

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0538

RAFAT A. SHAHID, DIRECTOR

September 15, 1995  
STID # 1150

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

Mr. Syed Rizvi  
Environmental Compliance Officer, Unocal  
Unocal Corporation  
P.O.Box 2390  
Brea, California 92622-2390

Re: FIVE YEAR UNDERGROUND STORAGE TANK PERMIT AT,  
UNOCAL # 5269, 2240 MOUNTAIN BLVD., OAKLAND, CALIFORNIA,  
94611

Dear Mr. Rizvi:

Enclosed is your five year permit to operate two 12,000 gallon underground fuel tanks and one 520 gallon waste oil tank at the above referenced facility. These tanks are double-walled with fiberglass or plastic coating. Their associated piping is also double-walled.

To operate under a valid permit, you are required to comply with the conditions in Title 23 of the California Code of Regulations (CCR). Based on these requirements, each tank and its piping has interstitial monitoring by an electronic alarm system. In addition, both fuel pipelines have pressure loss detectors. Liquid leak detection sensors monitor the annular spaces of each tank and the piping access wells. The probes are wired to a Leak Alert LA-08 alarm unit located inside the facility near the manager's office. When a sensor detects liquid from a leak the audible alarm sounds and the fuel dispenser is automatically shut-off.

You may consult the revised Title 23, CCR for additional requirements. To obtain a copy of the regulations, you may contact the State Water Resources Control Board at (916) 657-0917.

Please, do not hesitate to contact me with any questions at (510) 567-6731, Tuesday through Friday.

Sincerely,

Kevin Tinsley  
Hazardous Materials Specialist

c, Ariu Levi, District Manager-North County, Al.Co. E.P.S.  
Harold Reed, Station Dealer

*Alameda County Health Care Services Agency*

STID 1150

*Department of Environmental Health*

FIVE YEAR *Permit*

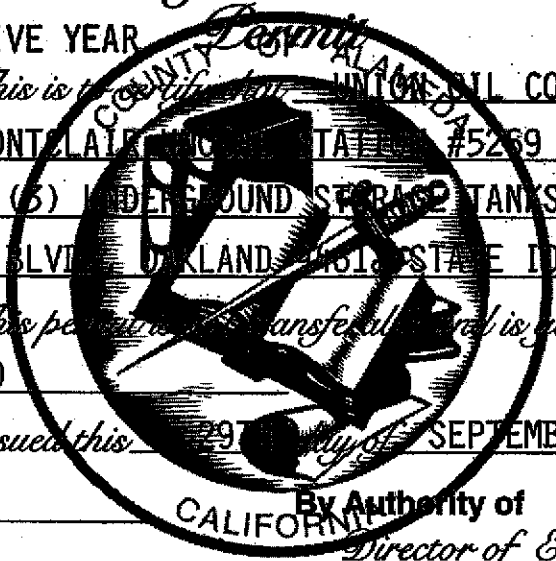
*This is to certify that* UNION OIL CO. OF CALIFORNIA,  
*doing business as* MONTCLAIR STATE #5269, *is permitted*  
*to operate a* THREE (3) UNDERGROUND STORAGE TANKS  
*at* 2240 MOUNTAIN BLVD. OAKLAND, CALIF. STATE ID #01-000-000228-0000

*This permit is transferable and is good until*  
01-000-000228-0000  
01-000-000228-0000

APRIL 21, 2000

*Issued this* 29 *day of* SEPTEMBER, 19 95.

