

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT  
05-30-06

May 25, 2006

Mr. Mark Inglis  
Chevron  
Bollinger Canyon Rd., K  
San Ramon, CA 94583

Mr. Rene Boisvert  
484 Lakepark Ave.  
Oakland, CA 94610

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

Dear Messrs. Inglis and Boisvert:

Subject: Fuel Leak Case No. RO0000454, CHEVRON #20-6145 / SIGNAL SS,  
800 Center St., Oakland CA 94607

Alameda County Environmental Health (ACEH) staff has recently reviewed the case file for the subject site including the Soil Disposal Profiling and Well Destruction Work Plan, dated May 23, 2005 prepared by Cambria Environmental. The work plan proposes additional borings to a depth of 20' feet below ground surface to better characterize the limits of the proposed excavation and the decommissioning of wells MW-1A, MW-2, MW-3 and MW-7. This action is intended to predict the limits of excavation and prepare the site for future residential development. We approve this work plan and remind you of the requirements previously stated in the County's December 19, 2005 letter, which conditionally approved the proposed additional excavation. Also, given the current groundwater concentrations detected in MW1A and MW-3, it appears that replacement wells will be required after site development.

ELECTRONIC SUBMITTAL OF REPORTS

Effective January 31, 2006, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

Messrs. Inglis and Boisvert  
May 25, 2005  
Page 2

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [barney.chan@acgov.org](mailto:barney.chan@acgov.org).

PERJURY STATEMENT

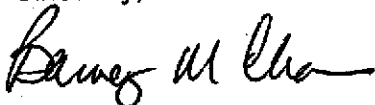
All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: files, D. Drogos  
Mr. John Ortega, Cambria Environmental, 5900 Hollis St., Suite A, Emeryville,  
CA 94608

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



3057  
12-21-05

December 19, 2005

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Mark Inglis  
Chevron  
Bollinger Canyon Rd., K  
San Ramon, CA 94583

Mr. Rene Boisvert  
484 Lakepark Ave.  
Oakland, CA 94610

Dear Messrs. Inglis and Boisvert:

Subject: Fuel Leak Case No. RO0000454, CHEVRON #20-6145 / SIGNAL SS,  
800 Center St., Oakland CA 94607

Alameda County Environmental Health (ACEH) staff has recently reviewed the case file for the subject site including the Workplan for Site Excavation, dated November 17, 2005, prepared by Cambria Environmental. The work plan proposes additional excavation to an approximate depth of 17 feet below ground surface and pumping and treating groundwater. This action is intended to allow the residential development of the site. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. Soil Excavation Proposal- The work plan correctly states that even with the proposed excavation to a depth of 17' bgs, contaminated soil may still be present at the site. We have no objection to the excavation proposal and confirmation sampling on 20 foot grids. Please provide your estimate of removal mass and mass of residual contamination present after completion of your excavation. We request that sidewall samples be collected at both the proposed depth of 10' bgs and at the pit bottom after excavation. Soil reuse criteria should meet that in the Draft November 2002 SFRWQCB document, *Characterization & Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste*. All previous data must be included if such data is used as part of your data set used for evaluation. This request is in reference to the statement that the top seven feet of the excavation will be re-used as backfill.
2. Groundwater Removal- We agree that the dewatering proposed for the site will likely remove significant amounts of hydrocarbon-bearing groundwater. We request that groundwater sampling and testing be performed and an estimate be made of the mass of hydrocarbon removed during this action. We also request that the drainage system be designed to be able to segregate and sample groundwater from different areas of the excavation. This will allow you to identify the areas where groundwater is impacted and those areas that are not. This information may be used in your future well installation proposal.
3. Proposed Cleanup Levels- Although groundwater within the site has been designated is a zone of significant drinking water resource by the SFRWQCB, we agree with the proposed deep soil screening levels for residential land where groundwater is not a drinking water source as cleanup levels. We believe that the soil and groundwater

remediation proposed will reduce the significant contamination sources and thus allow natural bio-attenuation to reach more the conservative levels of a drinking water resource site in the future.

4. Groundwater Monitoring- To monitor the effect of the proposed remediation, we require that additional multi-level wells be installed down-gradient and perpendicular of the source areas. This monitoring will also serve to test the hypothesis that a deep contaminant plume exists on and off-site which is not being detected by the existing shallow wells. Please provide your monitoring well work plan as requested below. We concur with the proposal to monitor the existing wells on a semi-annual basis until the newly proposed wells have been installed.

5. Soil and Groundwater Investigation Report- Please provide your SWI as requested below. Please include a map indicating residual soil concentrations in your report. Please also indicate addresses of the newly acquired properties to the north and east on your map.

#### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health, according to the following schedule:

60 days after completion of SWI- SWI report.  
60 days after completion of SWI- Monitoring well work plan  
January 15, 2006- First Semi-annual monitoring report  
June 15, 2006- Second Semi-annual monitoring report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years,

responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [barney.chan@acgov.org](mailto:barney.chan@acgov.org).

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

#### AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement

Messrs. Inglis and Boisvert  
December 19, 2005  
Page 4

including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos  
Ms. Laura Genin, Cambria Environmental, 5900 Hollis St., Suite A, Emeryville,  
CA 94608

12\_19\_05 800Center St

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT  
10-18-05

October 17, 2005

Mr. J. Mark Inglis  
Chevron  
P.O. Box 6012  
San Ramon, CA 94583

Mr. Rene Boisvert  
Boulevard Equity Group  
484 Lake Park Ave. #246  
Oakland, CA 94610

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

Dear Messrs. Inglis and Boisvert:

Subject: Fuel Leak Case RO0000454, CHEVRON #20-6145 / SIGNAL SS, 800  
Center St., Oakland, CA 94607

Alameda County Environmental Health (ACEH) staff has recently reviewed the case file for the subject site including the May 23, 2005 *Site Conceptual Model and Corrective Action Plan* prepared by Cambria Environmental. We understand that the property has recently changed ownership with the intention to develop residential buildings on this property. The site conceptual model provided contains the following components: a site background, site conditions, preferential pathway and sensitive receptor analysis, risk assessment evaluation, site conceptual model and data gap analysis, groundwater monitoring evaluation, remedial action options evaluation and a recommended approach. We find that the site conceptual model does not explain the groundwater distribution at the site and the groundwater plume is not yet defined laterally and vertically. Therefore, at this time, we believe it is premature to recommend the approach of filing a deed restriction and installing a vapor barrier at the site prior to any development.

We request that you address the following technical comments and submit the technical report requested below.

**TECHNICAL COMMENTS**

1. We understand from Mr. Boisvert, he is not willing to accept a deed restriction on the site and he requires a NFA (No Further Action) letter prior to site development. The recommended approach in the SCM is contrary to this, therefore, we request that Chevron and Mr. Boisvert work out their differences.
2. The inconsistency of the current site conceptual model must be investigated. Please present and test hypotheses that explain the contaminant distribution. This should be done before any type of corrective action is proposed. Significant TPHg,d and benzene concentrations have been reported in groundwater at depths much greater than the current monitoring wells maximum depth, thus, it appears the groundwater plume may not be being detected. Please provide your hypotheses for groundwater

- migration, a work plan to test the hypotheses as requested below.
3. The extent of the petroleum plume has not been adequately characterized off-site, laterally or vertically. Please provide a work plan to further characterize the plume as requested below. Note that your SCM investigation may include investigations, which also serve to delineate the contaminant plume.

#### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health according to the following schedule:

- November 15, 2005- SCM Hypothesis and Work plan for testing SCM Hypothesis and Groundwater Characterization.

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at

a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and



Messrs. Inglis and Boisvert

October 17, 2005

Page 3 of 3

correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

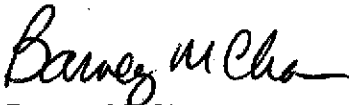
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#### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Mr. Terrell Sadler, 618 Brooklyn Ave., Oakland, CA 94606  
Mr. Hollis Rogers, c/o Mr. Victor Brown, 580 Grand Ave., Oakland 94610  
Mr. Robert Foss, Cambria Environmental, 5900 Hollis St., Suite A,  
Emeryville, CA 94608

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

July 12, 2004

Ms. Karen Streich  
Chevron Environmental Management Co.  
P.O. Box 6012  
San Ramon, CA 94583

Dear Ms. Streich:

Subject: Fuel Leak Case RO000454, Former Chevron Station #20-6145, 800 Center St.,  
Oakland, CA 94607

Alameda County Environmental Health staff has reviewed the June 22, 2004 Addendum to Workplan for Additional Subsurface Investigation by Cambria Environmental Technology. The addendum responds to the County's May 7, 2004 letter commenting on the original April 6, 2004 work plan for the referenced site. In general, our office approves of the work plan addendum and work may proceed. Please incorporate the following technical comments when performing the proposed work.

TECHNICAL COMMENTS

1. To determine the vertical extent of petroleum contamination in soil and groundwater five CPT borings are proposed to an approximate depth of 75' bgs. Soil samples should be collected every 5 feet, at the capillary fringe, changes in lithology and at any obvious signs of contamination. Depth discrete groundwater samples will be collected at 15' intervals from 15-75' bgs as pore-water pressure and groundwater recovery permits and within permeable units below the initial water bearing zone. For the three CPT borings outside the prior excavated area, soil samples should be collected starting at 5' since no shallow soil data exists. Although the five CPT borings do not alone generate a complete 3D representation of contaminant distribution a general picture of deeper soil impact will be gained. Estimates of the deep soil impact in other areas can then be made. Samples should be analyzed for TPHd, TPHg, BTEX, MTBE and ether oxygenates (TAME, ETBE, DIPE, TBA) and lead scavengers EDB and EDC using EPA Method 8260.
2. Soil borings GP-31 through GP-40 are proposed to a depth of 20' bgs or to below the maximum depth of observed hydrocarbon contamination indicated in the CPT borings. The borings should be logged and cross-sectional diagram(s) should be included in your final report. Soil samples will be collected starting at 10' bgs and at subsequent deeper samples according to the same criteria as above. We recommend screening shallow soil for potential chemical analysis since any additional soil excavation in these areas will require analytical justification. No groundwater samples are proposed to be collected, however, our office recommends groundwater sampling in at least one of the northern and one of the eastern borings due to the absence of groundwater data in these areas.

July 12, 2004

Ms. Karen Streich

Fuel Leak Case RO000454, 800 Center St., Oakland, CA 94607

Page 2 of 2

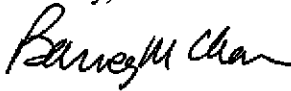
#### TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule.

- 45 days after completion of the proposed investigation- technical report submission including a summary of data, three dimensional iso-concentration plots of TPH, BTEX and MTBE in soil and groundwater, cross section(s), conclusions and recommendations for a remedial action plan and a work plan for monitoring well locations and construction.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan

Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. Terrell Sadler, 618 Brooklyn Ave., Oakland, CA 94606

Mr. Hollis Rogers, c/o Mr. Victor Brown, 580 Grand Ave., Oakland, CA 94610

Mr. Robert Foss, Cambria Environmental, 5900 Hollis St., Suite A, Emeryville,  
CA 94608

Mr. Sunil Ramdass, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 95814

7\_9\_04 800CenterSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SWT  
5-11-04

May 11, 2004

Ms. Karen Streich  
Chevron Environmental Management Co.  
P.O. Box 6012  
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES

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

Dear Ms. Streich:

Subject: Fuel Leak Case RO000454, Former Chevron Station #20-6145, 800 Center St.,  
Oakland, CA 94607

Alameda County Environmental Health staff has reviewed the case file for the subject site including the April 6, 2004 Workplan for Additional Subsurface Investigation by Cambria Environmental Technology. The objective of this work plan is to delineate the vertical and horizontal extent of soil contamination at the site. In addition, groundwater samples are proposed for sampling. Areas in the north and eastern portions of the site are targeted along with some of the locations where prior results indicated elevated petroleum concentrations at their deepest depth explored. In general, our office approves of the work plan, however, we request that you address the following technical comments when performing the proposed work.

TECHNICAL COMMENTS

1. Soil samples are proposed to be collected in the previously excavated areas starting at a depth of 12' and continuing until no evidence of hydrocarbon impact is observed. In the other areas, soil samples will be collected at five-foot intervals. A grab groundwater sample will also be collected from each borehole. Please analyze, at a minimum, the first soil sample collected from the borings from within the former excavation and the 10' sample from the borings in the other areas. Because previous borings have indicated clayey sand, silty sand and sand at the deepest depth explored, we request that depth discrete soil and groundwater samples be taken so as to better characterize the three dimensional extent of the plume. The absence of petroleum contamination in a competent impermeable zone would be an appropriate terminus.
2. Although not specified, it is assumed that total petroleum hydrocarbons impact refers to all analytes previously detected, TPHd, TPHd, BTEX and MTBE. With this in mind, it appears that locations both on and off-site which have identified elevated TPH at their deepest sample depth have not been proposed for sampling. Please explain how data will be extrapolated to these areas. The end result of this investigation is anticipated to be the three-dimensional representation of TPH in soil and groundwater.
3. The work plan states that monitoring wells will not be installed as part of this investigation. However, it appears that existing wells do not monitor a significant portion of the site, ie that area immediately up-gradient of the former USTs and dispenser islands. Therefore, as part of your investigation report, monitoring well(s) should be proposed for additional characterization of the site. Monitoring well installation should not be held up due to potential excavation for development, unless the excavation is part of an interim remediation action plan. Shallow soil samples would be necessary to document such excavation as a viable remedial action.

May 11, 2004  
Ms. Karen Streich  
Fuel Leak Case RO000454, 800 Center St., Oakland, CA 94607  
Page 2 of 2

#### TECHNICAL REPORT REQUEST

Please submit the following technical reports according to the following schedule.

- June 10, 2004- Written response to above comments.
- 45 days after completion of the proposed investigation- technical report submission including summary of data, three dimensional iso-concentration plots of TPH in soil and groundwater, conclusions and recommendations for remedial action plan and monitoring well installation.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos  
Mr. Terrell Sadler, 618 Brooklyn Ave., Oakland, CA 94606  
Mr. Hollis Rogers, c/o Mr. Victor Brown, 580 Grand Ave., Oakland, CA 94610  
Mr. Robert Foss, Cambria Environmental, 5900 Hollis St., Suite A, Emeryville, CA 94608  
Mr. Sunil Ramdass, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 95814

5\_7\_04 800CenterSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



02-13-03

February 11, 2003

Ms. Karen Streich  
Chevron Texaco  
P.O. Box 6012  
San Ramon, CA 94583

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

Dear Ms. Streich:

Subject: Fuel Leak Site RO0000454, Former Chevron #20-6145, 800 Center St., Oakland 94607

Alameda County Environmental Health, Local Oversight Program (LOP), has recently reviewed the case for the subject site including the January 23, 2003 Delta Environmental Well Destruction, Over-Excavation and Soil Sampling Report. The report includes description of the destruction of MW-1, over-excavation of the former UST, dispenser, hydraulic lift and sump areas, confirmation soil sampling and the placement of 900 pounds of ORC into the pit. Additional borings were also proposed to further delineate the petroleum release to the east and southeast of the excavation. We request that you address the following technical comments and submit the technical reports requested below.

Technical Comments:

1. Although the former hydraulic lift and sump areas appear to have been excavated adequately, significant soil and presumed groundwater contamination remains near the former tank complex and dispenser island. Both sidewall and excavation pit floor samples reported elevated petroleum contamination. Delta Environmental proposes advancing (7) additional borings to further delineate the east and southeast areas from the dispenser island. Please analyze soil and groundwater in these borings. In addition, we request that you delineate soil and groundwater in the north and west directions.
2. In the referenced report as well as prior geoprobe investigation, elevated MTBE has been reported in soil samples, however, MTBE has not been reported nor confirmed in any groundwater samples. Our office, therefore, believes that much if not all of the reported MTBE values are a result of positive interferences occurring while analyzing the samples using EPA Method 8021. Confirmation of reported MTBE must be done using GC/MS.
3. Our office believes that the utilities near the site may be acting as preferential pathways. There has been elevated grab groundwater concentration reported in off-site boring P-2 and elevated petroleum hydrocarbons in soil samples G-12 through G-14, which are located along the property boundary and Center St. However, TPHg and BTEX has not been reported in the off-site wells, MW-5 and MW-6. You should consider soil and groundwater sampling immediately adjacent to the previously identified utilities.
4. Monitoring well MW-1 should be replaced. Given the area extent of the gasoline over-excavation area, our office recommends several wells be installed within the former excavation pit. In addition, we would expect additional well(s) to the east of the excavation. Large diameter wells should be considered for those proposed within the excavation pit for potential remediation as well as sampling.

Ms. Karen Streich  
February 11, 2003  
RO0000454  
800 Center St., Oakland 94607  
Page 2

5. Quarterly monitoring should be performed on all wells for the compounds; TPHd, TPHg, BTEX, and MTBE. Any detected MTBE must be verified using a GC/MS technique. Please have those wells that have silted up cleaned and re-developed immediately. I e-mailed you my concern in 10/02 and you informed Gettler-Ryan of this on 11/02, however, the sampling event performed on 11/30/02 had not corrected this problem. Wells MW-2, MW-4 and MW-6 were reported "dry" with total depths significantly less than the actual depth of the wells.

#### Technical Report Request

Please submit the following technical reports to our office according to the following schedule:

- March 14, 2003- Work plan to address items 1-5, mentioned above.
- April 15, 2003- Groundwater monitoring report for 1<sup>st</sup> Quarter 2003.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. Greg Gurss, Gettler-Ryan Inc., 3140 Gold Camp Drive, Suite 170, Rancho Cordova, CA 95670  
Mr. Douglass Lee, Delta Environmental, 3164 Gold Camp Drive, Suite 200, Rancho Cordova, CA 95670  
Mr. Terrell Sadler, 618 Brooklyn Ave., Oakland, CA 94606  
Mr. Hollis Rodgers, c/o Mr. Victor Brown, 580 Grand Ave., Oakland CA 94610  
Mr. Sunil Ramdass, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 95814

800Center St req

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



8-8-02

ENVIRONMENTAL HEALTH SERVICES

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

August 7, 2002

Ms. Karen Streich  
Chevron Products Co.  
P.O. Box 6004  
San Ramon, CA 94583

Dear Ms. Streich:

Subject: Fuel Leak Case RO0000454, 800 Center St., Oakland, CA 94607

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the July 31, 2002 Soil Borings report prepared by Gettler-Ryan Inc. This report details the results of the boring investigation done to verify the extent of petroleum soil contamination at the site. The results indicate that the original proposed excavation area is indeed impacted as well as an additional area near boring G-20 estimated to be another 80 cubic yards. Our office concurs that the referenced areal extent of the proposed excavation is warranted. In addition, the soil samples confirm contamination up to the Center Street property boundary warranting excavation to the boundary.

The widespread presence of soil contamination at 10' depth indicates a widespread groundwater plume. Therefore, after the excavation has concluded, consider installing more than the one groundwater well previously proposed to monitor the plume.

Please provide our office with a schedule for your excavation as soon as it has been confirmed.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. Greg Gurs, Delta Environmental, 3164 Gold Camp Drive, Suite 200, Rancho Cordova, CA 95670

Mr. Terrell Sadler, 618 Brooklyn Ave., Oakland, CA 94606

Mr. Hollis Rodgers, c/o Mr. Victor Brown, 580 Grand Ave., Oakland, CA 94610

Mr. Sunil Ramdass, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 95814

Execvpap800Center St



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



05-22-02

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

May 22, 2002

Ms. Karen Streich  
Chevron-Texaco  
P.O. Box 6004  
San Ramon, CA 94583

Dear Ms. Streich:

Subject: Fuel Leak Site No. RO0000454, 800 Center St., Oakland CA 94607

Alameda County Environmental Health, Local Oversight Program (LOP), has spoke with Mr. Sunil Ramdass of the SWRCB Cleanup Fund regarding the work plan for the excavation of impacted soil at the referenced site. They would like you to refine the area and volume of soil that will be excavated. In order to do this, we request that you perform this work in a stepwise approach. Please advance your Geoprobe borings first to define the impacted area, then revise, as necessary, your excavation area based upon these results. