

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT  
3-30-05

March 25, 2005

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

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

Dear Mr. Kosel,

Subject: Fuel Leak Case No. RO0000408, Unocal Service Station No. 3135,  
845 66<sup>th</sup> Ave. (6535 San Leandro St.), Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Work Plan for Dual-Phase Vacuum Extraction Pilot Test" dated September 23, 2004, "Dual-Phase Vacuum Extraction Application at Each Site" via email dated March 14, 2005, "Draft Multi-phase Extraction Standard Operating Procedure" via email dated March 18, 2005, all prepared by TRC. We approve the Work Plan. We request that you perform the work and send us the technical reports requested below.

TECHNICAL REPORT REQUEST

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

May 25, 2005 - Dual-Phase Vacuum Extraction Pilot Test

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: Roger Batra, TRC, 1590 Solano Way, Suite A, Concord, CA 94520  
Donna Drogos  
File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



9-25-01

September 24, 2001  
StID 3693/RO0000408

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

Mr. Dave De Witt  
Tosco Marketing Company  
2000 Crow Canyon Place, Suite 400  
San Ramon, CA 94583

**Re: Monitoring Well Installation Report, Tosco (76) Service Station No. 3135,  
845 66<sup>th</sup> Ave., Oakland CA 94621**

Dear Mr. De Witt:

Our office has received and reviewed the September 20, 2001 Monitoring Well Installation Report for the referenced site as prepared by Gettler-Ryan. This report details the installation of MW-11 on the neighboring off-site property, Coliseum Business Park. Results of soil and groundwater samples initially indicate minimal petroleum contamination in soil and no groundwater contamination in this well. MTBE was not detected in this well. Our office concurs with the recommendation to include this well in the groundwater program for the site for one hydrologic cycle. However, this well may need to be sampled more frequent than the annual monitoring of the other wells. Please recommend the frequency you intend to monitor this well.

Because of the additional fill material found in this monitoring well boring, the groundwater elevation may higher than anticipated. If accessible, please include all wells in your site-wide gradient contour.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Douglas, Getter-Ryan Inc., 1364 North McDowell Blvd., Suite B2, Petaluma, CA 94954

Mw11install845 66th Ave

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 8-9-2000

RO # 408

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

August 8, 2000  
StID # 3693

Mr. David De Witt  
Tosco Marketing Company  
2000 Crow Canyon Place, Suite 400  
San Ramon, CA 94583

**Re: Off-site Monitoring Well Installation Work Plan for Tosco Station # 3135, 845 66<sup>th</sup> Ave.,  
Oakland, CA 94621**

Dear Mr. De Witt:

I have received and reviewed the Gettler-Ryan Inc. work plan for the installation of the off-site monitoring well as shown in Figure 2 of the August 4, 2000 report. As you are aware, the monitoring well is located down-gradient of Tosco Station #3135 on the Coliseum Business Center between office and warehouse buildings. As stated in my July 11, 2000 letter, the well location was agreed on by our office and the Regional Water Quality Control Board. Therefore, should you experience difficulty in obtaining an access agreement for the installation and monitoring of this well, please notify our offices so we can take appropriate actions.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files  
Mr. J. Douglas, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin CA 94568  
Mr. F. Marks, Marks Management Co., 44 Montgomery St., Suite 850 San Francisco,  
CA 94104  
Mr. C. Headlee, RWQCB  
Wellap845 66th

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 7-12-2000

R0408

ENVIRONMENTAL HEALTH SERVICES

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

July 11, 2000  
StID # 3693

Mr. David De Witt  
Tosco Marketing Company  
2000 Crow Canyon Place, Suite 400  
San Ramon, CA 94583

**Re: Request for Work Plan for Off-site Monitoring Well for the Investigation of Tosco  
Service Station #31335, 845 66<sup>th</sup> Ave., Oakland CA 94621**

Dear Mr. De Witt:

Our office has received the copy of the June 14, 2000 letter to you from Mr. Fillmore Marks of the Marks Management Co. regarding their desire not to have a monitoring well installed on the Coliseum Business Center, the immediate down-gradient property across 66<sup>th</sup> Ave. I have met and discussed this site with Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board (SFRWQCB). As you are aware, Mr. Headlee is a lead person regarding MTBE at the Water Board as well as our agency's contact regarding underground fuel tank release issues.

