



Chevron

SECRET

February 13, 1995

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

STWD 39/0
JAF
LS

Ms. Juliet Shin
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, CA

Dear Ms. Shin:

Enclosed is the Quarterly Ground Water Sampling report dated January 30, 1995, prepared by our consultant Sierra Environmental Services for the above referenced site. As indicated in the report, ground water samples collected were analyzed for total petroleum hydrocarbons as gasoline (TPH-G) and BTEX. Dissolved concentrations of hydrocarbons observed in the monitor wells during the past quarter are consistent with previous observations at the site. Depth to ground water was measured at approximately 6.6 to 7.1 feet below grade and the direction of flow is to the northwest.

Chevron will monitor and sample all wells at this site for one additional quarter to develop a baseline trend of hydrocarbon concentrations in ground water. At the conclusion of one year of monitoring and sampling, we will evaluate appropriate next actions.

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

Enclosure

cc: Ms. B.C. Owen

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

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February 13, 1995
Former SS#9-0100

Mr. Carl A. Pendleton
Vice President
Northern California Special
Assets Group #1415
Bank of America, NT & SA
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P.O. Box 37000
San Francisco, CA 94137

Kent W. Peters, Asset Manager
Bank of America, NT & SA
Department 4242
333 South Beaudry Avenue, 21st Floor
Los Angeles, CA 90017

File: 9-0100 QM3



January 30, 1995

Mark Miller
Chevron USA Products Company
P.O. Box 5004
San Ramon, CA 94583

Re: Former Chevron Service Station #9-0100
2428 Central Avenue
Alameda, California
SES Project #1-381-04

Dear Mr. Miller:

This report presents the results of the quarterly ground water sampling for the fourth quarter of 1994 at Chevron Service Station #9-0100, located at 2428 Central Avenue in Alameda, California. Three wells, MW-1, MW-2 and MW-3 were sampled (Figure 1).

On December 16, 1994, SES personnel visited the site. Water level measurements were collected in all site wells and all wells were checked for the presence of free-phase hydrocarbons. Free-phase hydrocarbons were not present in any of the site wells. Water level data are shown in Table 1 and ground water elevation contours are included on Figure 1.

The ground water samples were collected on December 16, 1994 in accordance with SES Standard Operating Procedure - Ground Water Sampling (attached). The field water sampling forms for this event are included. All analyses were performed by Superior Precision Analytical, Inc. of San Francisco, California. Analytic results for ground water are presented in Table 1. The chain of custody document and laboratory analytic reports are attached. SES is not responsible for laboratory omissions or errors.

Thank you for allowing us to provide services to Chevron. Please call if you have any questions.



Sincerely,
Sierra Environmental Services

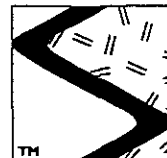
Richard E. (Rick) Hilton
Staff Environmental Scientist

Chris J. Bramer
Professional Engineer #C48846

REH/CJB/lmo
38104QM.NO4

Attachments

Figure
Table
SES Standard Operating Procedure
Field Water Sampling Forms
Chain of Custody Document and Laboratory Analytic Reports



SIERRA

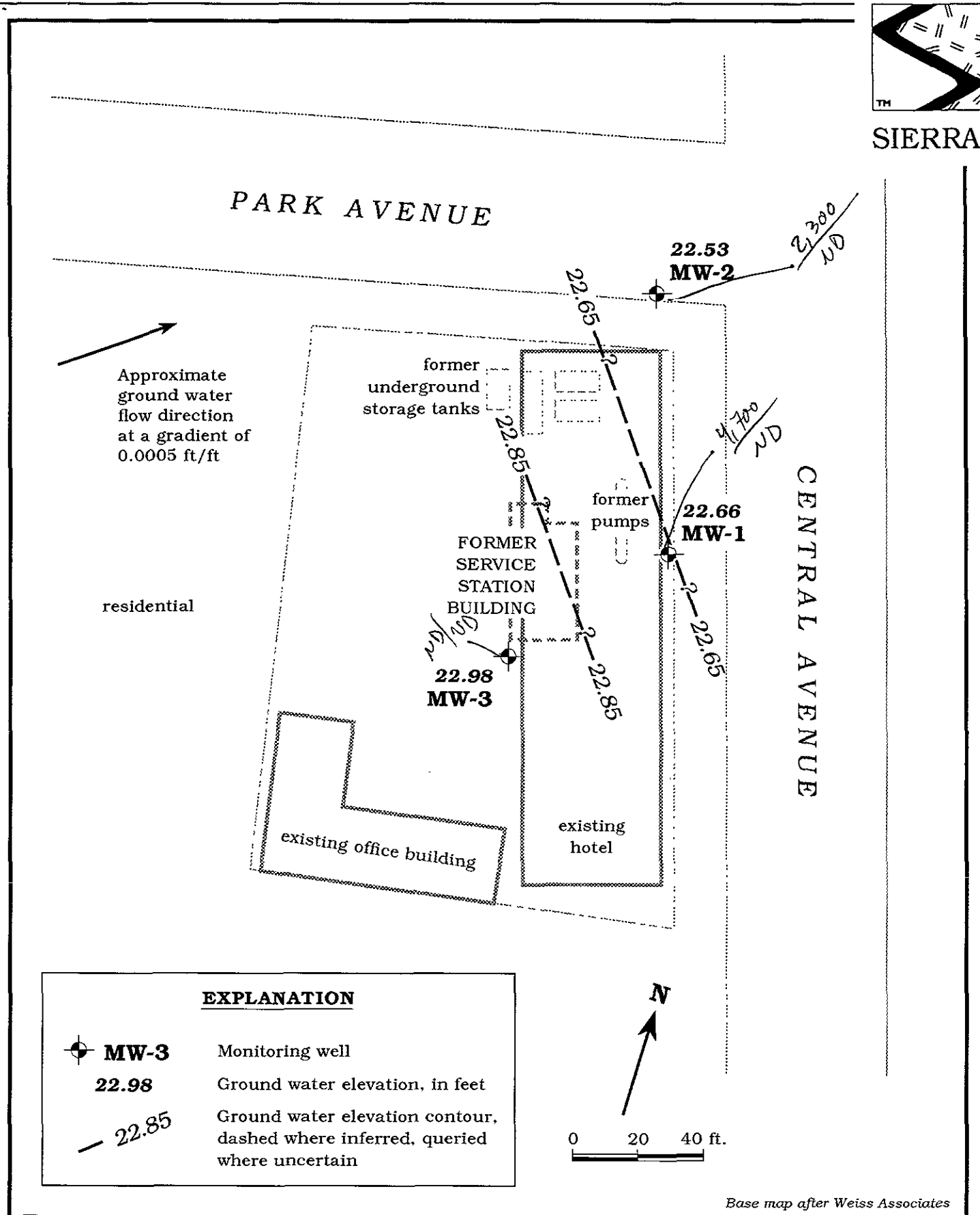


Figure 1. Monitoring Well Locations and Ground Water Elevation Contour Map - December 16, 1994 - Former Chevron Service Station #9-0100, 2428 Central Avenue, Alameda, California



Table 1. Water Level Data and Ground Water Analytic Results - Former Chevron Service Station #9-0100, 2428 Central Avenue, Alameda, California

Well ID/ TOC (ft)	Date	DTW (ft)	GWE (msl)	Product Thickness* (ft)	Analytic Method	TPPH(G)	B T E X			
							-----ppb----->			
MW-1/ 29.23	3/10/94	6.79	22.44	0	8015/8020 ^{1,2}	7,400	120	120	33	72
	6/21/94	7.74	21.49	0	8015/8020	5,300	140	60	21	43
	9/26/94	8.94	20.29	0	8015/8020	9,500	<250 ⁵	<250 ⁵	<250 ⁵	<250 ⁵
	12/16/94	6.57	22.66	0	8015/8020	4,700	<0.5	46	15	48
MW-2/ 29.18	3/10/94	6.94	22.24	0	8015/8020 ^{3,3}	6,400	<5	64	58	17
	6/21/94	7.89	21.29	0	8015/8020	1,800	23	12	6.9	32
	9/26/94	8.98	20.20	0	8015/8020	8,400	<100 ⁵	<100 ⁵	<100 ⁵	<100 ⁵
	12/16/94	6.65	22.53	0	8015/8020	2,300	<0.5	29	8.9	33
MW-3/ 30.09	3/10/94	7.30	22.79	0	8015/8020 ^{2,4}	<50	<0.5	<0.5	<0.5	<0.5
	6/21/94	8.53	21.56	0	8015/8020	<50	<0.5	<0.5	<0.5	<0.5
	9/26/94	9.80	20.29	0	8015/8020	<50	<0.5	<0.5	<0.5	<0.5
	12/16/94	7.11	22.98	0	8015/8020	<50	<0.5	<0.5	<0.5	<0.5
Trip Blank TB-LB	3/10/94	---	---	---	8015/8020	<50	<0.5	0.7	<0.5	<0.5
	6/21/94	---	---	---	8015/8020	<50	<0.5	<0.5	<0.5	<0.5
	9/26/94	---	---	---	8015/8020	<50	<0.5	<0.5	<0.5	<0.5
	12/16/94	---	---	---	8015/8020	<50	<0.5	<0.5	<0.5	<0.5



