



Delta
Environmental
Consultants, Inc.

3164 Gold Camp Drive
Suite 200
Rancho Cordova, CA 95670-6021
U.S.A.
916/638-2085
FAX: 916/638-8385

SEP 10 2001

September 6, 2001

Stahl, Wooldridge Construction Company
Former Chevron Service Station #20-6516
2428 Central Avenue
Alameda, California 94501

Subject: Fee Title Holder Notification of Regulatory Closure of
Former Chevron Service Station #20-6516
2428 Central Avenue, Alameda, California 94501

To Whom It May Concern:

At the request of Alameda County Health Care Services (ACHCS), and on behalf of Chevron Products Company (Chevron), Delta Environmental Consultants, Inc. (Delta) is notifying the recorded fee title holder that ACHCS is in the process of issuing a "No Further Action" letter for the above referenced site. This letter is associated with environmental investigations performed by Chevron and their consultants at the direction of ACHCS. If you have any questions please call our Rancho Cordova office at (916) 638-2085.

Sincerely,
Delta Environmental Consultants, Inc.

A handwritten signature in black ink, appearing to read "T. A. Del Frate", written in a cursive style.

Todd A. Del Frate
Project Manager

Cc: Mr. Tom Bauhs, Chevron Product Company
Ms. Eva Chu, ACHCS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

RO0000025

September 5, 2001

Mr. Tom Bauhs
Chevron Products
P.O. Box 6004
San Ramon, CA 94583-0904

Mr. Steve Stahl
Stahl Woodridge Construction
2428 Central Avenue
Alameda, CA 94501

RE: Well Decommission at 2428 Central Avenue, Alameda, CA

Dear Messrs. Bauhs and Stahl:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 through MW-6) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5554.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

RO0000025

AUG 31 2001

August 22, 2001

Mr. Steve Stahl
Stahl Woodridge Construction
2428 Central Avenue
Alameda, CA 94501

Mr. Tom Bauhs
Chevron Products
P.O. Box 6004
San Ramon, CA 94583-0904

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 2428 CENTRAL AVENUE, ALAMEDA, CA**

Dear Messrs. Stahl and Bauhs:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

*Title Vested
Stahl - Woodridge
Construction.*

*All of the owners of
Stahl - Woodridge Construction
Robert Stahl Virginia Stahl*

chevron0100-1

*have read this notice & with
above signatures certify same*

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



February 28, 2000

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 587-6700
(510) 337-9335 (FAX)

Mr. Brett Hunter
Chevron U.S.A.
6001 Bollinger Canyon Road, Building L
PO Box 6004
San Ramon, CA 94583-0804
STID 3910

RE: Former Chevron, 2428 Cantral Avenue, Alameda, CA 94501

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Hunter:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: Former Chevron, 2428 Central Avenue, Alameda, CA 94501

February 28, 2000

Page 2 of 2

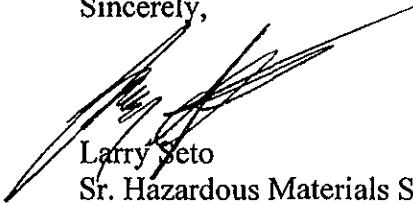
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

cleanup proposal (corrective action plan)

site closure proposal

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

February 28, 2000

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Brett Hunter
Chevron U.S.A.
6001 Bollinger Canyon Road, Building L
PO Box 6004
San Ramon, CA 94583-0804
STID 3910

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR FORMER CHEVRON, 2428
CENTRAL AVENUE, ALAMEDA, CA 94501

Dear Mr. Hunter:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Larry Seto at (510) 567-6774.

Sincerely,

Thomas Peacock
Manager, LOP

cc: Chuck Headlee, RWQCB
Leroy Griffin, City of Oakland Fire Department, 1605 Martin Luther King,
Oakland, CA 94612
Larry Seto, Alameda County Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 3, 1999

Mr. Philip Briggs
Chevron Products Company
6001 Bollinger Canyon Road
Building L, Room 1110
PO Box 6004
San Ramon, CA 94583-0904
STID 3910

RE: Former Chevron, 2428 Central Avenue, Alameda, CA 94501

Dear Mr. Briggs:

This office has received your Risk Management Plan (RMP) dated April 19, 1999 that was prepared by Gettler-Ryan Inc. Ms. Madhulla Logan will review this document.

If you have any questions, please contact me at (510) 567-6774 or Ms. Logan at (510) 567-6764.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Stahl, Stahl-Woolridge Investment Properties, 2428 Central Avenue,
Alameda, Ca 94501
Madhulla Logan, Environmental Health
Files

STAHL-WOOLDRIDGE INVESTMENT PROPERTIES

2428 CENTRAL AVENUE
ALAMEDA, CALIFORNIA 94501
PHONE (510) 523-7927

ENVIRONMENTAL
PROTECTION
99 APR 28 PM 1:06

4/27/99

Mr. Larry Seto
Alameda County Health Care Services
Dept of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: Enclosed proposed site closure

Dear Mr. Seto:

I am the owner of the property at 2428 Central Ave, Alameda and subject of enclosed letter.

I oppose the closure for the following reasons:

1. The facts that I can understand are not all accurate.
2. I therefore conclude, those facts I do not understand - most all of the scientific items - are not all accurate.
3. No notification has been sent to current lender - who acquired debt from Bank of America.

Yours truly,



Robert Stahl



99 APR 26 PM 2:29

April 7, 1999

Chevron Products Company
6001 Bollinger Canyon Road
Building L, Room 1110
PO Box 6004
San Ramon, CA 94583-0904

Mr. Larry Seto
Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Philip R. Briggs
Project Manager
Site Assessment & Remediation
Phone 925 842-9136
Fax 925 842-8370

Subject: Notice of Proposed Action Submitted to Alameda County
For: Former Chevron Service Station # 9-0100
2428 Central Avenue, Alameda, California

Dear Mr. Seto:

In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, Chevron Products Company, certify that we have notified the responsible landowner of the enclosed proposed action. Space is checked for the applicable proposed action:

Site closure proposal

Alameda County intention to make a determination that no further action is required.

Sincerely,

CHEVRON PRODUCTS COMPANY

Philip R. Briggs

Site Assessment and Remediation Project Manger

CC Mr. Robert Stahl
Stahl-Woolridge Investment Properties
2428 Central Avenue
Alameda, CA 94501

Certified-Return Receipt Requested (P238535627)

Ms. Bette Owen, Chevron

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

December 17, 1998

Mr. Philip R. Briggs
Chevron Products Company
6001 Bollinger Canyon Road
PO Box 6004
San Ramon, CA 94583-0904
STID 3910

RE: Former Chevron, 2428 Central Avenue, Alameda, CA

Dear Mr. Briggs:

Before site closure status can be obtained for this site, a Risk Management Plan (RMP) needs to be developed. Included in this RMP be a Health & Safety Plan to be used in the event the contaminated soil is disturbed.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Chuck Headlee, Regional Water Quality Control Board
Files



98 JUN 10 PM 6:43

Chevron Products Company
6001 Bollinger Canyon Road
Building L
San Ramon, CA 94583
P.O. Box 6004
San Ramon, CA 94583-0904

Marketing - Sales West
Phone 510 842-9500

June 8, 1998

Mr. Larry Seto
Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**Re: Former Chevron Service Station #9-0100
2428 Central Avenue, Alameda, California**

Dear Mr. Seto:

This is response to your letter dated May 27, 1998 requesting information to assist your evaluation of the site for closer.

I was unable to locate any information pertaining to the disposal of the four underground tanks that were removed in January 1970. Since the station was abandoned in 1970 all files pertaining to the operation, construction and maintenance have been purged.

I was able to locate an old ground plan of the site that shows the four tanks and identifies the products stored in each tank. The 7,500-gallon tank contained Chevron Supreme gasoline, one 3,000-gallon tank contained Chevron Custom Supreme gasoline, and two 3,000-gallon tanks contained Chevron Regular gasoline (manifold together).

If you have any questions or need additional information call me at (510) 842-0136.

