ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

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

R0759

STID # 1140
August 15, 1994

Mr. Syed Rizvi
Unocal, Environmental Compliance
Unocal ME and C
P.O.Box 2390
Brea, California 92622-2390

Re: FIVE YEAR UNDERGROUND STORAGE TANK PERMIT AT,
UNOCAL #2656, 4251 EAST 14th STREET, OAKLAND 94601

Dear Mr. Rizvi:

Enclosed is your five year permit to operate two underground fuel tanks and one waste oil tank at the above referenced facility. These tanks are double-walled with fiberglass coating. Their associated piping is also double-walled, with fiberglass secondary piping.

To operate under a valid permit , you are required to comply with the conditions in Title 23 of the California Code of Regulations (CCR). Based on these requirements, each of the three tanks and piping are monitored by an electronic alarm system.

Our records show the former dealer Mr. Johnson Chow as the emergency contact for the station. A facility inspection on July 15, 1994 revealed he is no longer involved with the facility. Please resubmit Underground Tank Permit Application forms A and B(s) with updated information. This Permit is being issued contingent upon your prompt submission of these application forms.

You may consult the revised Title 23, CCR for additional requirements. To obtain a copy of the regulations, you may contact the State Water Resources Control Board at (916) 657-0917.

Please, do not hesitate to contact me with any questions at (510) 567-6731, Monday through Thursday.

Sincerely,

Kevin Tinsley
Hazardous Materials Specialist

c, Edgar Howell, Chief - files (kt)
Amir Gholami, Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

R0759

July 18, 1994

Mr. Luis Amado, Permit Analyst
Unocal
Unocal M.E. & C.
P.O. Box 2390
Brea, California 92622-2390

Re: Facility Inspection of UNOCAL #2656 located at, 4251 East 14th Street, Oakland, California 94601

Dear Mr. Amado:

Please find enclosed an inspection report for the above named station. This report addresses the deficiencies which prevents issuance of a 5-year permit. It requires submittal of a tank monitoring plan, spill response plan and a UGT-application form "B" for the waste oil tank. I have included the necessary forms for you to complete and return, to our office. Upon receipt a permit can be issued.

If you have any questions or concerns regarding this correspondence, feel free to call me at, (510) 337-2824 Monday through friday, between 10:00 a.m. and 3:00 p.m..

Sincerely,

Kevin Tinsley
Hazardous Materials Specialist
Underground Tank Program

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

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

R0759

October 19, 1993

Johnson Chow
4251 E. 14th St.
Oakland CA 94601

Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANKS (UST'S)

Dear Mr. Johnson:

According to our records the above mentioned facility has not received a five-year permit to operate UST's. Please complete the following items and return them to me within 30 days. The example plans enclosed, should be used only as guidelines and may not meet your requirements under Title 23.

1. Complete UST PERMIT FORM A-one per facility. (enclosed)
2. Complete UST PERMIT FORM B-one per tank. (enclosed)
3. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
4. A written tank monitoring plan. (enclosed)
5. Results of precision tank test(s) (initial and annual).
6. Results of precision pipeline leak detector tests (initial and annual).
7. An accurate and complete plot plan. (enclosed)
8. A written spill response plan. (enclosed)
9. a copy of your inventory reconciliation data for the last three months.

Title 23 of the California Code of Regulation (CCR) prohibits the operation of ANY UST without a permit. Please be advised that Title 23 CCR requires either installation of automatic tank gauging device in single wall tanks where the ground water level is less than 20 feet from bottom of the tank or getting your stick readings evaluated by Statistical Inventory Reconciliation (SIR) method for tank monitoring by an approved third party company. Please feel free to contact me at (510) 271-4320, if you have any questions which may arise in completing the mandatory five-year permit process.

Sincerely,

Amir Gholami, REHS
Hazardous Materials Specialist

cc: files

5YRALL

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0759

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

July 22, 1993
StID # 1140

Mr. Dave Camille
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, Ca 94583

Re: Comment on July 6, 1993 Quarterly Report for former Unocal Station # 2656, 4251 E. 14th St., Oakland 94601

Dear Mr. Camille:

Our office has received and reviewed the above referenced report detailing the most recent quarterly monitoring activities for this former Unocal station. In this report your consultant, KEI, recommended modifying the monitoring schedule for the six wells at this site. KEI recommends discontinuing analysis for TOG and TPHd for all wells and all wells would be monitored quarterly and sampled semi-annualy, except for wells MW5 and MW6, which would be sampled quarterly. Because of the previous monitoring results, which indicate that any release from the former waste oil tank has not been detected in downgradient wells, our office agrees with the sampling schedule proposed.

Our office does have a concern regarding the determination of the lateral extent of soil contamination in the northwest area of this site. Previously, three vapor extraction wells were installed in this area for potential remediation of this area. A vapor extraction test was to be performed on these wells to determine the merits of this remediation technique. To this date, our office is not aware of the vapor extraction test having been performed. If you no longer intend to use this technique, please inform our office how you will determine the extent of soil and groundwater contamination in this area. With the inferred gradient in this area, it appears that several soil samples with gasoline contamination lie downgradient to MW5, the monitoring well in this area.

Please provide a written comment to these issues to our office **within 45 days or by September 8, 1993.**

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
J. Dewey, KEI, 2401 Stanwell Dr., Suite 400, Concord, CA 94520
E. Howell, files

2-4251

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0759

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

March 24, 1993
StID # 1140

Mr. Dave Camille
Unocal Corp.
2000 Crow Canyon Pl. #400
San Ramon, CA 94583

Re: Work Plan for the Installation of Vapor Extraction Wells at 4251 E. 14th St., Oakland CA 94621

Dear Mr. Camille:

Our office has received and reviewed the February 16, 1993 work plan/proposal for the installation of three vapor extraction wells on the northwest side of this former station. This proposal is acceptable as a means to remediate the apparent residual gasoline in the area where the extent of contamination has yet to be defined. We look forward to the results of your vapor extraction test to determine this technique's feasibility.