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

EXPLANATION:

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

ANALYTIC METHODS:

8015 = EPA Method 8015 for TPH(G)
8020 = EPA Method 8020 for BTEX

NOTES:

March 10, 1994 water level data and groundwater analytic results were compiled from the Subsurface Investigation Report prepared for Chevron by Weiss Associates, April 13, 1994.

- * Product thickness was measured on and after June 21, 1994 with a MMC Flexi-Dip interface probe.
- 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.



SES STANDARD OPERATING PROCEDURE GROUND WATER SAMPLING

The following describes sampling procedures used by SES field personnel to collect and handle ground water samples. Before samples are collected, careful consideration is given to the type of analysis to be performed so that precautions are taken to prevent loss of volatile components or contamination of the sample, and to preserve the sample for subsequent analysis. Wells will be sampled no less than 24 hours after well development. Collection methods specific to ground water sampling are presented below.

Prior to sampling, each well is checked for the presence of free-phase hydrocarbons using an MMC flexi-dip interface probe. Product thickness (measured to the nearest 0.01 foot) is noted on the sampling form. Water level measurements are also made using either a water level meter or the interface probe. The water level measurements are also noted on the sampling form.

Prior to sampling, each well is purged of a minimum of three well casing volumes of water using a steam-cleaned PVC bailer, or a pre-cleaned pump. Temperature, pH and electrical conductivity are measured at least three times during purging. Purging is continued until these parameters have stabilized (i.e., changes in temperature, pH or conductivity do not exceed $\pm 0.5^{\circ}\text{F}$, 0.1 or 5%, respectively).

The purge water is taken to Chevron's Richmond Refinery for disposal.

Ground water samples are collected from the wells with Chevron designated disposable bailers. The water samples are decanted into the appropriate container for the analysis to be performed. Pre-preserved sample containers may be used or the analytic laboratory may add preservative to the sample upon arrival. Duplicate samples are collected from each well as a back-up sample and/or to provide quality control. The samples are labeled to include the project number, sample ID, date, preservative, and the field person's initials. The samples are placed in polyethylene bags and in an ice chest (maintained at 4°C) for transport under chain of custody to the laboratory.

The chain of custody form includes the project number, analysis requested, sample ID, date analysis and the SES field person's name. The form is signed and dated (with the transfer time) by each person who yields or receives the samples beginning with the field personnel and ending with the laboratory personnel.

A trip blank accompanies each sampling set, or 5% trip blanks are included for sets of greater than 20 samples. The trip blank is analyzed for some or all of the same compounds as the ground water samples.



WATER SAMPLING DATA

Job Name 2428 Central Ave Alameda Job Number 1-381-04 Sampler T.L.
 Well Number TB/LB Date 12/16/94 Well Diameter 2'
 Sample Point Location/Description _____ Well Depth (spec.) 25
 Depth to Water (static) _____ Well Depth (sounded) _____
 Initial height of water in casing _____ Volume _____ gallons
 Volume to be purged _____ gallons
 Purged With Pump Sampled With Disp. Bottle
 Pumped or Bailed Dry? Yes No Time _____ After _____ gallons
 Water level at sampling _____ Percent Recovery _____

Formulas/Conversions

r = well radius in ft
 h = ht of water col. in ft
 vol. in cyl. = $\pi r^2 h$
 7.48 gal/ft³
 $V_{1/2}^{\circ}$ casing = 0.163 gal/ft
 $V_{1/4}^{\circ}$ casing = 0.367 gal/ft
 $V_{3/8}^{\circ}$ casing = 0.653 gal/ft
 $V_{1/2}^{\circ}$ casing = 0.826 gal/ft
 $V_{3/4}^{\circ}$ casing = 1.47 gal/ft
 V_{1}° casing = 2.61 gal/ft

CHEMICAL DATA

Purge Time		Purge Volume (gal.)	Cumulative (gal.)	pH	Temp (°C)	Specific Conductance	
Start	Stop					Measurement	x umhos/cm

