

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1159

July 23, 1997

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

STID 1929

Mr. Steven Thomas
Thomas Properties
1401 N. Broadway, Ste. 210
Walnut Creek, CA 94596

RE: (FORMER) UNOCAL SERVICE STATION #0543, 992 MAIN STREET,
PLEASANTON

Dear Mr. Thomas:

I am in receipt of the July 22, 1997 letter from Mr. Gary Lee of the Pleasanton Public Works Department addressing issues associated with Pleasanton Township wells located at the former City corporation yard on Vervais Avenue and Main Street. Under the conditions outlined in Mr. Lee's letter, the City has no objections pursuing closure of the underground storage tank (UST) case at the subject former Unocal site.

I previously received "conceptual approval" for case closure from Mr. Kevin Graves of the San Francisco Bay Regional Water Quality Control Board (RWQCB) pending approval for such from the local water agencies, Zone 7 and the City. Mr. Graves's "approval" was based on the facts of the case, primarily the absence of MtBE and noteworthy concentrations of other fuel compounds in water sampled from wells at the site. For all intents and purposes, it appears that your case is well on its way towards final closure.

As we discussed recently, receipt of a "No Further Action" letter from this agency follows a specific set of steps from which we may not detract under our contract with the State Water Resources Control Board (SWRCB). We must: 1) complete a report to the SWRCB summarizing the salient facts of the case; 2) allow approximately 3-4 weeks for internal peer review; and, 3) allow up to an additional 30 days for the RWQCB to provide official endorsement following review of our report. In addition, all monitoring wells with no intended future use must also be properly destroyed under permit from Zone 7.

Mr. Steve Thomas
RE: 992 Main Street, Pleasanton
July 23, 1997
Page 2 of 2

I will keep you apprised as this process evolves. Please contact me at (510/567-6783) should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Kevin Graves, RWQCB
Craig Mayfield, Zone 7
Chris Boykin, Livermore-Pleasanton Fire Department
Bob Boust, Unocal Corporation
2000 Crow Canyon Pl., Ste. 400
San Ramon, CA 94583
Steve Cusenza, City of Pleasanton Public Works
P.O. Box 520
Pleasanton, CA 94566-0802

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 1159

June 3, 1997

ENVIRONMENTAL HEALTH SERVICES

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

STID 1929

Mr. Stephen Cusenza
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566-0802

RE: (FORMER) UNOCAL SERVICE STATION #0543, 992 MAIN STREET,
PLEASANTON

Dear Mr. Cusenza:

As we discussed on May 19th, the current owner of the subject site has requested that this office evaluate the underground storage tank (UST) case for final case closure. One task in evaluating a case for closure is to determine the locations of other ground water wells in proximity to such sites. We have been informed by Zone 7 and yourself that several Pleasanton Township water supply wells are (or were) located at the former city corporation yard at the corner of Vervais Avenue and Main Street, directly adjacent to the subject site.

Mr. Steve Ellis of Zone 7 informed me yesterday that at least one of these former supply wells (3S/1E 21C2) is currently used by Zone 7 for monitoring ground water depths. Zone 7 has an additional well (3S/1E 16PS) further east on Vervais Avenue employed for the same purpose. Zone 7 is unclear of the status of the remaining former supply wells in terms of their construction and abandonment.

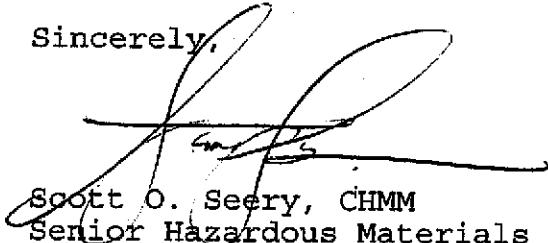
Mr. Ellis did share recent depth-to-water (DTW) measurements which appear consistent with DTW measured in shallow monitoring wells at the subject former Unocal site. This information would suggest that the former supply wells are, at a minimum, screened through the same shallow water-bearing zone as the wells at the subject site. It is not known, however, whether the former supply wells are also screened through additional deeper zones.

You mentioned May 19th that you would contact others in your department who may have information about the status of the remaining former production wells at the Vervais Avenue site. This information will clearly assist all parties in making a determination of risk and case closure eligibility for the subject property.

