

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



9-6-01

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



8-23-01

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

RO0000025

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SNT 2-29-2000  
incl cc's

p025

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



SMT 2-29-2000  
incld cc's

February 28, 2000

ENVIRONMENTAL HEALTH SERVICE  
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

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

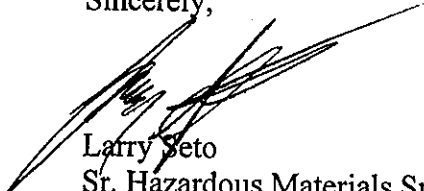
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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



ROZ5

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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2025

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 Heath & 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 25

December 15, 1997

**Phil Briggs**

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

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

**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 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.

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO # 25

May 27, 1998

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

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#25

May 12, 1998

ENVIRONMENTAL HEALTH SERVICES

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

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

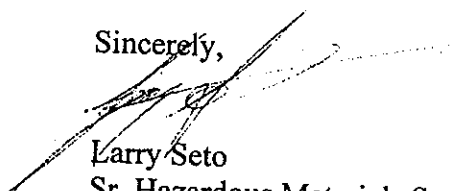
Dear Mr. Briggs:

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES



2025

AGENCY  
DAVID J. KEARS, Agency Director

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

August 6, 1996

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

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



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.

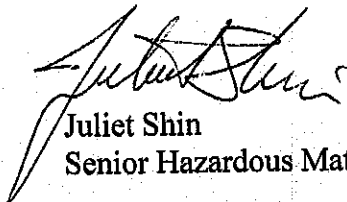
Per the County's December 13, 1995 letter to your office, this office requested that you submit a work plan by February 7, 1996 addressing further delineation of the soil and groundwater contamination observed at the site (please refer to attached copy of December 13, 1995 letter). To date, this office 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,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Acting Chief-File



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R025

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.

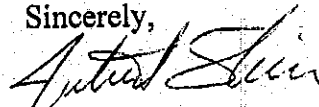
This office is requesting that Chevron further characterize the extent of the elevated contaminant concentrations in groundwater identified in Well MW-1 (i.e., the contaminant plume should be delineated towards the northeast/east from Well MW-1), and delineate the extent of soil contamination identified 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,



Juliet Shin  
Senior Hazardous Materials Specialist

cc:  Acting Chief-File

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R025

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

June 30, 1995

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

Alameda County CC4580  
Dept. of Environmental Health  
Environmental Protection Division  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577

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,

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

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

R025

December 30, 1993

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

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

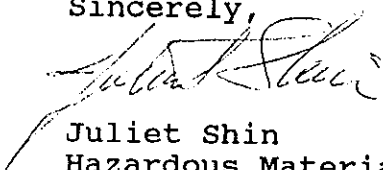
Dear Mr. Miller,

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,

  
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)

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

STID 3910

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

Dear Mr. Stahl,

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. Steve Stahl  
Re: 2428 Central Ave.  
August 24, 1993  
Page 2 of 4

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. Steve Stahl  
Re: 2428 Central Ave.  
August 24, 1993  
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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.

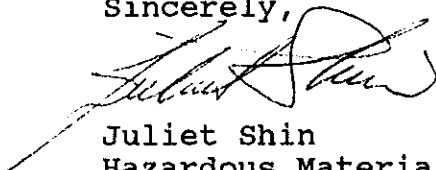
The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- 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. Christopher Palmer  
Gen-Tech Environmental  
1936 Camden Ave., Ste 1  
San Jose, CA 95124

Mr. Steve Stahl  
Re: 2428 Central Ave.  
August 24, 1993  
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Mr. Mark Miller  
Chevron USA Products Co.  
P.O. Box 5004  
San Ramon, CA 94583-0804

Edgar Howell-File(JS)



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

R025

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

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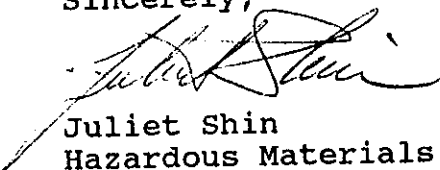
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Juliet Shin  
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cc: Mr. Steve Stahl  
Stahl Woodridge Construction Co.  
2428 Central Ave.  
Alameda, CA 94501

Edgar Howell-File(JS)