SAMPLES COLLECTED Time _____ Total volume purged (gal.) _____
 Water color _____ Odor _____
 Description of sediments or material in sample: _____
 Additional Comments: _____

Sample ID	# of Cont.	Container Type	Filtered (size, u)	Preservative (type)	Refrig. (Y/N)	Lab (Init)	Analysis Requested
TB/LB	2	1	—	HCl	Y	SPA	G/BTEX

Container Type Codes: 1 = 40 ml clear VOA/Teflon septa; 2 = Brown glass/teflon lined cap (specify size);
 3 = Clear glass/teflon lined cap (specify size); 4 = Polyethylene/polyethylene cap (specify size);
 5 = Other _____; 6 = Other _____



WATER SAMPLING DATA

Job Name 2428 Central Ave Alameda

Job Number 1-381-04

Sampler T.L.

Well Number MW-1

Date 12/16/94

Well Diameter 2'

Sample Point Location/Description W. side central Ave in planter

Well Depth (spec.) 25

Depth to Water (static) 6.57

Well Depth (sounded) _____

Initial height of water in casing 18.43

Volume 3.00 gallons

Volume to be purged _____

9 gallons

Purged With Pump

Sampled With Disp Bottle

Pumped or Bailed Dry? Yes No

Time _____ After _____ gallons

Water level at sampling _____

Percent Recovery _____

Formulas/Conversions
 r = well radius in ft
 h = ht of water col. in ft
 vol. in cyl. = $\pi r^2 h$
 7.48 gal/ft^3
 $V_{2"} \text{ casing} = 0.163 \text{ gal/ft}$
 $V_{3"} \text{ casing} = 0.367 \text{ gal/ft}$
 $V_{4"} \text{ casing} = 0.653 \text{ gal/ft}$
 $V_{5"} \text{ casing} = 0.826 \text{ gal/ft}$
 $V_{6"} \text{ casing} = 1.47 \text{ gal/ft}$
 $V_{8"} \text{ casing} = 2.61 \text{ gal/ft}$

CHEMICAL DATA

Purge Time		Purge Volume (gal.)	Cumulative (gal.)	pH	Temp (°C)	Specific Conductance	
Start	Stop					Measurement	x umhos/cm
1834	1836	3	3	10.3	60.0	320	
	1838	3	6	10.2	60.5	410	
	1840	3	9	10.1	60.5	380	

SAMPLES COLLECTED Time 1850

Total volume purged (gal.) 9

Water color 1000

Odor hydrocarbon

Description of sediments or material in sample: light TAN

Additional Comments: * NO HCl due to interference.

Sample ID	# of Cont.	Container Type	Filtered (size, u)	Preservative (type)	Refrig. (Y/N)	Lab (Init)	Analysis Requested
MW-1	2	1	—	HCl *	Y	SPA	G/BTEX

Container Type Codes: 1 = 40 ml clear VOA/Teflon septa; 2 = Brown glass/teflon lined cap (specify size);
 3 = Clear glass/teflon lined cap (specify size); 4 = Polyethylene/polyethylene cap (specify size);
 5 = Other _____; 6 = Other _____



WATER SAMPLING DATA

Job Name 2428 Central Ave Alameda Job Number 1-381-04 Sampler T.L.
 Well Number MW-2 Date 12/16/94 Well Diameter 2"
 Sample Point Location/Description PARK AVE Near Corner of Central Well Depth (spec.) 25
 Depth to Water (static) 6.65 Well Depth (sounded) _____
 Initial height of water in casing 18.35 Volume 2.99 gallons
 Volume to be purged _____ 8.9 gallons
 Purged With Pump Sampled With Disp. Bottle
 Pumped or Bailed Dry? Yes No Time _____ After _____ gallons
 Water level at sampling _____ Percent Recovery _____

Formulas/Conversions
 r = well radius in ft
 h = ht of water col. in ft
 vol. in cyl. = $\pi r^2 h$
 7.48 gal/ft³
 ~~$V_{2.5}$ casing = 0.163 gal/ft~~
 $V_{3.0}$ casing = 0.367 gal/ft
 $V_{4.0}$ casing = 0.653 gal/ft
 $V_{4.5}$ casing = 0.826 gal/ft
 $V_{6.0}$ casing = 1.47 gal/ft
 $V_{8.0}$ casing = 2.61 gal/ft

