



March 13, 2014

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By Alameda County Environmental Health at 3:27 pm, Mar 14, 2014

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Mr. Keith Nowell
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Soil and Groundwater Management Plan

Former Union Oil Station No. 0843
1629 Webster Street, Alameda, California
Fuel Leak Case No.: RO0000450

Dear Mr. Nowell,

I declare under penalty of perjury that to the best of my knowledge the information and/or recommendations contained in the attached report is/are true and correct.

If you have any questions or need additional information, please contact me at (925) 790-6463.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Bishop".

Timothy Bishop
Union Oil of California – Project Manager

Attachment
Soil and Groundwater Management Plan

**SOIL AND GROUNDWATER
MANAGEMENT PLAN
Former Union Oil Station No. 0843
1629 Webster Street
Alameda, Alameda County, California**

March 2014

**SOIL AND GROUNDWATER MANAGEMENT PLAN
FORMER UNION OIL STATION NO. 0843
1629 WEBSTER STREET
ALAMEDA, ALAMEDA COUNTY, CALIFORNIA**

March 2014

Prepared by:

ARCADIS U.S., Inc.
2000 Powell Street, Suite 700
Emeryville, CA 94608

Katherine Brandt

Katherine Brandt
Certified Project Manager



TABLE OF CONTENTS

1. INTRODUCTION	1
2. SITE CONDITIONS.....	1
2.1 Site Description	1
2.2 Environmental Investigation Summary	1
3. ROLES and RESPONSIBILITIES	2
3.1 Notification	2
3.2 Profiling and Management	2

FIGURES

Figure 1	Vicinity Map
Figure 2	Site Map

APPENDIX

Appendix A	Contact Sheet
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SOIL AND GROUNDWATER MANAGEMENT PLAN

FORMER UNION OIL STATION NO. 0843

1. INTRODUCTION

ARCADIS U.S., Inc. (ARCADIS) prepared this soil and groundwater management plan (SGMP) at the request of Chevron Environmental Management Company (CEMC) for the property located at 1629 Webster Street, Alameda, Alameda County, California (the "Site"). The Site may contain petroleum hydrocarbon-impacted soil or petroleum hydrocarbon-impacted groundwater associated with Union Oil's former operations (Covered Soil and Covered Groundwater, respectively). This SGMP provides information about CEMC's environmental assessment of the Site and outlines the process for working with CEMC to address Covered Soil and/or Covered Groundwater related to excavation or dewatering activities necessary for on-site construction activities. A contact sheet is provided as Appendix A.

2. SITE CONDITIONS

2.1 SITE DESCRIPTION

The Site is shown on Figures 1 and 2, which present the vicinity and site maps. The Site is located on Assessor's Parcel Number (APN) 74-430-1-1, owned by Michele and Sam Koka (Figure 1).

2.2 ENVIRONMENTAL INVESTIGATION SUMMARY

The site was decommissioned in June 1998 and two gasoline underground storage tanks (USTs), one waste oil UST, and associated product lines and fuel dispensers were removed at that time. Holes were observed in the waste oil tank and approximately 338 tons of hydrocarbon impacted soil and backfill were excavated from that area. Site investigation commenced with six soil borings (four onsite and two offsite) advanced and completed as monitoring wells in 1999.

An underground utility survey was performed in March 2001 to identify possible preferential flow pathways caused by utility corridors. Between May and December 2001, 17 direct-push soil borings were advanced to evaluate preferential pathways and assess the extent of residual hydrocarbons in the vadose zone. Approximately 292 tons of impacted soil were excavated from beneath the former eastern dispenser island, and one replacement well was installed in 2002. During 2008 and 2009, one soil boring, seven groundwater monitoring wells, and one injection well were installed, and one replacement monitoring well was abandoned. A daily ozone injection feasibility test was performed in September 2009. In January 2011, five investigative GeoProbe soil borings were advanced. Monitoring well locations and site features are presented in Figure 2.

The Alameda County Department of Environmental Health (ACEH) requested preparation of this SGMP in an email dated January 28, 2014 following a meeting with the property owners, CEMC, ACEH, and ARCADIS. No Further Action (NFA) and site closure will likely be achieved by mid-2014 following completion of verification monitoring for methyl tert-butyl ether (MTBE) in the deep groundwater.

