

ALAMEDA COUNTY
HEALTH CARE SERVICES



05/14/01

AGENCY
DAVID J. KEARS, Agency Director

20455

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

May 11, 2001

Thomas J. Franklin, District Branch Chief
State of California-Business, Transportation, and Housing Agency
Dept. of Transportation
Office of Permits
Box 23660
Oakland, CA 94623-0660

Subject: Encroachment Permit Application – File No. 00-0643
State Highway 04-Ala-580, Post Mile 44.5
Harrison St. and Santa Clara St., Oakland, CA

As suggested in your letter of December 26, 2000 to Clyde Galantine of Gettler-Ryan, Inc., we are acknowledging our support of "Encroachment Permit Application – File No. 00-0643". The installation of the proposed monitoring wells will aid in the investigation of the leak from the underground tanks from the site at the Former Tosco/76 Products Service Station No. 1871, 96 MacArthur Blvd., Oakland, CA. Our office had requested the installation of groundwater monitoring wells at the CalTrans right of way to determine if the groundwater flow direction off site is similar to the onsite flow direction or if it is skewed due to potential barriers constructed for the I-580 Freeway.

This office appreciates your cooperation in this matter. If you have any questions, you may call me at 510/567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Clyde Galantine, Gettler-Ryan, Inc., 1364 N. McDowell Blvd., Suite B2, Petaluma, CA 94954-1116

file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-5-99
Including cc's

20455

ENVIRONMENTAL HEALTH SERVICES

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

November 04, 1999

Dave DeWitt
Tosco Marketing Co.
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID: 1120

Re: Workplan for additional investigations at the Former Tosco Service Station No. 1871,
located at 96 MacArthur Blvd., Oakland, CA

Dear Mr. DeWitt,

This office has reviewed the November 01, 1999 Workplan for Subsurface Investigations, prepared by Gettler-Ryan, Inc. for the above site. This workplan is acceptable to this office, with the following additional requirements:

- The 20-foot long well screens proposed for the three wells are too long and should be reduced to 15 feet in length; and
- You are required to wait a minimum of 48 hours after developing the three proposed wells before purging and sampling these wells.

Additionally, this office sent you a letter on September 10, 1999 requiring that a residential scenario risk assessment be submitted by November 05, 1999. This office has not yet received this risk assessment, so TOSCO is currently delinquent in the submittal of this assessment. If the risk assessment cannot be submitted within 20 days of the date of this letter, you are required to submit a letter providing the reason for the late submittal of this report and a time schedule for when this report can be submitted.

The November 01, 1999 workplan should be implemented within 60 days of the date of this letter. A report documenting the work should be submitted within 45 days after completing field activities. Please notify this office at least one week in advance of field work.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin, R.G.
Hazardous Materials Specialist

Dave DeWitt
Re: 96 MacArthur Blvd.
November 04, 1999
Page 2 of 2

Cc: Dave Vossler
Gettler-Ryan, Inc.
6747 Sierra Court, Ste J
Dublin, CA 94568

Barbara Bee
17 Sotelo Ave.
Piedmont, CA 94611

Leroy Griffin
City of Oakland Fire Dept., OES
1605 Martin Luther King Jr. Way
Oakland, CA 94612-1393

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ROASS

ENVIRONMENTAL HEALTH SERVICES

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

September 10, 1999

Dave DeWitt
Tosco Marketing Co.
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID: 1120

Re: Investigations at Former Tosco/76 Products Service Station No. 1871, located at 96
MacArthur Blvd, Oakland, CA

Dear Mr. DeWitt,

This office has reviewed Gettler-Ryan Inc.'s (Gettler) August 6, 1999 Limited Subsurface Investigation Report, addressing recently conducted investigations at the above site. Elevated levels of Methyl Tertiary Butyl Ether (MTBE) were identified in off-site, downgradient borings B-7 and B-11 at 3,000 parts per billion (ppb) and 15,000 ppb. Based on these concentrations, this office is requiring that a permanent monitoring well be placed in this area to monitor and delineate these MTBE concentrations. Additionally, a well located in this area will allow for the needed triangulation to confirm that the groundwater flow direction off site is similar to the on-site flow direction, and that it is not skewed due to potential barriers constructed for the I-580 Freeway. Subsequent to the installation of a permanent well in this area, and the confirmation of off-site groundwater flow directions, the MTBE contaminant plume may need to be further delineated if elevated levels of MTBE continue to be identified from this area.

Very elevated levels of benzene (10,000ppb) and MTBE (270,000ppb) were identified in the "grab" groundwater sample collected from Boring B-10. These levels are commensurate to the concentrations that have consistently been identified in Well MW-1. Based on this information, this office is assuming that the contaminant levels existing in groundwater below the residence immediately adjacent to Boring B-10 are similar to the concentrations identified in Boring B-10 and Well MW-1. Currently, benzene concentrations in both Boring B-10 and Well MW-1 are greatly exceeding the residential threshold value of 250ppb in ASTM RBCA's Tier 1 table for a 10-5 risk. Additionally, the site is exceeding the residential threshold value of 2,600ppb that was obtained by inputting some site specific parameters into the Oakland Risk Assessment Spreadsheet. Based on this information, this office is requiring that a Site-Specific Tier 2 Risk Assessment be conducted to address any potential human-health impacts to the neighboring residence.

The risk assessment, along with a workplan addressing the installation of an additional off-site permanent monitoring well, should be submitted to this office within 60 days of the date of this letter (i.e, by November 5, 1999).

Dave DeWitt
Re: Station 1871; 96 MacArthur Blvd.
September 10, 1999
Page 2 of 2

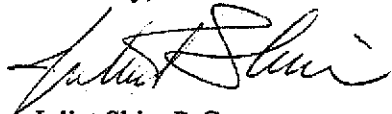
The next groundwater monitoring event is due to take place in October 1999. No additional analysis for Method 8010 and 8270 constituents will be required, based on the NonDetect analytical results from this last sampling event.

Lastly, please submit the following additional information to supplement Gettler's Subsurface Report:

- Information on the screened intervals that were used to collect "grab" groundwater samples from the Geoprobe borings; and
- Information on the presence and locations of potential barriers created by the adjacent I-580 Freeway.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Dave Vossler
Gettler-Ryan, Inc.
6747 Sierra Court, Ste J
Dublin, CA 94568

Barbara Bee
17 Sotelo Ave.
Piedmont, CA 94611

Leroy Griffin
Oakland Hazardous Materials
505 14th St., Ste 702
Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROASS

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

May 04, 1999

Dave DeWitt
Tosco Marketing Co.
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID: 1120

Re: Approval of the risk assessment for evaluating on-site risks for commercial use for the Former Tosco/76 Products Service Station No. 1871, located at 96 MacArthur Blvd., Oakland, CA

Dear Mr. DeWitt,

This office has completed our review of Gettler-Ryan Inc.'s risk assessment, dated February 25, 1999, and the subsequent revisions to the risk assessment, dated April 6, 19, and 20, 1999. It has been determined by our review of the risk assessment, along with the revisions, that the soil and groundwater contamination on site does not appear to pose a risk to human-health at a 10^{-6} risk for commercial purposes.

The off-site soil and groundwater investigations must be initiated immediately after obtaining an encroachment permit from the City of Oakland. Please notify this office as soon as this encroachment permit has been obtained.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Cc: David Vossler
Gettler-Ryan, Inc.
6747 Sierra Court, Ste J
Dublin, CA 94568

Barbara Bee
17 Sotelo Ave.
Piedmont, CA 94611

Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 455

ENVIRONMENTAL HEALTH SERVICES

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

February 02, 1999

Dave DeWitt
Tosco Marketing Co.
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID: 1120

Re: Revised Schedule of Work for the Former Tosco/76 Products Service Station No. 1871,
located at 96 MacArthur Blvd., Oakland, CA

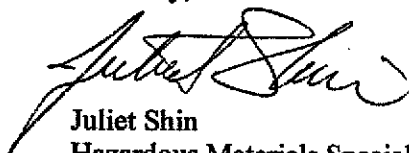
Dear Mr. DeWitt,

This office has received the January 28, 1999 revised Schedule-Of-Work from Gettler-Ryan Inc., and determined that this schedule is acceptable. It is our understanding that the proposed risk assessment will be submitted to this office by February 26, 1999, and that reports documenting sampling within areas under the City of Oakland's jurisdiction and Caltrans' jurisdiction will be submitted by March 31, 1999 and April 30, 1999.

Please notify this office at least one week in advance of field work, so that a County inspector may be present to observe the work. Additionally, please copy the property owner, Barbara Bee, on all future correspondences.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: David Vossler
Gettler-Ryan, Inc.
6747 Sierra Court, Ste J
Dublin, CA 94568

Barbara Bee
17 Sotelo Ave.
Piedmont, CA 94611

Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 455

ENVIRONMENTAL HEALTH SERVICES

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

November 10, 1998

Tina Berry
TOSCO Marketing Co.
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

STID 1120

Re: Work plan for additional investigations at TOSCO (Unocal) Service Station #1871,
located at 96 MacArthur Blvd., Oakland, CA

Dear Ms. Berry,

This office has reviewed Gettler-Ryan, Inc.'s workplan, dated October 30, 1998, and their addendum to the workplan, dated November 9, 1998. This workplan is acceptable to this office with the following additional requirements:

- Groundwater samples collected from the three newly installed groundwater monitoring wells, along with the existing on-site monitoring well, MW-1, shall be analyzed for TAME, DIPE, ETBE, TBA, EDB, and EDC, in addition to MTBE and TPHG and BTEX, as stipulated in the County's September 11, 1998 letter to you. Analyses for all the oxygenates shall be conducted using Method 8260 and analysis for the lead scavengers shall be conducted using Method 8010. Additionally, groundwater samples collected from the wells nearest to the former waste oil underground storage tank shall also be analyzed for Semi-Volatile Organic Compounds using Method 8270.
- The Geoprobe advancement proposed at the eastern corner of the intersection of Harrison Street and MacArthur Boulevard shall be continuously logged down to the same depth as the newly installed groundwater monitoring wells so that it can be adequately tied into the proposed cross section A-A'.
- After the three groundwater monitoring wells are installed, there must be a minimum of 72 hours waiting period before developing these wells. Additionally, you must wait a minimum of 24 hours after developing the wells before purging and sampling the wells.
- If samples collected from near the adjacent residences identify benzene concentrations in soil or groundwater that exceed the Tier 1 human-health protective values given in ASTM's Risk Based Corrective Action guidelines (RBCA), then a site specific risk assessment for these sensitive receptors will be required, in addition to the required on-site risk assessment for commercial purposes.

Ms. Tina Berry
Re: 96 MacArthur Blvd.
November 10, 1998
Page 2 of 2

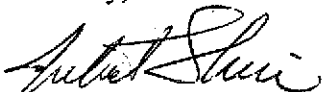
The sanitary and sewer line map provided in the workplan addendum appears to be showing the elevations of these utility lines in reference to Mean Sea Level. If this is the case, then some of the sanitary and sewer utility lines in the vicinity of the site appear to lie within the range of fluctuating groundwater elevations. Details of these utility lines must be examined more closely, and if it is confirmed that these utility lines lie in the range of groundwater elevations, then measures must be taken to determine whether these utility lines are consistently or intermittently intercepting portions of the contaminant plume.

Per my conversation with Mr. Douglas Lee, Gettler-Ryan, Inc., on November 10, 1998, the depths and locations of the other utility lines, such as the gas, electric, and water lines, are sufficiently shallower than the groundwater level so as not to intercept the contaminant plume. A clear and detailed map showing the locations and depths of all the utility lines in the immediate area of the site will need to be submitted with the final report to clarify and document utility line information.

The workplan shall be implemented within 60 days of the date of this letter. If delays occur due to weather, permitting difficulties, etc., requests for extensions shall be submitted for approval in writing. A report documenting the work shall be submitted to this office within 45 days after completing field activities.

Please contact me at least one week in advance of initiating field work so that I may be present to oversee some of the field work. If you have any questions or comments, please contact me at (510)567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Barbara Bee
17 Sotelo Ave., Piedmont, CA 94611

Douglas Lee, Gettler-Ryan, Inc.
6747 Sierra Ct., Ste J, Dublin, CA 94568

Joel Greger, Gettler-Ryan, Inc.
6747 Sierra Ct., Ste J, Dublin, CA 94568

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#455

September 11, 1998

Tina Berry
TOSCO Marketing Co.
2000 Crow Canyon Place, Ste 400
San Ramon, Ca 94583

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

STID 1120

Re: Investigations at Tosco (Unocal) Service Station #1871, located at 96 MacArthur Blvd., Oakland, CA

Dear Ms. Berry,

Per our meeting at and reconnaissance of the above site on September 11, 1998, all five on-site wells appear to have been damaged during the recent demolition activities at the site. Inadequately protected well heads, cracked piping, and any other damages to these wells is a concern to this office due to the potential for these damaged wells to act as a conduit for potentially contaminated surface water infiltration into groundwater; and is a concern to all parties due to the potential for inaccurate site assessment. One well in particular, Well MW-4, was left with the PVC piping cut and totally open and exposed, while some of the other wells were obviously tilted and agitated during the demolition. Therefore, all the on-site wells must be closed immediately, through permit from the Alameda County Flood Control District-Zone 7, and replaced. Per our discussions, Wells MW-2 thru MW-5 may be placed in the sidewalk areas immediately downgradient of their former well locations. In the interim, Well MW-4 must be adequately covered to prevent any vandalism and surface water infiltration.

Elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHG), and benzene, toluene, ethylbenzene, and xylenes (BTEX) have consistently been identified in groundwater samples collected from the site since 1992. Additionally, elevated levels of methyl-tertiary-butyl-ether (MTBE), up to 160,000 parts per billion (ppb), have consistently been identified in groundwater samples collected from the site since analyses for this constituent began in 1995. This contaminant is of particular concern since it does not degrade readily and appears to migrate at roughly the same rate as groundwater flow. Per Section 2725, Article 11, Title 23 of the California Code of Regulations, and the Regional Water Quality Control Board's (RWQCB) guidelines, you are required to delineate the lateral and vertical extent of this contaminant plume. Delineation of this plume needs to include any potential radial movement, in addition to the downgradient movement, of the plume and must include the assessment of any potential migration along utility line trenches along the streets. Utility line location, depth, and width information must be provided to this office for the adjacent streets.

Per RWQCB's guidelines, future MTBE analysis must be conducted using Method 8260. Additionally, all groundwater samples must also be analyzed for other potential oxygenates, other than MTBE, and potential lead scavengers: Tertiary Amyl Methyl Ether (TAME); Diisopropyl

Tina Berry
RE: 96 MacArthur Blvd.
Page 2 of 3
September 11, 1998

ether (DIPE); Ethyl Tertiary Butyl Ether (ETBE); Tertiary Butyl Alcohol (TBA); Ethylene DiBromide (EDB); and Ethylene DiChloride (EDC). All of these constituents can be identified using Method 8260. For the lead scavengers, Method 8010 may be used as well since it yields a lower detection limit. Additionally, the analysis for Semi-Volatile Organic Compounds must continue for the next phase of investigations in the area of the former waste oil tank (previously from Well MW-4). Since no Halogenated Volatile Organic compounds have been identified from groundwater samples collected from Well MW-4 in the last two years, no additional analyses for these constituents will be required.

After or in conjunction with the delineation of the contaminant plume, efforts must be made to contain any further migration of the MTBE plume. Efforts must be made to delineate the TPHG and BTEX plumes as well, unless you can show that these plumes have stabilized through the analysis of bioattenuation parameters (dissolved oxygen; oxidation-reduction potential; pH; conductivity, temperature, alkalinity, nitrates, sulfates, ferrous iron, methane, carbon dioxide, etc).