It is with Mr. Headlee's technical concurrence that our office reaffirms the need for an additional down-gradient groundwater sampling point. After reviewing the potential locations for this sampling point's location (including the alternatives suggested by Mr. Marks), it was concurred that the best location would be somewhere in the parking lot separating the office buildings and warehouses on the Coliseum Business Center. Therefore, it will be necessary for you to negotiate an access agreement for the advancement of at least one boring/monitoring well for the purpose of sampling groundwater. **Please submit a brief work plan including a figure indicating the location of this boring to our office within 30 days or no later than August 14, 2000.** You are also requested to update our office on a quarterly basis on the status of your access agreement and schedule for this investigation.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Douglas, Gettler-Ryan Inc., 6747 Sierra Court, Suite J, Dublin CA 94568  
Mr. F. Marks, Marks Management Co., 44 Montgomery St., Suite 850, San Francisco,  
CA 94104

Mr. C. Headlee, RWQCB

Offsite 845 66th Ave

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT mail co's  
3-28-2000

00491

March 28, 2000  
StID # 136

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

Mr. Darin Rouse  
Exxon Co., USA  
P.O. Box 4032  
Concord, CA 94524-4032

**Re: Work Plan for Annual Monitoring, Well Destruction and Remediation System  
Removal, Former Exxon RAS # 7-3006, 720 High St., Oakland CA 94601**

Dear Mr. Rouse:

Our office has received and reviewed the March 14, 2000 work plan for the above site, prepared by Environmental Resolutions, Inc. (ERI). This work plan responds to my January 26, 2000 letter and follows our March 3, 2000 meeting. In our meeting, it was agreed that on-going monitoring would be required for the site due to the high residual TPHd and TPHg levels found in groundwater. This work plan calls for the annual monitoring of a selected number of wells, the destruction of the others and the decommissioning of the remediation system.

Our office has the following comments and concerns with this work plan:

- The off-site extent of the groundwater plume has not been defined. Assuming the historic gradient, a minimum of one additional off-site well should be installed down-gradient of MW-12.
- There is a lack of oxygen in groundwater at this site, therefore, natural aerobic bio-remediation has not been able to reduce TPH concentrations significantly. Since you are recommending natural attenuation as the remedial approach, please attempt to oxygenate groundwater. Because there are already six air-sparge wells within the recovery trench, it would seem appropriate to use these wells in introduce oxygen, if possible. Other wells could also be used to sparge air into groundwater. Please comment on the feasibility of using existing the wells to add oxygen or air into groundwater.

Although some of the wells need not be monitored and may be destroyed, at this time, we do not agree in entirety with the proposed work plan. MW3 should be kept and monitored since it has high TPH concentrations and is on the property boundary. Monitoring wells MW8, 13, 5 and 6 may be useful as locations for oxygen or air sparging. We agree that MW11, MW10, MW7, MW9 and MW15 add little useful information or utility and can be closed. Please comment on the above prior to closure of any of the items of which we are in disagreement. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files monwp720  
Mr. J. Chappel, ERI, 73 Digital Drive, Suite 100, Novato, CA 94949-5791

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT B-27-2000  
mald (01)

10408

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

March 27, 2000  
StID # 3693

Mr. David De Witt  
Tosco Marketing Company  
2000 Crow Canyon Place Suite 400  
San Ramon, CA 94583

**Re: Work Plan for Monitoring Well Installation, Tosco Station 3135, 845 66<sup>th</sup> Ave.,  
Oakland CA 94621**

Dear Mr. De Witt:

