGHTS & WFO DETAILS
OP-425	4-22-65	F-1	ENGINEER'S SPECIFICATION
OP-4	4-22-65	F-2	ENGINEER'S SPECIFICATION
OP-4	4-22-65	F-3	ENGINEER'S SPECIFICATION
OP-425	7-20-65	H-1	EQUIPMENT SPECIFICATION - BILL OF MATERIAL
OP-425	7-20-65	H-2	EQUIPMENT SPECIFICATION
OP-425	4-22-65	H-3	EQUIPMENT - BUILDING PLAN & SPECIFICATIONS
OP-4	4-22-65	H-4	EQUIPMENT - REST ROOM
OP-4	4-22-65	H-5	EQUIPMENT - CLOSETRY
OP-4	10-8-64	H-6	EQUIPMENT - ISLANDS
OP-425	7-20-65	H-7	MECH. SPECIFICATIONS
OP-4	4-22-65	J-1	PETROLEUM PIPING - TURBINE PUMP
OP-4	4-22-65	K-1	ELECTRICAL WORK - AIRWAY PIPING
OP-4	4-22-65	M-0	PAINTING SPECIFICATION
OP-425	4-22-65	M-1	PAINTING - BUILDING
OP-4	4-22-65	M-2	PAINTING - AT-OF CANOPY

LEGEND	
—	WATER LINE
—	ME LINE
—	ELECTRICAL CONDUIT
—	VENT LINE
—	SEWER LINE
—	GAS LINE
—	NATURAL GAS
—	PROPERTY LINE



WASHINGTON AVENUE

PROPERTY OWNED BY UNION OIL COMPANY  
 DATED THIS 10-26-65

NEW DATA FROM SURVEY TO DATE  
 DATE OF THIS DRAWING - 10-26-65  
 NAME OF ARCHITECT - [illegible]  
 NAME OF ENGINEER - [illegible]  
 NAME OF CONTRACTOR - [illegible]

DATE	REVISED	BY	REASON
3-20-61			DRAWING CORRECTED UNDERGROUND FACILITIES
5-17-61			INSTALLED AS SHOWN
5-17-61			RECORD TO DATE FROM DRAWINGS TO DATE

GENERAL ARRANGEMENT SERVICE STATION NO 5430 1935 WASHINGTON AVENUE SAN LEANDRO, CALIFORNIA	JOB NO. [illegible]
UNION OIL COMPANY OF CALIFORNIA LOS ANGELES, CALIFORNIA	F-3-5430-1-11

Please review and return form **BY FAX** within 15 days of this report to:  
**MPDS Services, Inc., (510) 689-1918.**

REPORT: MPDS-UN5430-06

DATE SENT: APRIL 17, 1995 RETURN BY: MAY 2, 1995

UNOCAL S/S #	ADDRESS	CITY
#5430	1935 WASHINGTON STREET	SAN LEANDRO

No change to current monitoring/sampling frequency or analyses.

Change in monitoring schedule. Specify change: \_\_\_\_\_

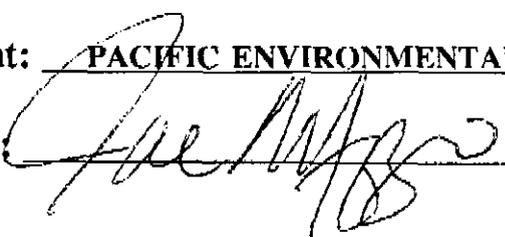
Change in sampling schedule. Specify change: \_\_\_\_\_

Change in analyses requested. Specify change: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

FILE #	<u>5430</u>	SS	<u>X</u>	BP	_____
RPT	_____	QM	_____	TRANSMITTAL	_____
1	_____	2	_____	3	_____
4	_____	5	_____	6	<u>X</u>

Consultant: PACIFIC ENVIRONMENTAL GROUP, INC.

Signature: 

Date: 5/22/95

Please review and return form BY FAX within 15 days of this report to:  
**MPDS Services, Inc., (510) 689-1918.**

REPORT: MPDS-UN5430-06

DATE SENT: APRIL 17, 1995

RETURN BY: MAY 2, 1995

UNOCAL S/S #	ADDRESS	CITY
#5430	1935 WASHINGTON STREET	SAN LEANDRO

No change to current monitoring/sampling frequency or analyses.

Change in monitoring schedule. Specify change: \_\_\_\_\_  
\_\_\_\_\_

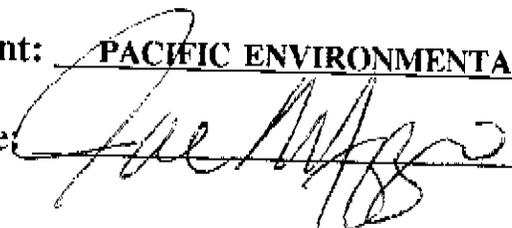
Change in sampling schedule. Specify change: \_\_\_\_\_  
\_\_\_\_\_

Change in analyses requested. Specify change: \_\_\_\_\_  
\_\_\_\_\_

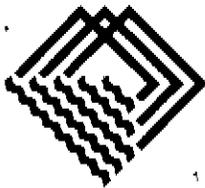
COMMENTS: \_\_\_\_\_

FILE #	<u>5430</u>	SS	<u>X</u>	BP	_____
RPT	_____	QM	_____	TRANSMITTAL	_____
1	2	3	4	5	6 <u>X</u>

Consultant: PACIFIC ENVIRONMENTAL GROUP, INC.

Signature: 

Date: 5/22/95



PACIFIC  
ENVIRONMENTAL  
GROUP INC.

February 23, 1996  
Project 310-038.1D

Mr. David Camille  
Unocal Corporation  
2000 Crow Canyon Place, Suite 400  
San Ramon, California 94583

FILE #	5430	SS	X	BP
RPT	<del>QM</del>	TRANSMITTAL		
1	2	3	4	5
				6

Re: File Review  
Unocal Service Station 5430  
1935 Washington Avenue at Castro Street  
San Leandro, California

Dear Mr. Camille:

On behalf of Unocal Corporation (Unocal), Pacific Environmental Group, Inc. (PACIFIC) has prepared this report to document the findings of a limited file review for the property located adjacent to and south of the Unocal site referenced above. This file review was performed in accordance with a PACIFIC *Work Plan* dated January 15, 1996.

Based on the findings presented herein, it appears that groundwater in the vicinity of Unocal Well U-6 may have been impacted partially as a result of past operations at a former service station facility located adjacent to and south of the Unocal site. Based on these findings, PACIFIC recommends that Unocal postpone the proposed off-site investigation, documented in the January 15, 1996 work plan, until the potential for subsurface hydrocarbon impact due to the former service station site has been evaluated by the responsible party.

**Background**

The Alameda County Health Care Services Agency, requested that Unocal perform additional assessment activities to complete delineation of hydrocarbon-impacted soil and groundwater in the southern portion of the site, in the vicinity of Well U-6. This well has contained elevated levels of petroleum hydrocarbons since it's installation in March 1995. The well is located approximately 60 feet south (hydraulically crossgradient to downgradient) of Unocal's product islands, and approximately 90 feet south (hydraulically crossgradient) of Unocal's underground fuel storage tanks. The

elevated levels of petroleum hydrocarbons in U-6 were considered anomalous given the well's location to these known on-site potential source areas, and given the direction of local groundwater flow. Because of these site conditions, this file review was performed to determine whether the car wash facility located adjacent to and south of the Unocal site had ever included underground storage tanks or other potential source areas that may have contributed to the groundwater impact noted in Well U-6.

### **Scope of Work**

The file review was performed only for the property located at 1995 Washington Avenue in San Leandro, California. This property currently contains a self-service car wash and is located adjacent to and south of the Unocal facility. Files of the San Leandro office of the Alameda County Fire Department - Hazardous Materials Division and the City of San Leandro Building Department were reviewed.

The purpose of this file review was to determine whether underground fuel storage tanks or other potential source areas had been present on the car wash site at 1995 Washington Avenue, prior to performing additional off-site assessment activities for the Unocal site.

### **Findings**

The earliest information available in the files reviewed indicates that the 1995 Washington Avenue property was the site of Tidewater Associated Oil Company (Tidewater) Service Station 130 in 1951. A permit application, approved on December 6, 1951, indicates that a 4,000-gallon underground gasoline storage tank was to be installed on the Tidewater site (Attachment A). The Tidewater service station had already included three 1,000-gallon underground gasoline storage tanks (Figure 1). The tank installation application was submitted by the Dean Works Company, who may have been the contractor installing the tank.

