



PACIFIC  
ENVIRONMENTAL  
GROUP, INC.

17/7

February 23, 1996  
Project 310-038.1D

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

Re: File Review  
Unocal Service Station 5430  
1935 Washington Avenue at Castro Street  
San Leandro, California

Dear Mr. Camille:

On behalf of Unocal Corporation (Unocal), Pacific Environmental Group, Inc. (PACIFIC) has prepared this report to document the findings of a limited file review for the property located adjacent to and south of the Unocal site referenced above. This file review was performed in accordance with a PACIFIC *Work Plan* dated January 15, 1996.

Based on the findings presented herein, it appears that groundwater in the vicinity of Unocal Well U-6 may have been impacted partially as a result of past operations at a former service station facility located adjacent to and south of the Unocal site. Based on these findings, PACIFIC recommends that Unocal postpone the proposed off-site investigation, documented in the January 15, 1996 work plan, until the potential for subsurface hydrocarbon impact due to the former service station site has been evaluated by the responsible party.

### **Background**

The Alameda County Health Care Services Agency, requested that Unocal perform additional assessment activities to complete delineation of hydrocarbon-impacted soil and groundwater in the southern portion of the site, in the vicinity of Well U-6. This well has contained elevated levels of petroleum hydrocarbons since its installation in March 1995. The well is located approximately 60 feet south (hydraulically crossgradient to downgradient) of Unocal's product islands, and approximately 90 feet south (hydraulically crossgradient) of Unocal's underground fuel storage tanks. The

elevated levels of petroleum hydrocarbons in U-6 were considered anomalous given the well's location to these known on-site potential source areas, and given the direction of local groundwater flow. Because of these site conditions, this file review was performed to determine whether the car wash facility located adjacent to and south of the Unocal site had ever included underground storage tanks or other potential source areas that may have contributed to the groundwater impact noted in Well U-6.

### **Scope of Work**

The file review was performed only for the property located at 1995 Washington Avenue in San Leandro, California. This property currently contains a self-service car wash and is located adjacent to and south of the Unocal facility. Files of the San Leandro office of the Alameda County Fire Department - Hazardous Materials Division and the City of San Leandro Building Department were reviewed.

The purpose of this file review was to determine whether underground fuel storage tanks or other potential source areas had been present on the car wash site at 1995 Washington Avenue, prior to performing additional off-site assessment activities for the Unocal site.

### **Findings**

The earliest information available in the files reviewed indicates that the 1995 Washington Avenue property was the site of Tidewater Associated Oil Company (Tidewater) Service Station 130 in 1951. A permit application, approved on December 6, 1951, indicates that a 4,000-gallon underground gasoline storage tank was to be installed on the Tidewater site (Attachment A). The Tidewater service station had already included three 1,000-gallon underground gasoline storage tanks (Figure 1). The tank installation application was submitted by the Dean Works Company, who may have been the contractor installing the tank.

An application for a sign permit, dated April 16, 1957, suggests that an auto sales business was beginning operation on the Tidewater site at that time (Attachment C). The proposed sign read "McLaren Motor Company Quality Used Cars".

A building permit, dated December 4, 1964, authorized the construction of a coin operated car wash on the Tidewater site (Attachment D). This permit stipulated that "The existing pump island shall be removed, all supply lines from the underground gasoline tanks shall be capped underground." This building permit was issued to Mr. F. Kohne, who remains in possession of the property at present, according to the Alameda Count Tax Assessors Office.

A permit to remove three 1,000-gallon underground gasoline storage tanks, and one 4,000-gallon underground gasoline storage tank was approved on December 14, 1966

February 23, 1996

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(Attachment B). This permit referred to the Tidewater site as "formerly Walt's Flying A Service Station".

