ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO# 1008

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

March 25, 1996

Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O.Box 5155
San Ramon, CA 94583

Attention: Ms. Tina Berry STID # 645

Subject: Site remediation for diesel dispenser leak at Unocal Station # 3072, 2445 Castro Valley Blvd., Castro Valley, CA 94546.

Reference: Report from KEI on cleanup activities on February 27, 1996.

Dear Ms. Berry:

This office was notified by Unocal of a leaking diesel dispenser at the above site. I visited the site and confirmed the leak. I also was at the site to witness the cleanup operation by KEI. As authorized by the County Board of Supervisors we may recover costs for program activities. This oversite activity exceeds the normal program costs covered by the annual fees and is being billed separately. Please remit a check for $180.00 (2 hours charge at $90/hr.) for remediation related work at the above site. [Site visit and report review] The check is to be payable to: County of Alameda.

I reviewed the KEI report and accept the findings and recommendations. No further action appears necessary at this time for the leak from the diesel dispenser.

Please call me at 510-567-6734 if you have any questions.

Sincerely,

Don Atkinson-Adams

cc: Bill Raynolds, East Area Manager
Robert Weston, Senior Hazardous Materials Specialist

ust\2445bill.96

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO1008

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

February 28, 2006

PR0501087

Jagdish Moorjani
Owner/Operator
Castro Valley Union 76
2445 Castro Valley Boulevard
Castro Valley, California 94546

Subject: Underground storage tank operating permit, Castro Valley Union 76, 2445 Castro Valley Boulevard, Castro Valley, CA 94546

Dear Mr. Moorjani:

This letter is intended to guide you in the proper management of the underground storage tanks (USTs) located at the subject site and to describe the permit conditions. This permit is being re-issued due to a change of ownership of the tank system. **This letter contains important information for you to understand and implement.**

The installed system at the station includes two 12,000 gallon and one 10,000 gallon double wall fiberglass clad steel motor vehicle fuel tanks. Tank leak detection is performed continuously in the annular space of each tank. The double wall fiberglass pressurized piping is monitored continuously at the tank top mounted submersible turbine pump sumps (STPS). Mechanical line leak detectors monitor the primary piping for leaks. The under dispenser containment is equipped with a mechanical float mechanism to shutoff the shear valve in the dispenser if liquid is detected in the containment.

The 500 gallon used oil tank is double wall steel fiberglass clad equipped with continuous leak detection in the annular space. The tank is filled directly through a straight drop into the tank and visually monitored to prevent overfilling. The fill sump is equipped with a leak sensor connected to the monitoring system.

All components of the tank systems are continuously monitored for releases. The electronic monitor, Veeder Root TLS 350, is configured for positive shut down of the appropriate turbine(s) if the monitor is in alarm as a result of a liquid detection in the STPS. The monitoring system is also configured for fail-safe operation, i.e. the turbines will shut down if power to the monitor is disconnected.

Compliance with the following conditions is a requirement of the permit to operate:

1. Perform leak detection using the sensors and monitoring system as described above and in your tank management plan.

2. Provide a qualified maintenance contractor to assist this office in the required annual inspection of the entire UST system. The month of September is the anniversary for annual inspections and certifications of the monitoring system. Annually perform operational tests on the electronic monitoring equipment and the mechanical line leak detectors. International Code Council and equipment manufacturer certified technicians shall perform the certification of the monitoring equipment. Submit the results of all testing to this office within 30 days of the tests. **A representative of this office is required to witness all monitoring system certifications.**

3. Maintain records of **all** maintenance performed on the tank system for no less than three years.

4. Do not fill the tank greater than 95% of the nominal tank capacity. The system is equipped with an automatic tank gauge and an outside annunciator in order to notify the delivery driver to cease the filling operation. The alarm is activated at 90% and again at 95% of tank capacity.

5. All secondary containment equipment shall be tested at least once every three years. The next tests are required in November 2007. Only qualified technicians shall perform testing. Notice shall be provided to this office at least 48 hours prior to performing the testing

6. Maintain written records of all liquid alarm conditions and their resolution. A sample form is enclosed as an example. Maintain certification of financial responsibility with documentation on-site.