An application for a sign permit, dated April 16, 1957, suggests that an auto sales business was beginning operation on the Tidewater site at that time (Attachment C). The proposed sign read "McLaren Motor Company Quality Used Cars".

A building permit, dated December 4, 1964, authorized the construction of a coin operated car wash on the Tidewater site (Attachment D). This permit stipulated that "The existing pump island shall be removed, all supply lines from the underground gasoline tanks shall be capped underground." This building permit was issued to Mr. F. Kohne, who remains in possession of the property at present, according to the Alameda County Tax Assessors Office.

A permit to remove three 1,000-gallon underground gasoline storage tanks, and one 4,000-gallon underground gasoline storage tank was approved on December 14, 1966

(Attachment B). This permit referred to the Tidewater site as "formerly Walt's Flying A Service Station".

### Conclusions

A probable chronology of land usage for the property located at 1995 Washington Street is as follows:

- At some time prior to 1951, the site contained Walt's Flying A Service Station.
- At some later point prior to 1951, the site was acquired by Tidewater Associated Oil Company.
- In approximately 1957 the site became the McLaren Motor Company auto sales lot.
- In approximately 1964 the site became a self-serve car wash.
- In approximately 1966, the underground fuel tanks and above-ground pump island were removed by the present property owner. The underground product piping probably remains in place at present.

### Recommendations

It is recommended that Unocal continue with the proposed off-site investigation for Unocal Service Station 5430.

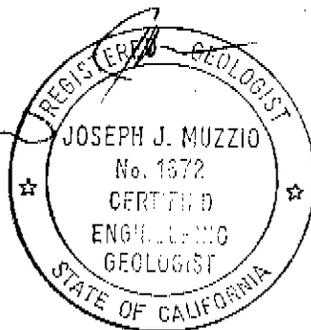
Should you have any questions regarding the contents of this letter, please call.

Sincerely,

**Pacific Environmental Group, Inc.**

  
Timothy L. Ripp  
Senior Staff Geologist

  
Joseph Muzzio  
Project Geologist  
CEG 1672



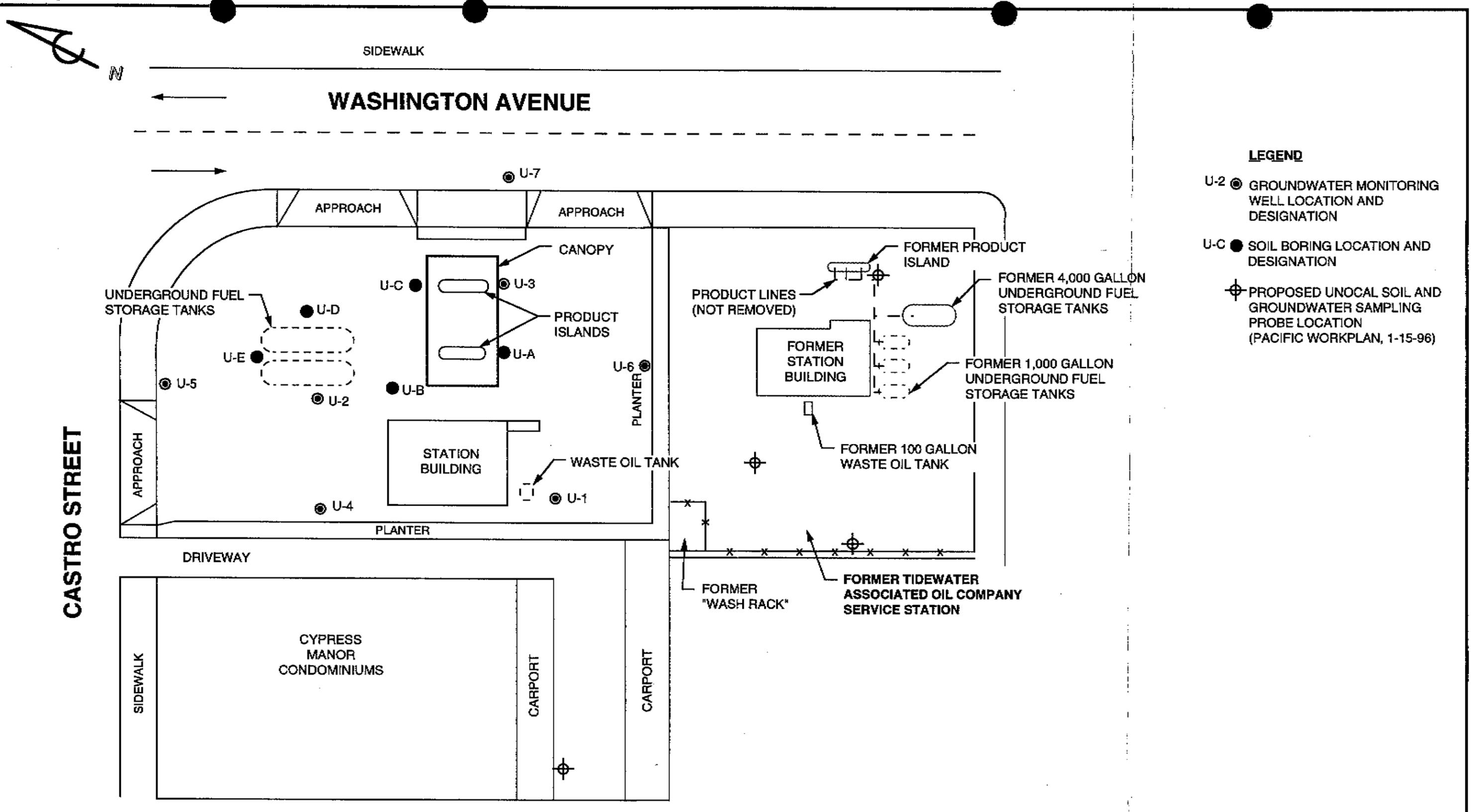
**RECEIVED**  
FEB 25 1996

February 23, 1996

Page 4

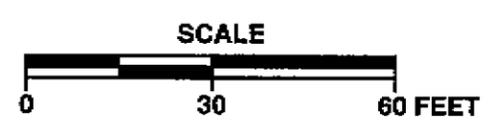
Attachments: Figure 1 - Extended Site Map  
Attachment A - Application and Permit to Install Gasoline Tank at  
Tidewater Site  
Attachment B - Permit to Remove Underground Storage Tanks  
Attachment C - Application for Sign Permit  
Attachment D - Car Wash Building Permit

cc: Mr. Dale Klettke, Alameda County Environmental Health Care Services Agency  
Mr. John Jang, Regional Water Quality Control Board - San Francisco Bay Region  
Mr. Michael Bakaldin, San Leandro Fire Department, Hazardous Materials  
Program  
Mr. Gil Jensen, Alameda County District Attorney's Office



**LEGEND**

- U-2 ● GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- U-C ● SOIL BORING LOCATION AND DESIGNATION
- ⊕ PROPOSED UNOCAL SOIL AND GROUNDWATER SAMPLING PROBE LOCATION (PACIFIC WORKPLAN, 1-15-96)



**UNOCAL SERVICE STATION 5430**  
 1935 Washington Avenue at Castro Street  
 San Leandro, California

**EXTENDED SITE MAP**

**FIGURE:**  
**1**  
**PROJECT:**  
 310-038.1D

**ATTACHMENT A**

**APPLICATION AND PERMIT  
TO INSTALL GASOLINE TANK  
AT TIDEWATER SITE**

12/6/51

Fire Dept.  
San Leandro Calif.