CHEMICAL DATA

Purge Time		Purge Volume (gal.)	Cumulative (gal.)	pH	Temp (°F)	Specific Conductance	
Start	Stop					Measurement	x umhos/cm
1750	1752	3	3	10.1	57.2	910	
	1754	3	6	9.9	59.1	920	
	1756	3	9	9.8	62.6	900	

SAMPLES COLLECTED Time 1806 Total volume purged (gal.) 9
 Water color clear Odor Hydrocarbon
 Description of sediments or material in sample: med. Tan.
 Additional Comments: _____

Sample ID	# of Cont.	Container Type	Filtered (size, u)	Preservative (type)	Refrig. (Y/N)	Lab (Init)	Analysis Requested
MW-2	2	1	—	HCl	Y	SPA	G/BTEX

Container Type Codes: 1 = 40 ml clear VOA/Teflon septa; 2 = Brown glass/teflon lined cap (specify size);
 3 = Clear glass/teflon lined cap (specify size); 4 = Polyethylene/polyethylene cap (specify size);
 5 = Other _____; 6 = Other _____



WATER SAMPLING DATA

Job Name 2428 Central Ave Alameda Job Number 1-381-04
 Well Number MW-3 Date 12/16/94
 Sample Point Location/Description W side of motel
 Depth to Water (static) 7.11 Well Depth (sounded) _____
 Initial height of water in casing 17.89 Volume 2.9 gallons
 Volume to be purged _____ 8.7 gallons
 Purged With Pump Sampled With Disp Boiler
 Pumped or Bailed Dry? Yes No Time _____ After _____ gallons
 Water level at sampling _____ Percent Recovery _____

Sampler T.L.
 Well Diameter 2
 Well Depth (spec.) 25

Formulas/Conversions
 r = well radius in ft
 h = ht of water col. in ft
 vol. in cyl. = $\pi r^2 h$
 7.48 gal/ft³
 $V_{2\text{ casing}} = 0.163 \text{ gal/ft}$
 $V_{3\text{ casing}} = 0.367 \text{ gal/ft}$
 $V_{4\text{ casing}} = 0.653 \text{ gal/ft}$
 $V_{5\text{ casing}} = 0.826 \text{ gal/ft}$
 $V_{6\text{ casing}} = 1.47 \text{ gal/ft}$
 $V_{7\text{ casing}} = 2.61 \text{ gal/ft}$

CHEMICAL DATA

Purge Time		Purge Volume (gal.)	Cumulative (gal.)	pH	Temp (°C)	Specific Conductance	
Start	Stop					Measurement	x umhos/cm
1722	1724	3	3	10.4	58.9	510	
	1726	3	6	10.3	61.1	560	
	1728	3	9	10.3	62.0	570	

SAMPLES COLLECTED Time 1742 Total volume purged (gal.) 9
 Water color Clear Odor _____
 Description of sediments or material in sample: light, TAN
 Additional Comments: * NO HCl due to effervescence.

Sample ID	# of Cont.	Container Type	Filtered (size, u)	Preservative (type)	Refrig. (Y/N)	Lab (Init)	Analysis Requested
MW-3	2	1	—	HCl *	Y	SPA	G/BTEX

Container Type Codes: 1 = 40 ml clear VOA/Teflon septa; 2 = Brown glass/teflon lined cap (specify size);
 3 = Clear glass/teflon lined cap (specify size); 4 = Polyethylene/polyethylene cap (specify size);
 5 = Other _____; 6 = Other _____

Chevron U.S.A. Inc.
P.O. BOX 5004
San Ramon, CA 94583
FAX (415)842-9591

Chevron Facility Number: 9-0100
Facility Address: 2428 Central Ave Alameda
Consultant Project Number: 1-381-04
Consultant Name: SIERRA ENVIRONMENTAL SERVICES
Address: P.O. BOX 2546 MARTINEZ, CA 94553
Project Contact (Name): ED MORALES
(Phone) 370-1280 (Fax Number) 370-7959

Chevron Contact (Name): MARK MILLER
(Phone): 842-8134
Laboratory Name: SPA
Laboratory Release Number: 709440
Samples Collected by (Name): TIM NEWIS
Collection Date: 12/16/94
Signature: [Signature]

Sample Number	Lab Sample Number	Number of Containers	Media S = Soil A = Air W = Water C = Chemoel	Type C = Grab G = Composite D = Discrete	Time	Sample Preservation	Iced (Yes or No)	Analyses To Be Performed										Remarks			
								BTEX + TPH GAS (8020 + 8015)	TPH Diesel (8015)	Oil and Grease (5020)	Petroleum Hydrocarbons (5010)	Petroleum Aromatics (5025)	Petroleum Organics (8245)	Extractable Organics (8275)	Metals Cd, Cr, Pb, Zn, Ni (1000 or AA)						
IB/HB	1	2	W	G	-	HCl	Y	X										Analyze AS			
MW-3	2	2	W	G	1742	NONE	Y	X										Shut in			
MW-2	3	2	W	G	1806	HCl	Y	X													
MW-1	4	2	W	G	1850	NONE	Y	X										✓			
			X 100 HCl Due To Effervescence																		
										Please In Mail: <u>AS</u>		Samples Stored in: <u>4.1</u>		Appropriate containers: <input checked="" type="checkbox"/>		Samples preserved: <input checked="" type="checkbox"/>		QA's without interference: <input checked="" type="checkbox"/>		Comments:	

Note:
Do Not Bill
TB-LB Samples

Relinquished By (Signature): <u>[Signature]</u>	Organization: <u>[Signature]</u>	Date/Time: <u>12/19/94 1000</u>	Received By (Signature): <u>[Signature]</u>	Organization: <u>[Signature]</u>	Date/Time: <u>[Signature]</u>
Relinquished By (Signature): <u>[Signature]</u>	Organization: <u>[Signature]</u>	Date/Time: <u>[Signature]</u>	Received By (Signature): <u>[Signature]</u>	Organization: <u>[Signature]</u>	Date/Time: <u>[Signature]</u>
Relinquished By (Signature): <u>[Signature]</u>	Organization: <u>[Signature]</u>	Date/Time: <u>[Signature]</u>	Received For Laboratory By (Signature): <u>[Signature]</u>	Organization: <u>[Signature]</u>	Date/Time: <u>12/16/94 10:00</u>

Turn-Around Time (Circle Choice)

24 Hrs.
48 Hrs.
5 Days
10 Days

48 Hours

[Signature]



Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

Sierra Environmental
P.O. Box 2546
Martinez, CA 94553

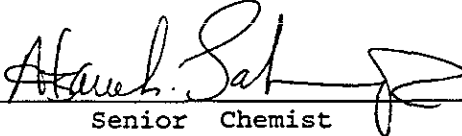
Date: December 27, 1994

Attn: ED MORALES

Laboratory Number : 80297

Project Number/Name : 1-381-04

This report has been reviewed and
approved for release.


Senior Chemist
Account Manager

Certified Laboratories

825 Arnold Dr., Suite 114
Martinez, California 94553
(510) 229-1512 / fax (510) 229-1526

1555 Burke St., Unit I
San Francisco, California 94124
(415) 647-2081 / fax (415) 821-7123

309 S. Cloverdale St., Suite B-24
Seattle, Washington 98108
(206) 763-2992 / fax (206) 763-8429



Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

Sierra Environmental
Attn: ED MORALES

Project 1-381-04
Reported on December 27, 1994

TOTAL PETROLEUM HYDROCARBONS

LAB #	Sample ID	Sampled	Analyzed	Matrix
80297-01	TB-LB	12/16/94	12/22/94	Water
80297-02	MW-3	12/16/94	12/22/94	Water
80297-03	MW-2	12/16/94	12/22/94	Water
80297-04	MW-1	12/16/94	12/22/94	Water

R E S U L T S O F A N A L Y S I S

Laboratory Number:	80297-01	80297-02	80297-03	80297-04
Gasoline_Range	ND<50	ND<50	2300	4700
Benzene	ND<0.5	ND<0.5	ND<0.5	ND<0.5
Toluene	ND<0.5	ND<0.5	29	46
Ethyl Benzene	ND<0.5	ND<0.5	8.9	15
Total Xylenes	ND<0.5	ND<0.5	33	48
Concentration:	ug/L	ug/L	ug/L	ug/L



Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

CERTIFICATE OF ANALYSIS

TOTAL PETROLEUM HYDROCARBONS

QA/QC Information


Laboratory Number: 80297

NA - Analysis NOT required

ND - Not Detected above quantitation limit

Matrix: Water

Analyte	Spike Recovery	RPD	Control Limits
Gasoline_Range	107/107	0	65-135
Benzene	108/108	0	65-135
Toluene	114/114	0	65-135
Ethyl Benzene	114/114	0	65-135
Total Xylenes	112/111	1	65-135


 Senior Chemist
 Account Manager