7. The designated operator shall provide employee training and document such training necessary to operate a retail fueling station including but not limited to responding to fuel spills and emergencies. A minimum of 50 pounds of absorbent material shall be available on-site at all times.

8. Report unauthorized releases to this office within 24 hours of discovery. Provide a written report within five working days.

9. Any changes in monitoring equipment or method shall be pre-approved by this office prior to implementation.

10. Report changes in facility operator or tank ownership within 30 days of the change.

11. Maintain a copy of the operating permit and operating conditions on-site.

This permit expires on November 14, 2007. If you have any questions regarding the operation of this tank system please contact me at (510) 567-6781.

Sincerely,

Robert Weston
Sr. Hazardous Materials Specialist

enclosures

c: Susan Hugo, Manager, ACDEH

PR0501087

Alameda County Environmental Health Department

Underground Storage Tank Operating Permit

Issue Date- February 28, 2006
Expiration Date- **November 14, 2007**

This permit is issued to the underground storage tank owner. It must be kept at the UST location at all times.
An application for the renewal of this permit must be filed with this office prior to the expiration date.
The permit holder shall notify Alameda County Environmental Health Department within 30 days of any changes to the permit or UST systems, unless required to obtain approval before making the change.

UST Facility Name- Castro Valley Union 76 — Address- 2445 Castro Valley Blvd., Castro Valley, CA 94546 (Tank Location) — Phone- (510) 581-6700
Tank Operator- Jagdish Moorjani
Tank Owner- Jagdish Moorjani — Address- 2445 Castro Valley Blvd., Castro Valley, CA 94546 — Phone- (510) 581-6700

Total Number of USTs- **4**
Emergency/Spill Response Plan- **Yes**
Certification of Financial Responsibility- **Yes**
Emergency Contact Person (day)- Jagdish Moorjani — Phone- (510) 581-6700
Emergency Contact Person (night)- Jagdish Moorjani — Phone- (510) 487-5816
BOE # TY (TK) HQ-44-041998
Current Plot Plan- Yes

Owner's Tank ID # --------	001	002	003	004
1- State UST I.D. (01-000-)	1- 031654-000001	1- 031654-000002	1- 031654-000003	1- 031654-000004
2- Capacity (gallons)	2- 12,000	2- 12,000	2- 10,000	2- 520
3- Hazardous Substance Stored	3- 87 Gasoline	3- 91 Gasoline	3- Diesel	3- Used Oil
4- Monitoring Method for Tank	4- Interstitial	4- Interstitial	4- Interstitial	4- Interstitial
5- Tank Monitoring Frequency	5- Continuous	5- Continuous	5- Continuous	5- Continuous
6- Tank Monitoring Alarm	6- Audible/Visible	6- Audible/Visible	6- Audible/Visible	6- Audible/Visible
7- Tank Integrity Test (frequency)	7- None	7- None	7- None	7- None
8- Monitoring Method for Piping	8- Interstitial/MLLD	8- Interstitial/MLLD	8- Interstitial/MLLD	8- N/A
9- Piping Monitoring Frequency	9- Continuous/Hourly	9- Continuous/Hourly	9- Continuous/Hourly	9- N/A
10- Piping Monitoring Alarm	10- Audible/Visible	10- Audible/Visible	10- Audible/Visible	10- N/A
11- **Positive Shutdown/Fail Safe Operation**	11- **Yes**	11- **Yes**	11-**Yes**	11- N/A
12- Piping Precision Test (frequency)	12- N/A	12- N/A	12- N/A	12- N/A
13- Overfill (device)	13- Ball Float/Alarm	13- Ball Float/Alarm	13- Ball Float/Alarm	13- Visual
14- Spill Container/Size (gallons)	14- 5	14- 5	14- 5	14- 5
15- Corrosion Protection (method)	15- Fiberglass	15- Fiberglass	15- Fiberglass	15- Fiberglass
16- Under Dispenser containment sensor	16- Mechanical Float	16- Mechanical Float	16- Mechanical Float	16- N/A

This operating permit is granted subject to the following conditions:

A. All applicable state UST requirements contained in the California Code of Regulations, Title 23, Division 3, Chapters 16 and 18, the California Health & Safety Code, Division 20, Chapters 6.7 and 6.75.
B. The owner or operator shall report unauthorized releases to the environment to Alameda County Environmental Health Department within 24 hours after the release has been detected or should have been detected. **[Call (510) 567-6700 M-F from 8:30 to 5, and (510) 667-7721 after hours]**
C. The approved routine monitoring procedures and the response plan shall be followed by the owner/operator.
D. Monitoring and maintenance records must be maintained on-site for 3 years.