Sincerely,
CHEVRON PRODUCTS COMPANY

Philip R. Briggs
Site Assessment and Remediation Project Manager

June 8, 1998
Mr. Larry Seto
Former Chevron Service Station #9-0100
Page 2

Enclosure

Cc. Ms. Bette Owen, Chevron

Mr. Robert Stahl
Stahl-Woolridge Investment Properties
2428 Central Avenue
Alameda, CA 94501(Enclosed is copy of Mr. Seto's letter of May 27, 1998)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

May 27, 1998

Mr. Philip Briggs
Chevron Products
6001 Bollinger Canyon Road
Building L
San Ramon, Ca 94583

RE: Former Chevron Station #9-0100, 2428 Central Avenue, Alameda, CA

Dear Mr. Briggs:

I have received your letter dated May 18, 1998 requesting site closure for the above site. To assist me in preparing your case closure summary, please submit the following information:

- 1) A copy of the manifest or receipt for the disposal of the four underground tanks that were removed in January 1970
- 2) Identify the contents that were stored in the former (1) 7,500 gallon and (3) 3,000 gallon underground tanks

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files



Chevron

98 MAY 21 PM 4: 03

May 18, 1998

Chevron Products Company
6001 Bollinger Canyon Road
Building L
San Ramon, CA 94583
PO Box 6004
San Ramon, CA 94583-0904

Marketing - Sales West
Phone 510 842-9500

Mr. Larry Seto
Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**Re: Former Chevron Service Station #9-0100
2428 Central Avenue, Alameda, California**

Dear Mr. Seto:

This is response to your letter dated May 12, 1998 that approved the use of Oxygen Releasing Compound (ORC) in the onsite impacted monitoring wells.

I have notified Chevron's consultant Gettler-Ryan Inc. to install ORC into onsite wells MW-1 and MW-2 to enhance the natural attenuation process. The results of adding ORC into the wells will not be known until later in the year as the next monitoring event is not scheduled until September 1998.

I was not aware that you had been assigned as the caseworker for this site, I just sent the Semi-Annual Groundwater Monitoring Report 1998 (First Quarter) to Mr. Thomas Peacock of your office.

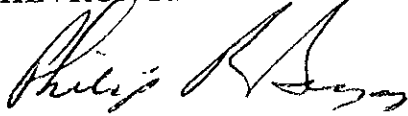
For your information, a Risk Based Correction Action (RBCA) plan has been submitted to your office and is currently under review by Ms. Madhulla Logan of your office. Chevron's position is that no additional investigation is warranted and the site appears to meet the RWQCB's Interim Guidance Criteria for a low risk groundwater case. The leak and source has been stopped and removed. The site has been adequately characterized and there is minimal impact to the groundwater. The plume is limited in area and is not migrating. With the sources removed, the groundwater will not be impacted further and natural attenuation will continue to occur. As noted above, the addition of ORC's into wells MW-1 and MW-2 will certainly enhance the natural attenuation process.

May 18, 1998
Mr. Larry Seto
Former Chevron Service Station #9-0100
Page 2

In the letter to Mr. Peacock, **Chevron requested that the wells be abandoned and the site closed.**

The next sampling event is scheduled for September 1998, however, the response to the submitted RBCA may change this schedule. If you have any questions, call me at (510) 842-9136.

Sincerely,
CHEVRON PRODUCTS COMPANY



Philip R. Briggs
Site Assessment and Remediation Project Manager

Enclosure

Cc. Ms. Bette Owen, Chevron

Mr. Robert Stahl
Stahl-Woolridge Investment Properties
2428 Central Avenue
Alameda, CA 94501 (Copy of Mr. Seto's letter of May 12, 1998 enclosed)

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

May 12, 1998

Mr. Philip Briggs
Chevron Products Company
6001 Bollinger Canyon Road
Building L
P.O. Box 6004
San Ramon, CA 94583
STID 3910

RE: Former Chevron Station #9-0100, 2428 Central Avenue, Alameda, CA

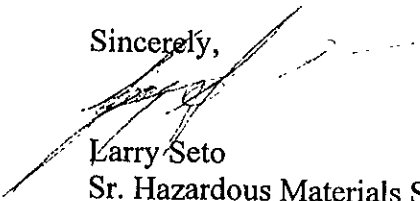
Dear Mr. Briggs:

In your letter dated May 9, 1997, you requested that ORC be considered for use in the onsite impacted wells, which should enhance the natural attenuation process. This request is acceptable.

Please submit to this office your timetable for implementing this remediation process.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

March 31, 1998

Larry,

They did a initial risk assessment, dated in April 1997. I asked them for some changes, specifically to evaluate the re-do the groundwater to indoor ait exposure pathway. They submitted an addendum, dated March 3, 1998. It looks fine to me

Madhulla



GETTLER - RYAN INC.

March 3, 1998

Ms. Madula Logan
Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Response to ACEHS Comments Regarding the Risk-Based Corrective Action (RBCA) Evaluation dated April 20, 1997, for the Former Chevron Service Station No. 9-0100, located at 2428 Central Avenue, Alameda, California.

Ms. Logan:

This letter was prepared at the request of Chevron Products Company (Chevron) to address concerns expressed in the letter from Alameda County Environmental Health Services (ACEHS) dated December 15, 1997 (copy attached). This letter requests clarification of three points discussed in Gettler-Ryan Inc's. (GR) Risk-Based Corrective Action (RBCA) evaluation dated April 20, 1997. The following responses correlate with the numeric sequence in your letter.

Response to Comment Number 1. ACEHS is concerned that "significant" soil contamination still exists near the former underground storage tanks (USTs). This concern is based on a saturated soil sample collected from boring MW-2 at 10 feet below ground surface (bgs). As mentioned in the letter, historical monitoring data indicate groundwater fluctuates from between 5 and 9 feet bgs. We believe it is improper to evaluate soil conditions based on saturated soil samples, as it is not feasible to differentiate between contaminants adsorbed to the soil particles and contaminants dissolved in the groundwater filling the pore spaces of the soil sample. Soil samples collected at the site from 5 feet bgs in all of the borings were reported as non detect (ND) for petroleum hydrocarbons, including soil samples from the borings EB-2 and MW-2, located immediately down gradient of the former USTs. Soil samples from this depth (5 feet bgs) are indicative of the soil conditions at the site. Groundwater at the time soil sample MW-2 at 10 feet bgs was collected was documented at 7.3 feet bgs.

The former USTs penetrated groundwater while in operation, therefore, any release would be found to have impacted the groundwater directly. Petroleum products that enter the saturated zone would then migrate through the groundwater and capillary fringe. The capillary fringe is also considered to be part of the saturated zone.

Unsaturated (vadose zone) soils at this site have not been impacted. The soil sample referred to in your letter, MW-2 at 10 feet bgs, is from the saturated zone and is not appropriate for representation of the soils beneath the site. This site is a groundwater only case, based on the depth to groundwater, soil and groundwater sampling results and specific site conditions.

Response to Comment Number 2. ACEHS has recommended that Chevron evaluate the possibility of performing soil excavation in the area of the former USTs. The former USTs were located primarily beneath the existing structure, prohibiting the excavation of capillary fringe soils. In addition, backfill placed after over excavation would be re-impacted by the localized groundwater problem, thus, creating a never ending cycle. The excavation of soils from this site is not warranted nor feasible.

The amount of soil removal during the UST removal in January 1970 is not known, nor was it a requirement for UST closures at the time of the UST removal. Once again, all soil samples collected from the unsaturated/vadose zone, including those collected adjacent to the former USTs, were reported as ND for petroleum hydrocarbons. Unsaturated/vadose zone soils at this site are not impacted.

Response to Comment Number 3. As requested by the ACEHS, GR has re-done the RBCA Worksheet 9.3, earlier prepared and submitted with the specific attention to the exposure pathway of *groundwater volatilization to indoor air*. For the preparation and re-calculation of the RBCA Worksheet 9.3, GR used the updated version of the GSI RBCA Program v1.0.1, ACEHS's acceptable risk of 10⁻⁵, the shallowest (most conservative) recorded depth to groundwater for the site (5 feet bgs), and the most current groundwater analytical results (September 30, 1997, attached). Other site specific parameters remained the same. The re-computed RBCA Worksheet 9.3 along with the accompanying Output Table 1 is attached.

The results of this revised RBCA calculation, specifically for the exposure pathway of *groundwater volatilization to indoor air*, indicates that the current groundwater concentration for the represented COC are below the applicable Site Specific Target Levels (SSTL) (see attached Worksheet 9.3). These findings, according the approved RBCA spreadsheet method for determining health risks, indicate that there is not a health risk at this site.

Groundwater ingestion at the site was computed for commercial purposes. These findings also indicated that the COC's in groundwater were below the set SSTL for the site. As stated previously, the City of Alameda is entirely serviced by an imported water supply and does not allow the use of the shallow groundwater (less than 25 feet bgs), on the island for domestic use.

Chevron and G-R are aware that the ACEHS bases their decisions regarding RBCA evaluations on current and future land use of the property. Currently the site usage is commercial, consisting of a motel. Potential future land use would most likely be commercial based on its location, property values and the development trend in the vicinity of the site.

As requested in our telephone conversation of February 18, 1998, a revised Site Plan (Figure 2) showing the locations of the exploratory borings of EB-1 and EB-2 in relationship to the existing structure and former USTs is also attached.

