

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

August 31, 2006

Mr. Jeffrey Baker  
Tesoro Petroleum Companies, Inc.  
3450 S. 344<sup>th</sup> Way, Ste. 100  
Auburn, WA 98001-5931

Mr. Sam Hirbod  
Hirbod Enterprises  
111 Deerwood Road, Suite 110  
San Ramon, CA 94583

Subject: Fuel Leak Case No. [REDACTED], Beacon #3720, 1088 Marina Blvd., San Leandro, CA

Dear Mr. Baker and Mr. Hirbod:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the report entitled, "Site Conceptual Model Update, Second Quarter 2006," dated August 15, 2006. The Site Conceptual Model (SCM) Update presents the results of groundwater sampling conducted in May 2006 and recommends continuing the 6-month remediation system shutdown with ongoing monitoring. We concur with the continued remediation shutdown and monitoring.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

**TECHNICAL COMMENTS**

1. **Methanol and Ethanol Detections.** Methanol and/or ethanol were detected in groundwater samples from each of the seven site monitoring wells. In some cases, methanol and/or ethanol were the only analytes detected in the groundwater samples. Please continue analysis for TPHg, BTEX, fuel oxygenates, methanol, and ethanol during quarterly groundwater sampling and analysis. In order to assess whether the ubiquitous methanol and/or ethanol detections may be related to HCl preservative in VOA bottles, we recommend that you use VOA bottles obtained from a different source during future groundwater sampling events. Please present the results in the quarterly monitoring reports requested below.

Mr. Jeffrey Baker  
Mr. Sam Hirbod  
August 31, 2006  
Page 2

### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **November 15, 2006** – Quarterly Monitoring Report for the Third Quarter 2006
- **February 15, 2007** – Quarterly Monitoring Report for the Fourth Quarter 2006 with Assessment of Site Conditions and Recommendations for Remedial System Operations

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

### ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

Mr. Jeffrey Baker  
Mr. Sam Hirbod  
August 31, 2006  
Page 3

**PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS**

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

**UNDERGROUND STORAGE TANK CLEANUP FUND**


Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Richard Munsch  
RDM Environmental  
6280 Brookshire Drive  
Rocklin, CA 95677

Michael Nickelsen  
Haley & Aldrich  
200 Town Centre Drive, Suite 2  
Rochester, NY 14623

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>ISSUE DATE:</b> July 5, 2005
	<b>REVISION DATE:</b> May 31, 2006
	<b>PREVIOUS REVISIONS:</b> October 31, 2005, December 16, 2005
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

#### REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:  
RO#\_Report Name\_Year-Month-Date (e.g., RO#5555\_WorkPlan\_2005-06-14)

#### Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

#### Submission Instructions

- 1) Obtain User Name and Password:
  - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - i) Send an e-mail to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org)
    - or
    - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of: **ftp Site Coordinator**.
  - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker)** you will be posting for.
- 2) Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
    - (i) Note: Netscape and Firefox browsers will not open the FTP site.
  - b) Click on File, then on Login As.
  - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., [firstname.lastname@acgov.org](mailto:firstname.lastname@acgov.org))
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

April 28, 2006

Mr. Jeffrey Baker  
Tesoro Petroleum Companies, Inc.  
3450 S. 344<sup>th</sup> Way, Ste. 100  
Auburn, WA 98001-5931

Mr. Sam Hirbod  
Hirbod Enterprises  
111 Deerwood Road, Suite 110  
San Ramon, CA 94583

Subject: Fuel Leak Case No. [REDACTED] Beacon #3720, 1088 Marina Blvd., San Leandro, CA

Dear Mr. Baker:

You recently submitted a hard copy of a report for the above-referenced site entitled, "Site Conceptual Model Update, Fourth Quarter 2005," dated March 7, 2006. Please note that effective January 31, 2006, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Hard copies of reports are no longer accepted. **Therefore, please upload the "Site Conceptual Model Update, Fourth Quarter 2005," dated March 7, 2006 and all future reports to the Alameda County FTP site** as outlined in the following discussion of "Electronic Submittal of Reports," and the enclosed, "Electronic Report Upload (ftp) Instructions."

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

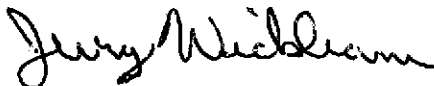
Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

Mr. Jeffrey Baker  
April 28, 2006  
Page 2

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Richard Munsch  
RDM Environmental  
6280 Brookshire Drive  
Rocklin, CA 95677

Michael Nickelsen  
Haley & Aldrich  
200 Town Centre Drive, Suite 2  
Rochester, NY 14623

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

ALAMEDA COUNTY  
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DAVID J. KEARS, Agency Director



7

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1131 Harbor Bay Parkway, Suite 250  
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April 11, 2006

Mr. Jeffrey Baker  
Tesoro Petroleum Companies, Inc.  
3450 S. 344<sup>th</sup> Way, Ste. 100  
Auburn, WA 98001-5931

Mr. Sam Hirbod  
Hirbod Enterprises  
111 Deerwood Road, Suite 110  
San Ramon, CA 94583

Subject: Fuel Leak Case N [REDACTED] on #3720, 1088 Marina Blvd., San Leandro, CA

Dear Mr. Baker:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Site Conceptual Model Update, Fourth Quarter 2005," dated March 7, 2006. The Site Conceptual Model (SCM) Update proposes the temporary suspension of active remediation (soil vapor extraction, air sparging, and ozone injection) in order to conduct an assessment of equilibrium concentrations for a period of six months. The Conclusions and Recommendations in the SCM Update indicate that analytical results may be biased low because many of the on-site monitoring wells are either vapor extraction or ozone injection points. A scope of work is proposed to monitor and assess site conditions over a six-month period in which the active remediation systems are shut down. ACEH generally concurs with the proposed scope of work.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

**TECHNICAL COMMENTS**

1. **Groundwater Beneficial Use in the Area of the Site.** The SCM Update compares contaminant concentrations in groundwater at the site to Environmental Screening Levels (*Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board Interim Final - February 2005) for groundwater that is not a current or potential drinking water resource. Please note that groundwater in the area of the site is a drinking water resource. It appears that the only well survey completed for the site was a review of available records conducted in 1987 (*Subsurface Hydrocarbon Investigation*, Groundwater Technology, Inc. 1987). The 1987 Groundwater Technology, Inc. report states that, "Research of available records for the presence of water wells in the area indicates that approximately 17 wells exist within a ½ mile radius of the site. The recorded applications of these wells are for both irrigation and domestic use with total depths ranging from 30 to 350 feet below ground surface."

2. **Detailed Well Survey.** We request that you conduct a current well survey to locate all wells (monitoring and water supply wells: active, inactive, standby, decommissioned, and abandoned wells) within a 2,000-foot radius of the site. Submittal of maps showing the location of all wells identified in your study, and the use of tables to report the data collected as part of your survey are required. Please provide a table that includes the well designation, location, total depth, diameter, screen interval, date of well installation, current status, historic use, and owner of the wells. In addition, please provide well logs and completion records for wells downgradient from the site that are potential receptors. We recommend that you obtain well information from the Alameda County Public Works Agency and State of California Department of Water Resources, at a minimum. Please include an analysis and interpretation of your findings, and report your results in the Detailed Well Survey and Quarterly Monitoring and Remediation Status Report for the Second Quarter 2006 requested below.
3. **Groundwater Monitoring.** Please continue quarterly groundwater monitoring and present the results in the reports requested below. ACEH requests that ethanol be included as an analyte for the on-site monitoring wells in addition to the current analytes.

#### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **May 15, 2006** – Quarterly Monitoring and Remediation Status Report for the First Quarter 2006
- **August 15, 2006** – Detailed Well Survey and Quarterly Monitoring and Remediation Status Report for the Second Quarter 2006
- **November 15, 2006** – Site Conceptual Model Update for the Third Quarter 2006 with Assessment of Site Conditions and Recommendations for Remedial System Operations

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### **ELECTRONIC SUBMITTAL OF REPORTS**

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In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

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All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

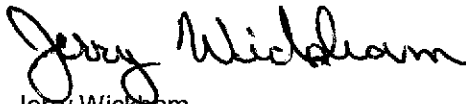
Mr. Jeffrey Baker  
April 11, 2006  
Page 4

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Richard Munsch  
RDM Environmental  
1704 Via Riata  
Roseville, CA 95747

Michael Nickelsen  
Haley & Aldrich  
200 Town Centre Drive, Suite 2  
Rochester, NY 14623

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

Alameda County

JUN 24 2004

Environmental Health

June 17, 2004



Tesoro Petroleum Companies, Inc.  
Corporate Environmental Affairs  
3450 South 344th Way, Suite 100  
Auburn, WA 98001-5931  
253 896 8700  
253 896 8887 Fax

Mr. Scott Seery  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, room 250  
Alameda, California 94502

Case Worker  
Regional Water Quality Control Board  
San Francisco Bay Region  
1515 Clay Street, Suite 1400  
Oakland, California 94612

Mr. Paul Zolfarelli  
Environmental Compliance Inspector  
City of San Leandro  
3000 Davis Street  
San Leandro, CA 94577

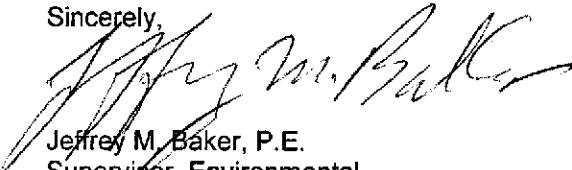
**RE: Change of Ownership to Tesoro Environmental Resources Company  
Investigation/Remediation Project at 1088 Marina Blvd. San Leandro, California  
Former Tesoro Station No. 67106**

Dear Mr. Seery, Mr. Zolfarelli, et al:

In a realignment of assets owned by Tesoro, the ownership of the above referenced project has been transferred to Tesoro Environmental Resources Company. All contact information regarding this project will remain the same. Representatives from Tesoro Petroleum Companies, Inc. will continue to manage all aspects of site investigation, remediation and closure on behalf of Tesoro Environmental Resources Company. This letter is solely a notification of change of ownership.

Please contact me at (253) 896-8700 if you have any questions regarding this ownership change.

Sincerely,

  
Jeffrey M. Baker, P.E.  
Supervisor, Environmental  
Compliance & Remediation  
Tesoro Petroleum Companies, Inc.

CC: Tesoro Legal – San Antonio, TX  
RDM – Richard Munsch (w/o attachment)  
Brian Kelleher – Kelleher & Associates  
File – Remediation, San Leandro

Hirbod Enterprises – Owner  
Sam Hirbod  
111 Deerwood Road, Suite 110  
San Ramon, CA 94583

PC-216



**TESORO**

Tesoro Petroleum Companies, Inc.  
Corporate Environmental Affairs  
3450 South 344th Way, Suite 100  
Auburn, WA 98001-5931  
253 896 8700  
253 896 8887 Fax

December 17, 2002

DEC 23 2002

CERTIFIED MAIL No. 7002 2410 0003 4633 5839  
Return Receipt Requested

Scott Seery  
Alameda County Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

**RE: Change of Ownership**  
**Tesoro Station 67106 at 1088 Marina Blvd., San Leandro, CA**

Dear Mr. Seery:

The purpose of this letter is to notify you that on December 20, 2002, ownership of the Beacon-branded station at 1088 Marina Blvd. in San Leandro will be transferred from Tesoro Refining and Marketing Company (Tesoro) to Flyers Beacon, LLC (Flyers) and Nella Oil Company, LLC (Nella). Flyers is the purchaser of the land and Nella is the purchaser of the equipment.