Our office would like to clarify the groundwater monitoring-sampling frequency which is currently being performed at this site. Prior to the removal of the gasoline tanks and piping and the installation of monitoring wells MW5 and MW6, it was appropriate to monitor MW1-MW4 for groundwater elevation quarterly and sample for chemical analysis semi-annually. Please be aware, however, sample analysis on MW5 and MW6 should be on a **quarterly basis.** As long as the gradient on the west side of the site (waste oil side) remains southerly and the gradient on the east side (fuel tanks and piping) remains northeasterly, you can continue the semi-annual sampling on MW1-MW-4.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiett, RWQCB
J. Greger, Kaprealian Eng.,2401 Stanwell Dr., Suite 400, Concord, CA 94520
E. Howell, files

WP4251VW

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0759

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

August 13, 1990

Mr. Rick Sisk
Unocal Corporation
2175 N. California Blvd., Suite 650
Walnut Creek

Re: Work Plan and Report for Unocal Service Station #2656
4251 E. 14th St., Oakland

Dear Mr. Sisk:

Alameda County Environmental Health, Hazardous Materials Division has received and reviewed the Soil Sampling and Work Plan/Proposal reports dated June 26,1990 sent to our agency by Kaprealian Engineering Inc. We request a number of items and additions before we can authorize Phase I of the investigation.

In regards to the Soil Sampling Report we request copies of the:

1. Manifest for the disposal of 300 cubic yards of soil to the Class I disposal facility.
2. Receipt for the disposal of 200 cubic yards of soil to the Class II disposal facility.
3. Description as to how many and what type of analyses were performed on the 100 cubic yards of soil that was reused as backfill. Where was this backfill used? What were the action limits used ? Note the regional board requires 1 discreet sample per 20 cubic yards of spoils and the cleanup limits are the detection limits for the method(s) of analysis.
4. We request a copy of the manifest for the waste oil tank. You should have Eddie Neal Construction Co. forward a copy of this manifest to our agency.
5. Eddie Neal Construction Co. failed to inform Alameda County for inspections during the installation of the waste oil tank. We therefore request copies of the initial precision test performed on the tank and any line pressure test witnessed by the local fire department. Note, an onsite inspection verifying proper working of the annular space detector and the alarm system must be performed prior to issuance of an operating permit for the tank.

In regards to your Work Plan/Proposal we request :

1. A sample from each sampling interval should be run for Total Oil and Grease, Total Petroleum Hydrocarbons as diesel, Total Petroleum Hydrocarbons as gasoline and BTEX. Particular note should be made to perform analysis of samples in the 9-11 foot range, that level where previous results have indicated contamination to exist.

Alameda County agrees to your workplan with the inclusion of the above mentioned items. After providing us with the requested information please inform us as to when you propose to start Phase I of your investigation. You may contact the undersigned at 271-4320 should you have any questions concerning this letter.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: Gil Jensen, District Attorney Office, Consumer and Environmental Protection Division
Rafat Shahid, Assistant Agency Director
Lester Feldman, SFRWQCB
Mr. Don Braun and Richard Bradish, Kaprealian Engineering, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0759

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

May 22,1990

Mr. Ron Bock and/or Mr.Rick Sisk
Unocal Corp.
2175 N. Calif. Blvd. Suite 650
Walnut Creek, CA 94596

Subject: Unauthorized Release from Removal of an Underground Tank at
Unocal Service Station #2656
4251 East 14th St.
Oakland, CA 94601

Dear Mr. Bock/Sisk:

Alameda County Environmental Health, Hazardous Materials Division, has been informed of subsurface soil results in response to an underground tank removal at the above site. These results have been given to our agency by Mr. Richard Bradish of Kaprealian Engineering, Inc. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and possibly ground water. The extent of this contamination must be assessed and remediated.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin any possible remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

I. Introduction

A. Statement of scope of work
B. Site map showing location of existing and past underground storage tanks and associated piping
C. Site History
- provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

A. Vicinity description including hydrogeologic setting
B. Initial soil contamination and excavation results
- provide sampling procedures used
- indicate depth to ground water
- describe soil strata encountered
- provide soil sampling results, chain of custody forms, identity of sampler
- describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

A. Describe approach to determine extent of lateral and vertical contamination
- identify subcontractors, if any
- identify methods or techniques used for analysis
- provide sampling map showing all lines of excavation and sampling points
- if a step out procedure is used, define action level for determination of "clean" isopleth
- provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler

B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:

- volume and rate of aeration/turning
- method of containment and cover
- wet weather contingency plans
- permits obtained

C. Describe security measures

IV. Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.

- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

C. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

VI Development of a Remediation Plan.

A. The Remediation Plan is to include a time schedule for remediation, and, at minimum, must address the following issues:

- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.

- remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.

- soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.

- design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

A. Technical reports should be submitted with a cover letter from Unocal Corporation. The letter must be signed by an authorized representative.

B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.

C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.

D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division of the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please contact Barney Chan, Hazardous Materials Specialist at 271-4320.

Sincerely,

Thomas F. Peacock

for Edgar B. Howell III
Chief, Hazardous Materials Division

cc: Gil Jensen, Alameda County District Attorney, Consumer & Environmental Protection
Rafat Shahid, Assistant Agency Director
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Mr. Richard Bradish, Kaprealian Engineering, Inc.