Mr. Cusenza
RE: 992 Main St., Pleasanton
June 3, 1997
Page 2 of 2

Please contact me as soon as possible (510/567-6783) so that we may discuss this case.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Kevin Graves, RWQCB
Craig Mayfield, Zone 7
Chris Boykin, Livermore-Pleasanton Fire Department
Bob Boust, Unocal Corporation
2000 Crow Canyon Pl., Ste. 400
San Ramon, CA 94583
Steve Thomas, Thomas Properties
1401 Broadway, Ste. 210
Walnut Creek, CA 94596

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#1159
RAFAT A. SHAHID, DIRECTOR

March 5, 1996

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

STID 1929

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Road, Ste. 400
San Ramon, CA 94583

RE: (FORMER) UNOCAL STATION #0543, 992 MAIN STREET, PLEASANTON

Dear Mr. Camille:

I am in receipt of and have considered Kaprealian Engineering, Inc.'s (KEI) February 20, 1996 proposal to modify sampling frequencies of the well network located at the subject Pleasanton site.

I concur with KEI's recommendation to reduce the sampling frequency of well MW-5 from a quarterly to a semiannual schedule, coinciding with the sampling schedule for wells MW-2 and -4. I further concur with the recommendation to reduce monitoring frequencies for the five well network from quarterly to semi-annual. Sampling of wells MW-1 and -3 was suspended previously. Please ensure that subject wells are sampled/monitored the 1st and 3rd quarters of each year.

Please call me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Director
William Halvorsen, Pleasanton Fire Department
Robert Kezerian, Kaprealian Engineering, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01159

RAFAT A. SHAHID, Assistant Agency Director

STID 1929

Alameda County CC4530
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

March 3, 1995

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

RE: (FORMER) UNOCAL STATION #0543, 992 MAIN STREET, PLEASANTON

Dear Mr. Camille:

Review of technical reports presented to date for the subject site indicates soil contamination appears both limited in extent and isolated to the apparent capillary zone (~35 feet below grade) in direct proximity to the former underground storage tank cluster. Only ground water sampled from wells MW-2 and -5 have shown historic impact from fuel hydrocarbons.

Provided such activity will not affect Unocal's ability to comply with the sampling and monitoring requirements articulated in the February 16, 1995 correspondence from this office, commercial development of the site appears acceptable. Please advise this office when such development plans have been drafted and of any ownership transfers. I may be reached at 510/567-6783.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Bill Halvorsen, Pleasanton Fire Department, Station 1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01159

RAFAT A. SHAHID, Assistant Agency Director

STID 1929

February 16, 1995

Mr. David Camille
Unocal Corporation
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

RE: (FORMER) UNOCAL STATION #0543, 992 MAIN STREET, PLEASANTON

Dear Mr. Camille:

I have completed review of the case file for this site, up to and including the November 9, 1994 MPDS Services, Inc. quarterly monitoring report, the most recent technical report in our case file. The bulk of these data was presented February 7, 1995.

Presented data indicate wells MW-2 and MW-5 are the only wells in the current network where sampled ground water (GW) has exhibited detectable concentrations of dissolved fuel constituents. Soil analytical data appear to indicate limited vadose zone impact; the bulk of soil contamination was identified in the apparent capillary zone encountered during the emplacement of wells MW-2 and MW-5.

Calculated GW flow directions, based on gauged water level elevations from December 1992 through October 1994, have fluctuated between west-to-southwest, the predominate flow direction during the initial year of the investigation, and to the northeast, which predominated during 1994. Complex flow regimes (i.e., unclear or multidirectional flow vectors) were identified during all three months of the last quarter of 1993.

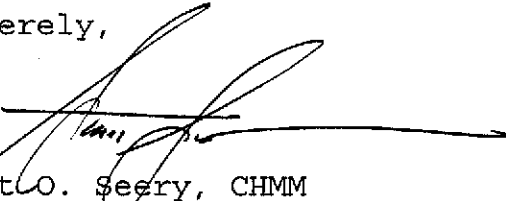
Based on an evaluation of analytical and hydrogeologic data presented to date, it appears appropriate to reduce the number of wells in the network from which GW samples are collected, and the overall sampling frequencies. At this time, please adhere to the following modified sampling and monitoring schedule:

- o Well MW-5 is to be sampled on a **quarterly** basis. Wells MW-2 and MW-4 are to be sampled **semiannually** (1st and 3rd quarters). Sampling of wells MW-1 and MW-3 may be discontinued at this time.
- o All wells shall continue to be gauged **quarterly** for GW elevations, with subsequent flow direction calculations.
- o Continue to coordinate sampling and monitoring field work with that occurring at the adjoining (former) Mobil Oil site, 1024 Main Street.

Mr. David Camille
RE: 992 Main Street, Pleasanton
February 16, 1995
Page 2 of 2

Please keep this office apprised of specific site development plans and ownership transfers. I may be reached at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Tom Peacock, ACDEH LOP
Gil Jensen, Alameda County District Attorney's Office
Bill Halvorsen, Pleasanton Fire Department, Station 1