Our office has received and reviewed the March 14, 2000 Gettler-Ryan work plan for a off-site monitoring well installation for the above site. This work plan is a result of our discussion of this site in our past meeting. As you are aware, our office was concerned about the delineation of the MTBE plume originating from this site, particularly since the Fitchburg Well Field was identified 1200' down-gradient of this site. Because of this, an additional down-gradient well was to be installed. The proposed off-site well on the south side of 66<sup>th</sup> Ave. is not far enough down-gradient for plume delineation. Its location is similar in distance from MW-1 (a potential source area) as is MW-10, therefore, the MTBE concentration would be expected to be in the same order of magnitude as MW-10.

I have performed a site visit recently to determine the accessibility of a more appropriate location for a down-gradient well. Beyond the buildings on the south side of 66<sup>th</sup> St. is a fairly large parking lot area, between these buildings and a warehouse. This parking lot is approximately 100+ feet down-gradient of the Tosco property boundary and would be a better location for the proposed well. It is located between 6601 and 6607 San Leandro St. Because of the wide MTBE plume, it appears that more than one well would be needed to determine the limit of the plume. Please determine if this area can be accessed to install additional well(s) and provide a new proposal for your off-site well(s).

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. D. Vossler, Gettler-Ryan Inc., 6747 Sierra Ct., Suite J, Dublin, CA 94568  
Mr. S. Carter, Gettler-Ryan, 3164 Gold Camp Drive, Suite 240, Rancho Cordova, CA 95670

Mwwp845

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 12/27/99  
Includ. cc's

20408

December 22, 1999  
StID # 3693

Mr. Dave DeWitt  
Tosco Marketing Company  
2000 Crow Canyon Place, Suite 400  
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9432

**Re: Draft Site Conceptual Model for Tosco (Unocal) #3135, 845-66<sup>th</sup> Ave., Oakland CA  
94621**

Dear Mr. DeWitt:

Our office has received and reviewed the Draft Site Conceptual Model (SCM) by Gettler-Ryan Inc. for the above referenced site as requested in my October 27m 1999 letter. As you are aware, this report is required for all sites experiencing a MTBE release. Since this is the first SCM provided, it will serve as an example and a learning experience. Having reviewed the SCM, our office has the following comments and requirements:

- In regards to the groundwater gradient at this site, the report states that it has varied from north, northeast, northwest, west and is currently southeast. Please provide a rose diagram for the historical gradient and state the predominant or general flow direction. This is necessary to determine the possible source of off-site contamination.
- The report identified the potential existence of historical water wells in the vicinity of the Oakland-Alameda Coliseum Complex and historical inoperative water wells potentially to the west of the site. In addition, Lion Creek was identified approximately 500 feet southeast of the site. Please provide a map indicating the location of these potential receptors. Please comment as to whether the plume has been defined in the directions of these receptors. It is assumed that the absence of documentation of the proper closure of these wells poses a high risk, therefore creating a Class A site. Please discuss your interpretation of these conditions.
- It was noted that your MTBE Iso-concentration Map, Figure 5, denoted the MTBE concentrations are those results from analysis by EPA Method 8020 not that detected using EPA Method 8260. These results are higher in this case and are assumed more accurate. These 8260 values are the ones, which should be used to evaluate risk.
- Given the apparent widespread presence of MTBE on the site and the variable groundwater gradient, it appears that the MTBE has not been adequately defined. Please comment on this and make any appropriate recommendations for additional site characterization.
- The source of the MTBE release has been inferred to be the underground tanks, however, there is no evidence that the tanks themselves are the source or the only source of the release. Elevated levels in groundwater exist near dispenser islands, as well.
- There have been some thoughts that the current UST system may have inherent problems causing release of MTBE vapors, which eventually manifest as soil or groundwater contamination. Please discuss the current UST system and its potential shortcomings.

Mr. Dave DeWitt  
StID # 3693  
845 66<sup>th</sup> Ave., Oakland CA 94621  
December 22, 1999  
Page 2.

**Please provide a written response to this letter within 45 days or no later than February 8,, 2000.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files  
Mr. J. Douglas, Gettler-Ryan Inc., 7100 Redwood Blvd., Suite 104, Novato, CA 94945  
1SCM845 66th



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 11-1-99  
INCLUDING CO'S

20408

October 27, 1999  
StID # 3693

Mr. David DeWitt  
Tosco Marketing Co.  
2000 Crow Canyon Place, Suite 400  
San Ramon, CA 94583

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

Re: Site Conceptual Model for Tosco (Unocal) SS # 3135, 845-66<sup>th</sup> Ave., Oakland 94621

Dear Mr. DeWitt:

As you are aware, the investigation at the above site has been going on for quite a number of years. Over this time period, it would be expected that groundwater concentrations would have declined due to natural attenuation in the absence of new or on-going releases. It appears, however, that the presence of MTBE both on and off-site poses a potential problem in understanding this site. The Water Board has offered recommendations as to how to handle MTBE sites given its political and health concerns. The Water Board is requiring that all MTBE impacted sites prepare a site conceptual model (SCM) to better understand and make judgments. Therefore, our office is requesting that you prepare a SCM and verify that the annual monitoring at this site is appropriate and that no additional investigation is warranted.

Your site conceptual model should include, at a minimum, the following:

- Local and regional plan view maps with location of sources, extent of contamination, direction and rate of groundwater flow and location of receptors
- Geologic cross-section maps with subsurface geologic features and man made conduits
- Plots of chemical concentration vs. time
- Plots of chemical concentration vs. distance from source
- Summary tables of chemical concentrations in different media
- Well logs, boring logs and well survey map
- Prioritizing of site

Please provide your SCM and any recommendations or conclusions to our office **within 45 days or no later than December 15, 1999**. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files  
Ms. D. Harding, Gettler-Ryan, 6747 Sierra Ct., Suite J, Dublin, CA 94568  
SCM845 66th Ave.

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#408

May 28, 1998  
StID # 3693

Ms. Tina Berry  
Tosco Marketing Company  
2000 Crow Canyon Place, Suite 400  
San Ramon, CA 94583

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

Re: Tosco(Unocal) Service Station #3135, 845 66<sup>th</sup> Ave.,  
Oakland CA, 94621

Dear Ms. Berry:

Our office has received and reviewed the April 12, 1998 Annual Groundwater Monitoring and Sampling Report for the above referenced site. It appears that the site is characterized as having a localized gasoline plume near the east dispenser islands along San Leandro St. This area has been monitored over many years by monitoring well MW-6. Although there has not been any consistent trend in TPHg and BTEX concentrations, it appears that there may have been several releases in this area since recently, in your February 1998 sampling, elevated MTBE was found where previously it had not.

To encourage natural bioremediation in this area, our office recommends the addition of oxygen releasing compound into this well. To insure that no other parameters for natural bioremediation are lacking, please run groundwater samples from all wells for the following parameters: dissolved oxygen, oxidation-reduction potential, nitrate, sulfate and ferrous iron ( $Fe^{+2}$ ). You should use these results to add supplements as necessary. Please add dissolved oxygen and oxidation-reduction potential to your testing during your monitoring event. In addition, please test for MTBE using EPA Method 8260 for confirmation as recommended by the Water Board.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan

Hazardous Materials Specialist

C: B. Chan, files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

ALAN J. REARD, Agency Director



R0408

RAFAT A. SHAHID, Assistant Agency Director

December 31, 1993  
STID # 3693

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

Mr. Lius Amado  
Unocal, Permit Analyst  
Unocal ME&C  
P.O. Box 2390  
Brea, CA 92622-2390

Re: FIVE YEAR UNDERGROUND STORAGE TANK PERMIT AT,  
UNOCAL #3135, 845 66th STREET, OAKLAND 94621

Dear Mr. Amado:

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

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

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) 271-4320, Monday through Thursday.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kevin Tinsley".