Based on the current computation of the RBCA Spreadsheet System v1.0.1 and the most current groundwater data, it appears that there is not a health risk present at the site. Groundwater concentrations as reported in the most recent semi-annual groundwater monitoring report show a continual decrease in BTEX concentrations while the sentry wells remain non-detect. This suggests that the natural bio-degradation and attenuation of the BTEX is occurring. With the results of the RBCA evaluation and completion of the Regional Water Quality Control Board (RWQCB) Interim Guidance on Required Cleanup at Low Risk Fuel Sites (January 5, 1996), it is our opinion that remedial efforts are not warranted and that the site should be granted case closure.

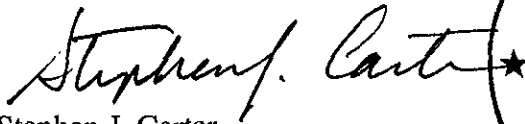
Response to ACEHS letter dated December 15, 1997
Former Chevron SS No. 9-0100, Alameda, California
March 3, 1998

If you have any questions regarding the contents of this letter or attachments, please call us in our Novato office at (415) 893-1515.

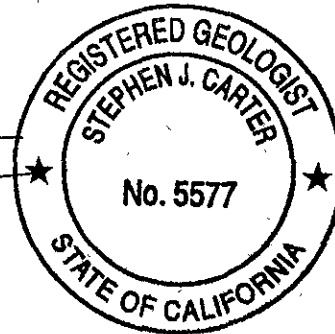
Sincerely,



David J. Vossler
Senior Geologist



Stephen J. Carter
Senior Geologist
R.G. No. 5577



Attachments: ACEHS Letter Dated December 15, 1997
Historical Groundwater Analytical Table
RBCA Spreadsheet System - Output Table 1
RBCA Spreadsheet System - Worksheet 9.3
Figure 2. Site Plan (revised)

cc: Mr. Phil Briggs, Chevron Products Company, San Ramon, California

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

December 15, 1997

Phil Briggs
Chevron Products Company
6001 Bollinger Canyon Road, P.O. Box 5004
San Ramon, CA 94583-0804

Re: Chevron Station, 2428 Central Avenue, Alameda, California

Dear Mr. Briggs:

This Department is in receipt of the Risk Based Corrective Action (RBCA) report, dated April 18, 1997 and the Semi-Annual Groundwater Monitoring Report, dated April 20, 1997, prepared by Gettler-Ryan, Inc for the above referenced property.

According to the information provided to this Department, a service station operated at the site from 1947 until 1970. The Station facilities were abandoned and demolished in January 1970. In the process, one 7500 and three 3000 gallon underground storage tanks were removed from the site along with their associated product piping. Currently, a multi-story hotel, constructed in 1973 occupies the site and the area over the former underground storage tank areas are being used as a parking lot.

Based on the review of the risk assessment, this Department has identified the following concerns:

1. In June 1993, two soil borings EB-1 and EB-2 were drilled near the former dispenser area and the former UST Pit. The soil sample collected from EB-1 at the 10 feet depth near the pump island area contained about 7.94 ppm of benzene. Also, in April 1994, groundwater monitoring wells MW-1 to MW-3 were installed on site. The soil sample collected from monitoring well MW-2, which is down gradient to the former UST area contained 3000 ppm of gasoline and 8 ppm of benzene. However, the risk assessment report mentioned that the exposure pathway, "soil to indoor air" was not evaluated since all the benzene identified in the soil samples was found was in the saturated zone (groundwater appears to fluctuate between 5 to 9 feet). This Department is concerned that significant soil contamination still exists near the UST area.
2. This Department recommends you evaluate soil excavation and/or defining the current soil contamination around the UST area as an option. This is being recommended since during the time of the UST removal in the 1970's wherein compliance soil sampling was not a regulatory requirement, no soil sampling results were documented. Hence, this Department is concerned (based on the soil sampling results) as to the adequacy of the soil excavation conducted as part of the tank closure process.

3. According to the report, the results of the RBCA indicate that the pathway "groundwater to indoor air" does not pose a risk, although Appendix D, Worksheet 9.3, indicates the presence of a risk. Please note that a risk of 10-5 is acceptable both for commercial and residential scenario as long as the appropriate values are used for the different parameters in the equations. Please re-do the worksheet.

Also please note that this Department makes risk based decisions based on both the current and the future potential use of the property. If a risk assessment is approved just based on the current use, like for eg., the current use of the area above the former UST location as a parking lot, then a deed restriction may be required on the property, which would then require a re-evaluation of risk in case the use of the property changes.

Please submit an addendum within 30 days from the date of the letter, clarifying the above listed issues.

If you have any questions, you may reach me at (510) 567-6764

Sincerely,



Madhulla Logan
Hazardous Material Specialist

C: David Vossler, Gettlar Ryan, Inc., - 6747 Sierra Court, Suite J, Dublin, California - 94568.



Table 1. Water Level Data and Groundwater Analytical Results - Former Chevron Service Station #9-0100, 2428 Central Avenue, Alameda, California
(continued)

Well ID/ TOC (ft)	Date	DTW (ft)	GWE (msl)	Product Thickness* (ft)	TPH(G)	←-----> B T E X MTBE ppb				
MW-5 28.88**	9/3/96	7.90	20.98	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/5/97	5.70	23.18	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	9/30/97	8.73	20.15	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
MW-6 29.24**	9/3/96	7.98	21.26	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/5/97	5.61	23.63	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	9/30/97	8.88	20.36	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
Trip Blank	3/10/94	--	--	--	<50	<0.5	0.7	<0.5	<0.5	--
TB-LB	6/21/94	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	--
	9/26/94	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	--
	12/16/94	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	--
	3/22/95	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	--
	6/13/95	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	--
	9/15/95	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	--
	3/8/96	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	9/3/96	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/5/97	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	9/30/97	--	--	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0



Table i. Water Level Data and Groundwater Analytical Results - Former Chevron Service Station #9-0100, 2428 Central Avenue, Alameda, California

Well ID/ TOC (ft)	Date	DTW (ft)	GWE (msl)	Product Thickness* (ft)	TPH(G)	←-----ppb----->				
						B	T	E	X	MTBE
MW-1/ 29.23	3/10/94 ¹²	6.79	22.44	0	7,400	120	120	33	72	--
	6/21/94	7.74	21.49	0	5,300	140	60	21	43	--
	9/26/94	8.94	20.29	0	9,500	<250 ³	<250 ³	<250 ³	<250 ³	--
	12/16/94	6.57	22.66	0	4,700	<0.5	46	15	48	--
	3/22/95	5.16	24.07	0	8,800	55	14	11	<10	--
	6/13/95	5.84	23.39	0	2,100	130	29	9.5	15	--
	9/15/95	7.65	21.58	0	8,100	110	26	6.0	13	--
	3/8/96	5.36	23.87	0	5,600	250	<5.0	<5.0	<5.0	60
	9/3/96	8.03	21.22	0	7,600	270	5.6	3.4	4.9	120
	3/5/97	5.33	23.92	0	5,000	130	5.2	3.7	5.7	31
9/30/97	8.86	20.39	0	3,500	53	2.4	2.8	6.4	26	
MW-2/ 29.18	3/10/94 ²	6.94	22.24	0	6,400	<5	64	58	17	--
	6/21/94	7.89	21.29	0	1,800	23	12	6.9	32	--
	9/26/94	8.98	20.20	0	8,400	<100 ³	<100 ³	<100 ³	<100 ³	--
	12/16/94	6.65	22.53	0	2,300	<0.5	29	8.9	33	--
	3/22/95	5.15	24.03	0	1,500	0.6	4.5	<0.5	2.5	--
	6/13/95	6.06	23.12	0	880	<0.5	<0.5	2.2	10	--
	9/15/95	7.72	21.46	0	2,700	<0.5	17	4.8	13	--
	3/8/96	5.38	23.80	0	1,300	42	2.0	0.7	2.2	10
	9/3/96	8.14	21.05	0	2,700	64	4.6	1.6	4.6	35
	3/5/97	5.43	23.76	0	1,200	25	3.0	<0.5	3.6	<5.0
9/30/97	9.01	20.18	0	2,400	12	1.0	1.4	5.8	6.9	
MW-3/ 30.09	3/10/94 ^{2A}	7.30	22.79	0	<50	<0.5	<0.5	<0.5	<0.5	--
	6/21/94	8.53	21.56	0	<50	<0.5	<0.5	<0.5	<0.5	--
	9/26/94	9.80	20.29	0	<50	<0.5	<0.5	<0.5	<0.5	--
	12/16/94	7.11	22.98	0	<50	<0.5	<0.5	<0.5	<0.5	--
	3/22/95	5.54	24.55	0	<50	<0.5	<0.5	<0.5	<0.5	--
	6/13/95	6.48	23.61	0	<50	<0.5	<0.5	<0.5	<0.5	--
	9/15/95	8.40	21.69	0	<50	<0.5	<0.5	<0.5	<0.5	--
	3/8/96	5.69	24.40	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	9/3/96	8.80	21.30	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/5/97	5.89	24.21	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
9/30/97	9.68	20.42	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
MW-4 29.31**	9/3/96	8.32	20.99	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/5/97	5.80	23.51	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	9/30/97	9.18	20.13	0	<50	<0.5	<0.5	<0.5	<0.5	<5.0



Table 1. Water Level Data and Groundwater Analytical Results - Former Chevron Service Station #9-0100, 2428 Central Avenue, Alameda, California
(continued)

EXPLANATION:

TOC = Top of casing elevation
(ft) = feet
DTW = Depth to water
GWE = Groundwater elevation
msl = Measurements referenced relative to mean sea level
TPH(G) = Total Purgeable Petroleum Hydrocarbons as Gasoline
TPH(D) = Total Petroleum Hydrocarbons as Diesel
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = Methyl tertiary butyl ether
EDB = Ethylene Dibromide
ppb = Parts per billion
-- = Not analyzed/Not applicable

ANALYTICAL METHODS:

EPA Method 8015/5030 for TPH(G)
EPA Method 8020 for BTEX & MTBE

NOTES:

Water level elevation data and laboratory analytic results prior to March 22, 1995, were compiled from Quarterly Monitoring Reports prepared for Chevron by Sierra Environmental Services.

