

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
3251 S Street
Sacramento, CA 95816
(916) 227-7632
(916) 227-7600(Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT
770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT-AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. Conoco Phillips SS#5430, Alameda County

1935 Washington Avenue, San Leandro, CA 94577

Township, Range, and Section T2S, R3W; sec 36, 1/2 mile Radius

(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Delta Environmental Consultants, Inc
Authorized Agent

3164 Gold Camp Drive, Suite 200
Address

Rancho Cordova, CA 95670
City, State, and Zip Code

Signature [Signature]

Title Senior Project Manager

Telephone (916) 503-1260

Fax (916) 638-8385

Date 3-8-06

E-mail ddavis@deltaenv.com

Don Hwang
Alameda County Health Agency
Government or Regulatory Agency

1151 Harbor Bay Parkway, Suite 250
Address

Alameda, CA 94502
City, State, and Zip Code

Signature [Signature]

Title HAZARDOUS MATERIALS

SPECIALIST
Telephone (510) 567-6746

Fax (510) 337-9335

Date 3/10/06

E-mail don.hwang@acgov.org

6 June 2001

STATE OF CALIFORNIA - THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
3251 S Street
Sacramento, CA 95816
(916) 227-7832
(916) 227-7600(Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT
770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

UNAUTHORIZED RELEASE OF PHILIPPS ST# 5430

Project/Contract No. LOP 1747 County ALAMEDA

1935 Washington Ave. SAN LEANDRO, CA

Township, Range, and Section APN 75-73-1-3 1 mile Radius

(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

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Delta Environmental Consultants
Authorized Agent

ALAMEDA County Health Agency
Government or Regulatory Agency

3164 Gold CAMP DRIVE #200
Address

1131 HARBOR BAY PARKWAY, #250
Address

Rancho Cordova, CA 95670
City, State, and Zip Code

Alameda CA 94502
City, State, and Zip Code

Signature [Signature]

Signature [Signature]

Title Project Manager

Title HAR MAT SPEC

Telephone (916) 503-1275

Telephone (510) 567-6746

Fax (916) 638-8385

Fax (510) 337-9335

Date 6/9/05

Date 6/10/05

E-mail jwagone@deltaenv.com

E-mail don.kwang@acgov.org



State Water Resources Control Board



Terry Tamminen
*Secretary for
Environmental
Protection*

Division of Financial Assistance
1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Arnold Schwarzenegger
Governor

OCT 22 2004

UNOCAL CORP.
RON SCHWAB
376 VALENCIA AVE S
BREA, CA 92823-6345

Alameda County
OCT 23 2004
Environmental Health

Dear Ron Schwab:

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), FUND MANAGER DECISION TO REJECT CLAIM: CLAIM NUMBER 013330; FOR SITE ADDRESS: 1935 WASHINGTON AVE, SAN LEANDRO

On October 7, 2004, staff received the request from Delta Environmental Consultants, Inc., submitted on your behalf, to halt the processing of your appeal that was submitted to the Fund. The letter states that the requested documentation required to determine your eligibility for placement on the Priority List cannot be provided. Therefore, the Fund acknowledges your request and will uphold the rejection of the subject claim.

NOTE: Sections cited are found in the Petroleum Underground Storage Tank Cleanup Fund Regulations, Title 23, Division 3, Chapter 18, of the California Code of Regulations.

If you disagree with this Fund Manager Decision, you may request a Final Division Decision from the Chief of the Division. A request should be sent to:

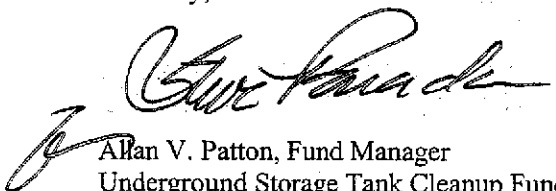
Barbara L. Evoy, Chief USTCF Claim #013330
Division of Financial Assistance
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94244-2120

A request to the Chief of the Division must include, at a minimum: (1) a statement describing how the claimant is damaged by the prior Fund Manager Decision; (2) a description of the remedy or outcome desired; and (3) an explanation of why the claimant believes the Fund Manager Decision is erroneous, inappropriate or improper.