### Conclusions

A probable chronology of land usage for the property located at 1995 Washington Street is as follows:

- At some time prior to 1951, the site contained Walt's Flying A Service Station.
- At some later point prior to 1951, the site was acquired by Tidewater Associated Oil Company.
- In approximately 1957 the site became the McLaren Motor Company auto sales lot.
- In approximately 1964 the site became a self-serve car wash.
- In approximately 1966, the underground fuel tanks and above-ground pump island were removed by the present property owner. The underground product piping probably remains in place at present.

### Recommendations

It is recommended that Unocal continue with the proposed off-site investigation for Unocal Service Station 5430.

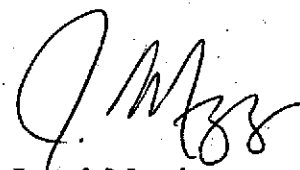
Should you have any questions regarding the contents of this letter, please call.

Sincerely,

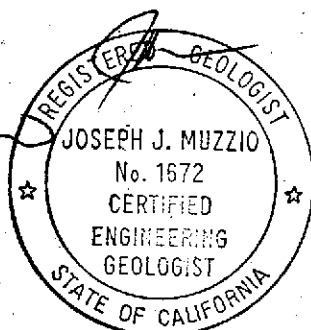
**Pacific Environmental Group, Inc.**



Timothy L. Ripp  
Senior Staff Geologist



Joseph Muzzio  