Per the RWQCB's guidelines, risk assessments are an essential tool in characterizing a site for closure and various land uses. This office is requesting that a risk assessment be conducted for the anticipated land use, which is a Quik Stop Market and Service Station. The risk assessment must show that there is no risk posed for this anticipated use prior to operations at the site. Additionally, if the contaminant plume has migrated beneath any of the adjacent residential homes, a risk assessment will most likely be needed for these potentially sensitive receptors.

The last groundwater monitoring report this office received was for the January 14, 1998 sampling event. The detection limits used in the analyses of these samples were unacceptably high (up to 20,000 ppb for TPHG). These high detection limits were due to dilutions in response to interference from the high MTBE concentrations. Per my conversation with Sequoia Analytical on September 11, 1998, there is a way of getting an accurate reading of the TPHG and BTEX concentrations and avoiding the dilutions if it is specifically requested with the submittal of the samples. All future groundwater samples must be analyzed in this way so that we can accurately characterize the plume.

A work plan addressing the above work must be submitted to this office within 45 days of the date of this letter. Field work must be implemented within 45 days after approval of the work plan. A report documenting the field work must be submitted to this office within 45 days after completing field activities. The report must include, but not be limited to, the following:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.

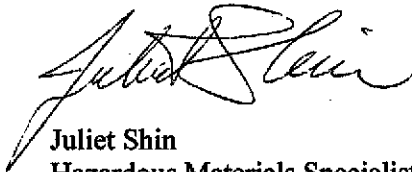
Tina Berry
Re: 96 MacArthur Blvd.
Page 3 of 3
September 11, 1998

- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Lastly, this office is currently unable to locate our files on the recent removal of the two 12,000-gallon underground storage tanks (USTs) and the one waste oil UST. Please submit copies of any documents/information you have on these recent tank removals, including the signed Tank Closure Plans, manifests, sample results, etc. Additionally, please submit a copy of the manifest for the waste oil tank that was removed from the site in 1992.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Barbara Bee
17 Sotelo Avenue
Piedmont, CA 94611

Dick Mathews
TOSCO Marketing Co.
2000 Crow Canyon Place, Ste 400
San Ramon, CA 94583

Leroy Griffin, Oakland Fire Dept.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 455

December 23, 1997

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

Tina Berry
TOSCO
2000 Crow Canyon Place, Suite 400
San Ramon CA 94583

RE: Unocal Service Station #1871, 96 MacArthur Blvd., Oakland CA 94610 (Our site #1120)

Dear Ms. Berry:

Recently I assumed case review responsibility for the above referenced site from Jennifer Eberle. I have reviewed reports of groundwater monitoring as well as of tank system monitoring. The tank system monitoring reports do not indicate a leak in the tanks or piping. Nonetheless, groundwater monitoring data show that in the past year concentrations of methyl tertiary butyl ether (MTBE) have increased in three wells (MW-1, MW-2 and MW-5). Also, total petroleum hydrocarbons as gasoline (TPHg) have increased in MW-1 and MW-3. **This letter serves to notify TOSCO that further investigation is required to determine the source of the increasing MTBE and TPHg in groundwater.**

Please submit a work plan to investigate and correct releases of hydrocarbon contamination at the site. Please submit your **work plan to this Office by January 30, 1997**. Groundwater monitoring should continue and **should take place during the first and third quarters of the year**, at a minimum.

You may contact me with any questions about this letter at (510)567-5770.

Sincerely,

Pamela J. Evans
Senior Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#455

February 7, 1997
STID 1120
page 1 of 2

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

Attn: Bob Boust
Unocal Corp.
PO Box 5155
San Ramon CA 94583

RE: Unocal SS#1871, 96 MacArthur Blvd., Oakland CA 94610

Dear Mr. Boust,

Since my last letter to you, dated 2/7/96, the following documents have been received in this office:

- 1) "Quarterly Data Report," prepared by MPDS, dated 2/12/96;
- 2) "Continuing Soil and Ground Water Investigation," prepared by MPDS, dated 5/17/96;
- 3) "Quarterly Data Report," prepared by MPDS, dated 5/16/96;
- 4) "Quarterly Data Report," prepared by MPDS, dated 8/27/96; and
- 5) "Quarterly Data Report," prepared by MPDS, dated 12/2/96.