If you do not request a Final Division Decision from the Chief of the Division within sixty (60) calendar days from the date of this letter, the Fund Manager Decision will then become final and conclusive and steps will be taken to remove your claim from the Priority List at the end of the 60 day period.

If you have any questions, please call Shari Knieriem at (916) 341-5714.

Sincerely,


Allan V. Patton, Fund Manager
Underground Storage Tank Cleanup Fund

Unocal Corp.

-2-

cc: Mr. Chuck Headlee
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

bcc: USTCF claim file
Allan Patton, CWP
Diana Romero, CWP
Steve Parada, CWP
Shari Knieriem, Claim Reviewer, CWP





76 Broadway
Sacramento, CA 95818
phone 916.558.7676
fax 916.558.7639

November 11, 2003

Ms. Eva Chu
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Change of Environmental Consultant

Dear Ms. Chu

ConocoPhillips has recently completed the process of selecting a group of environmental consultants to perform future work for the company on a national basis. I am writing to notify you that we have reassigned the following petroleum hydrocarbon release cases that I manage in Alameda County to Delta Environmental Consultants, Inc. (Delta). Steve Meeks will be the project manager for Delta. Steve's office address is 3164 Gold Camp Drive, Suite 200, Rancho Cordova, California 95670. Please correspond with Steve regarding the following projects:

1. 76 Station No. 5367 @ 500 Bancroft Avenue, San Leandro, CA
2. 76 Station No. 5430 @ 1935 Washington Avenue, San Leandro, CA RO-443
3. 76 Station No. 5484 @ 18950 Lake Chabot Road, Castro Valley, CA

Thank you for your cooperation during this transition period. If you have any questions, please contact me at (916) 558-7666. Also, Steven Meeks can be reached at (916) 536-2613.

Sincerely,

David B. DeWitt
Site Manager
Risk Management & Remediation

Cc: Steven Meeks, Delta Environmental Consultants, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

October 23, 2002

RO 443

Mr. David DeWitt
Phillips 66 Company
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

RE: Tosco (Unocal) Station #5430, 1935 Washington Avenue, San Leandro - Request for Total Fuel Oxygenate Analyses

Dear Mr. DeWitt:

The case file for the referenced site was recently reviewed, up to and including the May 2002 Gettler-Ryan Inc. 2002 semi-annual 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.

In addition, you are reminded that all reports for this case, as well as all other Tosco / Phillips 66 cases, are to be submitted under Tosco / Phillips 66 cover that is signed, under penalty of perjury, by the official Tosco / Phillips 66 project representative.

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
Deanna Harding, Gettler-Ryan Inc., 6747 Sierra Ct., Ste. J, Dublin, CA 94568



TOSCO
Marketing
Company

2000 Crow Canyon Place
Suite 400
San Ramon, CA 94583
925.277.2305
fax: 925.277.2361

**Environmental
Compliance
Department**

LIST OF LANDOWNERS FORM

Name of Local Agency: Alameda County – Environmental Health Services
Street Address: 1131 Harbor Bay Parkway, Suite 250
City: Alameda, CA 94502-6577

SITE ADDRESS

Name: 76 Products Service Station #5430
Address: 1935 Washington Avenue
San Leandro, CA

CURRENT RECORD FEE TITLE OWNERS

Owner: Tosco Corporation
Address: Real Estate Department
1500 North Priest Drive
Tempe, AZ 85281

In accordance with section 25297.15(a) of Chapter 6.7 of the Health and Safety Code, I certify the above listed fee title owner and their mailing addresses are true and correct to the best of my knowledge.

Sincerely,

David B. De Witt
Environmental Project Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

May 6, 1999

STID 1747

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

RE: UNOCAL Station #5430, 1935 Washington Avenue, San Leandro

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. DeWitt:

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: 1935 Washington Ave., San Leandro

May 6, 1999

Page 2 of 2

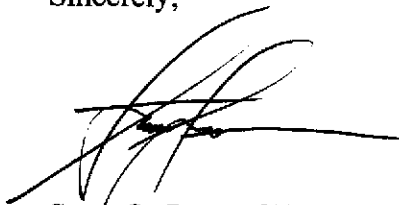
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners



PACIFIC
ENVIRONMENTAL
GROUP, INC.