Project Geologist  
CEG 1672

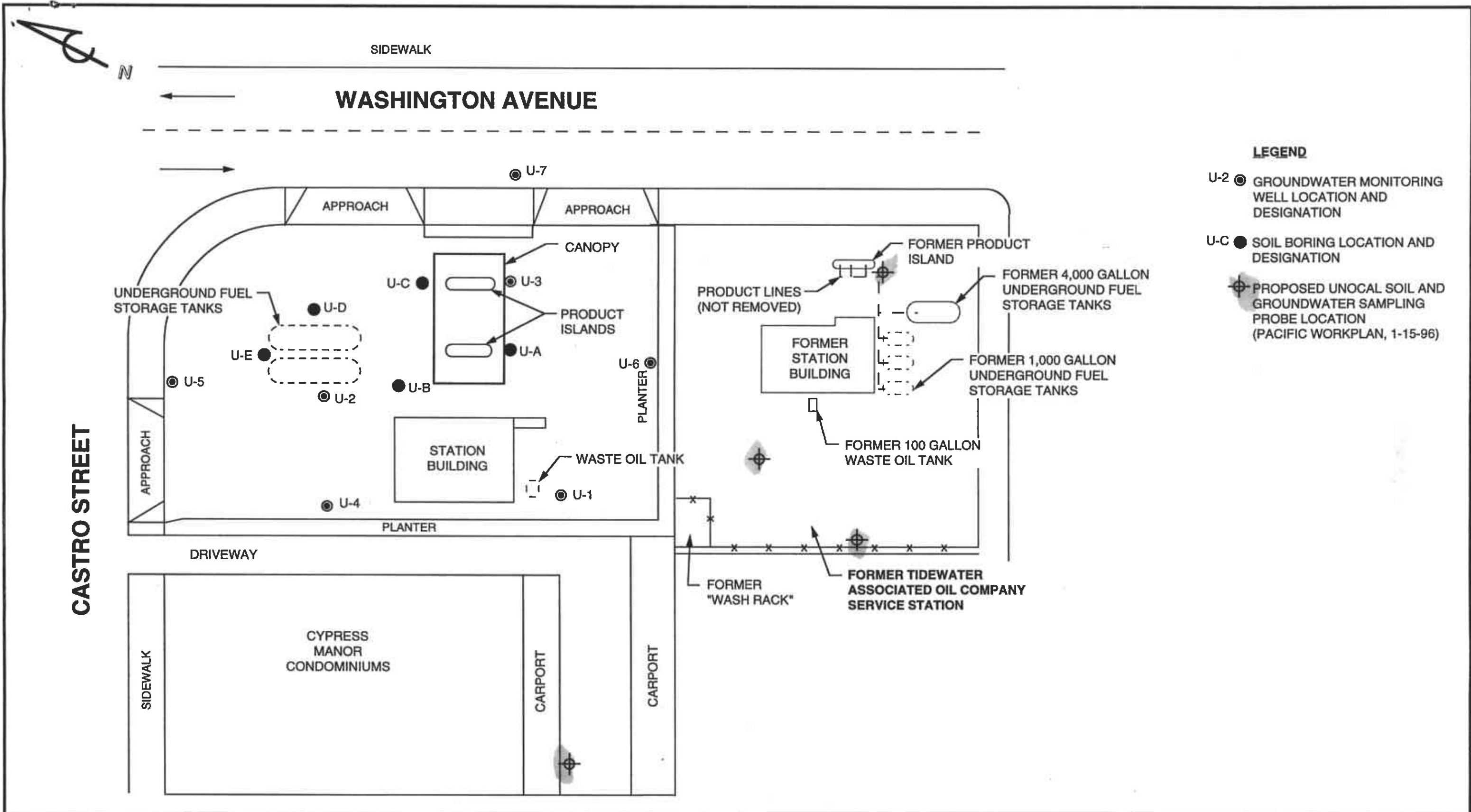


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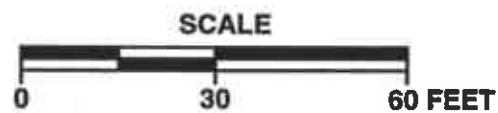
Page 4

Attachments: Figure 1 - Extended Site Map  
Attachment A - Application and Permit to Install Gasoline Tank at  
Tidewater Site  
Attachment B - Permit to Remove Underground Storage Tanks  
Attachment C - Application for Sign Permit  
Attachment D - Car Wash Building Permit

cc: Mr. Dale Klettke, Alameda County Environmental Health Care Services Agency  
Mr. John Jang, Regional Water Quality Control Board - San Francisco Bay Region  
Mr. Michael Bakaldin, San Leandro Fire Department, Hazardous Materials  
Program  
Mr. Gil Jensen, Alameda County District Attorney's Office



PACIFIC ENVIRONMENTAL GROUP, INC.



**UNOCAL SERVICE STATION 5430**  
 1935 Washington Avenue at Castro Street  
 San Leandro, California

**EXTENDED SITE MAP**

FIGURE:  
**1**  
 PROJECT:  
 310-038.1D

**ATTACHMENT A**

**APPLICATION AND PERMIT  
TO INSTALL GASOLINE TANK  
AT TIDEWATER SITE**

12/6/51..