3. ROLES AND RESPONSIBILITIES

This section outlines the process for requesting CEMC's assistance in identifying and managing Covered Soil and/or Covered Groundwater.

3.1 NOTIFICATION

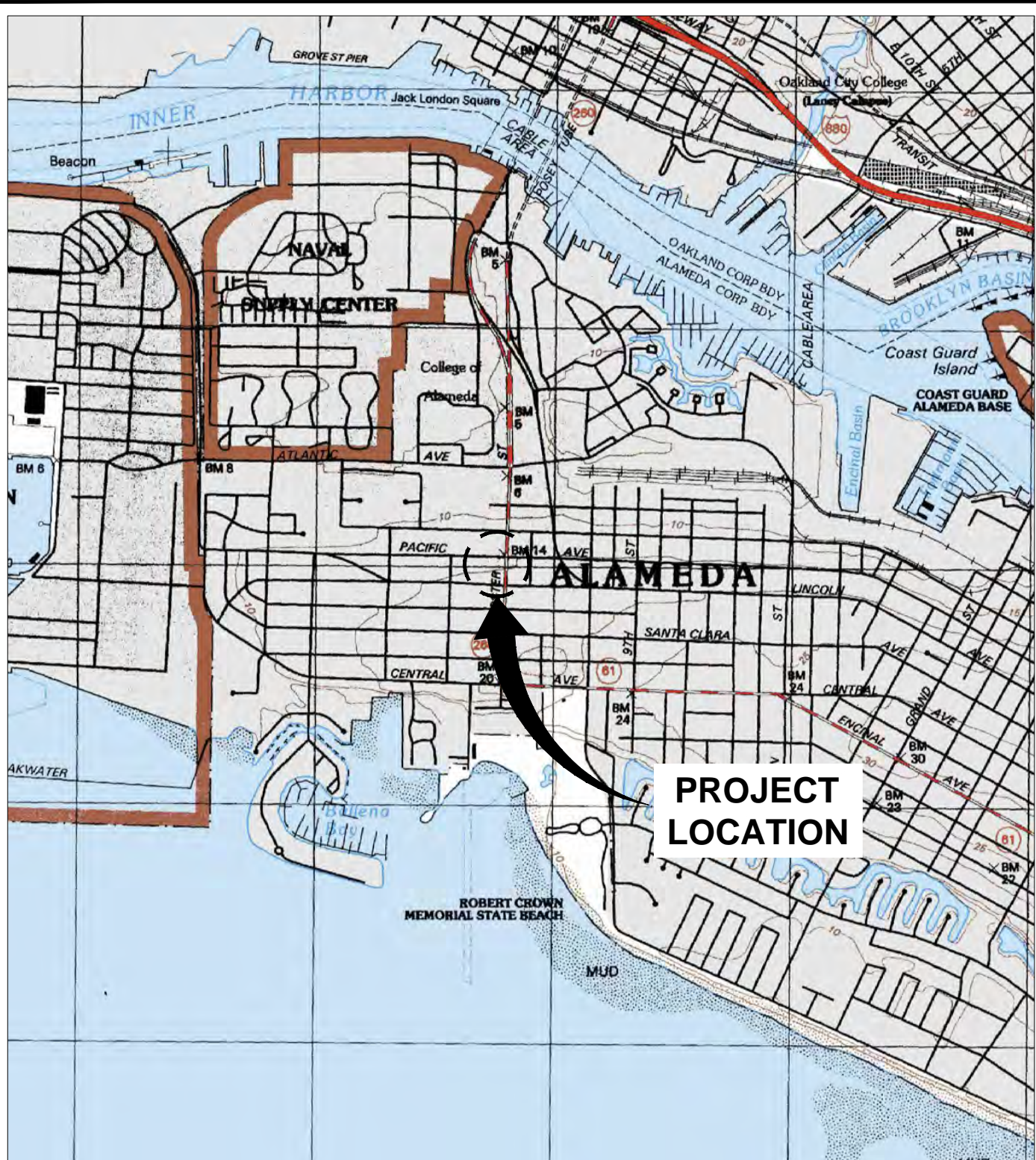
CEMC requests that Michele and Sam Koka or the current property owner(s) provide CEMC with advance notice of plans to conduct construction activities that may encounter Covered Soil and/or Covered Groundwater, if possible. If potentially impacted soil and/or groundwater is observed during necessary construction activities and a CEMC-authorized representative is not on site, CEMC should be notified as early as possible to allow CEMC to provide consultation on the profiling and eventual disposal or reuse of any Covered Soil and discharge or disposal of any Covered Groundwater. CEMC may be reached at 925-842-1000.