- * Product thickness was measured on and after June 21, 1994 with a MMC Flexi-Dip interface probe.
- ** Wells MW-1 through MW-6 were surveyed on September 17, 1996, by Virgil Chavez of Vallejo, California (PLS #6323).
- 1 TPH(D) was also analyzed and detected at 840 ppb. However, chromatogram does not match typical diesel pattern.
- 2 Organic lead and EDB were also analyzed but not detected at detection limits of 4 and 0.02 ppb, respectively.
- 3 TPH(D) was also analyzed and detected at 920 ppb. However, chromatogram does not match typical diesel pattern.
- 4 TPH(D) was also analyzed but not detected at detection limits of 50 ppb.
- 5 Detection limits raised due to the dilution required by a high amount of foaming in the sample.

RBCA TIER 1/TIER 2 EVALUATION

Output Table 1

Site Name: Former Chevron Service Station Identification: 345178.02
 Site Location: 2428 Central Avenue, Alameda Date Completed: 3/3/98
 Completed By: David J. Vossler

Software: GSI RBCA Spreadsheet
 Version: 1.0.1

NOTE: values which differ from Tier 1 default values are shown in bold italics and underlined.

Exposure Parameter	Definition (Units)	Residential		Commercial/Industrial		
		Adult	(1-6yrs)	(1-16 yrs)	Chronic	Constrctn
ATc	Averaging time for carcinogens (yr)	70				
ATn	Averaging time for non-carcinogens (yr)	30	6	16	25	1
BW	Body Weight (kg)	70	15	35	70	
ED	Exposure Duration (yr)	30	6	16	25	1
t	Averaging time for vapor flux (yr)	30			25	1
EF	Exposure Frequency (days/yr)	350			250	180
EF.Derm	Exposure Frequency for dermal exposure	350			250	
IRgw	Ingestion Rate of Water (L/day)	2			1	
IRs	Ingestion Rate of Soil (mg/day)	100	200		50	100
IRadj	Adjusted soil ing. rate (mg-yr/kg-d)	1.1E+02			9.4E+01	
IRa.in	Inhalation rate indoor (m ³ /day)	15			20	
IRa.out	Inhalation rate outdoor (m ³ /day)	20			20	10
SA	Skin surface area (dermal) (cm ²)	5.8E+03		2.0E+03	5.8E+03	5.8E+03
SAadj	Adjusted dermal area (cm ² -yr/kg)	2.1E+03			1.7E+03	
M	Soil to Skin adherence factor	1				
AAFs	Age adjustment on soil ingestion	FALSE			FALSE	
AAFd	Age adjustment on skin surface area	FALSE			FALSE	
tox	Use EPA tox data for air (or PEL based)?	TRUE				
gwMCL?	Use MCL as exposure limit in groundwater?	FALSE				

Matrix of Exposed Persons to Complete Exposure Pathways	Residential		Commercial/Industrial	
	Chronic	Constrctn	Chronic	Constrctn
Outdoor Air Pathways:				
SS.v	Volatiles and Particulates from Surface Soils	FALSE	FALSE	FALSE
S.v	Volatilization from Subsurface Soils	FALSE	FALSE	FALSE
GW.v	Volatilization from Groundwater	FALSE	FALSE	FALSE
Indoor Air Pathways:				
S.b	Vapors from Subsurface Soils	FALSE	FALSE	FALSE
GW.b	Vapors from Groundwater	FALSE	TRUE	FALSE
Soil Pathways:				
SS.d	Direct Ingestion and Dermal Contact	FALSE	FALSE	FALSE
Groundwater Pathways:				
GW.i	Groundwater Ingestion	FALSE	TRUE	FALSE
S.l	Leaching to Groundwater from all Soils	FALSE	TRUE	FALSE

Matrix of Receptor Distance and Location On- or Off-Site	Residential		Commercial/Industrial	
	Distance	On-Site	Distance	On-Site
GW	Groundwater receptor (cm)	TRUE	TRUE	TRUE
S	Inhalation receptor (cm)	TRUE	TRUE	TRUE

Matrix of Target Risks	Definition	Residential	
		Individual	Cumulative
TRab	Target Risk (class A&B carcinogens)	1.0E-05	
TRc	Target Risk (class C carcinogens)	1.0E-05	
THQ	Target Hazard Quotient	1.0E+00	
Opt	Calculation Option (1, 2, or 3)	1	
Tier	RBCA Tier	2	

Surface Parameters	Definition (Units)	Residential	Commercial
A	Contaminated soil area (cm ²)	2.2E+06	1.0E+06
W	Length of affect. soil parallel to wind (cm)	1.5E+03	1.0E+03
W.gw	Length of affect. soil parallel to groundwater (cm)	1.5E+03	
Uair	Ambient air velocity in mixing zone (cm/s)	2.3E+02	
delta	Air mixing zone height (cm)	2.0E+02	
Lss	Thickness of affected surface soils (cm)	1.0E+02	
Pe	Particulate areal emission rate (g/cm ² /s)	6.9E-14	

Groundwater Parameters	Definition (Units)	Value
delta.gw	Groundwater mixing zone depth (cm)	1.7E+02
I	Groundwater infiltration rate (cm/yr)	3.0E+01
Ugw	Groundwater Darcy velocity (cm/yr)	9.4E+00
Ugw.tr	Groundwater seepage velocity (cm/yr)	2.5E+01
Ks	Saturated hydraulic conductivity (cm/s)	1.0E-04
grad	Groundwater gradient (cm/cm)	3.0E-03
Sw	Width of groundwater source zone (cm)	
Sd	Depth of groundwater source zone (cm)	
phi.eff	Effective porosity in water-bearing unit	3.8E-01
foc.sat	Fraction organic carbon in water-bearing unit	1.0E-03
BIO?	Is bioattenuation considered?	FALSE
BC	Biodegradation Capacity (mg/L)	

Soil Parameters	Definition (Units)	Value
hc	Capillary zone thickness (cm)	5.0E+00
hv	Vadose zone thickness (cm)	1.5E+02
rho	Soil density (g/cm ³)	1.7
foc	Fraction of organic carbon in vadose zone	0.073
phi	Soil porosity in vadose zone	0.37
Lgw	Depth to groundwater (cm)	1.5E+02
Ls	Depth to top of affected subsurface soil (cm)	1.0E+02
Lsubs	Thickness of affected subsurface soils (cm)	2.0E+02
pH	Soil/groundwater pH	6.5
		capillary vadose foundation
phi.w	Volumetric water content	0.337 0.12 0.12
phi.a	Volumetric air content	0.033 0.25 0.26

Building Parameters	Definition (Units)	Residential	Commercial
Lb	Building volume/area ratio (cm)	2.0E+02	3.0E+02
ER	Building air exchange rate (s ⁻¹)	1.4E-04	2.3E-04
Lcrk	Foundation crack thickness (cm)	1.5E+01	
eta	Foundation crack fraction	0.01	

Transport Parameters	Definition (Units)	Residential	Commercial
Groundwater			
ax	Longitudinal dispersivity (cm)		
ay	Transverse dispersivity (cm)		
az	Vertical dispersivity (cm)		
Vapor			
dco	Transverse dispersion coefficient (cm)		
dcoz	Vertical dispersion coefficient (cm)		

RBCA SITE ASSESSMENT

Tier 2 Worksheet 9.3

1 OF 1

Site Name: Former Chevron Service Station No. 9-0100

Completed By: David J. Vossler

Site Location: 2428 Central Avenue, Alameda, California

Date Completed: 3/3/1998

Calculation Option: 1

GROUNDWATER SSTL VALUES

Target Risk (Class A & B) 1.0E-5

MCL exposure limit?