Gentlemen;

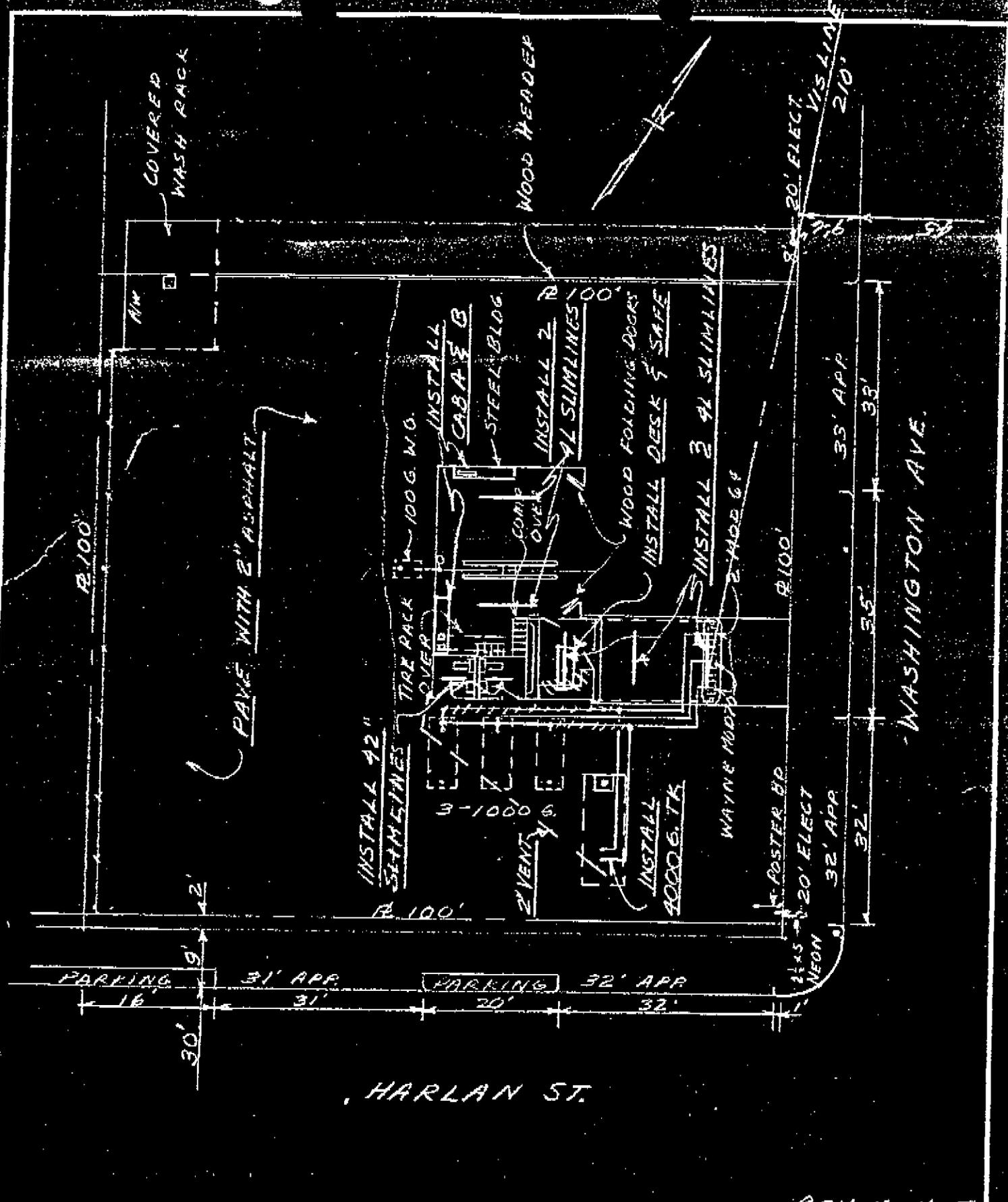
We hereby make application  
to install 1-4000 gal.  
underground tank for the  
Tide Water Associated Oil Co.  
at 1495 Washington St. San  
Leandro, Calif.

Plan showing location of  
tank and piping attached.

Yours very truly

Jean Wachs Co  
7480 Mission St.,  
Oakland, Calif.

By Harold Wachs



TIDE WATER ASSOCIATED OIL CO. <b>ASSOCIATED</b> DIVISION	SS 130		REV 10-11-57
	1995 WASHINGTON AVE		DR. JAS DATE 9-10-57
	SAN LEANDRO		DWG. No. SF 569

TO Wesley McClure

DATE December 6, 1951

I would like to recommend the approval of the application of the Dean  
Works Company, 7480 Mission Street, San Francisco, to install one 4,000 gallon  
*Associated Sales,*  
gasoline tank at 1995 Washington Avenue, as shown on the attached plans.

This application being for the installation of a 4,000 gallon gasoline  
tank does not require City Council approval.

SIGNED *B. J. Whitaker*

PLEASE REPLY HERE

TO WHITAKER

DATE 12/9/51

*Approved*

*W. Mc*

SIGNED \_\_\_\_\_

December 6, 1951

Mr. Mariand Wilson  
Dean Works Company  
7460 Mission St.  
Colma, California

Dear Mr. Wilson:

This is to advise that your application to install one 4,000 gallon gasoline tank at the Associated Gas Station at 1995 Washington Avenue has been approved subject to final inspection before covering.

Very truly yours,

E. X. Whitaker  
Fire Chief

EXW/ph

**ATTACHMENT B**

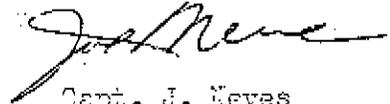
**PERMIT TO REMOVE  
UNDERGROUND STORAGE TANKS**

Posted  
142

TANK REMOVAL

December 14, 1966

Permission was given to remove three (3) 1,000 gallon<sup>(gas)</sup>/tanks and  
one (1) 1,000 gallon<sup>gas</sup>/tank from the corner of Washington and Harlan,  
formerly, Walt's Flying A Service Station. Removed as of this date.



Capt. J. J. Neves  
Fire Prevention Bureau

**ATTACHMENT C**  
**APPLICATION FOR SIGN PERMIT**

NO. 122

LOCATION 1995 - Washington

DATE 4-16-57

# Application For Sign Permit

City of San Leandro

I hereby agree to save, indemnify and keep harmless the City of San Leandro against all liabilities, judgments, costs and expenses which in any wise, may accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk. The applicant shall be wholly responsible for maintaining all required, proper clearance from all power lines, and from windows, doors and fire escapes.

OWNER

Name MCLAREN MOTORS

Address 1995 - Washington

Tel. No. \_\_\_\_\_

CONTRACTOR

Name Western Neon Corp

Address 324 - E - 1<sup>st</sup>

Tel. No. TE 6-4400 City Lic.

The applicant shall observe all safety orders and rules applicable; and shall maintain such barricades and other protective devices as to adequately protect the public and not unnecessarily obstruct the orderly flow of traffic. The metal permit tag provided by the Building Inspector shall be securely attached to each sign in such location as to be visible from the sidewalk or ground adjacent; except for roof sign, the tag shall be visible from roof. The applicant shall notify the Building Inspector at least four (4) hours prior to completion of the sign erection; and shall maintain ladder or other reasonable access until inspection is made and the installation approved.

### PROPOSED WORK

Erect Sign	
Repair Sign	
Move Sign	✓

Type of wall to which sign will be secured. pole

Western Neon Corp / J. G. Stone  
Applicant



**ATTACHMENT D**  
**CAR WASH BUILDING PERMIT**

CONDITIONAL USE APPROVAL

SAN LEANDRO BOARD OF ZONING ADJUSTMENTS - CU-64-26

The San Leandro Board of Zoning Adjustments hereby grants Conditional Use Approval for the use, at the location, and on the terms and conditions hereinafter more specifically set forth, and not otherwise, to wit:

1. DESCRIPTION OF USE

Coin-operated car wash

2. LOCATION

Northwest corner of Washington Avenue and Harlan Street, more particularly described in File CU-64-26 on file in the San Leandro Community Development Office.

3. IDENTIFICATION OF APPLICANT AND/OR OWNER

a. The owner of the property on which subject use shall be undertaken and carried on is:

Dick Thomas  
15944 Via Marlin  
San Lorenzo, California

b. The applicant in this matter is:

J. Kohno  
4560 Seven Hills Road  
Castro Valley, California

4. TERMS AND CONDITIONS

The Conditional Use Approval granted herein shall be dependent upon the initial and continued compliance with each and all of the following terms and conditions:

a. Precise plans for the following aspects of the development, in accordance with the site plan, Exhibit "A" hereof, and the Washington Avenue elevation, Exhibit "B" hereof, shall be submitted for Site Development Sub-Commission review and approval:

1. Specific plans showing building elevations and including type and treatment of doors on the carwash building and on the office, restrooms and storage building, colors to be used and signs and lights to be installed.

2. Plans for all landscaped areas, showing location and size of planter boxes and landscaped areas and location, type and initial size of all plant material, and irrigation facilities sufficient to serve all landscaped areas.

b. The development shall comply in all details with the Planning Commission's Resolution of Development Policy for service stations which is attached hereto marked Exhibit "C" and made a part hereof, except as modified herein.