Kevin Tinsley  
Hazardous Materials Specialist

c, Edgar Howell, Chief - files (kt)  
Mr. Tommy Huynh, Unocal Dealer



September 27, 1993  
STID # 3693

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

Mr. Syed Rizvi  
Unocal, Environmental Compliance  
911 Wilshire Blvd., Floor 11  
Los Angeles, CA 90017

**NOTICE OF LEGAL OBLIGATION**

Re: UNOCAL #3135, 845 66th STREET, OAKLAND, CA 94621

Dear Mr. Rizvi:

On September 23, 1993, I inspected the underground tanks at the facility noted above, as a representative of this Agency. The inspection revealed several deficiencies and/or violations of chapter 6.7 of the California Health and Safety Code. These codes require each tank operator to hold a valid permit and operate their tanks in compliance with all applicable regulations. According to, Title 23 of the California code of regulations, the following corrections are required:

**1. SECTION 2635 - INSTALLATION TESTING REQUIREMENTS**

- a) (2(b)) The Holiday test inspection report is missing from our file. Submit a copy of the holiday test sign-off.
- b) (3) The installation tightness test inspection report is missing from our file. Submit a copy of the tightness test sign-off.

**2. SECTION 2634 - MONITORING AND RESPONSE PLAN STANDARDS**

- a) The Monitoring and Response Plan is missing from our file. The employee on site did not have the plan with the established alarm, safety and spill response procedures. Develop and submit a complete tank monitoring and response plan which complies with the requirements of this section.

**3. SECTION 2632 - MONITORING REQUIREMENTS**

(c(2)) The Leak Alert alarm box was not operating. It appeared the power supply was turned-off. You are required to Repair the alarm, as needed and operate the alarm system to monitor the tanks continuously, as described in this section.

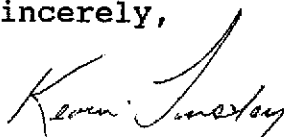
September 27, 1993  
Unocal, NOLO  
PAGE 2 of 2

You are hereby notified that all of the above listed violations must be corrected within 15 days after receipt of this notice. Failure to make the required corrections or demonstrate your tank monitoring method complies with article 3 of Title 23, C.C.R., by October 15, 1993 will lead to further legal action that may result in fines of not less than \$500.00/day or more than \$5,000.00/day for each violation. In addition, your underground tank(s) can not qualify for a permit. Any facility for which a permit has not been issued shall cease operation of the tanks until a permit has been issued by a representative of this Agency.

This Notice of Legal Obligation is issued to you under the authority of the California Health and Safety Code, Chapter 6.7, Section 25284. You may consult the August 9, 1990 revised Title 23, C.C.R. for additional requirements. Copies of the Code sections referred to herein may be reviewed at most public libraries or at this Agency. To obtain a copy of the regulations, you may contact the State Water Resources Control Board at (916)657-0917.

If you have any questions regarding this correspondence, do not hesitate to contact me at (510) 271-4320, Monday through Thursday.

Sincerely,



Kevin Tinsley  
Hazardous Materials Specialist

enclosures; Consolidated Tank Mgmt. Plan  
Section 2632, Title 23, C.C.R.

c, Edgar Howell, Chief - files (kt)  
Tommy Huynh, Unocal Dealer  
Luis Amado, Unocal Compliance Dept.  
Gil Jensen, Alameda County District Attorney Office,  
Consumer and Environmental Protection Div.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0408

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

6

September 5, 1991

Amy Loftus Tuitel  
Blymyer Engineers, Inc.  
1829 Clement Ave.  
Alameda, CA 94501

Dear Ms. Tuitel:

This letter is being sent in response to your letter dated August 28, 1991 requesting information for indicated sites located in the 94621 zip code.

Review of our files showed the following:

1. **Ace Recyclers Enterprises - 830 69th Ave.**

Previously, this site did have some surface oil contamination, but the soil was removed and remediation was completed with the approval of our office in April, 1991.

