

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



*SCWA
12-16-05*

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

December 15, 2005

Lathrop Hwang
Shelby Environmental, Inc.

Approved service provider of ConocoPhillips – Risk Management & Remediation
76 Broadway
Sacramento, CA 95818

Arthur Yu & Kevin Ma
398 West MacArthur Blvd.
Oakland, CA 94609-2808

Dear Ms. Lathrop, Mr. Yu, & Mr. Ma:

Subject: Fuel Leak Case No. RO0000251, Unocal Service Station No. 3538,
411 West MacArthur Blvd., Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "SOIL AND GROUNDWATER INVESTIGATION WORK PLAN" dated September 14, 2005, prepared by TRC. We request that you perform the proposed work and send us the technical reports requested below.

OTHER COMMENTS

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).

TECHNICAL REPORT REQUEST

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

- January 15, 2006 - Soil and Water Investigation Report

Ms. Lathrop, Mr. Yu, & Mr. Ma
December 15, 2005
Page 2 of 2

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.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Keith Woodburne, 1590 Solano Way, Suite A, Concord, California 94520
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 5-19-05

May 18, 2005

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

Thomas H. Kosel, Site Manager, Risk Management and Remediation
ConocoPhillips
76 Broadway
Sacramento, CA 95818

Arthur Yu & Kevin Ma
411 West MacArthur Blvd.
Oakland, CA 94609-2808

Dear Mr. Kosel, Mr. Yu, & Mr. Ma:

Subject: Fuel Leak Case No. RO0000251, Unocal Service Station No. 3538,
411 West MacArthur Blvd., Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Request for Closure" dated October 30, 2002, prepared by Gettler-Ryan, Inc. and "Semi-Annual Monitoring Report" dated April 4, 2005 prepared by TRC. We do not agree that the site is ready for closure. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Site Characterization – Up to 3,900 micrograms/liter (ug/l) Total Petroleum Hydrocarbons-Gasoline (TPH-G), 770 ug/l benzene, and 260 ug/l (MTBE) were detected in groundwater samples from MW-2, and up to 21,000 ug/l TPH-G, 1,300 ug/l benzene, and 4,800 ug/l MTBE, were detected in groundwater samples from MW-3, respectively. Groundwater flow direction has been indicated as south-southwest. However, no groundwater samples have been collected south-southwest of these wells. Thus, the plume needs to be further defined. Please propose sampling to define the lateral and vertical extent of groundwater contamination in the Work Plan requested below.
- 2) Source Characterization – Up to 360 mg/kg TPHg and 1.5 mg/kg benzene were detected in the deepest soil sample collected September 14, 1998 from the gasoline tank pit at a depth of 19.5 ft. below ground surface (bgs) (sample B1(19.5)). Please propose soil sampling to define the lateral and vertical extent of soil contamination in the Work Plan requested below.

- 3) Historical Hydraulic Gradients – Please show using a rose diagram with magnitude and direction; include cumulative groundwater gradients in all future reports submitted for this site. This information will be used to assess whether groundwater contamination has been adequately delineated downgradient of the source areas. Please submit with the Work Plan requested below.
- 4) Underground Tank Removal July 1989 Report - Please provide.
- 5) Preferential Pathway Survey – We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site.
 - a) Utility Survey - Please submit map(s) and cross-sections showing the location and depth of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s). Evaluate the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers. Please submit with the Work Plan requested below.

OTHER COMMENTS

- 6) Landowner Notification Requirement - Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee titleholders to the site.

At this time we require that you submit an updated mailing list of all record fee title owners of the site, which states, at a minimum, the following:

A. *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:*

- OR -

B. *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.*

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

In the future, for you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee titleholders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

A. In accordance with Section 25297.15(a) 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)

request for case closure

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

- OR -

B. 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.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

TECHNICAL REPORT REQUEST

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

July 18, 2005 - Work Plan, Underground Tank Removal July 1989 Report

Mr. Kosel, Mr. Yu, & Mr. Ma

May 18, 2005

Page 4 of 4

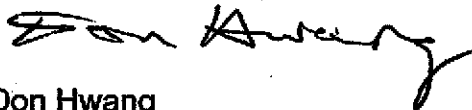
These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance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

OTHER REPORT REQUEST

July 18, 2005 - List of Record Fee Title Owners

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Donna Drogos

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20251

RAFAT A. SHAHID, DIRECTOR

September 13, 1995
STID # 3627 ✓

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Mr. Syed Rizvi
Environmental Compliance Officer, Unocal
Unocal Corporation
P.O.Box 2390
Brea, California 92622-2390

Re: FIVE YEAR UNDERGROUND STORAGE TANK PERMIT AT,
UNOCAL # 3538, 411 WEST MAC ARTHUR BLVD., OAKLAND,
CALIFORNIA, 94611

Dear Mr. Rizvi:

Enclosed is your five year permit to operate two underground fuel tanks at the above referenced facility. These tanks are double-walled with fiberglass or plastic coating. Their associated piping is also double-walled.

To operate under a valid permit, you are required to comply with the conditions in Title 23 of the California Code of Regulations (CCR). Based on these requirements, both tanks and piping have interstitial monitoring by an electronic alarm system. Liquid leak detection sensors monitor both tanks annular spaces and the piping access wells. The probes are wired to a Leak Alert LA-08 alarm unit located inside the cashier cage. When a sensor detects liquid an exterior and interior audible alarm sounds.

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

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

Sincerely,


Kevin Tinsley
Hazardous Materials Specialist

c, Ariu Levi, District Manager-North County, Al.Co. E.P.S.
David Chu, Station Dealer

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0251

5 December 1990

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

Rick Sisk
Unocal Corporation
2000 Crow Canyon Place
Suite #400
P.O. Box 94583
San Ramon, CA 94583

Subject: Ground Water Investigation at 411 MacArthur Boulevard,
Oakland.

Dear Mr. Sisk:

Thank you for the ground water monitoring report dated 21 August 1990 and prepared by Kaprealian Engineering Incorporated in regards to the project listed above. This agency has reviewed this report and concurs with the recommendation for further monitoring as stated in the report.

Our records concerning this site are incomplete. The Kaprealian report makes reference to an investigation proposal dated 23 October 1989 (KEI-P89-0703.P2). Please submit a copy of this proposal and a copy of the boring logs for the monitoring wells installed at this site. The absence of these documents will hinder the final review of the case and recommendation to the Regional Board for closure.

If you have any questions concerning this matter, please feel free to contact me at (415) 271-4320.

Sincerely,

Dennis J. Byrne
Senior Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health.