3.2 PROFILING AND MANAGEMENT

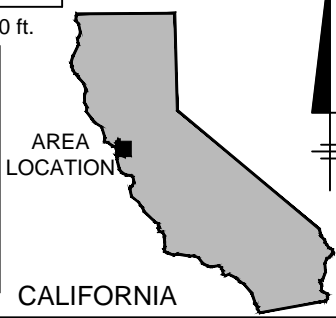
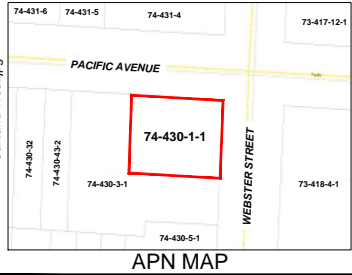
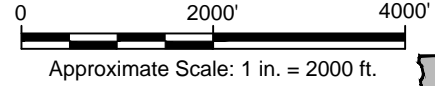
This SGMP was prepared as a prerequisite to obtaining a "no further action" letter (NFA) for the Site from ACEH. Issuance of an NFA means that no further corrective action is required for the Site. Accordingly, absent the identification of conditions that were not considered prior to issuance of the NFA or redirection from ACEH, it is reasonable to presume that material excavated from the Site may be reused on the Site. Profiling is intended to ensure that reuse of excavated materials on-site is consistent with the NFA determination. After discovery that potentially impacted soil and/or groundwater have been observed during Site construction activities, samples of the soil and/or groundwater (either in situ or from a segregated stockpile) should be collected by the property owner for profiling purposes. If, based on a review of the profiling results, ACEH prohibits excavated Covered Soil from being reused on the Site due to the presence of petroleum hydrocarbons, CEMC will coordinate with the property owner regarding the proper off-site disposal of that excavated Covered Soil. Michele and Sam Koka or the current property owner(s) should ensure that any excavated Covered Soil is stockpiled in a separate location from non-impacted soil to allow for proper soil profiling, management, and disposal.

Figures

CITY: SAN RAFAEL, CA (Petaluma) DIV: GROUP: ENV/CAD DB: J. HARRIS
C:\Users\jharris\Desktop\ENV\CAD\B004758\42014\000038\SH\PDWG\G47584\001.dwg LAYOUT: 1 - SAVED: 2/18/2014 1:27 PM ACADVER: 18.1S (LMS TECH) PAGESETUP: SETUP1 PLOTSTYLETABLE: ARCADIS.CTB PLOTTED: 2/18/2014 1:27 PM BY: HARRIS, JESSICA
XREFS: IMAGES: PROJECTNAME: Oakland West.jpg



REFERENCE: BASE MAP USGS 7.5 MIN. TOPO. QUAD., OAKLAND WEST, CALIFORNIA, 1993.

