

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

August 31, 2006

Mr. Jeffrey Baker
Tesoro Petroleum Companies, Inc.
3450 S. 344th 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. RO0000216, 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.

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).

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.

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

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 2005
	REVISION DATE: May 31, 2006
	PREVIOUS REVISIONS: October 31, 2005, December 16, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: 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
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 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)
 - 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

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

April 28, 2006

Mr. Jeffrey Baker
Tesoro Petroleum Companies, Inc.
3450 S. 344th 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. RO0000216, 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.

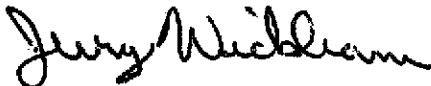
Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents 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).

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.

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
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
04-12-06

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

April 11, 2006

Mr. Jeffrey Baker
Tesoro Petroleum Companies, Inc.
3450 S. 344th 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. RO0000216, Beacon #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.

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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.

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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

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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
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



0-30-02

October 29, 2002

RO 216

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

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

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

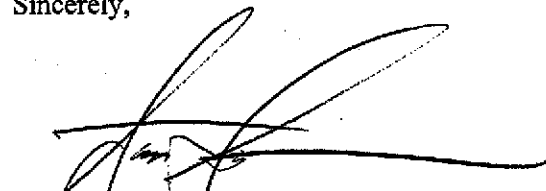
Dear Mr. Kelleher:

The case file for the referenced site was recently reviewed, up to and including the August 2002 RDM Environmental 2nd 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. 344th Way, Ste. 100, Auburn, WA 98001-5931
Richard Munsch, RDM Env., 1704 Via Riata, Roseville, CA 95747

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



11-7-00

20216

November 6, 2000

STID 4552

Mike Bakaldin
City of San Leandro
Hazardous Materials Program
835 East 14th 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 3rd quarter. For example, just 7.5 pounds of vapor equivalent gasoline were removed through the SVE system in the 2nd quarter, while 421 pounds were removed during the 3rd, 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



PO216

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

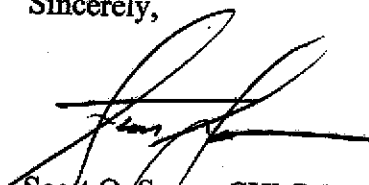
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0216

RAFAT A. SHAHID, Assistant Agency Director

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

STID 4552

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,

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

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



R0216

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0216

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
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80 Swan Way, Rm 200
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(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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0216

December 26, 1991

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

2

Mr. Randall Stevenson
Ultramar, Inc.
525 W. Third Street
P.O. Box 466
Hanford, CA 93232-0241

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

Dear Mr. Stevenson:

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

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

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

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

Mr. Stevenson
RE: Cal-EPA VOC Study
December 26, 1991
Page 2 of 3

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

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

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

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

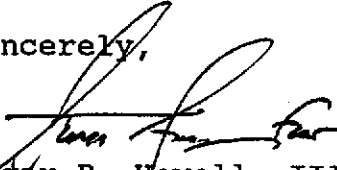
The sites affected by this request are as follow:

- (R0969) o 14798 Washington Blvd.
- (R0216) o 1088 Marina Blvd.

Mr. Steveson
RE: Cal-EPA VOC study
December 26, 1991
Page 3 of 3

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

Sincerely,



Edgar B. Howell, III
Chief, Hazardous Materials Division

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0216

Certified Mail # P 833 981 270

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

April 10, 1989

FAST GAS
1088 MARINA BLVD.
SAN LEANDRO, CALIFORNIA 94577

DEAR MANAGERS:

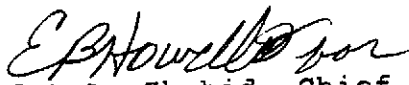
Dames & Moore, an Environmental Consulting Co., located at 221 Main St., San Francisco, CA has requested information concerning all the environmental information we have on your site. In accordance to Section 25511(c), California Health & Safety Code, Division 20, we are notifying you of this request.

For your information, part of this section states, "The administrative agency shall release the information to the public, but not earlier than 30 days after the date of mailing the notice of the request for information, unless prior to the expiration of the 30 day period, the handler files an action in an appropriate court for a declaratory judgement that the information is subject to protection under subdivision (b) or for an injunction prohibiting disclosure of the information to the public and promptly notifies the administering agency of that action".

If our office does not receive any of these documents within 30 days, we will assume all the information we have on your company is not confidential.

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

Sincerely,


Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:LS:mnc

cc: Larry Seto
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY

~~XXXXXXXXXXXX~~ Agency Director



R0216

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

August 18, 1987

Mr. Paul Taylor
Kayo Oil Company
900 South Cherokee Lane
Lodi, CA 95240

Dear Mr. Taylor:

We have received your subsurface hydrocarbon investigation report dated May 15, 1987, for your property located at 1088 Marina Blvd., San Leandro, CA, operated as Fast Gas. In addition, we have received your subsurface environmental investigation soil boring and monitoring well installation report dated, June 23, 1987, for your other property located at 44 Lewelling Blvd., San Lorenzo, CA, operated as Jet Gas.

Please send us copies of all your correspondence to other agencies concerning the investigation and clean-up at the above sites.

If you have any questions, please contact Larry Seto, Hazardous Materials Specialist, at 874-7237.

Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Dwight Hoenig, DOHS
Pete Johnson, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY
~~XXXXXXXXXXXXXXXXXXXX~~ Agency Director



R0216

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

Certified Mail #P 119 028 783

July 15, 1987

Mr. Paul Taylor, Coordinator-Env. Affairs
Kayo Oil Company
900 S. Cherokee Lane
Lodi, CA 95240

Dear Mr. Taylor:

An inspection was made on your property at 1088 Marina Blvd., San Leandro, CA, that is doing business as Jet Gas, on 7/8/87, by Lawrence Seto from our office. There are seven unlabeled 55 gallon drums on your property.

At the time of inspection, the following violations of Title 22, California Administrative Code were found:

Section 66471, requires the generator of a waste to determine if that waste is a hazardous waste.

Section 66508, requires a label be maintained on all non-stationary containers in which hazardous waste are stored.

Section 67103, requires the owner or operator to secure the area where the hazardous waste is being stored.

Section 66328(d), Title 22, California Administrative Code, states, that if corrections are needed, the operator shall provide the department with a written plan of correction, which states the actions to be taken and the expected date of completion.

Your plan of correction must include, but not be limited to the following:

1. Method(s) that will be used to determine whether your waste is hazardous.
2. Name of hazardous waste hauler.
3. Name of disposal facility that will accept this waste.

Please submit your plan of correction to this office within (30) thirty days of the receipt of this letter.

Mr. Paul Taylor
Kayo Oil Company
July 15, 1987
Page 2 of 2

If you have any questions, please contact Lawrence Seto, Hazardous Materials Specialist, at 874-7237.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:mnc

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