- c. Curb, gutter and sidewalk shall be replaced at the driveway openings to Washington Avenue which are to be blocked by planted areas, in accordance with Exhibit "A" hereof.
- d. The driveway opening to Harlan Street nearest to Washington Avenue, shall be closed within 90 days of notification from the Superintendent of Streets to close said driveway, and curb, gutter and sidewalk shall be replaced in compliance with Section 5-3-112 of the San Leandro Municipal Code.
- e. The building to be used for washing cars shall be provided with doors which will allow the building to be entirely enclosed.
- f. The existing canopy on the building to be used for a waiting lounge shall be removed.
- g. A landscaped strip 4 ft. wide shall be opened into natural ground along the property frontage on Harlan Street not used for vehicular access and in the existing parkways adjacent to Harlan St., in accordance with Exhibit "A" hereof.
- h. A landscaped strip 4 ft. wide, except where it would interfere with vehicular access from Harlan Street, shall be opened into natural ground extending along the property frontage on Washington Avenue not used for vehicular access, in accordance with Exhibit "A" hereof.
- i. A landscaped strip shall be provided along the northerly property line except for the area necessary for the access easement over subject property, in accordance with Exhibit "A" hereof.
- j. Planter areas shall be provided around the building to be used for a waiting lounge except where such areas would conflict with doorways or the driveway on the side of the building facing Washington Avenue in accordance with Exhibit "A" hereof.
- k. The existing pump island shall be removed, all supply lines from the underground gasoline tanks shall be capped underground.
- l. All washing, vacuuming and related activities shall be carried on within a building.
- m. Hours of operation shall be limited to 6:00 a.m. to 12:00 midnight.
- n. *An occupancy permit* **XXXX**  
~~Zoning permit~~ for this development shall not be issued prior to compliance with all conditions above.

ACCEPTANCE OF TERMS AND CONDITIONS

I (We) have read and fully understand all of the foregoing terms and conditions, hereby stipulate that all said terms and conditions are as approved by the San Leandro Board of Zoning Adjustments in accordance with law, and hereby agree to comply with all of said terms and conditions.

Dated at San Leandro, California this 20th day of November 1964.

I (We) hereby certify under penalty of perjury that the foregoing is true and correct.

*[Handwritten signature]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT OF EXECUTED CONDITIONAL USE APPROVAL

I hereby certify that I am the Secretary of the San Leandro Board of Zoning Adjustments, and in that capacity did receive this copy of Conditional Use Approval No. CU-64-26 fully executed by all parties therein, and that the effective date of the Conditional Use Approval granted herein is November 20, 1964.

Secretary *[Handwritten signature]*  
San Leandro Board of Zoning Adjustments

Distribution:

Original to File  
[unclear]  
[unclear]

10/64

SITE DEVELOPMENT CASE NO. SD-64-73  
SITE DEVELOPMENT APPROVAL  
ORDER  
THE ZONING ORDINANCE  
SAN LEANDRO, CALIFORNIA

NAME OF APPLICANT F. Kohne PHONE: (UC-281)  
ADDRESS 4560 Seven Hills Road, Castro Valley, California

In accordance with the provisions of Section 23-570 of Chapter 3 of Title VII of the Code relating to zoning, site development approval is hereby granted for the following:

Coin-operated car wash

Located at 1995 Washington Avenue  
in the City of San Leandro. The site development approval hereby granted is subject to the following conditions: None

The site development approval hereby granted shall become effective upon compliance with the following guarantees and/or evidence that the foregoing conditions are being or will be complied with, and until such time as the said guarantees and/or evidence requirements are met, this site development approval shall be of no force or effect whatever:

This site development approval extends and applies only to such buildings and/or lands, or portions thereof, as are specifically described in the application SD-64-73, and all attachments thereto and is limited by the provisions as set forth by this document. This form, when duly endorsed by Applicant and the Secretary of the Site Development Sub-Commission, should be presented to the Code Compliance Division of the Department of Public Works for further processing and issuance of all necessary permits.

The undersigned hereby certifies that he has read and has full knowledge of all of the conditions set forth herein.

Witness my hand the Site Development Sub-Commissioner  
on the 4th day of December, 1964.  
Site Development Applicant  
*[Signature]*

# UNOCAL <sup>76</sup>

Environmental Remediation Services  
**BUSINESS PLAN**

# COPY

UNIT NO.: 6430	LOCATION: 1936 Washington Street	DATE: 6/6/96
AFE NO.: 809934106	San Leandro, CA	PROJ. PROF.: David J. Camille
COST CENTER: 800-609060		

## I. FACILITY INFORMATION

TYPE:	TENANCY:	STATUS:
<input checked="" type="checkbox"/> FEE-OWNED	EXPIRATION:	<input checked="" type="checkbox"/> OPERATING <input type="checkbox"/> COMEBACK
<input type="checkbox"/> SITE LEASE	OPTIONS:	<input type="checkbox"/> CLOSED <input type="checkbox"/> DIVESTMENT
<input type="checkbox"/> SITE & FAC. LEASE	MONTHLY RENTAL:	<input type="checkbox"/> PERMANENT <input type="checkbox"/> DEMOLISHED
<input type="checkbox"/> OTHER:	APPRAISED LAND VALUE: \$344,000	<input type="checkbox"/> TEMPORARY <input type="checkbox"/> OTHER

## II. AGENCY AND CONTACT INFORMATION

CLIENT / CONTACT: 76 Products	PHONE:
AGENCY / CONTACT: Alameda County/ Dale Kletke	PHONE: (510) 567-6880
CONSULTANT / CONTACT: PEG/ Joe Muzzio	PHONE: (408) 441-7500

### A. CHRONOLOGICAL REVIEW OF KEY EVENTS/RELEASE HISTORY:

Unocal purchased residential property in 1965. In June 1976, a product line ruptured and a substantial volume of product was lost. In October 1991, the regular unleaded tank failed a tightness test. Both product tanks were subsequently replaced.

In the middle of 1993, Marketing requested a Phase I and II for purposes of divestment. Prior to completion of the Phase II, Marketing decided not to divest of the property. Three groundwater monitoring wells and five soil borings were installed in August 1993. Hydrocarbon impacted groundwater was identified, but not delineated. In early 1995, three additional wells were installed. The groundwater plume is still not defined and the agency has requested an additional investigation. Currently, Unocal is waiting on an access agreement to perform a geoprobe study off-site.

UNIT NO: 5430	LOCATION: 1935 Washington Street	DATE:
AFE NO: 809934105	San Leandro, CA	PROJ. PROF: DJC
COST CENTER: 800-809050		

### III. SITE TECHNICAL INFORMATION

<b>DISCOVERY DATE: 08/00/93</b>		
<b>SOURCE:</b>	<b>CONTAMINANT:</b>	<b>SOIL:</b>
<input type="checkbox"/> UNKNOWN	SOIL <input checked="" type="checkbox"/> GW	<input checked="" type="checkbox"/> ON-SITE <input type="checkbox"/> U/STRUCTURES
<input type="checkbox"/> OFF-SITE	<input checked="" type="checkbox"/> GASOLINE	<input type="checkbox"/> OFF-SITE <input type="checkbox"/> U/STRUCTURES
<input checked="" type="checkbox"/> TANKAGE	<input type="checkbox"/> DIESEL	<input checked="" type="checkbox"/> DELINEATED
<input checked="" type="checkbox"/> PIPING	<input type="checkbox"/> WASTE OIL	MAX. DEPTH: 30 feet
<input type="checkbox"/> EQUIPMENT	<input type="checkbox"/> SOLVENTS	<b>GROUNDWATER:</b>
<input type="checkbox"/> SURF. IMPOUNDMENT/POND	<input type="checkbox"/> PESTICIDES	<input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/> OFF-SITE
<input type="checkbox"/> OTHER:	<input type="checkbox"/> CRUDE OIL	<input checked="" type="checkbox"/> ON-SITE <input type="checkbox"/> DELINEATED
<b>FREE PRODUCT:</b>	<input type="checkbox"/> NITRATES	DEPTH: 30 feet
<input type="checkbox"/> UNKNOWN	<input type="checkbox"/> CHLORINATES	GRADIENT west
<input type="checkbox"/> PRESENT - THICKNESS:	<input type="checkbox"/> REFINED	<b>OFF-SITE RECEPTORS:</b>
<input checked="" type="checkbox"/> NOT PRESENT	<input type="checkbox"/> OTHER:	<input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> YES:
		<input type="checkbox"/> NO

### IV. CURRENT DRIVING FORCES / SITE STRATEGY

#### A. CURRENT DRIVER:

<input checked="" type="checkbox"/> 3RD PARTY PROPERTY CONTAMINATION	<input type="checkbox"/> FACILITY CLOSURE
<input type="checkbox"/> SETTLEMENT REQUIREMENTS	<input type="checkbox"/> SPILL / RELEASE
<input type="checkbox"/> NEGOTIATION PHASE	<input type="checkbox"/> PROPERTY ACQUISITION
<input type="checkbox"/> ASSET SALES AGREEMENTS	<input type="checkbox"/> DIVESTMENT ACTIVITY
<input type="checkbox"/> CONSTRUCTION PROJECT - RETAIL REFORMAT	<input checked="" type="checkbox"/> WRITTEN AGENCY ORDER/LETTER
<input type="checkbox"/> CONSTRUCTION PROJ. - PUMPABILITY	<input type="checkbox"/> MEET REGULATORY COMPLIANCE
<input type="checkbox"/> CONSTRUCTION PROJ. - UST REPLACEMENT	<input type="checkbox"/> OTHER:
<input type="checkbox"/> CONSTRUCTION PROJ - NEW CONSTRUCTION	
<input type="checkbox"/> CONSTRUCTION PROJ - OTHER SITE UPGRADES	

#### B. OBJECTIVES:

Meet regulatory compliance and limit Unocal liability. Unocal is required to delineate extent of hydrocarbon plume off-site.

UNIT NO: 5430	LOCATION: 1935 Washington Street	DATE:
AFE NO: 809934105	San Leandro, CA	PROJ. PROF: DJC
COST CENTER: 800-609050		

**V. ALTERNATIVE ANALYSIS SUMMARY**

**A. BUSINESS**

None

**B. TECHNICAL**

None

**VI. PEER REVIEW**

APPLICABLE?  YES  NO

FINDINGS:

**VII. COST RECOVERY**

**FINANCIAL RESPONSIBILITY:**

Based on the available information, Unocal is at least partially responsible. However, a Phase I has revealed another potential responsible party in the area of highest contamination. The additional delineation will determine if a third party can be pursued.

**DESCRIPTION OF ACTIVITIES UNDERTAKEN TO RECOVER COSTS (IF APPLICABLE):**

Reimbursement from the CA UST Cleanup Fund will be pursued as appropriate.

**VIII. COST INFORMATION**

**A. SUMMARY OF WORK COMPLETED TO DATE:**

YEAR	ACTIVITY	COST (\$M)
1993	Phase I, Phase II	\$30
1994	Groundwater M&S	\$14
1995	Groundwater M&S, Phase II	\$32
1996	Groundwater M&S, Initiate Phase II activities	\$9
<b>TOTAL COST:</b>		<b>\$85</b>

**B. PLAN - YEAR 1 COSTS/SCOPE**

EST. START DATE	ACTIVITY	EST. COMP. DATE	EST. COST (\$M)
6/1/96	Groundwater M&S, Phase II	12/31/96	\$17
			\$
			\$
<b>EST. COST:</b>			<b>\$</b>

UNIT NO.: 5430	LOCATION: 1935 Washington Street San Leandro, CA	DATE: _____
AFE NO.: 809934105		PROJ. PROF.: DJC
COST CENTER: 800-809050		

**C. PLAN - YEAR 2 COSTS/SCOPE**

EST. START DATE	ACTIVITY	EST. COMP. DATE	EST. COST (\$M)
1/1/97	Groundwater M&S	12/31/97	\$9
			\$
			\$
EST. COST:			\$9

**D. PLAN - YEAR 3 COSTS/SCOPE**

EST. START DATE	ACTIVITY	EST. COMP. DATE	EST. COST (\$M)
			\$
			\$
			\$
EST. COST:			\$

**IX. AFE STATUS**

	PREVIOUS APPROVAL	NEW APPROVAL	TOTAL APPROVAL
CAPITAL	\$	\$	\$
LEGAL SETTLEMENT	\$	\$	\$
HOLDOVER RENTAL	\$	\$	\$
REMEDICATION	\$118,200	\$	\$118,200
DEMOLITION	\$	\$	\$
CLIENT PROGRAM	\$	\$	\$
OTHER	\$	\$	\$
TOTAL			\$118,200

**X. ADDITIONAL COMMENTS:**

**XI. SIGNATURES:**

CLIENT (IF APPLICABLE) \_\_\_\_\_ DATE: \_\_\_\_\_

ERS PROJECT PROFESSIONAL: David J. Amille DATE: 6-11-96

ERS REMEDIATION MANAGER \_\_\_\_\_ DATE: \_\_\_\_\_

ERS REGIONAL MANAGER \_\_\_\_\_ DATE: \_\_\_\_\_

ERS GENERAL MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**XII. ATTACHMENTS**

- SITE MAP
- NPV ANALYSIS
- AGENCY LETTER(S)

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

STID 2422

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

February 20, 1996

Mr. David J. Camille  
Unocal Corporation  
2000 Crow Canyon Place, Suite 400  
P. O. Box 5155  
San Ramon, CA 94583

SS# 6277

RE: UNOCAL, 15803 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Camille,

This letter follows review of the case file for this site, up to and including the February 5, 1996 MPDS Services "Semi-Annual Data Report". This letter is in response to the changing regulations resulting from Senate Bill 1764 (and the SB1764 Scientific Advisory Committee). In response to the October 16, 1995-Lawrence Livermore National Laboratory (LLNL) Study entitled "Recommendations To Improve the Cleanup Process for California's Leaking Underground Fuel Tanks", the California Regional Water Quality Control Board (RWQCB) issued its December 8, 1995 "Interim Guidance on Required Cleanup at Low Risk Fuel Sites". This document was further modified by the January 5, 1996-RWQCB "Supplemental Instructions" guidance recommended for use in regulating low-risk sites. These guidance documents concur with the findings and conclusions of the LLNL Study, which recommended that fuel sites be treated differently and less stringently than solvent sites. The study also concluded that most fuel sites fall into the low-risk category, for which source removal and passive remediation are adequate.

In order for your site to fall into the "Low Risk Groundwater Case" the following definitions must apply:

- 1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

**RECEIVED**

FEB 22 1996

Mr. David J. Camille  
RE: 15803 East 14th Street  
February 20, 1996  
Page 2 of 2

At this time more information is needed to adequately characterize the above referenced site so as to make an accurate determination whether this site can be defined as a "Low Risk Groundwater Case". The additional information required pertains to definition 3) **The hydrocarbon plume is not migrating**. And is passive bioremediation a viable remedial alternative?

This required information could be collected by performing a rapid site assessment to determine the extent of the benzene groundwater plume down gradient of monitoring well MW-1. In addition, documenting the levels of dissolved oxygen in both the up-gradient and down-gradient directions from monitoring well MW-1 would provide the needed information to determine whether passive bioremediation is a viable remedial alternative.

This information would be sufficient to make an acceptable determination whether this site can be defined as a "Low Risk Groundwater Case". If so, I feel that this site would qualify for case closure with the Regional Water Quality Control Board.

Should you have any questions concerning this matter, please feel free to contact me at (510)567-6880.