AN  COMPANY

ENVIRONMENTAL
PROTECTION
99 JAN -6 PM 4:23

January 4, 1999
Project 912-006.6A

Mr. Scott Seery
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Re: 76 (former UNOCAL) Service Station #5430
1935 Washington Avenue, San Leandro, California

76 (former UNOCAL) Service Station #5367
500 Bancroft Avenue, San Leandro, California

Dear Mr. Seery:

This letter relates to the groundwater monitoring program at the above-referenced sites. In a letter dated November 9, 1998, Pacific Environmental Group, Inc. (PEG) requested case review and closure for the site. In a telephone conversation on November 16, 1998, you indicated that it might be some time before you will be able to review the files for these sites with respect to closure. We believe that existing data for each of the sites is sufficient to demonstrate that the extent of hydrocarbons in groundwater is well understood, and that the plumes are small and stable. Therefore, while our closure request is being reviewed, we request a reduction in groundwater monitoring frequency for both sites.

We propose annual groundwater monitoring at the sites, to be performed in March of each year. The monitoring wells and parameters will not change, and are as follows:

Station #5430: Groundwater samples from Wells U-1 through U-7 will be analyzed for total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethylbenzene, and xylenes (BTEX), and Methyl tertiary-Butyl Ether (MtBE). In addition, Wells U-1, U-3, and U-7 will be analyzed for halogenated volatile organic compounds by EPA Method 8010.

Station #5367: Groundwater samples from Wells MW-1 through MW-10 will be analyzed for TPH-g, TPH-diesel, BTEX, and MtBE.

January 4, 1999

Page 2

Unless we hear otherwise, we will initiate annual monitoring at the site in March 1998.
If you have any questions, please do not hesitate to call.

Sincerely,

Pacific Environmental Group, Inc.



Christine W. Brown

Senior Geologist

HG 611

cc: Ms. Tina Berry, Tosco Marketing Company
Ms. Deanna Harding, Gettler-Ryan



Peter M. Rooney
Secretary for
Environmental
Protection

State Water Resources Control Board

John P. Caffrey, Chairman



Pete Wilson
Governor

Division of Clean Water Programs

2014 T Street, Suite 130 • Sacramento, California 95814 • (916) 227-4539 FAX (916) 227-4530
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf/fundhome.htm>

RECEIVED
PROTECTION
OCT 7 1998
PH 3:41

October 6, 1998

Ron Schwab
Unocal Corp.
376 Valencia Ave S #A-113
Brea, CA 92823-6345

Sto #1747
SOS

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, STAFF DECISION TO REJECT CLAIM: CLAIM NUMBER 13330; FOR SITE ADDRESS: 1935 WASHINGTON AVE, SAN LEANDRO

Your claim has been found to be ineligible for placement on the Priority List for the following reason:

There has been no verification that the contamination existing at the site is a result of an unauthorized release from the USTs onsite.

NOTE: Sections cited are found in the Petroleum Underground Storage Tank Cleanup Fund Regulations, Title 23, Division 3, Chapter 18, of the California Code of Regulations.

If you disagree with this Staff Decision, you may either request review and reconsideration by the Program Manager or you may formally appeal the decision and request a Final Division Decision from the Chief of the Division. A request for reconsideration along with any additional documentation should be sent to:

Dave Deaner, Program Manager, Claim #13330
UST Cleanup Fund Program
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944212
Sacramento, CA 94244-2120

A request to the Chief of the Division must include, at a minimum: (1) a statement describing how the claimant is damaged by the prior Staff Decision; (2) a description of the remedy or outcome desired; and (3) an explanation of why the claimant believes the action or the Staff Decision is erroneous, inappropriate or improper.

The request to the Chief of the Division must be sent to Edward C. Anton, Chief, Division of Clean Water Programs, at the address listed above.

If you do not request review and reconsideration by the Program Manager or request a Final Division Decision from the Chief of the Division within sixty (60) calendar days from the date of this letter, the Staff Decision will then become final and conclusive.

If you have any questions, please call me at (916) 227-4539.