Target Risk (Class C) 1.0E-5

PEL exposure limit?

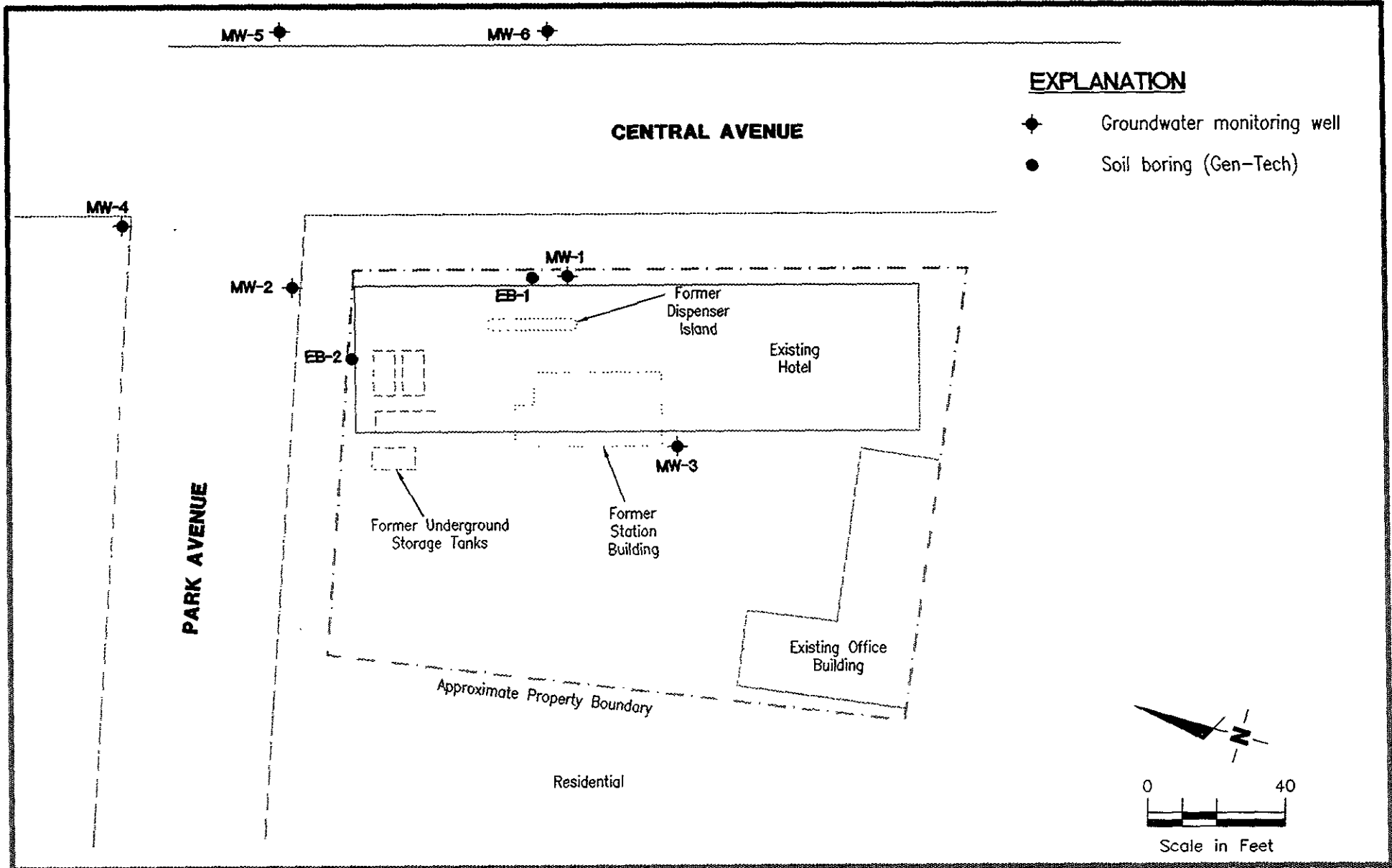
Target Hazard Quotient 1.0E+0

SSTL Results For Complete Exposure Pathways ("X" if Complete)

CONSTITUENTS OF CONCERN		Representative Concentration (mg/L)	Groundwater Ingestion			Groundwater Volatilization to Indoor Air		Groundwater Volatilization to Outdoor Air		Applicable SSTL (mg/L)	SSTL Exceeded ? *■* If yes	Required CRF Only if "yes" left
CAS No.	Name		Residential (on-site)	Commercial (on-site)	Regulatory(MCL): (on-site)	Residential (on-site)	Commercial (on-site)	Residential (on-site)	Commercial (on-site)			
71-43-2	Benzene	4.7E-2	NA	9.9E-2	NA	NA	7.9E-1	NA	NA	9.9E-2	<input type="checkbox"/>	<1
100-41-4	Ethylbenzene	2.7E-3	NA	1.0E+1	NA	NA	>Sol	NA	NA	1.0E+1	<input type="checkbox"/>	<1
108-88-3	Toluene	2.2E-3	NA	2.0E+1	NA	NA	9.3E+1	NA	NA	2.0E+1	<input type="checkbox"/>	<1
1330-20-7	Xylene (mixed isomers)	6.4E-3	NA	>Sol	NA	NA	>Sol	NA	NA	>Sol	<input type="checkbox"/>	<1

>Sol indicates risk-based target concentration greater than constituent solubility

Previous report, they did the calculations for 10⁻⁶ & now for 10⁻⁵ - PASSED



Gettler - Ryan Inc.

6747 Sierra Ct., Suite J (510) 551-7555
 Dublin, CA 94568

SITE PLAN

Former Chevron Service Station No. 9-0100
 2428 Central Avenue
 Alameda, California

FIGURE

2

JOB NUMBER
 5178.02

REVIEWED BY

DATE
 February, 1998

REVISED DATE

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

August 6, 1996

Mr. Philip R. Briggs
Chevron Products Company
P.O. Box 5004
San Ramon, CA 94583-0804

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

STID 3910

Re: Work plan for investigations at Former Chevron Service Station #9-0100, located at
2428 Central Avenue, Alameda, California

Dear Mr. Briggs,

This office has reviewed Gettler-Ryan, Inc.'s work plan, dated June 25, 1996, and the July 29, 1996 addendum to the work plan. The work plan, in conjunction with the addendum, is acceptable to this office. Field work should commence within 60 days of the date of this letter. A report documenting the work, along with a risk assessment incorporating the newly collected data, should be submitted to this office within 60 days after completing field activities.

Please notify this office at least one week in advance of implementing the work at the site. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Senior Hazardous Materials Specialist

cc: Stephen Carter
Gettler-Ryan Inc.
6747 Sierra Court, Ste J
Dublin, CA 94568

Acting Chief-File



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

May 17, 1996

Mr. Phil Briggs
Chevron USA Products Co.
P.O. Box 5004
San Ramon, CA 94583-0804

STID 3910

Re: Former Chevron Service Station #9-0100, located at 2428 Central Avenue, Alameda, California

NOTICE OF VIOLATION

Dear Mr. Briggs,

This office has reviewed Gettler-Ryan Inc.'s April 12, 1996 Groundwater Monitoring Report. Benzene levels identified in Wells MW-1 and MW-2 during this quarterly monitoring event were higher than any previous monitoring event, with up to 250 parts per billion (ppb) benzene being located at the downgradient (northern) boundary of the site.

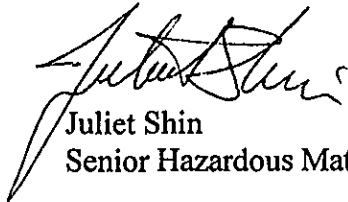
Per the County's December 13, 1995 letter to your office, this office requested that you submit a work plan by February 7, 1996 addressing further delineation of the soil and groundwater contamination observed at the site (please refer to attached copy of December 13, 1995 letter). To date, this office has not received this work plan nor any correspondence regarding the required work. Further delineation work is required to help determine whether the contaminant plume has stabilized, whether the periphery of the contaminant plume is naturally biodegrading, and whether this plume posing any potential hazards to occupants of adjacent sites. Per Article 11 Title 22 California Code of Regulations, and the Regional Water Quality Control Board's January 5, 1996 Interim Guidelines, you are required to submit a work plan addressing further delineation of the soil and groundwater contamination **within 60 days of the date of this letter.**

Additionally, the levels of benzene currently present in both soil and groundwater at the site exceed some of the proposed human health protective levels given in Tier 1 of the American Society for Testing and Materials' Risk-Based Corrective Action guidelines (ASTM RBCA). This office is requesting that a risk evaluation, incorporating more site-specific data, be prepared and submitted to this office to confirm or refute whether any health hazards currently exist at the site. This risk evaluation should be submitted with the above required work plan.