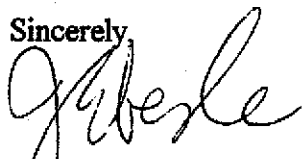
It is interesting to note that the TPHg and benzene concentrations in MW3 and MW5 are an order of magnitude different, even though these wells are located approximately 20' away from each other. It is also noted that **MTBE concentrations are significant: up to 120,000 ppb on 7/24/96, and up to 84,000 ppb on 10/24/96. Please account for the MTBE in future reports.**

Lastly, it would be acceptable to decrease the sampling frequency from quarterly to bi-annually, due to the fairly consistent concentrations over 17 quarters of sampling. Please sample in the first and third quarters, for the same constituents.

If you have any questions, please contact me directly at 510-567-6761. You are encouraged to submit reports on double-sided paper in order to save trees.

February 7, 1997
STID 1120
page 2 of 2
Attn: Bob Boust

Sincerely



Jennifer Eberle
Hazardous Materials Specialist

cc: Haig Tejirian, Kaprealian Engineering, Inc., 2401 Stanwell Drive, Suite 400, Concord CA
94520
J. Eberle/file

je.1120-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 455

ARNOLD PERKINS, DIRECTOR

February 7, 1996
STID 1120

ALAMEDA COUNTY CC4580
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Attn: Bob Boust
Unocal Corp.
PO Box 5155
San Ramon CA 94583

RE: Unocal SS#1871, 96 MacArthur Blvd., Oakland CA 94610

Dear Mr. Boust,

I am in receipt of the "Work Plan/Proposal," prepared by Kaprealian Engineering, Inc., dated 12/7/95. As you know, this workplan involves the installation of two soil borings and two additional monitoring wells. As we discussed via telecon today, **the workplan is acceptable on the condition that MW5 be moved to a location approximately 25' Northwest of MW3.** In addition, the well sampling and monitoring frequency may be changed from quarterly to semi-annually (first and third quarters).

Field work should begin within 45 days, and a report should be submitted to this office within an additional 30 days. If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. You are encouraged to submit reports on double-sided paper in order to save trees.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Tom Berkins, Kaprealian Engineering, Inc., 2401 Stanwell Drive, Suite 400, Concord CA
94520
Acting Chief/file

je.1120

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0455

RAFAT A. SHAHID, DIRECTOR

STID 1120

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

November 2, 1995

Mr. Robert A. Boust
UNOCAL
P. O. Box 5155
San Ramon, CA 94583

RE: UNOCAL SS#1871, 96 MACARTHUR BLVD., OAKLAND, CA 94610

Dear Mr. Boust:

This office is in receipt of and has completed review of the case file for this site, up to and including the August 15, 1995 MPDS Services, Inc., (MPDS) "Quarterly Data Report". Data collected during and since the May 1992 removal and replacement of two pump islands and the August 1994 removal and replacement of one 280-gallon waste oil underground storage tank (UST) has clearly identified that an unauthorized release of petroleum and fuel hydrocarbons has occurred at this site.

Groundwater monitoring data generated since November 3, 1992 has shown ground water gradient and flow direction to be in a southwesterly direction. Ground water samples collected from monitoring wells MW-1, MW-2 and MW-3 have consistently shown elevated concentrations of fuel hydrocarbons. The extent of the contamination has not yet been defined.

As referenced in the Kaprelian Engineering, Inc. (KEI) "Soil Sampling Report" dated September 13, 1994, sidewall soil sample WOSW2 documented concentrations of petroleum hydrocarbons left in place in the vicinity of the former 280-gallon underground waste oil tank. The concentrations detected in soil sample WOSW2 were 17,000 ppm-total oil & grease (TOG), 1,400 ppm-total petroleum hydrocarbons as diesel (TPHd), 960 ppm-total petroleum hydrocarbons as gasoline (TPHg), 2.2 ppm-benzene, 2.6 ppm-toluene, 9.5 ppm-ethyl benzene and 22 ppm-total xylenes. In addition, elevated levels of chlorinated hydrocarbons (EPA Method 8010) and polynuclear aromatics (EPA Method 8270) were detected in the sidewall soil sample WOSW2 collected approximately 9' below grade from beneath the former waste oil tank.