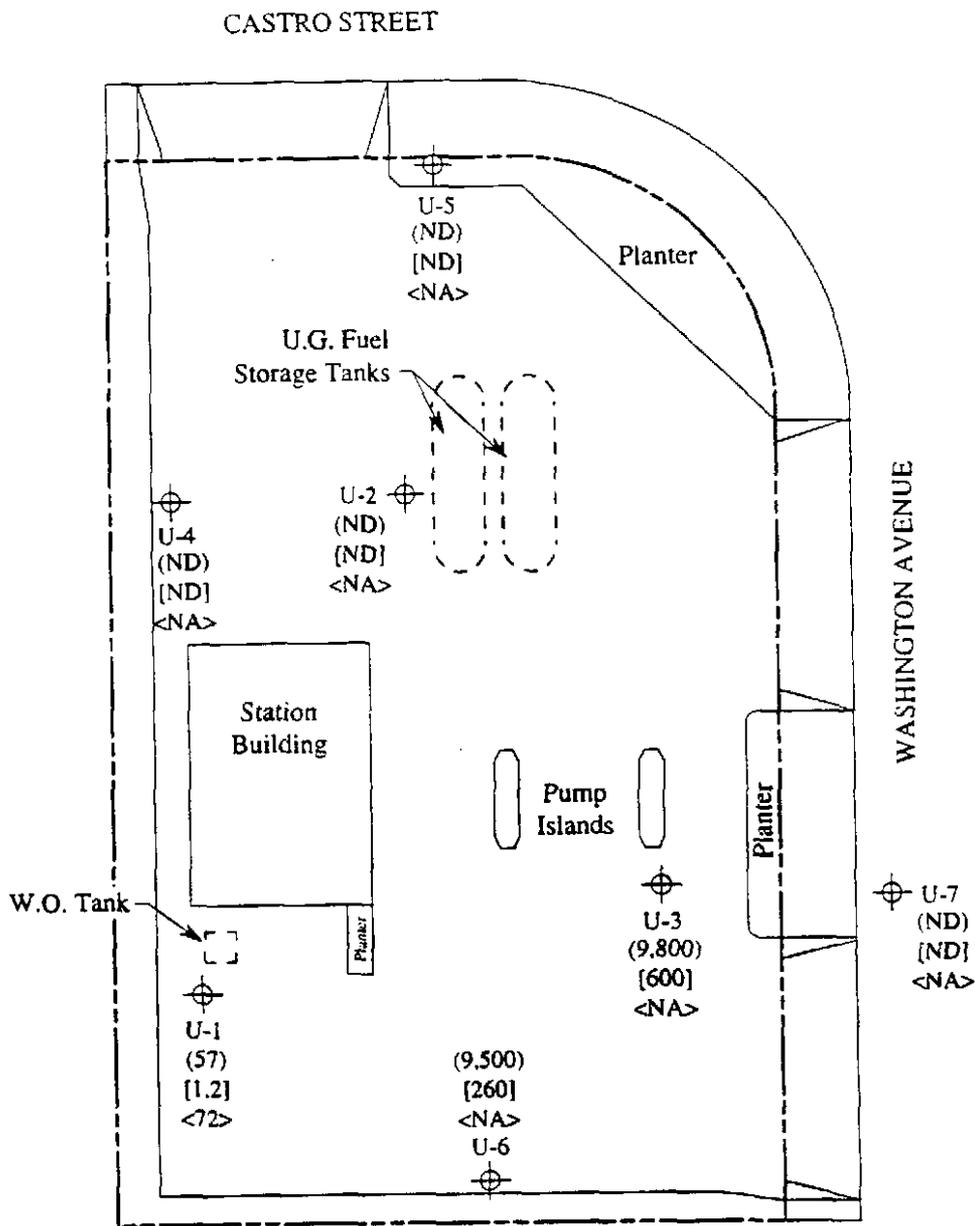
Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files  
Gil Jensen, Alameda County District Attorneys Office  
Mike Bakaldin, San Leandro Hazardous Materials Program  
Kevin Graves, RWQCB

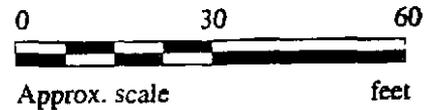
Be



**LEGEND**

- ⊕ Monitoring well
- ( ) Concentration of TPH as gasoline in  $\mu\text{g/L}$
- [ ] Concentration of benzene in  $\mu\text{g/L}$
- < > Concentration of TPH as diesel in  $\mu\text{g/L}$
- ND Non-detectable

\* The lab reported that the hydrocarbons detected did not appear to be diesel.



**PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON SEPTEMBER 18, 1995**

**MPDS** SERVICES, INCORPORATED

UNOCAL SERVICE STATION #5430  
1935 WASHINGTON AVENUE  
SAN LEANDRO, CALIFORNIA

FIGURE  
**2**

~~FOLD OUTS~~

Store #	255430	Date:	1997 2/10
Unit #	5430	Code:	SI Color <input type="checkbox"/>
Description:	BASELINE DUE DILIGENCE		

DATA

WESTERN REGION BOX

#9533

**AREAS OF CONCERN**  
**76 Products Company #: 5430**  
**1935 Washington Avenue**  
**San Leandro CA**

Area of Concern		Basis of Concern	General Comments	Reference	Category
UST's	Active	Source Structure Operating	Groundwater wells: 15,000 ug/l TPHg	mpds, MPDS-UN5430-12, 10/02/96	
UST's	Former	Source Structure Removed		Pacific Environmental Group, Soil & Groundwater Investigation Report, 06/21/95	
Dispensers	Active	Source Structure Operating	No specific data.	mpds, MPDS-UN5430-12, 10/02/96	
W/O Tank	Active	Source Structure Operating	original tank.	Pacific Environmental Group, Soil and Groundwater Investigation Report, 12/02/93	

**AREAS OF CONCERN**

**76 Products Company #: 5430**

**1935 Washington Avenue**

**San Leandro CA**

Area of Concern		Baseline Category		Borings Impacted/Existing	Wells Impacted/Existing	Gaps	Proposed Borings	Proposed Wells
		SOIL	GW					
UST's	Active	Insufficient	Sufficient			General Analytical-Soil	2	
UST's	Former	Sufficient	Sufficient			General Analytical-Soil General Analytical-GW		
Dispensers	Active	Insufficient	Insufficient			General Analytical-Soil General Analytical-GW	2	1
W/O Tank	Active	Insufficient	Sufficient			General Analytical-Soil	1	

**AREAS OF CONCERN**  
**76 Products Company #: 5430**  
**1935 Washington Avenue**  
**San Leandro CA**

Area of Concern	Basis of Concern	General Comments	Reference	Category
Clarifier/Sewer System	Status Unknown	No data.		
Hoists	Status Unknown			

**AREAS OF CONCERN**

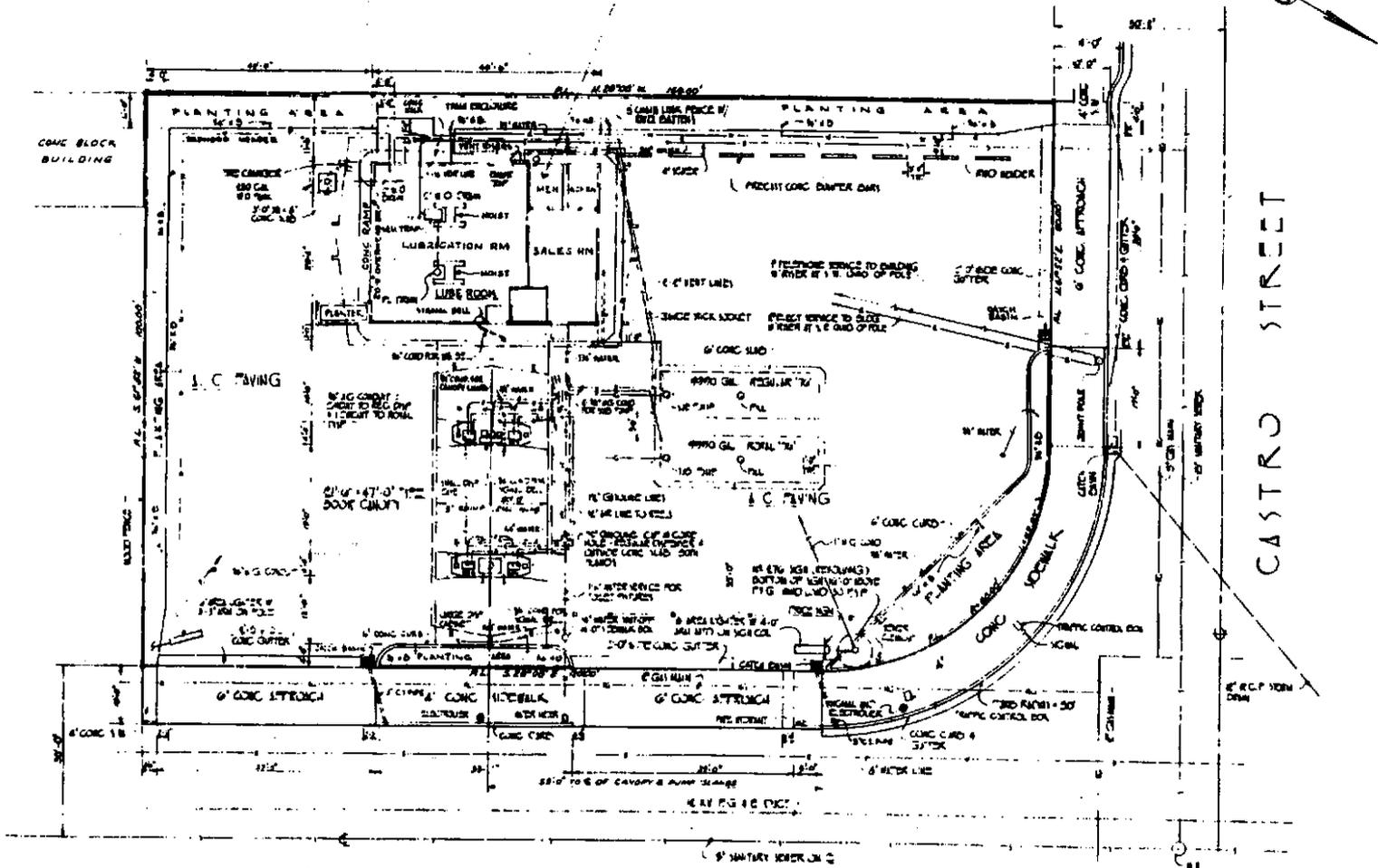
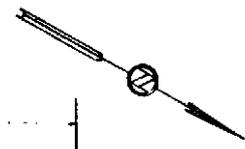
**76 Products Company #: 5430**