Tesoro will retain the responsibility to manage the environmental remediation activities at the site. As such, all future correspondence should continue to be directed to my attention at the above address with copies to Barbara Wozniak of Nella at 2349 Rickenbacker Way, Auburn, CA 95602. The environmental contractors and project management will remain unchanged with no interruption in clean up progress on-going at the site.

Please do not hesitate to contact me at 253-896-8700 if you have questions regarding today's correspondence

Sincerely,

Rob Donovan  
V.P., Corporate Environmental Affairs  
Tesoro Petroleum Companies, Inc.

cc: Brian Kelleher, Kelleher & Associates  
Barbara Wozniak, Nella  
Glenn Dembroff, Ultramar  
Richard Munsch, RDM

DEC 23 2002

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

October 29, 2002

RO 216

Mr. Brian Kelleher  
Kelleher & Associates  
1658 E. Capitol Expressway PMB 293  
San Jose, CA 95121

RE: Tesoro Station #67106 (Beacon Station #3720), 1088 Marina Boulevard, San Leandro - Request for Total Fuel Oxygenate Analyses

Dear Mr. Kelleher:

The case file for the referenced site was recently reviewed, up to and including the August 2002 RDM Environmental 2<sup>nd</sup> 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.

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

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB  
Michael Bakaldin, San Leandro Hazardous Materials Program  
Rob Donovan, Tesoro Petroleum Co., Inc., 3450 So. 344<sup>th</sup> Way, Ste. 100, Auburn, WA 98001-5931  
Richard Munsch, RDM Env., 1704 Via Riata, Roseville, CA 95747

JUN 11 2002



June 6, 2002

Mr. Ariu Levi  
Chief Contract Project Director

Mr. Scott Seery  
Hazardous Materials Specialist

Environmental Health Services/ Environmental Protection  
Alameda County Health Care Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Tesoro Petroleum Companies, Inc.  
3450 South 344th Way, Suite 100  
Auburn, Wa. 98001-5931  
253 896 8700  
253 896 8887 Fax

*via certified mail*

**RE: Tesoro Refining and Marketing Company Retail Station  
Notifications Pursuant to Health and Safety Code  
Sections 25297.1 and 25297.15**

**Alameda County Health Services ID# R00000216  
1088 Marina Blvd.  
San Leandro, CA 94577**

Pursuant to the above referenced Health and Safety Code regulations and correspondence to Tesoro Refining and Marketing Company (Tesoro) dated May 21, 2002, Tesoro hereby notifies Alameda County Health Care Services Agency of the identity of the current record owners of fee title for the above referenced gasoline service station site.

The current record owner of fee title is:

Tesoro Refining and Marketing Company  
Contact: Mr. Rob Donovan  
3450 South 344<sup>th</sup> Way, Suite 100  
Auburn, WA 98001-5931

This site is now a Tesoro station (**Station No. 67106**). If you have questions or require further information in this matter, please contact me at (253) 896-8700. Thank you.

Rob Donovan  
VP, Corporate Environmental Affairs  
Tesoro Petroleum Companies Inc.

Copy:

Mr. Glenn Dembroff, Valero

Mr. Brian Kelleher, Kelleher & Associates



June 6, 2002

JUN 11 2002



**TESORO**

Mr. Ariu Levi  
Chief Contract Project Director

Mr. Scott Seery  
Hazardous Materials Specialist

Tesoro Petroleum Companies, Inc.  
3450 South 344th Way, Suite 100  
Auburn, Wa. 98001-5931  
253 896 8700  
253 896 8887 Fax

Environmental Health Services/ Environmental Protection  
Alameda County Health Care Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

*via certified mail*

**RE: Tesoro Refining and Marketing Company Retail Station  
Notifications Pursuant to Health and Safety Code  
Sections 25297.1 and 25297.15**

**Alameda County Health Services ID [REDACTED]  
1088 Marina Blvd.  
San Leandro, CA 94577**

Pursuant to the above referenced Health and Safety Code regulations and correspondence to Tesoro Refining and Marketing Company (Tesoro) dated May 21, 2002, Tesoro hereby notifies Alameda County Health Care Services Agency of the identity of the current record owners of fee title for the above referenced gasoline service station site.