Issued by Robert D Weston Date 2-28-06

LITHO. IN U.S.A.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

R01008

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

March 19, 1993
STID # 645

Mr. Syed Rizvi
Unocal, Environmental Compliance
911 Wilshire Blvd., Floor 11
Los Angeles, CA 90017

Re: FIVE YEAR UNDERGROUND STORAGE TANK PERMIT AT,
UNOCAL #3072, 2445 CASTRO VALLEY BLVD., CASTRO VALLEY 94546

Dear Mr. Rizvi:

Enclosed is your five year permit to operate a total of four underground storage tanks at the above referenced facility. These tanks are double-walled with fiberglass coating. Their associated piping is also double-walled, with fiberglass exterior.

During an inspection on December 15, 1992, I observed that the product line secondary piping drains through two small holes of a diaphragm fitting, to enter the sump. Sensors are located at the bottom of turbine sumps to detect piping leaks. From close examination the holes appeared partly clogged or may otherwise prevent proper draining for leak detection. To operate under a valid permit, you are required to comply with conditions in Title 23 of the California Code of Regulations (CCR). Based on these requirements, secondary piping must drain a release into the turbine sump adequately to set off the alarm. Additionally, a released substance must be removed from behind the diaphragm before it can leak out to the environment or the tank system is placed back in service.

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) 271-4320, Monday through Thursday.

Sincerely,

Kevin Tinsley
Hazardous Materials Specialist

c, Edgar Howell, Chief - files (kt)
Brian Oliva, Hazardous Materials Specialist
Jagdish Moorjani, Unocal Dealer

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

R01008

STID 645

January 4, 1993

Mr. Richard Hiett
California Regional Water Control Board
San Francisco Bay Region
2101 Webster Street, Ste. 500
Oakland, CA 94612

RE: UNOCAL STATION 3072, 2445 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Mr. Hiett:

Attached please find a copy of the December 21, 1992 Kaprealian Engineering, Inc. (KEI) Site Closure Report submitted to the Alameda County Environmental Health Department, Hazardous Materials Division, Local Oversight Program, under Unocal cover dated December 28, 1992. This comprehensive report documents the remediation efforts and results of the environmental investigation that have occurred at the referenced site since replacement of the former underground storage tanks (UST) during November 1989.

Ground water sampled from the open pit following UST closures exhibited up to 11,000 ppb of TPH as diesel, 26,000 ppb of TPH as gasoline, and 670 ppb of benzene. Although it is unclear as of this writing if ever implemented, the subject case file makes reference to "pumping the tank pit" as a potential, pending action. During the subsequent site investigation, a grab ground water sample collected from the terminus of boring EB5, advanced through the asphalt on the southwest side of Strobridge Avenue, just east of the UST pit, exhibited 5,900 ppb TPH as gasoline and 840 ppb of benzene.

Significant source removal, however, in the form of closure of the suspect USTs and overexcavation of approximately 2,400 cubic yards of petroleum-contaminated soil, has occurred at this site. Following overexcavation, soil samples collected from the north and east walls of the pit, at depths of 9 and 11 feet below grade, still exhibited up to 1,900 ppm TPH as gasoline.

Monitoring well MW-5, emplaced directly adjacent to and downgradient of the referenced UST pit sample points, and well MW-4, located just east-southeast of the pit, have failed to exhibit any significant "hits" in water sampled from them since their installation during August 1990.

Of the samples collected from the other three wells associated with this investigation, only MW-1, located just west of the northern-most fuel dispenser island, has exhibited noteworthy concentrations of fuel hydrocarbons, but still at fairly low levels (e.g., 34 ppb TPH as gasoline, 4.2 ppb benzene). All wells have shown non-detectable concentrations of target compounds during the last three sampling events (September 1991 - June 1992).

