

Drogos, Donna, Env. Health

Subject: RE: RO361 - Unocal #7376, 4191 First Street, Pleasanton
Entry Type: Phone call
Start: Thu 6/1/2006 5:39 PM
End: Thu 6/1/2006 5:39 PM
Duration: 0 hours

06/01/06, 4p, call John Fenstermacher

Explained why access needs to be granted by county for this fuel leak site. Drinking water basin, free product, residential neighborhood. County requires MW installation cannot not grant them access to install MWs. Discussed issues of being liable for contamination if access for investigation is refused.

His concerns:

MWs a red flag if want to sell property. Told him MWs on property does not preclude sale of the property. MWs needed and would have to disclose to future property buyers the existence of GW contaminant plume, it is there already.

Existing MWs installed on county property without permit & access agreement. --> told him will have RP address.

MW placement, he wants to see, concerned if MWs in middle of property then cannot sell property. Told him locations can be adjusted. If future development is over a MW location then MW can be decommissioned & replaced. He has not been provided a map of the MW locations. Told him I will get him a map.

Length of time MWs will be present, if 2 yrs then will be hard to sell. Told him MWs will be needed for duration of investigation & cleanup, otherwise the contamination problem cannot be addressed. Timeframe is dependant on effectiveness of cleanup methods.

He has not been provided a copy of an access agreement. Wants to see it & run it through county counsel (Audry Berman). He would like it in pdf format. I told him I will have the RP send him an access agreement by e-mail to him at johnf@acpwa.org

Wickham, Jerry, Env. Health

Subject: RO0361 ConocoPhillips 4191 First Street, Pleasanton
Start Date: Sunday, April 30, 2006
Due Date: Monday, May 01, 2006

Status: Not Started
Percent Complete: 0%

Total Work: 0 hours
Actual Work: 0 hours

Owner: Wickham, Jerry, Env. Health

Spoke with Keith Woodburne 925-688-2488 on 09/27/2005 regarding access for proposed wells. He is new to the project; has not spoken to Alameda County Real Estate. He will speak to them and let me know if it will be possible to put one well in Alameda County owned utility corridor and the other two wells in residential area. Does not know if there is an access agreement. If they want to move one well into utility corridor, he should send me revised map. I will send comments within one week, then decide if a new work plan is needed.

Keith Woodburne called on 3/13/2006 at 1:34 pm and left message regarding site access from County of Alameda. Wants to have conference call with John Fenstermacher of Alco. I called him back on 3/14/2006 at 9:29 and left message. Returned call on 3/14/2006 and told him I would call John Fenstermacher.

3/14/21006 at 2:55 pm. Called John Fenstermacher of Alameda County Public Works Real Estate. County has owned property since 1985. He says that the existing wells were installed without an access agreement. I told him that contamination was moving off-site to the northwest. County is trying to sell the property. He is concerned that investigation and cleanup will go on for several years and won't be able to sell or lease property. I told him that I could not give a timeframe for site restoration but would not be months. Site remediation will likely take place on site but don't know the scope and won't necessarily involve removing the station. He will discuss with County attorneys.

4/28/2006. Called John Fenstermacher of Alameda County Public Works Real Estate. Asked if he had made a decision regarding an access agreement for Unocal. He said that he needed to speak with County counsel. Said he would get back to me.

5/12/2006. Sent an email to John Fenstermacher asking if there had been any progress.

5/24/2006. Called John Fenstermacher 510-670-5585 to check on status of access agreement. He will check to see whether the County is willing to sit on site for a couple of years while site is investigated and remediated. Concerned that wells will interfere with disposal and developemnt of site. Also will check with County counsel. To get back to me this afternoon.

9/14/2006. Called John Fenstermacher. See notes in email dated 9/14/2006.

1/11/2007. Called Keith Woodburne to check on the status of access agreement. He will check with ConocoPhillips.

1/26/2007. John Fenstermacher has retired. Call Rollie MacNeill, (or Rory? 670-5587) assistant chief of real estate division. He does not see an issue with the access agreement but has not spent time with it and expects to work on it today or next week. Hoping to sell the property soon.

3/22/2007. Left message for Eric Hetrick of ConocoPhillips asking if he had received an access agreement from Alameda County Real Estate Division. Spoke with Eric Hetrick later in the day and he will check with his "Procurement" department. He was not aware of having received an access agreement from Alameda County.

4/6/2007. Rory MacNeill confirmed that access agreement was still on his desk. He is short three people in his department and will try to get to the access agreement by end of next week.

5/2/2007. Left message with Rory MacNeil to check on status of access agreement.

7/27/2007. Spoke with Rory MacNeill 670-5587. Alco is about to sell the property to the City of Pleasanton. Going to city council within 30 days and Board of Supervisors on September 11. City of Pleasanton is undertaking due diligence on site. He sent agreement back to ConocoPhillips (Colleen ?) in April indicating that agreement must include language that wells

will be removed by COP. May have to get an agreement with City of Pleasanton.

7/27/2007. Spoke to Keith Woodburne of TRC. He will check with Colleen Hageman of COP on agreement and get back to me.

8/24/2007. Spoke with Bill Borgh of COP. Does not know status of agreement. Will check with Real Estate group in Paso Robles and get back to me next week.

8/30/2007. Bill Borgh of COP called to let me know that person in charge of access agreement out this week. Will get back by Tuesday next week.

9/5/2007. Bill Borgh of COP left message that access agreement was held up with COP legal.