As referenced in the MPDS Services, Inc. "Quarterly Data Report" dated August 15, 1995, groundwater samples collected from monitoring well MW-1 have documented the highest levels of TPHg and BTEX fractions of the three on-site groundwater monitoring wells. The water sample collected from MW-1 for the July 24, 1995 sampling event detected 48,000 ppb-TPHg, 1,500 ppb-benzene, 420 ppb-toluene, 2,700 ppb-ethyl benzene and 9,700 ppb-total xylenes. In addition, a hydrocarbon sheen was noted for the groundwater sample collected from monitoring well MW-1 during the July 24, 1995 sampling event.

Mr. Robert Boust
RE: 96 MacArthur Boulevard, Oakland
November 2, 1995
Page 2 of 3

Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform an additional soil and water investigation (SWI) to define the extent of both soil and ground water contamination in the areas of the waste oil tank and the underground fuel tanks. Such work will likely entail the installation of additional soil borings and monitoring wells.

However, in order to pursue the pending SWI in a more cost-effective fashion, this office has requested that you first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts **before** proposing final well locations. In addition, the removal of petroleum hydrocarbon contaminated soils to non-detect levels in the vicinity of the waste oil tank (sidewall soil sample WOSW2), would not require the installation of a groundwater monitoring well, if it could be determined that groundwater was not adversely impacted.

A SWI work plan must be submitted for review. This work plan is due 45 days of the date of this letter or by December 18, 1995. Work should commence no later than 30 days following receipt of an approved work plan.

A report must be submitted with 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". The referenced reports must describe the status of the investigation and include, among other elements, the following.

- Details and results of all work performed during the designated reporting period: records of field observations and data boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- Status of soil and ground water contamination and characterization
- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

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. Robert Boust
RE: 96 MacArthur Boulevard, Oakland
November 2, 1995
Page 3 of 3

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 temporary taken over management of this project from Jennifer Eberle of this office. Please feel free to call me at 510/567-6880, should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: ^{KJ} Jun Makishima, Interim Director--files
Gil Jensen, Alameda County District Attorney's Office
Tom Berkins, Kaprelian Engineering, Inc., 2401 Stanwell Drive, Suite 400, Concord, CA
94520

1120swi1.jet

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R045B

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #:P 422 218 158

Unocal SS #1871
96 MacArthur Blvd.
Oakland, 94610

UGTID:1120

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
96 MacArthur Blvd. Oakland, 94610**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Ron Owcarz
HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

R0455

RAFAT A. SHAHID, Assistant Agency Director

July 29, 1992

STID 1120

Bob Boust
Unocal
2000 Crow Canyon Pl, Ste 400
San Ramon CA 94583

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

RE: Unocal Service Station 1871
96 MacArthur Blvd.
Oakland CA 94610

Dear Mr. Boust,

We have received the Site Assessment Work Plan for the above referenced site, prepared by Roux Associates, dated 7/28/92. This work plan has been reviewed and is hereby approved for implementation, on the condition that purge water from the monitoring wells will be sampled and disposed accordingly. Please submit documentation of disposal of purge water as well as drill cuttings upon submittal of the final report.

All reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster St., Suite 500
Oakland CA 94612

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,

Susan Hugo
Senior Hazardous Materials Specialist

cc: Paul Supple, Roux Associates, 1855 Gateway Blvd., Ste 770,
Concord CA 94520
Rich Hiett, RWQCB
Edgar Howell/File

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ R0455 (#1871 at 96
MacArthur)

R067 (#3737 at

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program 1400 Powell St. ←
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

August 16, 1991

Mr. Tracy Lum
Robert H. Lee Associates, Inc.
900 Larkspur Landing Circle #125
Larkspur, CA 94939

Re: Letters dated August 12, 1991 for Unocal Facilities #3737 and #1871.