Sincerely,



Cheryl Gordon
Claim Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

STID 1747

December 4, 1996

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

RE: UNOCAL STATION #5430, 1935 WASHINGTON BLVD., SAN LEANDRO

Dear Mr. Camille:

This letter is intended to follow up on our telephone conference today concerning the Alameda County Department of Environmental Health (ACDEH) request to continue quarterly groundwater elevation measurements.

Your recommendation to discontinue quarterly groundwater elevation measurements is approved.

Therefore, please adhere to a revised **semi-annual (1st and 3rd quarters)** schedule of well sampling, monitoring, and report submittal for monitoring wells U-1 through U-7, **beginning with the first quarter 1997**. Sample analytes shall continue to be total petroleum hydrocarbons as gasoline (TPHg), MTBE, and the aromatic compounds benzene, toluene, ethyl benzene and total xylene isomers (BTEX). In addition, please have groundwater samples collected from wells U-1, U-3 and U-7 analyzed for chlorinated hydrocarbons (EPA Method 601 or 624). Please feel free to call me directly at 510/567-6880, should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Mike Bakaldin, San Leandro Hazardous Materials Program
Joseph Muzzio, c/o Pacific Environmental Group, 2025 Gateway Place, Suite 440
San Jose, CA 95110
Joel G. Greger, c/o MPDS, 2401 Stanwell Drive, Suite 400, Concord, CA 94520
Dale Klettke--files

1747semi an2

Bx

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

STID 1747

October 29, 1996

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

RE: UNOCAL STATION #5430, 1935 WASHINGTON BLVD., SAN LEANDRO

Dear Mr. Camille:

This office is in receipt of and has completed review of the case file for this site, up to and including the October 23, 1996 Unocal letter. Unocal is recommending that the groundwater monitoring frequency be reduced from quarterly to semi-annually.

This recommendation is approved. Therefore, please adhere to a revised **semi-annual (1st and 3rd quarters)** schedule of well sampling, monitoring, and report submittal for monitoring wells U-1 through U-7, **beginning with the first quarter 1997**. Sample analytes shall continue to be total petroleum hydrocarbons as gasoline (TPHg), MTBE, and the aromatic compounds benzene, toluene, ethyl benzene and total xylene isomers (BTEX). In addition, please have groundwater samples collected from wells U-1, U-3 and U-7 analyzed for chlorinated hydrocarbons (EPA Method 601 or 624). **Groundwater elevation readings for wells U-1 through U-7 are to continue on a quarterly basis, and can be incorporated into the semi-annual reports.**

Please feel free to call me directly at 510/567-6880, should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Mike Bakaldin, San Leandro Hazardous Materials Program
Joseph Muzzio, c/o Pacific Environmental Group, 2025 Gateway Place, Suite 440
San Jose, CA 95110
Joel G. Greger, c/o MPDS, 2401 Stanwell Drive, Suite 400, Concord, CA 94520
Dale Klettke--files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 29, 1996

Ms. Ginger Porrill, President
Cypress Manor Condominium Homeowners' Association
249 Castro Street
San Leandro, CA 94577

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

Re: Request for Access to perform soil and groundwater sampling at property located at 249 Castro Street, San Leandro, CA

Dear Ms. Porrill:

Our office has been overseeing the on-going subsurface investigation of the petroleum fuel release at a site located at 1935 Washington Avenue in San Leandro. This site is located on the northern corner of Castro Street and Washington Avenue. During the course of the investigation of this site, it appears that there is a potential of petroleum groundwater contamination migrating onto the 249 Castro Street site. Therefore, our office has requested that UNOCAL perform off-site investigations to determine the extent of the petroleum contamination in groundwater, if any.

Please be advised that as the local implementing agency delegated by the Water Board to oversee the remediation of sites which have experienced fuel releases from underground tanks, the investigation and cleanup of said sites must be consistent with the provisions of Title 23, California Code of Regulations and the Porter-Cologne Water Quality Control Act (Water Code). Specific to the Water Code, Resolution No. 92-49 has been published by the State Water Resources Control Board to state the **Policies and Procedures for the Investigation of Discharges to the Water**. Within this policy the discharger, in this instance the UNOCAL property, is required to extend the investigation and cleanup to **any** (bold added) location affected by the discharge or threatened discharge. The Regional Water Board has the authority to require uncooperative landowners and tenants of affected property to cooperate or, if necessary, to participate in investigation, cleanup and abatement.