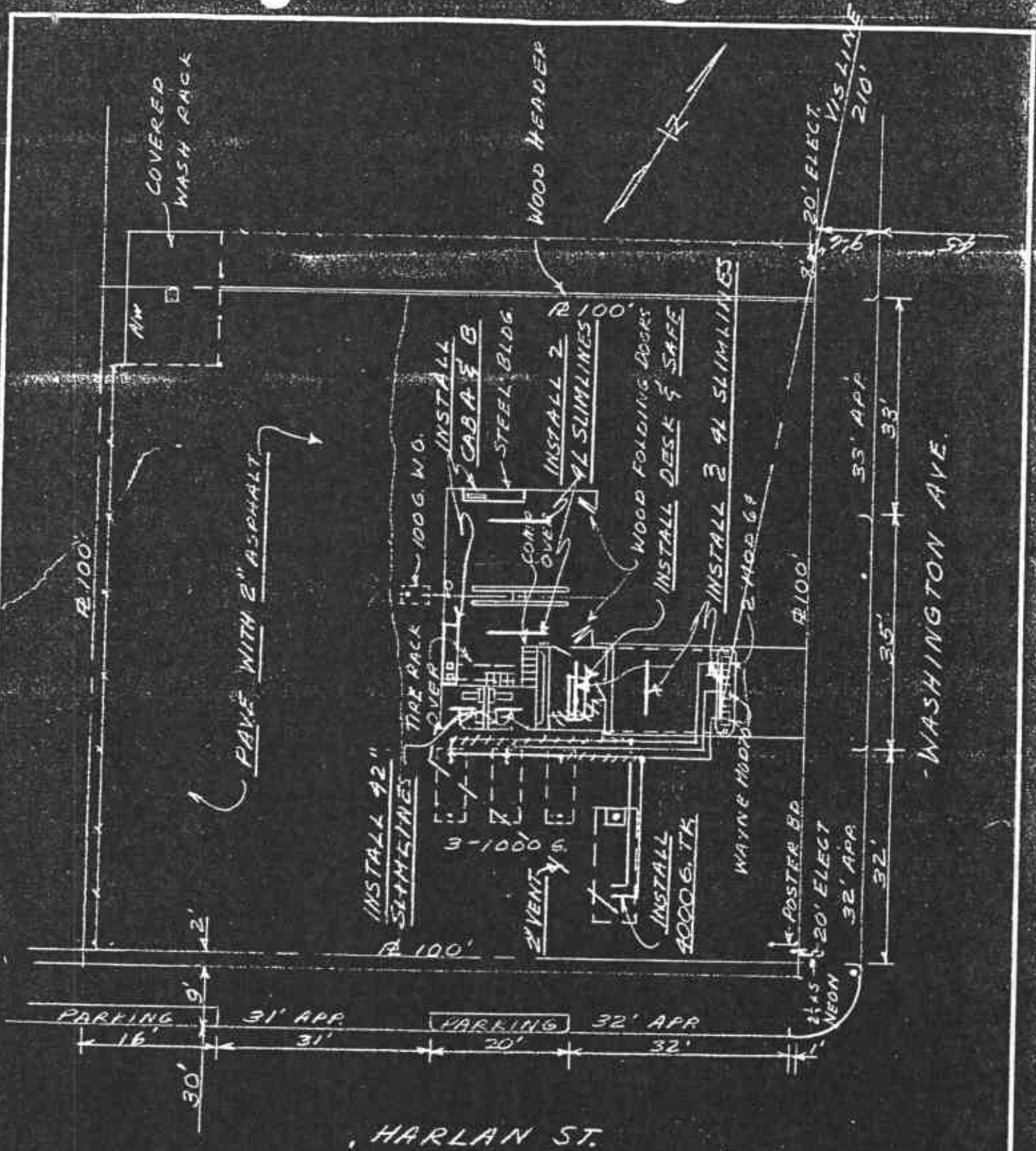
Fire Dept.  
San Leandro Calif.

Gentlemen;

We hereby make application  
to install 1-4000 gal.  
underground tank for the  
Tide Water Associated Oil Co.,  
at 1995 Washington St., San  
Leandro, Calif.

Plan showing location of  
tank and piping attached.

Yours very truly  
Dean Wacker Co  
7480 Mission St.,  
Oakland, Calif.  
By Harold Nelson



HARLAN ST.

WASHINGTON AVE.

TIDE WATER ASSOCIATED OIL CO.  
**ASSOCIATED**  
 DIVISION

SS 130  
 1995 WASHINGTON AVE  
 SAN LEANDRO

REV 10-11-57  
 DR. JLS DATE 9-10-57  
 DWG. No. SF 569



TO Wesley McClure

DATE December 6, 1951

I would like to recommend the approval of the application of the Dean  
Works Company, 7480 Mission Street, San Francisco, to install one 4,000 gallon  
*Associated Gas Station,*  
gasoline tank at 1995 Washington Avenue, as shown on the attached plans.

This application being for the installation of a 4,000 gallon gasoline  
tank does not require City Council approval.