The current record owner of fee title is:

Tesoro Refining and Marketing Company  
Contact: Mr. Rob Donovan  
3450 South 344<sup>th</sup> Way, Suite 100  
Auburn, WA 98001-5931

This site is now a Tesoro station (**Station No. 67106**). If you have questions or require further information in this matter, please contact me at (253) 896-8700. Thank you.

Rob Donovan  
VP, Corporate Environmental Affairs  
Tesoro Petroleum Companies Inc.

JUN 11 2002

Copy: Mr. Glenn Dembroff, Valero  
Mr. Brian Kelleher, Kelleher & Associates

Res 216



**TESORO**

MAY 21 2002

May 17, 2002

Mr. Scott Seery  
Alameda County Environmental Health  
1131 Harbor Bay Pkwy, 2<sup>nd</sup> Floor  
Alameda, CA 94502

Tesoro Petroleum Companies, Inc.  
3450 South 344th Way, Suite 100  
Auburn, Wa. 98001-5931  
253 896 8700  
253 896 8887 Fax

**RE: Change of Ownership, Service Station at 1088 Marina Blvd., San Leandro, CA**

Dear Sir:

The purpose of this letter is to notify you that on the day of this correspondence, May 17, 2002, ownership of the Beacon service stations at the addresses listed above has been transferred from Ultramar Inc. (a subsidiary of Valero Energy Corporation) to Tesoro Refining and Marketing Company (Tesoro). This transfer has occurred upon approval by the U.S. Federal Trade Commission and the States of California and Oregon of Ultramar's sale to Tesoro of the Golden Eagle Refinery and seventy service stations in northern California.

Please contact Catherine Runden of Tesoro at (253) 896-8735 if you have any questions.

Thank you,

Rob Donovan  
VP, Corporate Environmental Affairs  
Tesoro Petroleum Companies, Inc.

Cc: California Regional Water Quality Control Board  
San Francisco Bay Region  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

Mr. Paul Zolfarelli  
City of San Leandro  
835 E 14<sup>th</sup> Street  
San Leandro, CA 94577

Ro 216

# Ultramar

Ultramar, Inc.  
685 W. Third Street  
Hanford, CA 93230-5016  
(559) 582-0241

Fax: 559-583-3282 Environmental  
559-583-3256 Retail Administration  
559-583-3330 Human Resource  
559-583-3382 Maintenance

MAY 21 2002

May 17, 2002

Mr. Scott Seery  
Alameda County Env Health  
1131 Harbor Bay Pkwy 2<sup>nd</sup> Fl  
Alameda CA 94502

## CHANGE IN ENVIRONMENTAL RESPONSIBILITY

**FORMER BEACON STATION NO. 3720  
1088 MARINA BLVD., SAN LEANDRO, CA 94577**

As of May 17, 2002, environmental responsibility for the above-referenced property has changed. Based on contractual language associated with the sale of the property, Ultramar Inc. is no longer the Responsible Party (RP) for corrective action at the site.

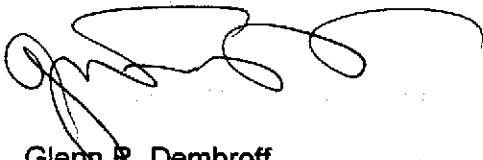
The new Responsible Party for this site is:

**Tesoro West Coast Company**  
3450 S. 344th Way, Suite 100  
Auburn, WA 98001-5931  
ATT: Rod Donovan

Phone: 253-896-8716  
Email: [rdonovan@tesoropetroleum.com](mailto:rdonovan@tesoropetroleum.com)

Please make the appropriate change(s) to your database and send all future correspondence to Tesoro West Coast Company.