9/5/2007. Bill Borgh of COP 916-558-7612 left message that his legal department had spoken to Rory McNeill of County and that site is expected to be in escrow with City of Pleasanton in 3 weeks. According to Mr. Borgh, Rory McNeill will be reluctant to sign anything given impending escrow.

9/6/2007. After reviewing the case file, I returned call to Bill Borgh.

9/6/2007. I called Rory McNeill of Aco Real Estate. He expects to take the deal to Pleasanton City Council in closed session within two weeks and then to closed session with Board of Supervisors. We will need to deal with City of Pleasanton for site access in future. I asked for the City of Pleasanton contacts to discuss site access. He does not have an inked deal yet and therefore, would not give out contacts. He is dealing with the Pleasanton City Manager and City Attorney.

9/11/2007. Phone call with Bill Borgh. I recapped my phone conversation with Rory Macneill. We will wait 2 to 3 weeks until deal has progressed and then Bill Borgh will get back with Rory MacNeill.

9/11/2007. Phone call with Paul Smith of LPFD. He will make Eric, fire marshal, aware of the situation with need for access to the site and the potential sale from Alco to City of Pleasanton.

9/12/2007. Phone call with Paul Smith of LPFD. He is meeting with fire chief. ACEH wants access agreement between ConocoPhillips and City of Pleasanton to allow further investigation of the railroad right-of-way.

9/20/2007. Phone call with Ann Thieme of BSK Associates of Fresno. She is working for City of Pleasanton on railroad corridor adjacent to site. I confirmed that investigation had been delayed at ConocoPhillips site due to lack of an access agreement between COP and County. She asked in Alameda County real estate had denied access to corridor. I indicated that negotiations between County real estate and COP had gone on for about a year and a half but County had not directly denied access. She asked about the pipeline on corridor and I indicated that there should be some information in County files for the COP site, probably in correspondence folder. I recalled an inspection of pipeline which showed no evidence of leak but could not recall details. She would need to come in to review. Apparently, BSK has come in for a file review.

10/12/2007. Ann Thieme of BSK Associates in Fresno called. She asked about permits to do direct push borings on the City right-of-way. I gave her phone number for Wyman Hong.

11/7/2007. Phone call with Ann Thieme of BSK 559-497-2880 ext 111. Inquiry as to whether there are any more recent work plans. BSK is planning to advance soil borings and collect groundwater samples in corridor in area of former Bunker C tank. No problem getting an access agreement with the County Real Estate. The BSK investigation may partially duplicate the proposed ConocoPhillips investigation. We will not get a copy of the BSK report since the investigation was done for the City of Pleasanton.

Drogos, Donna, Env. Health

Subject: RO361 - 4191 1st St
Entry Type: Phone call

Start: Tue 8/30/2005 2:00 PM
End: Tue 8/30/2005 2:00 PM
Duration: 0 hours

08/30/05, 4191 1st St

222p, Tom Kosel, ConocoPhillips, 916-558-7666, conf call tomorrow for our mtg, site to talk abt in Pleasanton, WP in for addt'l assessment work, boundry of Z7, FP at 80' deep, Want to discuss that site as well, go to conf call

--> FWD TO Don to address in meeting he is trying to schedule w/Conoco

Urocal
4191 - 1st St.
Pleasanton

12-1-89

memo to file:

Clyde Galantine (Gettler-Ryan) called me today to inquire about which sampling depths / sediment types I preferred for samples used for RBCA parameters. We decided to run the ~3' sample in a reported fill, and the 11 or 13' sample in a silt.

In addition, GW was finally encountered @ a depth of ~120' in the boring between the Urocal site and petroleum pipeline. GW was collected from this and ~134' depths for MCBE profiling.

EOS

Seery, Scott, Public Health, EH

From: Dave Vossler[SMTP:dvossler@grinc.com]
Sent: Friday, October 15, 1999 9:40 AM
To: Scott Seery

Scott, The drilling date for the completion of the two remaining borings/wells at the Tosco SS# 7376 in Pleasanton is sch. for Nov. 21 and 22 (Sun. and Mon.). I will talk to you before then. dave

Call w/ Bob Gorham

Office of State Fire Marshall

re: Unocal @ 4191 1st St., Pecos.

9/3/97

- no history of leaks in area. line installed in 1965
- "SMART" pigs internal inspection device
 - report requested from S.P. on Aug. 18th
- pressure test required every 5 years
 - give waivers to use pig instead
 - 10 gal/hr² leak rate
 - no pipe length specified
- Analysis reported by S.P. - awaiting for S.P.'s repair report

SFM been regulating line since 85

Tom DeFradi

(916) 631-1300

Bob Gorham - SFM

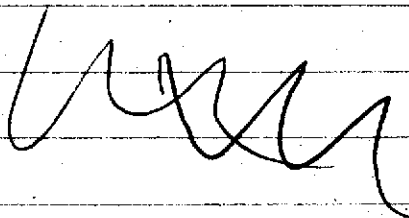
626-337-9999 direct

- 960-6441

- 960-0365 FAX

Linda Pappas - SFM - Pipeline Div.

916-262-1957



Unocal
4191 1st Street
Pleasanton

MEMO to file: call w/ Tina Berry

7/15/97

- Sampled last week (wells)
- FP discovered in well MW-5 and sampled
 - Entrix to "fingerprint"
 - Sequoia to analyze
- ~~Approx. 0.7 feet measured~~
- Art Dunkley - prop. owner
 - denied access for MW-9 installation, even though such access is just to facilitate drilling - well will actually be on ACo property

Once chemical data come back, will figure how to proceed.

SOS