From my review of the data presented to date, beneficial uses of ground water in the area in proximity to the subject site do not appear to be threatened to a significant extent from the release that occurred at this site.

It is my opinion that this case should be reviewed by the RWQCB for potential case closure. Please contact me at 510/271-4530 should you need any additional information.

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director - w/o
Gil Jensen, Alameda County District Attorney's Office - w/o
Bob Bohman, Castro Valley Fire Department -w/o
Penny Silzer, Unocal Corporation - w/o
Ed Howell - files - w/o

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01008

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

October 5, 1992

Ms. Penny Silzer
Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, CA 94583

RE: UNOCAL STATION 3072, 2445 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Ms. Silzer:

This letter is submitted in response to the July 30, 1992 Unocal letter requesting concurrence from this office to discontinue monitoring activities at the site. The referenced July 30 letter was attached as cover to the July 23, 1992 Kaprealian Engineering monitoring report.

As you are likely aware, site "closure" ultimately requires approval from the RWQCB. To facilitate your request, please find attached a RWQCB outline showing the format to be followed in preparation of a brief report summarizing the outcome of the site investigation. Upon receipt of this report, it will be attached to a letter issued from this office to the RWQCB requesting their consideration for case closure.

Please call me at 510/271-4530 should you have any questions.

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Ed Howell - files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

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

R01008

April 8, 1992

Mr Jagdish Moorjani
Unocal Ss # 3072
2445 Castro Valley Blvd
Castro Valley 94546

Re: Record Keeping Requirements for the above site

Dear Mr Moorjani:

This letter is in regard to the inspection made at your facility on April 7, 1992, by Amir k. Gholami, Hazardous Materials Specialist. As indicated on inspection report Dated 4/7/92, hazardous waste generators must retain a receipt or manifest for each waste stream transported off site, and that such disposal records must be available at the facility for three years (California Code of Regulation title 22 Section 66262.40).

Please provide a photocopy of your wastes records for the past six months to my office within 30 days.

If you have any question concerning this request, please feel free to contact Amir K. Gholami at (510)-271-4320.

Sincerely,

Ravi Arulanantham
Senior Hazardous Materials Specialist

c: Amir K.Gholami
Files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01008

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

December 20, 1990

Mr. Ron Bock
Unocal Refining and Marketing Division
Unocal Corporation
P.O. Box 5155
San Ramon, CA 94583

RE: UNOCAL SERVICE STATIONS #5484 AND 3072; 18950 LAKE CHABOT ROAD AND 2445 CASTRO VALLEY BLVD, CASTRO VALLEY, ALAMEDA COUNTY

Dear Mr. Bock:

This letter shall serve to verify and summarize our telephone conversation this afternoon. As I indicated during our conversation, the following issues are still outstanding as a result of tank replacements at the referenced Castro Valley sites during 1989:

- "As-built" drawings have yet to be submitted. As-builts are required as the substitution of different equipment and/or modification of tank locations from those depicted on the approved set of plans were implemented at both sites. Examples of such substitution/modification are the placement of the waste oil tank at station #5484 in front of the service bay entrance, instead of behind the facility as depicted in the set of approved plans, and the substitution of a 10,000 gallon diesel tank at station #3072 for the 12,000 gallon unit indicated on the original plans.

- No HMMP updates have been received which reflect the current dealership (Blair) nor changes in storage tank locations and capacities resulting from the installation of new tanks.

- Since we spoke this morning, the correct state underground storage tank registration form for the 10,000 gallon diesel tank at station #3072 was located in our files. I apologize for any inconvenience the original information I provided you may have caused.

Additionally, please remit a check totalling **$933** to cover costs incurred by the county in oversight of the continuing subsurface investigation at station #5484, 18950 Lake Chabot Road. This deposit is placed in an account from which this Department draws at a rate of $60 per hour. Any funds remaining in this account following the completion of the project will be refunded. If, on the other hand, these funds are depleted prior to the completion of the project, additional funds will be requested at that time. The authority to request such funds is derived from Section 3-141.6 of the Alameda County Ordinance Code.

Should you have any questions please call me at 415/271-4320.