Dear Mr. Lum:

Per our phone conversation on August 14, 1991, this letter is to clarify the misunderstanding that the letters regarding the above mentioned facilities should have been directed to the operators and not to you. These letters addressed several violations of Title 23, California Code of Regulations and California Health and Safety Code that need to be corrected by Unocal dealers at 1400 Powell Street, Emeryville and 96 MacArthur Blvd., Oakland. The letters were to inform you of the violations, so possibly Unocal can have your company address the issues.

Thank you for your attention to this matter. If you have any questions, please contact me at (415) 271-4320.

Sincerely,

Young Fong
Young Fong, Environmental Health Specialist
Hazardous Materials Division

FYF:fyf

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Tony Yap, Unocal Oil Company
Files

Enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0455

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

August 16, 1991

Mr. Winston Ow
Unocal SS #1871
96 MacArthur Blvd.
Oakland, CA 94610

Re: Letter dated August 12, 1991 for Unocal Facility #1871
addressed to Mr. Tracy Lum of Robert H. Lee Associates.

Dear Mr Ow:

I have enclosed a copy of a letter to Mr. Lum regarding your
facility. If you have any questions, please contact me at (415)
271-4320.

Sincerely,

Young Fong
Young Fong, Environmental Health Specialist
Hazardous Materials Division

FYF:fyf

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Tony Yap, Unocal Oil Company
Files

enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0455

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

August 12, 1991

Mr. Tracy Lum
Robert E. Lee Associates, Inc.
900 Larkspur Landing Circle #125
Larkspur, CA 94939

NOTICE OF VIOLATION

SUBJ: Five-Year Permit to Operate Three Underground Storage Tank
at Unocal Oil Company Facility #1871, 96 MacArthur Blvd.
Oakland, California 94610

Dear Mr. Lum:

On June 5, 1991, an inspection was performed at the above
referenced facility to evaluate whether the conditions for the 5-
year underground storage permit were being met prior to its
issuance.

As you are aware, three underground storage tanks exist at the
subject facility. During this inspection, the following
violations were noted:

- 1) A written routine monitoring procedure/plan must
be submitted per Section 2632(d)(1) or 2634(d)(2),
Title 23, CCR, which includes, where applicable:
the frequency of performing the monitoring method,
the methods and equipment to be used for
monitoring, where monitoring will be performed, the
location(s) from which the monitoring will be
performed, the name(s) or title(s) of the person(s)
responsible for performing the monitoring and/or
maintaining the equipment, and the reporting
format;
- 2) A written spill/leak response plan must be
submitted per Section 2632(d)(2), Title 23, CCR.

900 Larkspur Landing Circle, Larkspur
August 12, 1991
Page 2 of 3

This plan should demonstrate that in the event of an unauthorized release, product would be removed from the secondary container within the shortest possible time. It should include at least the following:

- a) A description of the proposed methods and equipment to be used for removing the waste oil, including the location and availability of the required equipment, if not permanently on-site, and an equipment maintenance schedule for the equipment located on-site.
 - b) The name(s) or title(s) of the person(s) responsible for authorizing the work to be performed.
- 3) Waste oil tank which is single-walled is not being monitored. The facility is required to manually gauge at least once per 7 days over a significant time period during which there are no additions or removals. A change in reading indicates a possible leak. Quarterly summary reports of these readings are to be submitted to this agency.
- 4) An updated HMMP must be submitted to this office.

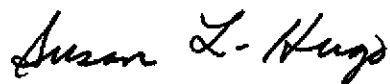
Submit all of the required materials to this office within 10 days, i.e. no later than August 26, 1991. A follow-up inspection will be conducted upon receipt and review of the required documents, and a five-year operating permit will be issued when the above requirements are met.

Failure to respond in a timely manner could result in civil liabilities under Division 20, Chapter 6.7, Section 25299 of the Health and Safety Code.

900 Larkspur Landing Circle, Larkspur
August 12, 1991
Page 3 of 3

Should you have any questions or concerns regarding the contents of this letter, please feel free to contact either Young Fong or myself, at (415) 271-4320.

Sincerely,



Susan Hugo, Hazmat Specialist
Hazardous Materials Division

FYF:fyf

cc: Winston Ow, David's Unocal
David Larson, Unocal Oil Company
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Files

enclosures