2. **Allied Crane Maintenance - 727 66th Ave.**

In 1989, soil contamination was noted during removal of Underground tanks. Further site assessment and characterization has been required by this office.

(R0632) 3. **Ford Wholesale Co. - 8907 Railroad Ave.**

This facility is a roofing company. In January, 1990, two underground tanks were removed. Soil samples taken during the removal showed contamination with gas as high as 1000 ppm TPH gas. Further site assessment and characterization has been required by this office but has yet been received.

4. **The Glidden Co. - 5800 Coliseum Way.**

This business stores and distributes commercially prepared paints. Because the containers are never opened at this site, this facility is not regulated by this office.

5. **GUHL Manufacturing - 7001 Snell St.**

This office has no records of this business or this site.

(R02449) 6. **McGuire & Hester - 796 66th Ave.**

In 1988 two underground tanks were removed and followed by a soil and groundwater investigation. Three monitoring wells were installed at the site, and 1988 samplings showed no detectable contamination. In 1989 two new Underground tanks were installed for owner Cruise America. These tanks are a 10,000 gallon fuel tank, and a 500 gallon waste oil tank. The soil at the site contains high concentrations of ammonia, probably stemming from the pre-1957 use of the property as a meat packing plant/slaughtering house.

7. **Pacific Coast Retreaders - 747 Independant.**

This business retreads tires. We have not inspected this facility.

(R0711) 8. **Pacific Bell c/o Packer Q1663 - 733 Kevin Ct.**

This facility handles typical motor vehicle maintenance materials such as automatic transmission fluid, fresh motor oil, and waste oil stored in an aboveground tank. No known contamination has occurred. Additionally, there are two underground tanks at this site owned by Ronald L. Day Transportation Inc., which have a combined capacity of 36,000 gallons motor vehicle fuel.

(R01439) 9. **Rock Transport - 5900 Colisuem Way.**

In June, 1990, two 10,000 gallon diesel and a 500 gallon waste oil tank were removed from this site. Soil contamination was significant, and the water encountered during the excavation was observed to have a product sheen. Approximately 1400 cubic yards of soil were subsequently stockpiled at the site in four separate stockpiles. As of February 6, 1991, the concentration of contaminants in all stockpiles was below threshold limits. A proposal for further groundwater investigation and monitoring has been requested.

(R0965) 10. **Schwartz Property - 6345 Coliseum Way.**

Amy Tuitel  
 Blymyer Engineers, Inc.  
 September 5, 1991  
 Page 3 of 3

Known Diesel contamination exists at this site. Blymyer Engineers Inc. performed the initial investigation and results were presented in a report dated May 19, 1991. On August 13, 1991, this office approve a December 7, 1989 proposal by Schwartz and Linheim to divide the property into two separate parcels. One of the proposed parcels is required to undergo a continued site investigation to characterize the soil and groundwater contamination.

11. Sherwin-Williams Co. - 754 Kevin Ct.

This business is an Automotive Finisher and Body Shop Supply Company. Materials stored on-site include paints, resins, and solvents. No known contamination has occurred.

12. Unocal Service Station. - 845 66th Ave.

(R0408)  
 Underground tanks were remove in 1989, and new ones installed in 1990. Soil contamination was observed during the tank removal, but is now fully remediated. A groundwater monitoring program is in progress.

This letter is limited to information available in this department and does not reflect any other information which may be available from other governmental agencies or businesses. If you have any additional questions, please contact Cathy Gates in this office at 271-4320.

Please find enclosed a copy of the invoice sent to our Billing unit.