Sincerely,  
**ULTRAMAR INC.**



Glenn R. Dembroff  
Manager  
Retail Environmental Services



A Member of the Ultramar Group of Companies

**BEACON**  
#1 Quality And Service



**TESORO**

Tesoro Petroleum Companies, Inc.  
3450 South 344th Way, Suite 100  
Auburn, Wa. 98001-5931  
253 896 8700  
253 896 8887 Fax

April 22, 2002

Certified Mail, Return Receipt Requested

Mr. Scott Seery  
Alameda County Environmental Health  
1131 Harbor Bay Pkwy, 2<sup>nd</sup> Floor  
Alameda, CA 94502

MAY 01 2002

RC 216

**RE: Change of Ownership, Service Station at 1088 Marina Blvd., San Leandro, CA**

Dear Mr. Seery:

The ownership of the Beacon service station at 1088 Marina Blvd. in San Leandro will be transferred from Ultramar Inc. (a subsidiary of Valero Energy Corporation) to Tesoro Refining and Marketing Company ("Tesoro") on or about April 30, 2002. This transfer will occur upon approval by the U.S. Federal Trade Commission and the States of California and Oregon of Ultramar's sale to Tesoro of the Golden Eagle Refinery and seventy service stations in northern California.

Tesoro will assume environmental responsibilities at the site from Ultramar upon change of ownership. During this transition period, Tesoro is retaining all environmental contractors and consultants currently working on this project. Thus we expect this to be a seamless transition.

Please do not hesitate to contact me if you have questions regarding today's correspondence. Tesoro's mailing address and phone number are Tesoro Refining and Marketing Company, 3450 S. 344<sup>th</sup> Way, Ste. 100, Auburn, WA 98001 and 253-896-8700. Tesoro will assign an environmental contact for the San Leandro site in the very near future. When this occurs, we will promptly notify you.

Sincerely,

Rob Donovan  
V.P., Corporate Environmental Affairs  
Tesoro Petroleum Companies, Inc.

Cc: California Regional Water Quality Control Board  
San Francisco Bay Region  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

Mr. Paul Zolfarelli  
City of San Leandro  
835 E 14<sup>th</sup> Street  
San Leandro, CA 94577

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

November 6, 2000

STID 4552

Mike Bakaldin  
City of San Leandro  
Hazardous Materials Program  
835 East 14<sup>th</sup> Street  
San Leandro, CA 94577

ENVIRONMENTAL HEALTH SERVICES

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

RE: Beacon Station #720, 1088 Marina Boulevard, San Leandro

Dear Mr. Bakaldin:

This letter is sent in follow-up to review of the most recent sampling and remediation system status reports for the subject Beacon site. Laboratory data for ground water samples collected during August 2000 show a marked increase in methyl tert-butyl ether (MtBE) concentrations when compared to all previous sampling events.

MtBE was identified during the June 2000 sampling event at concentrations of 34 ug/l in well MW-1 (the maximum concentration observed at the site during that event), 18 ug/l in well MW-2, and <5.0 ug/l in well MW-3. During the August 2000 sampling event, MtBE concentrations were identified at 8900 ug/l in well MW-1, 35,000 ug/l in well MW-2, and 50,000 ug/l in well MW-3. All results reflect EPA Method 8260 analyses. This is the first time such spikes have been identified at this site, and represent the highest historic MtBE concentrations observed during the life of the project.

In addition, the quarterly reports documenting remediation system performance during 2000 also report a noteworthy increase in the mass of product removed via operation of the soil vapor extraction (SVE) system during the 3<sup>rd</sup> quarter. For example, just 7.5 pounds of vapor equivalent gasoline were removed through the SVE system in the 2<sup>nd</sup> quarter, while 421 pounds were removed during the 3<sup>rd</sup>, a 56-fold increase in mass removal between the two reporting periods.

These data appear to demonstrate that a release associated with the underground storage tank (UST) system has occurred at this site at some point prior to August 30, 2000. Ultramar, however, has not informed this agency that a recent release has occurred.