*Kennedy*  
*Specialist*



**By Authority of**  
*Director of Environmental Health*

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0538

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

December 29, 1992  
STID# 1150

**REGIONAL BOARD REFERRAL**

Regional Water Quality Control Board  
San Francisco Bay Region  
ATTN: Rich Hiett  
2101 Webster St., 4th Floor  
Oakland, CA 94612

SUBJECT: Montclair Union Service, 2240 Mountain Blvd, Oakland, CA 94608

This office has reviewed site investigation and remedial action for contamination from the underground storage tank at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

This office requests that the Regional Water Quality Control Board reviews this site and gives final site closure and/or remedial action completion. This agency also requests notification of final site closure.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Penny Silzer, Unocal Corp., 2000 Crow Canyon Pl., Suite  
400, P.O. Box 5155, San Ramon, CA 94583  
Harold Reed Inc., Montclair Union Service, 2240 Mountain  
Blvd., Oakland, CA 94611  
Edgar Howell, Chief - Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0538

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 27, 1992  
STID# 1150

Unocal Corporation  
ATTN: R. E. Bock  
P.O. Box 5155  
San Ramon, CA 94583

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

Re: 2240 Mountain Blvd. Oakland, CA 94611

Dear R. E. Bock:

This office has received and reviewed the Request for Case Closure dated September 20, 1991 and its attached Quarterly Report for the above site. Your request for case closure is denied. The three monitoring wells have not all been ND for 4 sequential quarters. MW1 has been showing levels of TPHd except for the last 2 quarters and had hits of BTX 2 quarters ago. That well has only had 1 quarter of ND for petroleum hydrocarbons.

It has been over 1 year since this office has had a monitoring report. Please conduct another round of monitoring in the three wells for BTEX TPHg and TPHd.

Attached are the requirements necessary for case closure.

If you have any questions concerning this matter please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Lester Feldman, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0538

Certified mailer # P 062 127 995

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

August 10, 1990

Mr. Ron Bock  
Unocal Corp.  
2175 N. California Blvd., Suite 650  
Walnut Creek, CA 94596

**NOTICE OF VIOLATION**

Dear Mr. Bock:

The Alameda County Department of Environmental Health, Hazardous Materials Division completed its review several months ago of a Kaprealian Engineers report on Unocal #5269 at 2240 Mountain Blvd. in Oakland. Dated January 26, 1990, this report indicates that there are three viable monitoring wells on-site, MW-1 in the former waste oil tank pit, and MW-3 and MW-4 near the fuel tanks' pit. According to the flow direction calculated on January 5, these latter two wells are upgradient of the soil contamination discovered during tank removal last summer.

The Kaprealian report recommended monthly water level monitoring of all wells on-site, due to the complex hydrology in the Hayward Fault zone. There is no evidence that this has been done; our office has received no reports since January. In addition, the Regional Water Quality Control Board (RWQCB) requires at least one monitoring well to be placed within 10 feet of and downgradient from tank pits with documented contamination. As you may be aware, the Board also requires quarterly monitoring, at a minimum, of wells installed to investigate or characterize groundwater contamination. According to records in this office, Unocal has accomplished neither of these items.

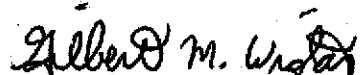
As a result, Unocal is in violation of Sec. 25298 of the California Health and Safety Code, for improper (incomplete) closure of underground tanks. This section of code states that an underground tank owner/operator must demonstrate to the administering agency that the appropriate corrective or remedial actions have been taken, once a release is documented. To correct this violation, Unocal must install an additional monitoring well that will pick up downgradient migration of hydrocarbons, and perform regular groundwater level measurements and sampling. Please submit a work plan to this office that addresses these issues, by **September 10, 1990**. The work plan must include a schedule for implementing all tasks, as well as for submittal of technical reports.

Mr. Ron Bock  
August 10, 1990  
Page 2 of 2

This letter constitutes a formal request for technical reports (according to Sec. 13267 of the California Water Code, as well as Sec. 25299.36 of the California Health and Safety Code). Copies of all documentation sent here should also be sent to the Water Board in Oakland (attn: Lester Feldman).