Our office recommends your cooperation in allowing UNOCAL to access your Castro Street for the purpose of collecting soil and/or groundwater samples. **Should this access be denied, you may be requested to perform your own investigation at your own expense.**

Please contact me at (510) 567-6880 should you have any questions regarding this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

Ms. Ginger Porrill, President

RE: 249 Castro Street

October 29, 1996

Page 2 of 2

c: Bob Chambers, Alameda County District Attorneys Office
David J. Camille, c/o UNOCAL, 2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583
Joe Muzzio, c/o Pacific Environmental Group, 2025 Gateway Place, Suite 440
San Jose, CA 95110

1747acc2.ess

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 1747

January 22, 1996

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

DEPARTMENT OF PUBLIC HEALTH
499 Fifth Street
Oakland, California 94607
(510)

RE: UNOCAL STATION #5430, 1935 WASHINGTON BLVD., SAN LEANDRO

Dear Mr. Camille:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 15, 1996 Pacific Environmental Group (PEG) "Work Plan".

The objectives of this Phase II Work Plan is to further delineate the lateral extent of soil and groundwater hydrocarbon impact south and southwest of the above referenced site. The petroleum hydrocarbons which have been detected beneath the site consist of a mixture of used oil and gasoline constituents. The distribution of the petroleum hydrocarbons have been detected in two primary phases: adsorbed in the soils and dissolved in the groundwater.

The proposed Work Plan comprises the following:

- 1) File review at the City of San Leandro Fire and Building Departments to determine whether the adjacent car wash property located to the south of the Unocal site ever operated any underground storage tanks. This property was the location of a former auto sales business as identified by historical photographs included in a PHR Environmental Health Consultants, Inc. "Phase I Environmental Site Assessment" dated May 28, 1993.
- 2) Field investigation includes the installation and removal of four off-site probes south and southwest of the Unocal site. The probes will be installed to a depth of approximately 35 feet below ground surface (bgs) with soil samples collected at five-foot intervals. One groundwater sample will be collected from each probe.

This Work Plan is approved, with the stipulation that soil and groundwater samples be analyzed for the presence of methyl-tert-butyl ether (MTBE). Please keep this office advised on progress of the work plan pertaining to this site on a timely basis.

After review of the report documenting the above field activities, this site will be reviewed to determine whether it qualifies as a "Low Risk Groundwater Case" as defined in the California Regional Water Quality Control Board "Interim Guidance on Required Cleanup at Low Risk Fuel Sites".

David Camille

RE: UNOCAL Service Station 5430, 1935 Washington Avenue, San Leandro

January 22, 1996

As documented in the "Interim Guidance on Required Cleanup at Low Risk Fuel Sites", the preferred management strategy for "Low Risk Groundwater Cases" is passive bioremediation with continued groundwater monitoring of the site to determine plume stability and the effectiveness of the remedial strategy.

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Timothy Ripp, c/o Pacific Environmental Group, 2025 Gateway Place, Suite 440,
San Jose, CA 95110

bc Thomas Peacock, Supervising Hazardous Materials Specialist--files

1747wpok.dkt



STID 1747

November 22, 1995

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Suite 400
San Ramon, CA 94583

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

RE: UNOCAL STATION #5430, 1935 WASHINGTON BLVD., SAN LEANDRO

Dear Mr. Camille:

This office is in receipt of and has completed review of the case file for this site, up to and including the October 18, 1995 MPDS "Quarterly Data Report".

Ground water samples collected from monitoring wells U-3 and U-6 have consistently shown elevated dissolved concentrations of fuel hydrocarbons. The extent of the soil and groundwater contamination has not yet been substantially defined.

Pursuant to provisions of Article 11, Title 23, California Code of Regulations you are required to perform a Phase II-Soil and Water Investigation (SWI) to define the extent of both soil and groundwater contamination. In order to pursue the Phase II-SWI in a more cost-effective fashion, this office has suggested that you first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts and to define the extent of the contaminant plume **before** proposing final well locations.

The results of such qualitative work will allow a more informed approach to the siting of an appropriate array of permanent monitoring wells. In order to substantially define the limits of the pollutant plume, it is anticipated that during this next phase of the investigation many, if not all, of the assessment points and resulting wells will need to encroach upon adjoining properties, both public and private.

A Phase II-SWI work plan is due within 60 days of the date of this letter or January 21, 1996. Work should commence no later than 30 days following receipt of encroachment approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign off".

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Mr. David Camille
RE: 1935 Washington Blvd., San Leandro
November 22, 1995
Page 2 of 2

Please also bear in mind that, in order to maintain SB2004 UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information, or if you have not, as of yet, applied for financial assistance.

I have taken over management of this project from Scott Seery of this office. Please feel free to call me directly at 510/567-6880, should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, Supervising Hazardous Materials Specialist
Mike Bakaldin, San Leandro Hazardous Materials Program
Gil Jensen, Alameda County District Attorney's Office
Joseph Muzzio, Pacific Environmental Group, 2025 Gateway Place, Suite 440, San Jose,
CA 95110

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 1747

February 17, 1995

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
P.O. Box 5155
San Ramon, CA 94583

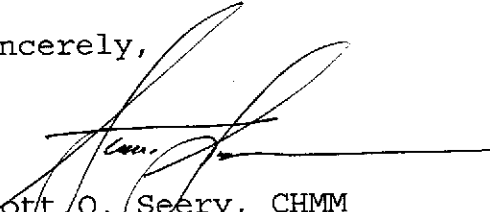
RE: UNOCAL STATION #5430, 1935 WASHINGTON AVENUE, SAN LEANDRO

Dear Mr. Camille:

I am in receipt of the January 20, 1995 Pacific Environmental Group, Inc. (PEG) proposal for the modification of the current sampling and monitoring schedule, and selected target analytes. The changes proposed by PEG appear reasonable and, therefore, have been accepted as presented.

I may be reached at 510/567-6783 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Joseph Muzzio, Pacific Environmental Group, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 1747

January 3, 1995

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
P.O. Box 5155
San Ramon, CA 94583

RE: UNOCAL STATION #5430, 1935 WASHINGTON AVENUE, SAN LEANDRO

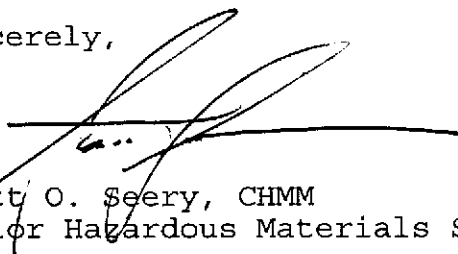
Dear Mr. Camille:

I am in receipt and have completed review of the December 27, 1994 Pacific Environmental Group, Inc. (PEG) work plan for the installation of four (4) additional monitoring wells at the referenced site. The locations of the proposed wells are expected to substantially define the extent of the ground water plume at this site, a requirement of Article 11 of Title 23, California Code of Regulations.

The cited PEG work plan has been accepted as submitted.

Please contact this office when the field work associated with this phase of work at the site has been scheduled. I may be reached at 510/567-6783.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Joseph Muzzio, Pacific Environmental Group, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

July 6, 1994

Ms. Eileen Hughes
California Environmental Protection Agency
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, CA 94710

RE: 1,2-DCA CONCENTRATIONS IN WELLS LOCATED AT 1935 WASHINGTON
AVENUE, SAN LEANDRO

Dear Ms. Hughes:

Please find attached entries from a technical report documenting the results of recent ground water monitoring at the referenced San Leandro site, an active fueling station. The data indicate, in addition to elevated gasoline-range compounds, the presence of varying levels of 1,2-dichloroethane (1,2-DCA). These data are meant to assist DTSC in evaluating ground water conditions in the area of this site.

Please call me should you have any questions. Although we have recently moved to new offices (1131 Harbor Bay Parkway, 2nd Floor, Alameda 94502) and our permanent phone system is still not in place, you may still reach me during the interim by calling 510/271-4320.