SIGNED *B. J. Whitaker*

PLEASE REPLY HERE

TO WHITAKER

DATE 12/9/51

*Approved*

*W. Mc*

SIGNED \_\_\_\_\_

December 6, 1951

Mr. Mariand Wilson  
Dean Works Company  
7480 Mission St.  
Colma, California

Dear Mr. Wilson:

This is to advise that your application to install one 4,000 gallon gasoline tank at the Associated Gas Station at 1995 Washington Avenue has been approved subject to final inspection before covering.

Very truly yours,

E. X. Whitaker  
Fire Chief

BXW/ph

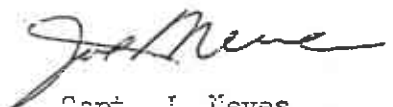
**ATTACHMENT B**  
**PERMIT TO REMOVE**  
**UNDERGROUND STORAGE TANKS**

*Posted*  
*142*

TANK REMOVAL

December 14, 1966

Permission was given to remove three (3) 1,000 gallon<sup>(gas)</sup>/tanks and  
one (1) 4,000 gallon<sup>gas</sup>/tank from the corner of Washington and Harlan,  
formerly, Malt's Flying A Service Station. Removed as of this date.



Capt. J. Meves  
Fire Prevention Bureau

**ATTACHMENT C**  
**APPLICATION FOR SIGN PERMIT**

NO. 184

LOCATION 1995 - Washington

DATE 4-16-57

# Application For Sign Permit

City of San Leandro

I hereby agree to save, indemnify and keep harmless the City of San Leandro against all liabilities, judgments, costs and expenses which in any wise, may accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk. The applicant shall be wholly responsible for maintaining all required, proper clearance from all power lines, and from windows, doors and fire escapes.

OWNER

Name	<u>McLAREN MOTORS</u>
Address	<u>1995 - Washington</u>
Tel. No.	

CONTRACTOR

Name	<u>Western Necu Corp</u>
Address	<u>320 - E - 6th</u>
Tel. No.	<u>TELEPHONE City Lic.</u>

The applicant shall observe all safety orders and rules applicable; and shall maintain such barricades and other protective devices as to adequately protect the public and not unnecessarily obstruct the orderly flow of traffic. The metal permit tag provided by the Building Inspector shall be securely attached to each sign in such location as to be visible from the sidewalk or ground adjacent; except for roof sign, the tag shall be visible from roof. The applicant shall notify the Building Inspector at least four (4) hours prior to completion of the sign erection; and shall maintain ladder or other reasonable access until inspection is made and the installation approved.

### PROPOSED WORK

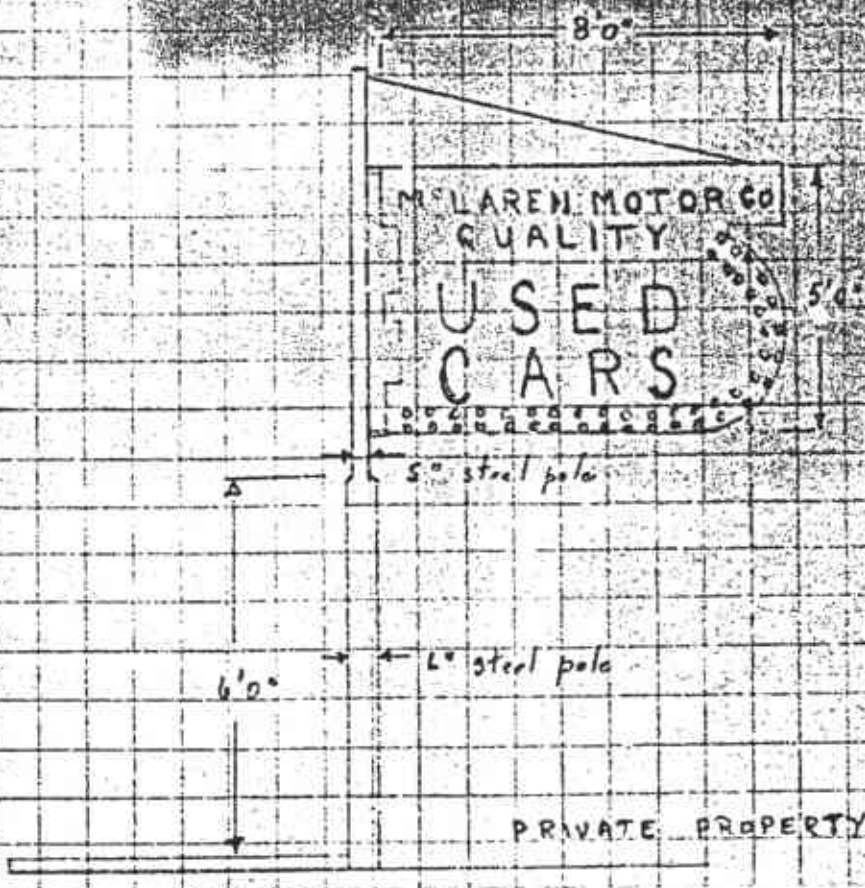
Erect Sign	
Repair Sign	
Move Sign	<input checked="" type="checkbox"/>

Type of wall to which sign will be secured. pile

Western Necu Corp / J. B. Stone  
Applicant

Show All Dimensions of Signs DISTANCES FROM BUILDINGS, PROPERTY LINES,  
SIDEWALKS, CURBS, HEIGHT & PROJECTION

INSTALL on existing pole



				TYPE OF SIGN			
ELECTRIC						Weight - lbs.	700
Lamps & Wattage	142-10watt	Face		Billboard	✓	Area - sq. ft.	40
Transformers		Projecting		Barber Pole		Value	200
No. & KVA	3 600	Horizontal		Roof		Permit Fee	✓
Elec. Permit No.		Vertical		Temporary		Issued by	SS
		Other				Date	4-16-57

**ATTACHMENT D**  
**CAR WASH BUILDING PERMIT**



CONDITIONAL USE APPROVAL

SAN LEANDRO BOARD OF ZONING ADJUSTMENTS - CU-64-26

The San Leandro Board of Zoning Adjustments hereby grants Conditional Use Approval for the use, at the location, and on the terms and conditions hereinafter more specifically set forth, and not otherwise, to wit:

1. DESCRIPTION OF USE

Coin-operated car wash

2. LOCATION

Northwest corner of Washington Avenue and Harlan Street, more particularly described in File CU-64-26 on file in the San Leandro Community Development Office.

3. IDENTIFICATION OF APPLICANT AND/OR OWNER

- a. The owner of the property on which subject use shall be undertaken and carried on is:

Dick Thomas  
15944 Via Marlin  
San Lorenzo, California

- b. The applicant in this matter is:

J. J. Kohne  
4560 Seven Hills Road  
Castro Valley, California

4. TERMS AND CONDITIONS

The Conditional Use Approval granted herein shall be dependent upon the initial and continued compliance with each and all of the following terms and conditions:

- a. Precise plans for the following aspects of the development, in accordance with the site plan, Exhibit "A" hereof, and the Washington Avenue elevation, Exhibit "B" hereof, shall be submitted for Site Development Sub-Commission review and approval:
1. Specific plans showing building elevations and including type and treatment of doors on the carwash building and on the office, restrooms and storage building, colors to be used and signs and lights to be installed.
  2. Plans for all landscaped areas, showing location and size of planter boxes and landscaped areas and location, type and initial size of all plant material, and irrigation facilities sufficient to serve all landscaped areas.
- b. The development shall comply in all details with the Planning Commission's Resolution of Development Policy for service stations which is attached hereto marked Exhibit "C" and made a part hereof, except as modified herein.