Mr. Phil Briggs
Re: 2428 Central Ave.
May 17, 1996
Page 2 of 2

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

Sincerley,

A handwritten signature in black ink, appearing to read "Juliet Shin". The signature is stylized and cursive, with a large initial "J" and "S".

Juliet Shin
Senior Hazardous Materials Specialist

cc: Acting Chief-File

April 29, 1996

ENVIRONMENTAL
PROTECTION



Chevron

96 MAY -1 PM 2: 12

Ms. Juliet Shin
Alameda County Health Care Services
Dept. of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Chevron U.S.A. Products Company
6001 Bollinger Canyon Rd., Bldg. L
P.O. Box 5004
San Ramon, CA 94583-0804

Site Assessment & Remediation Group
Phone (510) 842-9500

Re: Former Chevron Service Station #9-0100
2428 Central Avenue, Alameda CA

Dear Ms. Shin,

Please find attached the first quarter 1996 semi-annual groundwater sampling report prepared by Gettler-Ryan Inc, dated April 12, 1996. This report provides the results of the sampling event which took place March 8, 1996.

The groundwater samples collected by Gettler-Ryan Inc. were analyzed for the presence of TPHG and BTEX constituents. The results obtained during this sampling event were consistent with historical data for this site.

Chevron will continue with the semi-annual monitoring and sampling schedule currently in place for this site. If you have any questions or comments regarding this site please call. I can be reached by phone at (510) 842-9449 or by fax at (510) 842-8252.

Sincerely,

A handwritten signature in black ink, appearing to read "Tammy L Hodge".

Tammy L Hodge
Groundwater Coordinator
Site Assessment and Remediation

cc:

- ~ Mr. Robert Stahl, Stahl-Woolridge Investment Properties
2428 Central Ave, Alameda, CA 94501
- ~ Mr. Carl A Pendleton, Vice President
Bank of America, 50 California St. , San Fran. CA 94137
- ~ Mr. Kent W Peters, Asset Manager, Bank of America,
333 S. Beaudry Ave, 21st floor, Los Angeles, CA 90017
- ~ Ms. Bette Owen, Chevron Property Development
- ~ File #9-0100

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

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

December 13, 1995

Mr. Mark A. Miller
Chevron U.S.A. Products Co.
P.O. Box 5004
San Ramon, CA 94583-0804

STID 3910

Re: Investigations at Former Chevron Service Station #9-0100, located at 2428 Central Avenue, Alameda, California

Dear Mr. Miller,

This office has reviewed the most recent quarterly groundwater monitoring report for the above site, dated October 19, 1995. The elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene observed in on-site Well MW-1 (8,100ppm TPHg and 110ppb benzene in this last quarter) do not appear to have attenuated since quarterly groundwater monitoring began in March 1994.

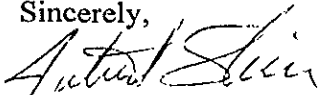
This office is requesting that Chevron further characterize the extent of the elevated contaminant concentrations in groundwater identified in Well MW-1 (i.e., the contaminant plume should be delineated towards the northeast/east from Well MW-1), and delineate the extent of soil contamination identified in Wells MW-1 and MW-2 in March 1994. Further characterization can be conducted with the use of temporary sampling points, such as Hydropunches, however, if the groundwater contaminant plume is shown to be significantly migrating, an additional permanent monitoring well may be required.

A work plan addressing the above work should be submitted to this office within 60 days of the date of this letter. Continued groundwater monitoring will be required at the site to determine the rate of migration of the plume and the rate of attenuation of the contaminant concentrations. Depending on the results of this next phase of investigation, this office will consider the possibility of changing the frequency of monitoring from quarterly to semi-annual or annual monitoring.

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

Mr. Mark Miller
Re: 2428 Central Ave.
December 13, 1995
Page 2 of 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Senior Hazardous Materials Specialist

cc: Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 30, 1995

Mr. Mark A. Miller
Chevron U.S.A. Products Co.
P.O. Box 5004
San Ramon, CA 94583-0804

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

STID 3910

Re: Investigations at Former Chevron Service Station #9-0100,
located at 2428 Central Avenue, Alameda, California

Dear Mr. Miller,

This office has reviewed Gettler-Ryan's Quarterly Groundwater Monitoring Report, dated April 28, 1995, for the above site, and your attached cover letter, dated June 15, 1995. Although benzene levels appear to have attenuated in the downgradient well, MW-1, throughout the last four quarters, both benzene and TPHg concentrations in this well are still fairly elevated.

In response to your cover letter, it would be acceptable to this office for Chevron to switch to semi-annual monitoring for the next year (i.e., two additional sampling events). If concentrations are not observed to be appreciably attenuating in Well MW-1 throughout this period, further delineation of the groundwater contamination plume in the downgradient direction may be required. The next two semi-annual sampling events shall be conducted in September 1995 and February 1996.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Mr. Steve Stahl
Stahl Woodridge Construction Co.
2428 Central Ave.
Alameda, CA 94501

Acting Chief-File

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

January 14, 1994

Mr. Tim Watchers
Ground Water Technology, Inc.
4057 Port Chicago Hwy.
Concord, CA 94520

Re: Field data for Chevron Quarterly Ground water Monitoring Reports

Dear Mr. Watchers,

Thank you for your input regarding field work data sheets, in your letter dated January 19, 1994. The Regional Water Quality Control Board's (RWQCB) guidelines, outlined in Appendix A of the Tri-Valley Regional guidelines, requires that water sample collection protocol, including the pH, conductivity, and temperature of ground water prior to sampling, be included in all the ground water monitoring reports. As part of our memorandum of understanding with the RWQCB, this office enforces RWQCB's guidelines, in addition to the state and federal regulations. Therefore, this office has no choice but to adhere to RWQCB's requirements. However, you are welcome to petition RWQCB to change or revise their guidelines. In the meantime, it appears that the collection of pH, conductivity, and temperature, prior to sampling, will have to resume.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Mark A. Miller
Chevron U.S.A. Products Co.
P.O. Box 5004
San Ramon, CA 94583-0804

Edgar Howell-File(JS)

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ALCO HAZ STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE: 01 FEB - 8 PM 12 01 / 08 / 94		SIGNED: _____ DATE: _____	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT: MARK MILLER		PHONE: (510) 842-8134
	REPRESENTING: <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER R.P.		SIGNATURE: <i>Mark Miller</i> COMPANY OR AGENCY NAME: CHEVRON U.S.A. PRODUCTS CO.
RESPONSIBLE PARTY	ADDRESS: 2410 CAMINO RAMON SAN RAMON CA 94583		CONTACT PERSON: MARK MILLER
	NAME: CHEVRON U.S.A. <input type="checkbox"/> UNKNOWN		PHONE: (510) 842-8134
SITE LOCATION	FACILITY NAME (IF APPLICABLE): FORMER CHEVRON SS# 9-0100		OPERATOR: _____
	ADDRESS: 2428 CENTRAL AVE. ALAMEDA ALAMEDA		PHONE: ()
IMPLEMENTING AGENCIES	LOCAL AGENCY: ALAMEDA COUNTY HEALTH CARE SVCS.		CONTACT PERSON: JULIET SMIN
	REGIONAL BOARD: RWQCB - S.F. BAY		PHONE: (510) 271-4530 (510) 286-4366
SUBSTANCES INVOLVED	(1) NAME: GASOLINE		QUANTITY LOST (GALLONS): _____ <input type="checkbox"/> UNKNOWN
	(2) _____		_____ <input type="checkbox"/> UNKNOWN
DISCOVERY/ABATEMENT	DATE DISCOVERED: _____		HOW DISCOVERED: <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER SUBSURFACE INVESTIGATION
	DATE DISCHARGE BEGAN: _____ <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY): <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> OTHER TANKS REMOVED ~ 1970
SOURCE/CAUSE	SOURCE OF DISCHARGE: <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S): <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
	CHECK ONE ONLY: <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)		
CURRENT STATUS	CHECK ONE ONLY: <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY		
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS): <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input checked="" type="checkbox"/> OTHER (OT) SEE BELOW		
COMMENTS	UNAUTHORIZED RELEASE DISCOVERED THROUGH PRIOR SITE ASSESSMENT WORK CONDUCTED BY PROPERTY OWNER. CURRENTLY FOLLOWING UP THAT WORK WITH ADDITIONAL INVESTIGATION.		

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the CES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Point of Use - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212 Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

January 14, 1994

Mr. Tim Watchers
Ground Water Technology, Inc.
4057 Port Chicago Hwy.
Concord, CA 94520

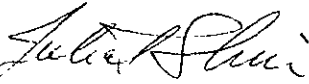
Re: Field data for Chevron Quarterly Ground water Monitoring Reports

Dear Mr. Watchers,

Thank you for your input regarding field work data sheets, in your letter dated January 19, 1994. The Regional Water Quality Control Board's (RWQCB) guidelines, outlined in Appendix A of the Tri-Valley Regional guidelines, requires that water sample collection protocol, including the pH, conductivity, and temperature of ground water prior to sampling, be included in all the ground water monitoring reports. As part of our memorandum of understanding with the RWQCB, this office enforces RWQCB's guidelines, in addition to the state and federal regulations. Therefore, this office has no choice but to adhere to RWQCB's requirements. However, you are welcome to petition RWQCB to change or revise their guidelines. In the meantime, it appears that the collection of pH, conductivity, and temperature, prior to sampling, will have to resume.

If you have any questions or comments, please contact me at (510) 271-4530.

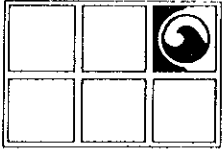
Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Mark A. Miller
Chevron U.S.A. Products Co.
P.O. Box 5004
San Ramon, CA 94583-0804

Edgar Howell-File(JS)



GROUNDWATER TECHNOLOGY, INC.

4057 Port Chicago Highway, Concord, CA 94520 (415) 671-2387

FAX: (415) 685-9148

January 10, 1994

Ms. Juliet Shin
Alameda County Health Care Services Agency
80 Swan Way
Oakland, CA 94621

SUBJECT: Chevron Quarterly Monitoring and Sampling Reports
Request for Field Data Sheets for each sampling event

Dear Ms. Shin:

This response is to your letter dated December 2, 1993, to Mr. Mark Miller of Chevron requesting the inclusion of field data sheets in all future quarterly monitoring and sampling reports submitted to your office. Groundwater Technology feels this request is unwarranted because it requires unnecessary and repetitious field work. Groundwater Technology requests that one set of purge water measurements be collected per year per site based upon the criteria presented below.

- 1) If well volumes for aquifer stabilization have been established for a monitoring well through measurements of pH, conductivity, and temperature during the high water level in the well, then as the water level decreases throughout the year, there should be no need to remove more water from the well than was first established.
- 2) Typically, depth to water measurements in the shallow groundwater monitoring wells within your jurisdiction do not vary significantly during the year. Accordingly, the well volumes will not drastically change through the year.
- 3) Nearly the same water volumes are removed every quarter from every well. Generally, the water volumes decrease as the water levels in the wells decrease.
- 4) Groundwater Technology generally removes 3 to 4 well volumes of water from a well during purging activities. This volume is usually considerably more than the water volume required for pH, conductivity, and temperature stabilization.

Groundwater Technology requests that Alameda County Health Care Services Agency consider a minor variance for the collection of only one set of pH, conductivity, and temperature measurements per year per site during the approximate high water level. The field sheets generated during this activity will be included in one of the four quarterly monitoring and sampling reports. Purge water data will be collected and included in the report once a year thereafter.

Sincerely,
Groundwater Technology, Inc.

Tim Watchers
Project Geologist

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

December 30, 1993

Mr. Mark Miller
Chevron USA Products Co.
P.O. Box 5004
San Ramon, CA 94583-0804

STID 3910

Re: Work plan for Former Chevron Service Station #9-0100, located
at 2428 Central Ave., Alameda, California

Dear Mr. Miller,

This office has reviewed Weiss Associate's work plan, dated
December 20, 1993, for the above site. This work plan is
acceptable to this office with the following reminders:

- o A minimum of one soil sample from each boring should be
analyzed at a certified laboratory, as part of your
requirements to delineate the extent of soil
contamination at the site; and
- o Please be reminded that the wells must be screened
adequately above and below the water table to account for
seasonal fluctuations.

Lastly, please complete the attached Unauthorized Leak Report and
submit it to this office **within 15 days** of the date of this letter.
If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: James Carmody, C.E.G.
Weiss Associates
5500 Shellmound St.
Emeryville, CA 94608-2411

Mr. Robert Stahl
Stahl-Woodridge Investment Properties
2428 Central Ave.
Alameda, CA 94501

Edgar Howell-File(JS)



FACSIMILE MESSAGE

CHEVRON U.S.A. PRODUCTS COMPANY
Northwest Region
Marketing Department SR-2410 Camino Ramon

Mail Address: P.O. Box 5004, San Ramon, CA 94583-0804
(Street Address: 2410 Camino Ramon)

Reply by Facsimile: (510) 842-8252

Date: NOVEMBER 29, 1993

To: JULIE SHIN

Fax Number: 569-4757

ACHCS

From: Mark A. Miller

Phone No.: (510) 842-8134

Site Assessment and Remediation Engineer

Subject: FORMER CHEVRON SS# 9-0100

2428 CENTRAL AVE., ALAMOGORA

Comments: _____

NUMBER OF PAGES INCLUDING COVER SHEET 2

ALCO
HAZMAT
93 NOV 31 PM 2: 14



Chevron

November 29, 1993

Chevron U.S.A. Products Company
2410 Camino Ramon
San Ramon, CA 94583

Marketing Department
Phone 510 842 9500

Ms. Juliet Shin
Alameda County Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

**Re: Former Chevron Service Station #9-0100
2428 Central Avenue, Alameda, CA**

Dear Ms. Shin:

This letter is to update your office on the activities Chevron has performed at the above referenced site.


Our consultant is currently scheduled to visit your office this week to review case histories of surrounding sites to determine the likely ground water gradient direction. This will be done to better locate ground water monitor wells during our upcoming investigation. I understand that this week was the first available opportunity for Chevron's consultant to perform this investigation.

Additionally, we are currently evaluating the analytical data gathered during the June 22, 1993 Gen-Tech investigation. We are in contact with the analytical laboratory utilized by Gen-Tech to perform the analyses on soil and ground water samples. It appears that some of the data may not have been interpreted correctly and we are awaiting correspondence from the lab addressing this issue.

The above circumstances require that we respectfully request the submittal date for the preliminary site assessment proposal be extended until December 15, 1993.

If you have any questions or comments, please do not hesitate to contact me at (510) 842-8134.

Sincerely,
CHEVRON U.S.A. PRODUCTS COMPANY


Mark A. Miller
Site Assessment and Remediation Engineer

cc: Mr. Eddy So, RWQCB - Bay Area
Ms. B.C. Owen
File (9-0100 LTR1)

Mr. Robert Stahl
Stahl-Wooldridge Investment Properties
2428 Central Avenue
Alameda, CA 94501



Chevron

93 OCT 25 PM 3:47

October 21, 1993

Chevron U.S.A. Products Company
2410 Camino Ramon
San Ramon, CA 94583
P.O. Box 5004
San Ramon, CA 94583-0804

Marketing Department
Phone 510 842 9500

Ms. Juliet Shin
Alameda County Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

**Re: Former Chevron Service Station #9-0100
2428 Central Avenue, Alameda, CA**

Dear Ms. Shin:

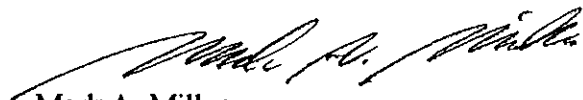
I have received your letter dated August 24, 1993, in regards to the above referenced site. Your letter requested that a proposal for a preliminary site assessment be submitted to your office within 60 days.

Chevron has recently received the Reconnaissance Soil and Groundwater Assessment report dated June 22, 1993, prepared by Mr. Stahl's consultant Gen-Tech Environmental. Based upon a review of the data contained in that report, we are now entering into an environmental agreement with Mr. Stahl.

The time requirements associated with reviewing the site data and entering into the appropriate agreements have been greater than the sixty day timeframe your office has provided. Therefore, we respectfully request that the submittal date for the preliminary site assessment proposal be extended until November 15, 1993.

If you have any questions or comments, please do not hesitate to contact me at (510) 842-8134.

Sincerely,
CHEVRON U.S.A. PRODUCTS COMPANY


Mark A. Miller
Site Assessment and Remediation Engineer

cc: Mr. Eddy So, RWQCB - Bay Area
Ms. B.C. Owen
File (9-0100 LTR1)

Mr. Robert Stahl
Stahl-Wooldridge Investment Properties
2428 Central Avenue
Alameda, CA 94501

MEETING with CHEVRON
(with Mark Miller)

9/22/93

2428 Central

- o Mr. Miller has prepared a site search report for another property related division of Chevron and submitted this info to them on September 8, 1993. Mr. Miller foresees the next step at the site as an assessment to confirm that the observed contamination is resulting from the above site. A work plan addressing this phase will be submitted by the due date established in a letter from the County (End of October 1993).

- o There is an Automotive Repair store at Central/Park, located across the street from the site. I told Mr. Miller that I would look into the history of this site, if any. Apparently, they did have some underground storage tanks at the site.