**1935 Washington Avenue**

**San Leandro CA**

Area of Concern		Baseline Category		Borings	Wells	Gaps	Proposed Borings	Proposed Wells
		SOIL	GW	Impacted/Existing	Impacted/Existing			
Clarifier/Sewer System	Status Unknown	Insufficient	Insufficient					
Hoists	Status Unknown	Insufficient	Insufficient					

TITE BOOK STEEL SERVICE STATION BLDG - NO. 1 ENTRY



REFERENCE DRAWINGS			
NUMBER	DATE	BY	T.T.E.
OP-400	7-20-65	10	GENERAL SPECIFICATION & SCOPE OF WORK
F-3-5430	7-20-65	11	GENERAL SPECIFICATION
F-3-5430	7-20-65	12	MECHANICAL DRAWING
F-3-5430	7-20-65	13	GRADE SHEET
F-3-5430	10-15-64	14	SWEEP
OP-400	4-18-65	21	FLOOR PLAN & ELEVATION
OP-4	7-18-64	22	ST-OF CANOPY
OP-400	7-20-65	23	CONCRETE SPECIFICATION
OP-400	4-18-65	24	PAVING SPECIFICATION
OP-400	4-18-65	25	PAVING SPECIFICATION
OP-4	4-18-65	26	PAVING SPECIFICATION
OP-4	4-18-65	27	PAVING SPECIFICATION
OP-400	7-20-65	28	PAVING SPECIFICATION
OP-4	2-2-65	29	PAVING SPECIFICATION
OP-400	4-18-65	30	PAVING SPECIFICATION
OP-4	4-18-65	31	PAVING SPECIFICATION
OP-400	4-18-65	32	PAVING SPECIFICATION
OP-4	4-18-65	33	PAVING SPECIFICATION
OP-400	4-18-65	34	PAVING SPECIFICATION
OP-4	4-18-65	35	PAVING SPECIFICATION
OP-400	4-18-65	36	PAVING SPECIFICATION
OP-4	4-18-65	37	PAVING SPECIFICATION
OP-400	4-18-65	38	PAVING SPECIFICATION
OP-4	4-18-65	39	PAVING SPECIFICATION
OP-400	4-18-65	40	PAVING SPECIFICATION
OP-4	4-18-65	41	PAVING SPECIFICATION
OP-400	4-18-65	42	PAVING SPECIFICATION
OP-4	4-18-65	43	PAVING SPECIFICATION
OP-400	4-18-65	44	PAVING SPECIFICATION
OP-4	4-18-65	45	PAVING SPECIFICATION
OP-400	4-18-65	46	PAVING SPECIFICATION
OP-4	4-18-65	47	PAVING SPECIFICATION
OP-400	4-18-65	48	PAVING SPECIFICATION
OP-4	4-18-65	49	PAVING SPECIFICATION
OP-400	4-18-65	50	PAVING SPECIFICATION
OP-4	4-18-65	51	PAVING SPECIFICATION
OP-400	4-18-65	52	PAVING SPECIFICATION
OP-4	4-18-65	53	PAVING SPECIFICATION
OP-400	4-18-65	54	PAVING SPECIFICATION
OP-4	4-18-65	55	PAVING SPECIFICATION
OP-400	4-18-65	56	PAVING SPECIFICATION
OP-4	4-18-65	57	PAVING SPECIFICATION
OP-400	4-18-65	58	PAVING SPECIFICATION
OP-4	4-18-65	59	PAVING SPECIFICATION
OP-400	4-18-65	60	PAVING SPECIFICATION
OP-4	4-18-65	61	PAVING SPECIFICATION
OP-400	4-18-65	62	PAVING SPECIFICATION
OP-4	4-18-65	63	PAVING SPECIFICATION
OP-400	4-18-65	64	PAVING SPECIFICATION
OP-4	4-18-65	65	PAVING SPECIFICATION
OP-400	4-18-65	66	PAVING SPECIFICATION
OP-4	4-18-65	67	PAVING SPECIFICATION
OP-400	4-18-65	68	PAVING SPECIFICATION
OP-4	4-18-65	69	PAVING SPECIFICATION
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OP-4	4-18-65	71	PAVING SPECIFICATION
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OP-400	4-18-65	78	PAVING SPECIFICATION
OP-4	4-18-65	79	PAVING SPECIFICATION
OP-400	4-18-65	80	PAVING SPECIFICATION
OP-4	4-18-65	81	PAVING SPECIFICATION
OP-400	4-18-65	82	PAVING SPECIFICATION
OP-4	4-18-65	83	PAVING SPECIFICATION
OP-400	4-18-65	84	PAVING SPECIFICATION
OP-4	4-18-65	85	PAVING SPECIFICATION
OP-400	4-18-65	86	PAVING SPECIFICATION
OP-4	4-18-65	87	PAVING SPECIFICATION
OP-400	4-18-65	88	PAVING SPECIFICATION
OP-4	4-18-65	89	PAVING SPECIFICATION
OP-400	4-18-65	90	PAVING SPECIFICATION
OP-4	4-18-65	91	PAVING SPECIFICATION
OP-400	4-18-65	92	PAVING SPECIFICATION
OP-4	4-18-65	93	PAVING SPECIFICATION
OP-400	4-18-65	94	PAVING SPECIFICATION
OP-4	4-18-65	95	PAVING SPECIFICATION
OP-400	4-18-65	96	PAVING SPECIFICATION
OP-4	4-18-65	97	PAVING SPECIFICATION
OP-400	4-18-65	98	PAVING SPECIFICATION
OP-4	4-18-65	99	PAVING SPECIFICATION
OP-400	4-18-65	100	PAVING SPECIFICATION