- g. Curb, gutter and sidewalk shall be replaced at the driveway openings to Washington Avenue which are to be blocked by planted areas, in accordance with Exhibit "A" hereof.
- h. The driveway opening to Harlan Street nearest to Washington Avenue, shall be closed within 90 days of notification from the Superintendent of Streets to close said driveway, and curb, gutter and sidewalk shall be replaced in compliance with Section 5-3-112 of the San Leandro Municipal Code.
- i. The building to be used for washing cars shall be provided with doors which will allow the building to be entirely enclosed.
- j. The existing canopy on the building to be used for a waiting lounge shall be removed.
- k. A landscaped strip 4 ft. wide shall be opened into natural ground along the property frontage on Harlan Street not used for vehicular access and in the existing parkways adjacent to Harlan St., in accordance with Exhibit "A" hereof.
- l. A landscaped strip 1 ft. wide, except where it would interfere with vehicular access from Harlan Street, shall be opened into natural ground extending along the property frontage on Washington Avenue not used for vehicular access, in accordance with Exhibit "A" hereof.
- m. A landscaped strip shall be provided along the northerly property line except for the area necessary for the access easement over subject property, in accordance with Exhibit "A" hereof.
- n. Planter areas shall be provided around the building to be used for a waiting lounge except where such areas would conflict with doorways or the driveway on the side of the building facing Washington Avenue in accordance with Exhibit "A" hereof.
- o. The existing pump island shall be removed, all supply lines from the underground gasoline tanks shall be capped underground.
- p. All washing, vacuuming and related activities shall be carried on within a building.
- q. Hours of operation shall be limited to 6:00 a.m. to 12:00 midnight.
- r. *An occupancy permit* ~~Zoning approval~~ for this development shall not be issued prior to compliance with all conditions above.

ACCEPTANCE OF TERMS AND CONDITIONS

(We) have read and fully understand all of the foregoing terms and conditions, hereby stipulate that all said terms and conditions are approved by the San Leandro Board of Zoning Adjustments in accordance with law, and hereby agree to comply with all of said terms and conditions.

Dated at San Leandro, California this 20<sup>th</sup> day of November 1964.

I (We) hereby certify under penalty of perjury that the foregoing is true and correct.

*[Handwritten signature]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT OF EXECUTED CONDITIONAL USE APPROVAL

I hereby certify that I am the Secretary of the San Leandro Board of Zoning Adjustments, and in that capacity did receive this copy of Conditional Use Approval No. CU-64-26 fully executed by all parties therein, and that the effective date of the Conditional Use Approval granted herein is November 20, 1964.

Secretary *Richard P. Phares*  
San Leandro Board of Zoning Adjustments

Distribution:

Original to City  
Copy to \_\_\_\_\_  
Copy to \_\_\_\_\_

1  
10/64

SITE DEVELOPMENT CASE NO. SD-64 - 73  
SITE DEVELOPMENT APPROVAL  
UNDER  
THE ZONING ORDINANCE  
OF  
SAN LEANDRO, CALIFORNIA

NAME OF APPLICANT F. Kohne PHONE: (415-284)

ADDRESS 4560 Seven Hills Road, Castro Valley, California

In accordance with the provisions of Section 7-3-570 of Chapter 3 of Title VII of the Code relating to zoning, site development approval is hereby granted for the following:

Coin-operated car wash

Located at 1995 Washington Avenue  
in the City of San Leandro. The site development approval hereby granted is subject  
to the following conditions: None

The site development approval hereby granted shall become effective upon compliance with the following guarantees and/or evidence that the foregoing conditions are being or will be complied with, and until such time as the said guarantees and/or evidence requirements are met, this site development approval shall be of no force or effect whatever:

This site development approval extends and applies only to such buildings and/or lands, or portions thereof, as are specifically described in the application SD-64 - 73, and all attachments thereto and is limited by the provisions as set forth by this document. This form, when duly endorsed by Applicant and the Secretary of the Site Development Sub-Commission, should be presented to the Code Compliance Division of the Department of Public Works for further processing and issuance of all necessary permits.

The undersigned hereby certifies that he has read and has full knowledge of all of the conditions set forth herein.

Approved by the Site Development Sub-Commission  
on the 4th day of December, 1964.

Site Development Applicant

*Handwritten signature*