

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Site: 9780 Bancroft
Oakland.

R0864

June 26, 1991

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

Mr. Rick Sisk
Unocal Corporation
P.O. Box 5155
San Ramon, CA 94583

Re: Remediation at Former Unocal Station 4710 at Bancroft and
98th Ave., Oakland 94621

Dear Mr. Sisk:

After conversation with Mr. Ken Mateik of Applied Geosystems and review of their reports, our office concurs that, although qualitative organic vapor monitor readings may have indicated otherwise, there is no quantitative evidence that contaminated soils exist in the southwest 98th Avenue border of this property. The County accepts that soil samples in this area have had low TPH as gasoline values, therefore, only item number two of the County's May 29, 1991 letter need be performed ie the installation of minimally one groundwater monitoring well downgradient to the former tank pit excavation. The location of this well has been discussed with Mr. Mateik, however prior to actual installation you should send our office a site map with this location noted for our concurrence.

The County has no objections with the start of construction while the monitoring well installation is occurring or being scheduled for installation.

Please contact me at 271-4320 if you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: G.Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division

L. Feldman, RWQCB
Mr. Ken Mateik, AGS
Mr. Tim Low, City of Oakland
Mr. Allan Leung, Great Wall Construction

98-banc-6-26

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0864

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

June 7, 1991

Mr. Rick Sisk
Unocal Corporation
P.O. Box 5155
San Ramon, CA 94583

Re: Status of Remediation at Former Unocal Station 4710 at Bancroft
and 98th Ave., Oakland 94621

Dear Mr. Sisk:

Alameda County Environmental Health, Hazardous Materials Division has received and reviewed the report prepared by Applied GeoSystems, AGS 87015-6, summarizing the work performed at the above mentioned site. It is understood that the former site is now divided into two parcels one owned by Mr. Allan Leung of Great Wall Construction and the other owned by the City of Oakland. For the purposes of commenting on the work which has been done and any further work which needs to be done, the County will look at this site in its entirety with the intent to guide ones actions to the ultimate recommendation of site signoff.

There has been documented elevated levels of hydrocarbon contamination in the water samples from MW-1, MW-2, MW-3 and MW-4 formerly located in the tank pit, all of which were destroyed by further pit excavation. These wells had as much as 57ppm TPH g and 4ppm benzene reported. These locations of confirmed groundwater impact are reported to have been from perched water which was connected through slotting to the deeper aquifer. Overexcavation of this area was done and likely has removed the source of the hydrocarbon contamination. Ultimately, the limit of overexcavation appeared to have been the boundary of Bancroft Avenue and 98th Avenue. Generally the extent of contamination was defined with the exception of the southwest 98th Avenue border of the property. Subjective readings were used as opposed to analytical results of discrete samples to verify limits of contamination.

On the May 16, 1989 meeting with Mr. Tim Ross of Unocal, Mr. Greg Barclay of AGS, Mr. Ariu Levi of ACDEH and Mr. Dinesh Sawhey of Unibuilt, Inc. a number of items were proposed for future work. One specific proposal was to install a well in the median of Bancroft Avenue in the inferred down gradient direction. Subsequent groundwater level measurements have verified a northeasterly groundwater flow which negates this monitoring well location however, another monitoring well is justified in the verified down gradient direction.

Mr. Rick Sisk
Unocal Station 4710
May 30, 1991
Page 2

It is understood that before real estate development at this site may commence, specifically on Mr. Leung's property, the County's concerns must be satisfied. To this end, the following items must be addressed for this site as a whole prior to development:

1. Verification of the southeastern sidewall for extent of contamination must be provided even if it is not practical for further investigation.
2. Minimally one groundwater monitoring well must be installed down gradient to the former tank pit excavation. Since contamination existed in water samples located on both properties (Mr. Leung and City of Oakland) either a compromised location or two wells must be installed and monitored minimally monthly for TPH g and BTEX. This is in addition to the quarterly monitoring of MW-5, MW-6 and MW-7.

Please provide a workplan to perform the above items within thirty (30) days of receipt of this letter.

You may contact me at 271-4320 should you have any questions concerning this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. Allan Leung, Great Wall Construction
Mr. Tim Low, City of Oakland
Mr. Ken Mateik, AGS
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
L. Feldman, RWQCB

98th&Bancroft BC4

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SITE: 9780 Bancroft Ave.
Oakland, CA

R0864

May 30, 1991

Mr. Rick Sisk
Unocal Corporation
2175 North California Blvd.
Suite 650
Walnut Creek, CA 94526

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

Re: Status of Remediation at Former Unocal Station 4710 at Bancroft
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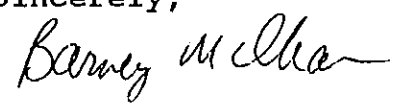
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98th&Bancroft BC4