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

cc: Lester Feldman, RWQCB  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



✓ R0538 (2240 Mountain  
R0203 (3943 Broadway)

October 5, 1990

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

Mr. Ron Bock  
Unocal Corporation  
2000 Crow Canyon Place, #400  
San Ramon, CA 94583

**RE: Acknowledgement of receipt of letter and reports, Unocal #0746  
(3943 Broadway, Oakland) and #5269 (2240 Mountain Blvd.,  
Oakland)**

Dear Mr. Bock:

Thank you for submitting the reports that this office had requested in its recent Notice of Violation to Unocal. Although it appears that this notice took you by surprise, it was sent because we received no documents pertaining to either of these sites after a telephone conversation in which I requested documentation on both, last April. We still have no record of previous receipt of any of the materials that you sent in your August 16 letter. I did note that on page 4 of the Kaprealian work plan for 3943 Broadway, it states that the technical report documenting the work should be submitted to the RWQCB and to Alameda County Flood Control & Water Conservation District; our office is omitted. I suspect that there may be some miscommunication between Kaprealian and Unocal regarding who is responsible for sending which reports to whom. In any case, I think we are up to date now, and I appreciate your prompt response to my letter.

With regard to the groundwater contamination found at 3943 Broadway, it appears that four additional monitoring wells either have been or will soon be, installed. We concur with the locations of these monitoring points, as well as with their necessity, due to the fairly high concentration of gasoline dissolved in groundwater. As you're probably aware, the Regional Water Board requires that a responsible party define the "zero limits" of any groundwater plume, which must be the goal in this situation.

At 2240 Mountain Blvd., the most recent report indicates that there is in fact a monitoring well reasonably downgradient from the underground tank area. The report also describes the complex site geology associated with the Hayward Fault. Because of these factors and the low levels of contamination in perched groundwater, quarterly monitoring will be adequate at this site.

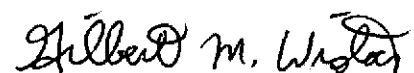
For these two sites, please be sure to send all future reports, supplemental work plans, etc., to my attention as soon as they are available. This will speed up case review and avoid the possibility

Mr. Ron Bock  
October 5, 1990  
Page 2 of 2

of our missing documents.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

cc: Lester Feldman, RWQCB  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID L. KEARS, Agency Director



R0538

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
500 Swan Way, Rm. 200  
Oakland, CA 94601  
(415)

September 12, 1989

Mr. Tim Ross  
Unocal Corp.  
2175 N. California Blvd., Ste. 650  
Walnut Creek, CA 94596

Re: Unauthorized release from underground storage tank(s), Unocal  
#5269, 2240 Mountain Blvd., Oakland

Dear Mr. Ross:

During the removal of three underground storage tanks at the Unocal station referenced above, contaminated soil was discovered. In the bottom of the excavation trench, up to 1,500 ppm TPH were found in soil samples taken on August 9, 1989. This level exceeds thresholds established by the Regional Water Quality Control Board (RWQCB) for the occurrence of an "unauthorized release." Title 23 of the California Code of Regulations requires all such releases from underground tanks to be reported. An unauthorized release report has been filed with this office; your next step is to initiate groundwater investigation and/or cleanup activities at this site.


A preliminary assessment should be conducted to determine the extent of groundwater contamination that has resulted from the leaking pipe (contaminated soil has already been excavated and removed to the Division's satisfaction, and the new tank system is being installed). The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter. This format is based on RWQCB guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Mr. Tim Ross  
September 12, 1989  
Page 2 of 2

Your work plan should be submitted to this office by **October 13, 1989**. Copies of the proposal should also be sent to the RWQCB (attention: Lester Feldman). You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter. If you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid, Chief  
Hazardous Materials Division

RAS:GW:gw

enclosure

cc: Howard Hatayama, DOHS (w/o enclosure)  
Lester Feldman, San Francisco Bay RWQCB (w/o enclosure)  
Gil Jensen, District Attorney, Alameda County Consumer and  
Environmental Protection Agency (w/o enclosure)  
files