**LEGEND**

- METER LINE
- AIR LINE
- ELECTRICAL CIRCUIT
- VENT LINE
- SEWER LINE
- GAS LINE
- METALL. GR.
- PROPERTY LINE



WASHINGTON AVENUE

PROPERTY OWNED BY UNION OIL COMPANY  
 DIVIDED THUS:  
 DATE OF COMPLETION: 10-15-65

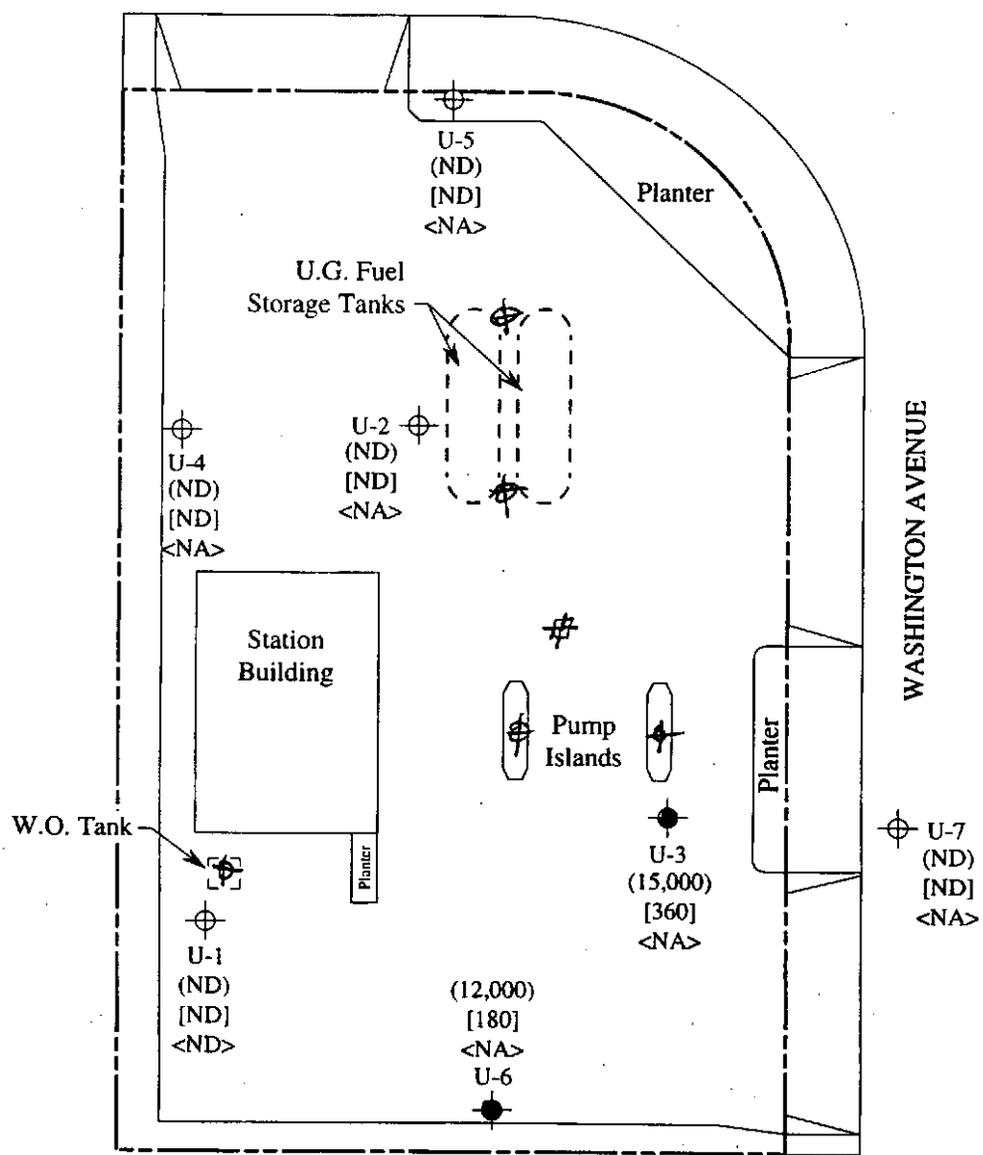
DATE	REVISION
3-22-66	DRAWING CORRECTED UNDERGROUND FACILITIES INSTALLED AS SHOWN.
7-22-65	

JOB NO.	
GENERAL ARRANGEMENT SERVICE STATION NO 5430 1935 WASHINGTON AVENUE SAN LEANDRO, CALIFORNIA	
UNION OIL COMPANY OF CALIFORNIA	F-3-5430-11

5430  
543

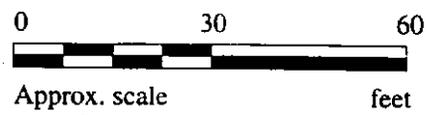
5430

CASTRO STREET



**LEGEND**

- ⊕ Monitoring well
- ( ) Concentration of TPH as gasoline in  $\mu\text{g/L}$
- [ ] Concentration of benzene in  $\mu\text{g/L}$
- < > Concentration of TPH as diesel in  $\mu\text{g/L}$
- ND Non-detectable, NA Not analyzed



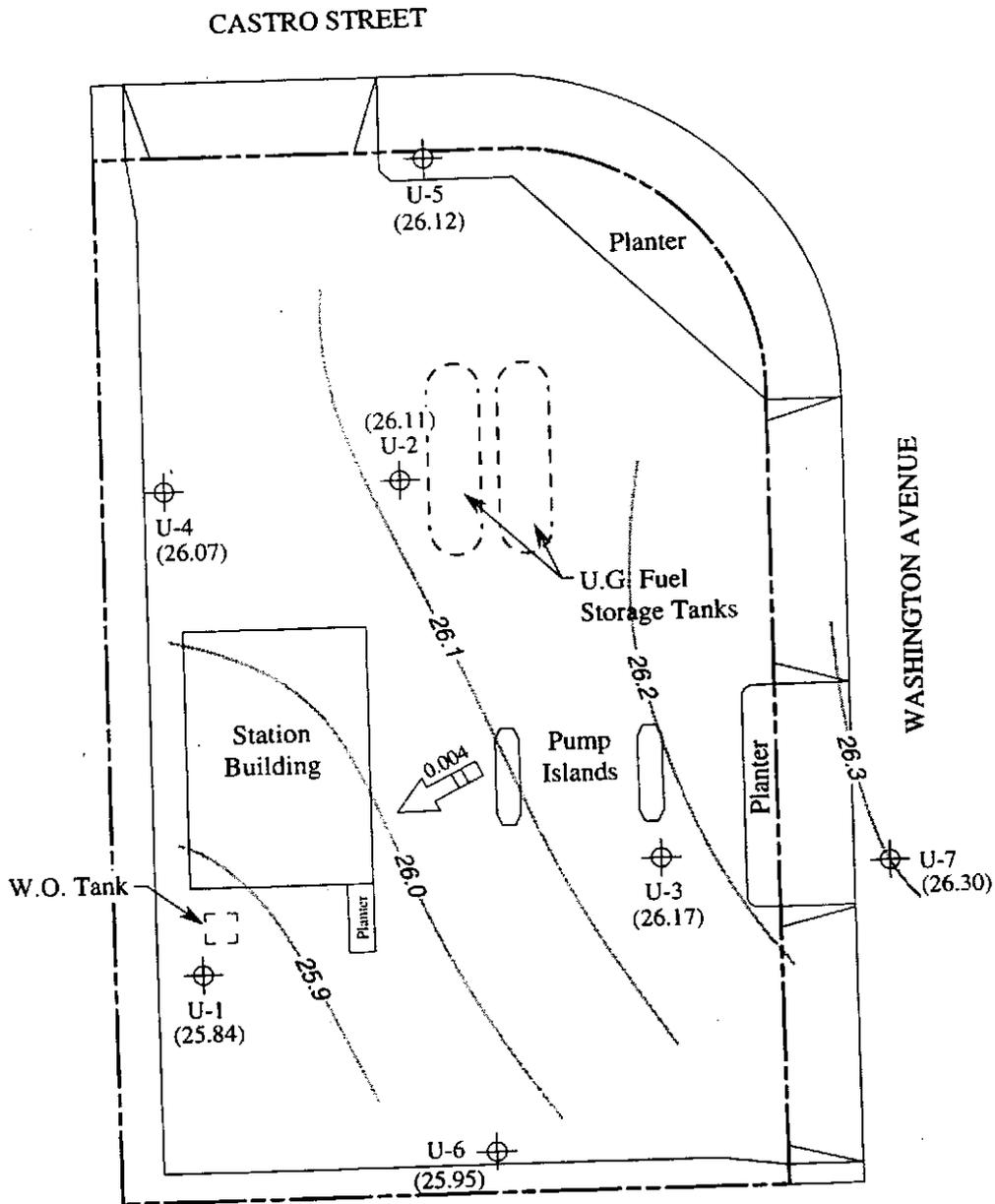
**PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON SEPTEMBER 6, 1996**



**UNOCAL SERVICE STATION #5430  
1935 WASHINGTON AVENUE  
SAN LEANDRO, CALIFORNIA**

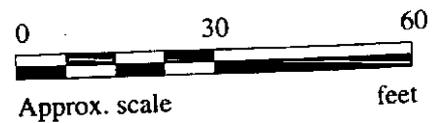
**FIGURE  
2**

5430



**LEGEND**

- Monitoring well
- ( ) Ground water elevation in feet above Mean Sea Level
- #.#.# Direction of ground water flow with approximate hydraulic gradient
- Contours of ground water elevation



**POTENTIOMETRIC SURFACE MAP FOR THE SEPTEMBER 6, 1996 MONITORING EVENT**

**MPDS** SERVICES, INCORPORATED

**UNOCAL SERVICE STATION #5430  
1935 WASHINGTON AVENUE  
SAN LEANDRO, CALIFORNIA**

**FIGURE  
1**





## Well Box Repair Site Summary Report

<u>Descriptive Work Title</u>	Well Box Repair and Replacement
<u>Site No./AOC No.</u>	5430 / 1411
<u>Purchase Order No.</u>	4507912176
<u>Additional Purchase Order No.</u>	
<u>Site Address</u>	1935 Washington Ave., San Leandro
<u>COP Site Manager</u>	Shelby Lathrop
<u>TRC Project Manager</u>	Mike Glenn
<u>Repairs Completed</u>	
<u>Replacements Completed</u>	U-4, U-7
<u>Start Date</u>	Tuesday, June 12, 2007
<u>Date of Completion</u>	Tuesday, June 12, 2007
<u>Notes</u>	U-5: Efforts to locate U-5 were unsuccessful. Discussed with lead consultant.