FACSIMILE MESSAGE

CHEVRON U.S.A. PRODUCTS COMPANY
Northwest Region
Marketing Department SR-2410 Camino Ramon

Mail Address: P.O. Box 5004, San Ramon, CA 94583-0804
(Street Address: 2410 Camino Ramon)

Reply by Facsimile: (510) 842-8252

Date: SEPTEMBER 1, 1993

To: JULIET SHIN Fax Number: 569-4757
ACHCS

From: Mark A. Miller Phone No.: (510) 842-8134
Site Assessment and Remediation Engineer

Subject: SITES FOR DISCUSSION @ 9/22 MTNG. @ 9:00

Comments: JULIET.... I'VE LISTED THE SITES WE'RE
WORKING ON BELOW WHICH I'D LIKE TO GO
OVER IN OUR MEETING.

- CHEVRON SS# 9-0504 15900 HESPERIAN BLVD., SAN LORENZO
 - CHEVRON SS# 9-2384 15526 HESPERIAN BLVD., SAN LORENZO
 - CHEVRON SS# 9-3676 4320 MACARTHUR BLVD., OAKLAND
 - CHEVRON SS# 9-1153 3126 FERNSIDE, ALAMEDA
 - CHEVRON SS# 9-0100 2428 CENTRAL AVE., ALAMEDA
 - CHEVRON SS# 9-0290 1802 WEBSTER, ALAMEDA
 - CHEVRON SS# 9-2258 5800 COLLEGE AVE., OAKLAND
 - CHEVRON SS# 9-0191 900 OTIS DRIVE, ALAMEDA
- NUMBER OF PAGES INCLUDING COVER SHEET 7

STAHL-WOOLDRIDGE INVESTMENT PROPERTIES

2428 CENTRAL AVENUE
ALAMEDA, CALIFORNIA 94501
PHONE (415) 523-7927

93 AUG 30 PM 1:33

August 27, 1993

Ms. Juliet Shin
Hazardous Materials Specialist
Alameda County Health Care
Division of Clear Water Programs
80 Swan Way - Room 200
Oakland, CA 94621

Re: 2428 Central Ave., Alameda, CA.
Required Investigations

Dear Ms. Shin,

I have been advised by Mr. Stuart Soloman of Gen-Tech Environmental that the primary if not total responsibility of the toxic problem is Standard Oil's responsibility.

I have sent a letter to Standard Oil, (copy enclosed). I have asked Gen-Tech to provide all necessary assistance to me in assuring that the primary responsible party does corrections as are appropriate.

I will keep you posted on all phases of the situation. I require a reasonable amount of time to do whatever is necessary to solve this matter.

Yours truly,



Robert Stahl

Encl.

cc: Mr. Stuart Soloman
Gen-Tech Environmental

Mr. Mark Miller
Chevron USA

Ms. Virginia Sinner
Bank of America

STAHL-WOOLDRIDGE INVESTMENT PROPERTIES

2428 CENTRAL AVENUE
ALAMEDA, CALIFORNIA 94501
PHONE (415) 523-7927

(1-510)

August 27, 1993

Mr. Mark Miller
Chevron USA Products
P. O. Box 5004
San Ramon, CA 94583-0804

Re: STID 3910

Dear Mr. Miller,

You have received a letter from Alameda County regarding toxic contamination at 2428 Central Ave., Alameda, CA.

I purchased the site from Standard Oil in a delayed tax free exchange to Standard Oil in 1970 for \$100,000.00 and my agreement to assist in your subsequent purchase of a site in Gilroy.

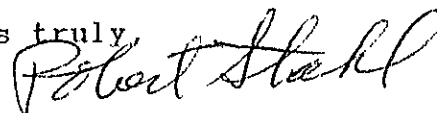
It is our position that remedial actions - costs - responsibilities are entirely yours. My recall is that the station was gone when I purchased.

I also enclose copy of Alameda County Workplan Appendix A.

Please advise me at above address and telephone number as to your procedure and plans on this situation. I ask that you do not cause the allowed time to lapse nor that you cause interruption in the revenue stream of the motel on the site.

We are trying to emerge from a recent Bankruptcy filing and would not want this toxic problem to be responsible for a failure.

Yours truly,



Robert Stahl

cc: Ms. Virginia Sinner
Bank of America

Incl.

FACSIMILE COVER SHEET
CUSA MARKETING/NORTHWEST REGION

Mail Address: Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, CA 94583-0804
(Street: 2410 Camino Ramon)

TO: *Janet Chinn*Date: *8/24/93*FAX NUMBER: *510-569-4157*

FROM: <i>Bette Owen</i>	PHONE NO. <i>510-842-9614</i>	RM. NO./BLDG.
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REMARKS:

*Attached are the two documents I was able to locate
in our files that referenced the tanks. As you can see,
the tanks were removed.*

NUMBER OF PAGES INCLUDING COVER *3*
TO REPLY BY FACSIMILE - DIAL: (510) 842-9591

Warren Branscum

556-2011

Post office - R/E branch

(Told Mr. Branscum we could
NOT make a 1 yr. lease)

P.O. Dept will pay cost of
compacting & surfacing an
"hole" where the tanks were
removed IF we are willing
to give them a 1-year
lease. (Cost estimate of
P.O. is \$1000)

Mr. Stallagker, Realtor is to
make us an offer by 1-13-71
to buy - go for insurance.



**Standard Oil Company of California,
Western Operations, Inc.**

San Francisco, California
November 5, 1970

**ABANDONMENT OF FEE PROPERTY
FOR SERVICE STATION PURPOSES
AND TRANSFER OF SAME
TO LAND DEPARTMENT
SS 3-0100 (CANCELLED)
PARK AVENUE AND CENTRAL
ALAMEDA, CALIFORNIA**

LAND DEPT.	
NOV 5 1970	
	Notes/Initials
DOG	
AFS	
BAS	
HQA	
ERT	
JDC	
GBS	
DEG	
DEL	
WHP	
SMH	
JON	
EMH	
SCS	
WBE	
MB	
RS	
JLC	
ED	
DCM	
FL	

MR. D. G. COVILLON
Attention: Mr. E. B. Schulte

Subject location which Company purchased in 1922 for the sum of \$14,600 has been abandoned for service station purposes. The Oakland Division advises that all facilities including U.G. tanks have been removed and the location left in a clean and presentable condition.

Attached you will please find original GO-144-C addressed to this office from Oakland Division under date of October 29, 1970 together with original "Rental Agreement" from the U. S. Post Office Department. However, since the Division has received and put through to their Accounting Office rental check for the month of November, we are making this transfer to your Department effective as of December 1, 1970 and thereafter as you see fit rental checks should come to you or sell the property. You will also find attached a letter from Mr. Carl E. Little inquiring about potential sale of this location.

Thank you for your cooperation and any rental checks received from the Post Office Department by the Oakland Division shall be transmitted to this office and in turn be forwarded to you.

Thank you for your cooperation.

J. P. McInerney

Attachment

F.W.P.

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

August 24, 1993

Mr. Mark Miller
Chevron USA Products Co.
P.O. Box 5004
San Ramon, CA 94583-0804

STID 3910

Re: Required investigations at 2428 Central Ave., Alameda, CA

Dear Mr. Miller,

In June 1993, two exploratory borings were drilled and sampled at the above site by Gen-Tech Environmental to determine whether soil or ground water contamination existed at the site. Borehole EB-1 was drilled in the vicinity of the apparent pump island, and EB-2 was drilled in the area that seemed to correspond to the former subsurface tank locations. A total of four soil samples and two ground water samples were collected from these borings and analyzed for Total Petroleum Hydrocarbons (TPH) as gasoline and diesel, and benzene, toluene, ethylbenzene, and xylenes (BTEX). Up to 211.94 parts per million (ppm) TPH as diesel and 7.9 ppm benzene were identified from a soil sample collected from EB-1, and upto 27,870 parts per billion (ppb), and 1,787 ppb of benzene was identified from a ground water sample collected from EB-1.

A review of aerial photos for the site indicates that an active service station operated on site from at least 1947 to 1970. It appears that the observed contamination at the site is attributable to previous service station activities.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that investigations be conducted when a release from an underground storage tank may have impacted the ground water.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of soil and ground water contamination which has resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an

Mr. Mark Miller
Re: 2428 Central Ave.
August 24, 1993
Page 2 of 3

investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due **within 60 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

Mr. Mark Miller
Re: 2428 Central Ave.
August 24, 1993
Page 3 of 3

Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

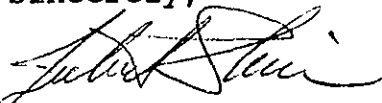
The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- 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.
- o Status of ground water contamination characterization.
- 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.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Mr. Steve Stahl
Stahl Woodridge Construction Co.
2428 Central Ave.
Alameda, CA 94501

Edgar Howell-File(JS)