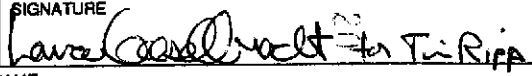
Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachments

cc: Rafat A. Shahid, Assistant Agency Director
Mike Bakaldin, San Leandro Fire Department
Rob Weston, ACDEH
David Camille, Unocal Corporation

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE 0 <u>6</u> <u>M</u> 2 <u>3</u> <u>D</u> 9 <u>4</u> <u>Y</u>		CASE #		SIGNED: _____ DATE: _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Timothy L. Ripp		PHONE (408) 441-7500		SIGNATURE 	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER <u>Consultant</u>		OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/>		COMPANY OR AGENCY NAME Pacific Environmental Group, Inc.	
ADDRESS 2025 Gateway Place, Suite 440 San Jose CA 95110 <small>STREET CITY STATE ZIP</small>						
RESPONSIBLE PARTY	NAME Unocal Corporation <input checked="" type="checkbox"/> UNKNOWN		CONTACT PERSON Mr. David Camille		PHONE (510) 277-2335	
	ADDRESS 2000 Crow Canyon Place, Suite 400 San Ramon CA 94583 <small>STREET CITY STATE ZIP</small>					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Unocal Service Station 5430		OPERATOR Mr. Ali Shafii-Adl		PHONE (510) 483-7009	
	ADDRESS 1935 Washington Avenue, San Leandro, Alameda 94577 <small>STREET CITY COUNTY ZIP</small>					
	CROSS STREET Castro Street					
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Environmental Health		AGENCY NAME Alameda County Environmental Health		CONTACT PERSON Mr. Scott Seery	
	REGIONAL BOARD San Francisco Bay Region		CONTACT PERSON Mr. John Jang		PHONE (510) 271-4320 (510) 286-1255	
SUBSTANCES INVOLVED	(1) NAME Gasoline				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2)				<input type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 0 <u>8</u> <u>M</u> 0 <u>4</u> <u>D</u> 9 <u>3</u> <u>Y</u>		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER			
	DATE DISCHARGE BEGAN _____ <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE _____					
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CASE TYPE CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)					
	<input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT) _____					
COMMENTS	Hydrocarbons detected only at groundwater surface. Hydrocarbons may be due to migration from an unidentified off-site source.					

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 1747

January 19, 1994

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

RE: UNOCAL STATION #5430, 1935 WASHINGTON BLVD., SAN LEANDRO

Dear Mr. Camille:

This office is in receipt and has completed review of the Pacific Environmental Group (PEG) *Soil and Groundwater Investigation Report* dated December 2, 1993. This report documents the results of the August 1993 installation of eight (8) soil borings, three of which were later converted into ground water monitoring wells.

The cited PEG report documents that a significant impact to ground water encountered in each of the monitoring wells was identified during this initial stage of the investigation. Concentrations of gasoline-range petroleum hydrocarbons (TPH-G) and benzene were found up to 23,000 and 1000 ppb, respectively, in well U-3, located adjacent to the eastern-most dispenser island along Washington Avenue. Ground water flow was calculated to be towards the northwest during August, theoretically placing well U-3 upgradient of the potential source area(s).

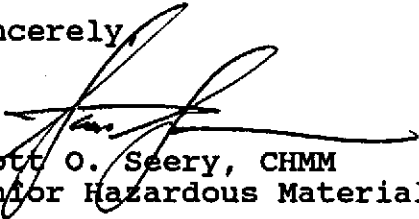
Please adhere to the following sampling, monitoring and reporting schedule:

- 1) Ground water elevations are to be measured **monthly** in each well for the next 12 consecutive months, beginning January 1994. This schedule will then be reduced to a **monthly** *quarterly* schedule. Flow direction and gradient are to be determined for each event and presented graphically in the appropriate quarterly technical reports.
- 2) All wells are to be sampled **quarterly**. Target analytes are to be **TPH-G, BTEX and HVOC** (EPA 601 or 624) in each well, until further notice.
- 3) Technical reports are to be submitted **quarterly** until case closure.

Mr. David Camille
RE: 1935 Washington Ave., San Leandro
January 19, 1994
Page 2 of 2

Please feel free to contact 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
Joseph Muzzio, Pacific Environmental Group