This is being brought to your attention as a courtesy in order to assist the City in its role to ensure UST compliance and operator adherence to requirements of the UST permit.

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

Sincerely,

  
\_\_\_\_\_  
Scott O. Seery, CHMM  
Hazardous Materials Specialist

c: Tom Peacock, ACDEH  
Chuck Headlee, RWQCB  
Joe Aldridge, Ultramar, Inc., 525 W. Third St., Hanford, CA 93230



# Ultramar

Ultramar Inc.  
P.O. Box 466  
525 W. Third Street  
Hanford, CA 93232-0466  
(209) 582-0241

Telecopy: 209-585-5685 Credit  
209-583-3330 Administrative  
209-583-3302 Information Services  
209-583-3358 Accounting

May 19, 1999

Mr. Scott O. Seery  
Environmental Health Services  
Alameda County  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**SUBJECT: BEACON STATION #720, 1088 MARINA BOULEVARD,  
SAN LEANDRO, CALIFORNIA**

Dear Mr. Seery:

In response to your letter to Ultramar Inc. dated May 6, 1999, the Alameda County Assessor's Office was contacted regarding the current owner of the above-referenced property. According to the Alameda County Assessor's Office, the name and address of the owner of the property on May 19, 1999 is:

Ultramar Inc.  
525 West Third Street  
Hanford, CA 93230

Please call if you have any questions or comments regarding this information.

Sincerely,

**ULTRAMAR INC.**



Terrence A. Fox  
Senior Project Manager  
Marketing Environmental Department

ENVIRONMENTAL  
PROTECTION  
99 MAY 24 PM 4: 13



A Member of the Ultramar Group of Companies

**BEACON**  
#1 Quality And Service

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 4552

Mr. Terrance Fox  
Ultramar Inc.  
P.O. Box 466  
Hanford, CA 93232-0466

RE: Beacon Station #720, 1088 Marina Boulevard, San Leandro

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Fox:

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: 1088 Marina Boulevard, San Leandro

May 6, 1999

Page 2 of 2

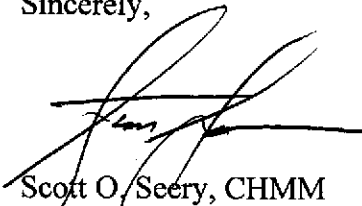
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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  
Mike Bakaldin, San Leandro Hazardous Materials Program

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

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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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 4552

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

September 6, 1994

Mr. Terry Fox  
Ultramar, Inc.  
P.O. Box 466  
Hanford, CA 93232-0466

RE: BEACON STATION #720, 1088 MARINA BOULEVARD, SAN LEANDRO

Dear Mr. Fox:

Thank you for the recent submittal of the July 14, 1994 ACTON \* MICKELSON \* van DAM, INC. (AMD) work plan for the installation of additional monitoring, air sparging and vapor extraction wells at the referenced site. The cited AMD work plan, submitted under Ultramar cover dated July 22, 1994, details tasks associated with the implementation of the previously-approved corrective action plan (CAP), as detailed in the April 18, 1994 AMD Problem Assessment Report/Remedial Action Plan. The July 14 work plan has been accepted as submitted.

Please contact me at 510/567-6783 when field work is slated to begin.

Sincerely,

Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Mike Bakaldin, San Leandro Fire Department  
Rob Weston, ACDEH  
Conoco, Inc., P.O. Box 4784, Houston, TX 77210-4784

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 4552

July 1, 1994

Mr. Terry Fox  
Ultramar, Inc.  
P.O. Box 466  
Hanford, CA 93232-0466

RE: BEACON STATION #720, 1088 MARINA BOULEVARD, SAN LEANDRO

Dear Mr. Fox:

Thank you for the recent submittal of the April 18, 1994 ACTON \* MICKELSON \* van DAM, INC. (AMD) *Problem Assessment Report/Remedial Action Plan*. Following the evaluation of several alternatives, the AMD plan proposes an integration of soil vapor extraction with air sparging and ground water pumping and treatment. This plan essentially meets the requirements for evaluating the feasibility and cost-effectiveness of remedial alternatives pursuant to Section 2720 et seq., Article 11, *Corrective Action Requirements*, Title 23, California Code of Regulations.