Sincerely,

*Cathy Gates for*

Cynthia Chapman, HMS  
 Hazardous Materials Division

CC:CG:cg mem37

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0408

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

August 1, 1990

Mr. Ron Bock  
UNOCAL Corporation  
2000 Crow Canyon Place, Suite 400  
P.O. Box 5155  
San Ramon, CA 94583

Re: UNOCAL Service Station #3135, 845 - 66th Avenue, Oakland

Dear Mr. Bock:

This office has reviewed the May 31, 1990 report and accompanying work plan from Kaprelian Engineering, Inc. The following items must be addressed before we accept the work plan:

- \* The lateral and vertical extent of soil contamination in the southern pump islands has not been adequately defined. It appears that the high level of contamination at depth indicated by the analyses of EB2-7 and EB2-9 merits further investigation around the pump islands to determine the extent of contamination. Previous sampling in the product pipe trenches was at the shallower depth of 3.5 feet, and this does not adequately characterize the area.
- \* Soils containing greater than 1,000 ppm TPH must be remediated. The work plan submitted by Kaprelian to UNOCAL does not contain a soil remediation proposal for the contamination found at EB2. Additionally, the work plan proposal fails to include the report recommendation that the area around EB2 be excavated to ground water.
- \* Additional monitoring wells are required to identify the extent of the groundwater contamination plume. The rationale for placement of additional wells should be included in the work plan. Possible off-site migration of contaminated ground water appears unaddressed. UNOCAL will be required to notify the appropriate parties, in this case, the City of Oakland. A groundwater gradient map is to be developed for every water level data set. Any fluctuation in groundwater levels due to tidal action should also be documented.

You are requested to submit a revised work plan within 30 days that incorporates these items. Since the work plan proposal was submitted

August 1, 1990  
845 - 66th Avenue  
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to UNOCAL on May 31, please provide this office with a report that describes any activities that have occurred at this site during the summer months.

If you have any questions, please call the undersigned at 415/271-4320.

Sincerely,



Cynthia Chapman  
Hazardous Materials Specialist

cc: Mardo Kaprelian, Kaprelian Engineering, Inc.  
Steven LuQuire, Regional Water Quality Control Board

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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

Certified Mail P 833 981 266

January 10, 1990

Mr. Rick Sisk  
Unocal Corp.  
P.O. Box 8175  
Walnut Creek, CA 94596

Subject: Unauthorized Release  
Removal of Underground Tanks and Associated Piping  
Unocal Service Station # 3151  
845 66th Ave.  
Oakland, CA

Dear Mr. Sisk:

Thank you for submitting the results for analysis of subsurface soil samples taken in response to the underground tank removals from the above shown facility. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and ground water. The extent of this contamination must be assessed and remediated.

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

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

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## I. Introduction

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

## II. Site Description

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

## III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
  - identify subcontractors, if any
  - identify methods or techniques used for analysis
  - provide sampling map showing all lines of excavation and sampling points
  - if a step out procedure is used, define action level for determination of "clean" isopleth
  - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
  - volume and rate of aeration/turning
  - method of containment and cover
  - wet weather contingency plans
  - permits obtained
- C. Describe security measures

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#### IV. Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

##### A. Drilling method for construction of monitoring wells

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

##### B. Ground water sampling plan

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

##### D. Sampling schedule

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

#### V. Provide a site safety plan

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## VI Development of a remediation Plan.

- A. The remediation plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
  - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
  - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
  - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

## VII Reporting

- A. Technical reports should be submitted with a cover letter from Unocal. The letter must be signed by an authorized representative.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in

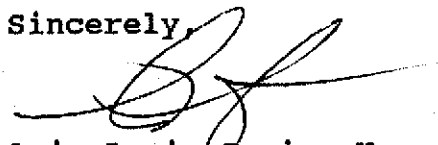
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all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response may result in referral of this case to the RWQCB for enforcement and may subject Unocal to civil liabilities imposed by the RWQCB to a maximum amount of \$1,000 per day. Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist  
Alameda County Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer &  
Environmental Protection  
Rafat Shahid, Assistant Agency Director  
Ed Howell, Chief HazMat Unit  
Lester Feldman, SFRWQCB  
Howard Hatayama, DOHS  
Fire Marshall Blueford, OFD  
Tony Miller, Paradisco  
Files