Sincerely,

Scott O. Seery
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Department
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01008

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

November 26, 1990

Ron Bock
Unocal Refining & Marketing
2175 N. California Blvd., Ste. 650
Walnut Creek, CA 94596

Dear Mr. Bock:

Our records indicate that your project has depleted your deposit submitted to Alameda County Hazardous Materials Division for the site located at 2445 Castro Valley Blvd., Castro Valley Ca. (Unocal Station #3072). Prior to any further activity at this site, an additional deposit must be received by this office in the amount of $84.00.

If you have any questions, please contact Scott Seery at (415) 271-4320.

Sincerely,

Edgar B. Howell III, Chief
Hazardous Materials Division

EH:lp

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01008

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

November 26, 1990

Ron Bock
Unocal Refining & Marketing
2175 N. California Blvd., Ste. 650
Walnut Creek, CA 94596

Dear Mr. Bock:

Our records indicate that your project has depleted your deposit submitted to Alameda County Hazardous Materials Division for the site located at 2445 Castro Valley Blvd., Castro Valley Ca. (Unocal Station #3072). Prior to any further activity at this site, an additional deposit must be received by this office in the amount of $84.00.

If you have any questions, please contact Scott Seery at (415) 271-4320.

Sincerely,

Edgar B. Howell III, Chief
Hazardous Materials Division

EH:lp

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01008

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

September 19, 1990

Jack Moorjani
Castro Valley Union 76
2445 Castro Valley Blvd.
Castro Valley,CA 94546

Re: **Waste Minimization Assessment**

Dear Jack Moorjani:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

Edgar B. Howell

Edgar B. Howell, Chief,
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Director

R01008

Telephone Number: (415)

January 31, 1990

Mr. Tim Ross
Unocal Refining and Marketing Division
Unocal Corporation
2175 North California Blvd., Suite 650
Walnut Creek, CA 94596

RE: UNOCAL SERVICE STATION NO. 3072, 2445 CASTRO VALLEY BLVD., CASTRO VALLEY

Dear Mr. Ross:

This letter is in response to our review of the January 8, 1990 Kaprealian Engineering, Inc. Phase II work plan proposal, as submitted under Unocal cover dated January 10, 1990, for the investigation of subsurface contamination at the referenced site. The noted work plan has been accepted by this office for this phase of the investigation with the following conditions:

1) It is recommended that proposed boring EB-4 be located such that it is within 10-feet of, and in the confirmed downgradient position from, the former waste oil tank pit. This boring can then be completed as a groundwater monitoring well, rather than abandoned as proposed. Initial soil and water samples, in addition to TPH-G and BTXE, should also be analyzed for TOG (EPA method 503 D&E/A&E) and Chydrocarbons (EPA method 8010/601 or 8240/624);

2) To better understand the geology and hydrologic controls underlying this site, a suitable number of the proposed borings should be advanced to bedrock before abandonment. This information should then be incorporated into a cross sectional profile for proper interpretation and inclusion with the Phase II report;

3) Trip or field blanks should be incorporated into the QA/QC program for each water sampling episode once wells have been sited and installed;

4) The forthcoming Phase II site investigation proposal (well siting criteria, site map depicting proposed well locations, etc.) must be submitted within 2-weeks of the completion of the Phase II report. Once this proposal has been approved, Phase III field work should commence immediately where not impacted by other ongoing site activities (ie, excavation, tank installation, etc.);

5) The design of a final remediation system should be in the development stage at this time. A strict schedule for implementation of such a remediation system will be drafted once the extent of contamination has been adequately defined following completion of Phase III activities.

Continued lateral excavation of the tank pit proper may not be the most effective, nor plausible, method of remediating those soils still impacted by fuel hydrocarbons. This, in part, is due to the substantial overburden confining an apparent "horizon" of contaminated soil within the apparent capillary fringe above the shallow aquifer underlying this site. The tendency for the northwest-southeast trending walls of the excavation to cave into the pit, their trend parallel or subparallel to that of the near-vertical fractures pervading the shallow bedrock, and the excavation's proximity to buried utility lines and vaults on both the north and southeast sides further complicate continued excavation work.