The cited AMD remediation, or *corrective action*, plan has been accepted as submitted. Please be advised, however, that in order to maintain eligibility for reimbursement under the SWRCB UST cleanup fund (SB2004), particular contract bidding criteria must be met. You are encouraged to contact the SWRCB (916-227-4529) for more information.

Please contact me when field work is slated to begin. Although we have recently moved to new offices (1131 Harbor Bay Parkway, 2nd Floor, Alameda 94502) and our final phone system is not yet installed, calls placed to 510/271-4320 will be forwarded for the time being.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Mike Bakaldin, San Leandro Fire Department  
Rob Weston, ACDEH  
Conoco, Inc., P.O. Box 4784, Houston, TX 77210-4784

# Ultramar

Ultramar Inc.  
P.O. Box 466  
525 W. Third Street  
Hanford, CA 93232-0466  
(209) 582-0241

ALCO  
HAZMAT

94 MAR 16 PM 3:20

Telecopy: 209-584-6113 Credit & Wholesale  
209-583-3330 Administrative  
209-583-3302 Information Services  
209-583-3358 Accounting

March 14, 1994

Mr. Scott Seary  
Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way Rm 200  
Oakland CA 94621

**SUBJECT: BEACON SERVICE STATION NO. 720, 1088 MARINA BOULEVARD, SAN LEANDRO, CA**

Dear Mr. Seary:

In regards to our telephone conversation on March 7, 1994, in which you requested a Groundwater Technology report dated September 29, 1987, for the above-referenced Ultramar facility, we did not receive this report in whole from Conoco. Enclosed you will find three pages which are the only pages we received and have from the report in question.

Please do not hesitate to call if you have any questions regarding this information.

Sincerely,

ULTRAMAR INC.



Terrence A. Fox  
Senior Project Manager  
Marketing Environmental

TAF/jj

Enclosure



A Member of the Ultramar Group of Companies

**BEACON**  
#1 Quality and Service



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 4552

November 1, 1993

Mr. Terrance Fox  
Ultramar, Inc.  
P.O. Box 466  
Hanford, CA 93232-0466

RE: BEACON STATION #720, 1088 MARINA BOULEVARD, SAN LEANDRO

Dear Mr. Fox:

This letter follows my review of the cited case file and our telephone conversation this afternoon. It appears that our records are currently incomplete. Missing are all reports issued prior to April 1990.

Our records do indicate, however indirectly, that the underground storage tanks (UST) were replaced around the first part of 1987 while the site was under Conoco Inc.'s control. The station was then operating as a Fast Gas Station. During UST closure, contamination was apparently discovered. Consequently, Ground Water Technology, Inc. (GTI) was contracted to install the first five (5) ground water monitoring wells at this site. Significant ground water contamination was discovered. At some point during 1990, Ultramar Inc. took over the operation of the site, and (apparently) the responsibility for its continued assessment and clean-up.

At this time, please submit the following records:

- 1) All environmental reports issued prior to April 1990, including, but not limited to, the UST closure and initial GTI well installation reports.
- 2) Provide the most up-to-date mailing address for Conoco, Inc.
- 3) Confirm whether Conoco both owned the property and operated the facility prior to Ultramar taking over ownership. If not, also provide the name of the property owner at the time the release was discovered (assuming leak confirmation was made during UST closure and not prior).

Mr. Terrance Fox  
RE: 1088 Marina Blvd., San Leandro  
November 1, 1993  
Page 2 of 2

Thank you for your time fulfilling these requests. Please call me at 510/271-4530 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Mike Bakaldin, San Leandro Fire Department