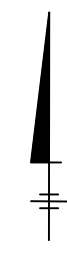
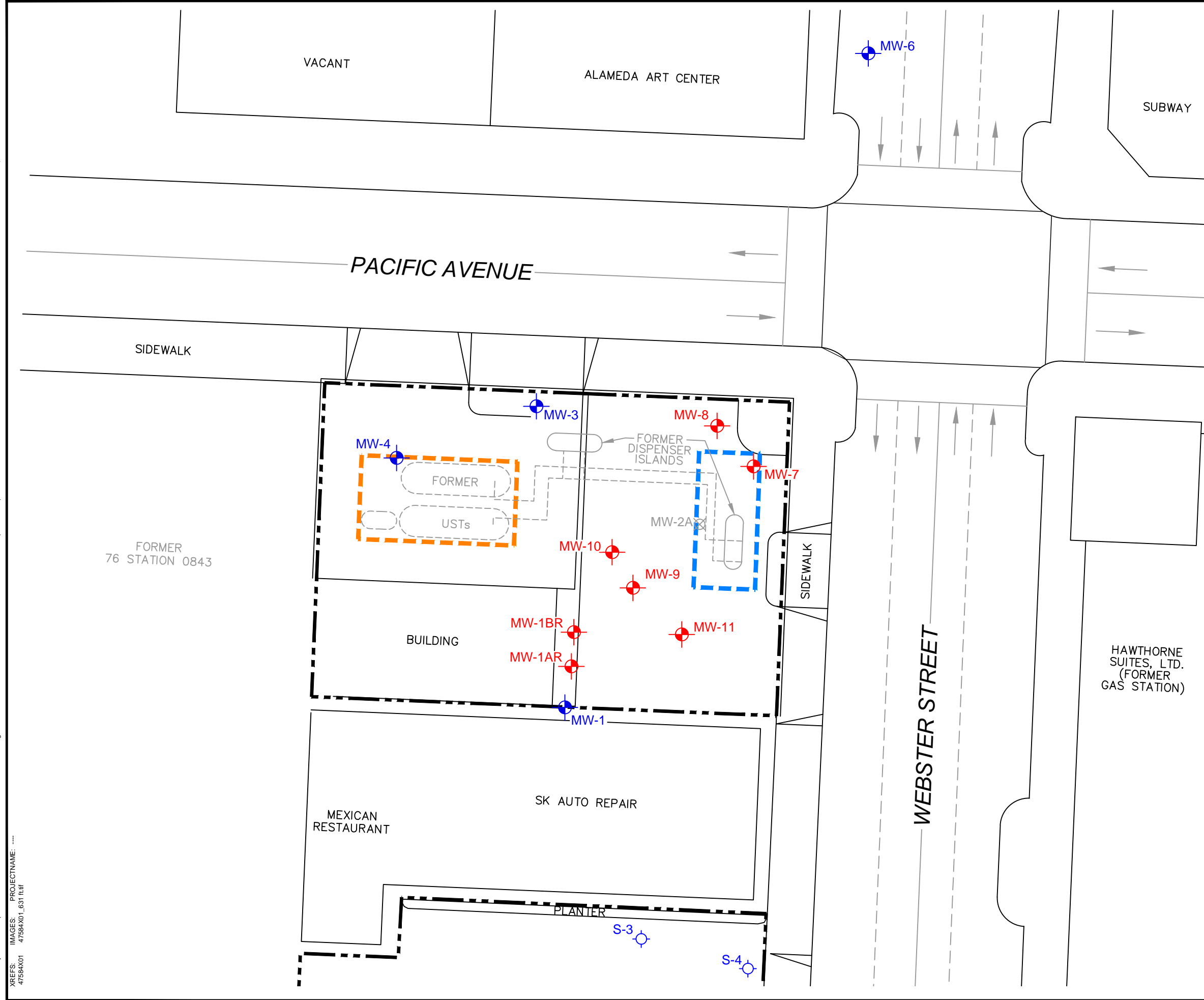


UNION OIL
FORMER FACILITY NO. 0843
1629 WEBSTER STREET
ALAMEDA, CALIFORNIA

VICINITY MAP

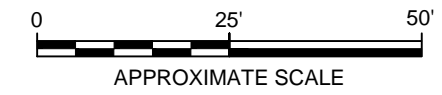


FIGURE
1



- LEGEND**
- PROPERTY BOUNDARY
 - MW-1 (blue circle with crosshair) SITE MONITORING WELL (SHALLOW)
 - MW-1 (red circle with crosshair) SITE MONITORING WELL (DEEP)
 - S-3 (blue circle with crosshair) SHELL SERVICE STATION MONITORING WELL (SHALLOW)
 - MW-2A (red circle with X) ABANDONED WELL
 - (orange dashed line) APPROXIMATE LIMIT OF EXCAVATION (1999)
 - (blue dashed line) APPROXIMATE LIMIT OF EXCAVATION (2002)

- NOTES:**
1. BASE MAP PROVIDED BY TRC, DATED AUGUST 2010, AT A SCALE OF 1"=60'. SHELL SERVICE STATION DATA PROVIDED BY CRA.
 2. ALL SITE FEATURES AND LOCATIONS ARE APPROXIMATE. SOURCE: GOOGLE MAPS DATED 2012.



UNION OIL FORMER FACILITY NO. 0843 1629 WEBSTER STREET ALAMEDA, CALIFORNIA	
SITE MAP	
	FIGURE 2

**Appendix A:
Contact Sheet**

**APPENDIX A:
CONTACT SHEET**

Chevron Environmental Management Company

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