Because of these site specific complications, continued lateral excavation does not appear possible without potentially impacting utilities and public property. Therefore, permission is granted to proceed with the installation of the new tanks. However, Unocal's responsibility for further investigation of soil and groundwater contamination beneath and adjacent to the fuel dispenser islands has not been lessened. This activity should not be impacted by tank installations for, with proper stabilization and shoring practices, both activities should be able to take place concurrently.

Please notify this office when the new tanks are scheduled to be tested and installed. Should you have any questions, please contact me at 415/271-4320.

Sincerely,

Scott O. Seery
Hazardous Material Specialist

SOS:tln

Enclosure

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection Division
Howard Hatayama, DHS
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Dept.
Mardo Kaprealian, KEI
Don Braun, KEI
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Director

R01008

Telephone Number: (415)

January 18, 1990

Mr. Murdo Kaprealian
Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510

RE: WELL INSTALLATION PROPOSAL, UNOCAL STATION #3072,
2445 CASTRO VALLEY BLVD., CASTRO VALLEY

Dear Mr. Kaprealian:

We are in receipt and have completed review of the January 12, 1990 Kaprealian Engineering, Inc. addendum to the January 8, 1990 Phase II work plan proposal for further investigation of subsurface contamination at the referenced site. This addendum involves the installation of three (3) groundwater monitoring wells in locations along the south and west perimeters of the site. These wells are sited solely for the purposes of determining groundwater gradient to aid future investigative approaches.

We have accepted this addendum to the Phase II work plan proposal. You may proceed immediately with the task of installing the noted wells. The remainder of the Phase II workplan, however, has not been reviewed in its entirety and, hence, has not been approved. As a reminder, a copy of this addendum to the Phase II proposal should be sent to the RWQCB to the attention of Lester Feldman.

Should you have any questions, please call me at 415/271-4320.

Sincerely,

Scott O. Seery
Hazardous Material Specialist

SOS:tln

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection Agency
Howard Hatayama, DHS
Lester Feldman, RWQCB
Tim Ross, Unocal
Bob Bohman, Castro Valley Fire Dept.
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01008

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

December 21, 1989

Mr. Mardo Kaprealian
Kaprealian Engineering, Inc.
P. O. Box 913
Benicia, CA 94510

RE: STOCKPILED SOIL LABORATORY RESULTS, UNOCAL STATION #3072,
2445 CASTRO VALLEY BLVD., CASTRO VALLEY

Dear Mr. Kaprealian:

This letter follows our telephone conversation on December 20, 1989. Our conversation was spurred by the receipt of the December 5, 1989 Kaprealian Engineering, Inc. report to Unocal which documents the analysis of 36 composite soil samples collected from soil stockpiled on-site following its excavation from the underground storage tank pit.

This report, submitted under Kaprealian Engineering cover dated December 13, 1989, indicates most of the composited samples were below 100 ppm as total petroleum hydrocarbons (TPH-G/-D) and, as such, the soil represented by these samples may be disposed of at a Class III landfill accepting this type of waste. The stockpiled soil ranges from approximately two to eight or more feet in cross-sectional depth, with a volume of around 1800 yards . However, samples collected for analysis were from ". . . depths ranging from one to two feet." As a result of the limited depth of these sampling points within the stockpiled soil, we feel that the laboratory results submitted with the December 5 report do not adequately characterize the entirety of the stockpiled material. Therefore, we do not concur with your conclusion that ". . . [b]ased on the analytical results, all stockpiled soil . . . can be disposed of at an approved Class III site . . . "

Further sampling and analyses of soils below the shallow limits of the noted sampling horizon must be performed in order to properly characterize these soils for disposal purposes. Because of space limitations of the site, this may require several sequences of aeration, sampling, and disposal of soil as material is removed from the stockpile in "layers," working from the exposed top downward through the stockpile.

Should you have any questions, please contact me at 415/271-4320.

Sincerely,

Scott O. Seery
Hazardous Materials Specialist

SOS:mam

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County Department of Environmental Health
Tim Ross, Unocal
Paul Paradiso, Paradiso Construction
Howard Hatayama, DHS
Lester Feldman, RWQCB
Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection Division
Bob Bohman, Castro Valley Fire Dept.
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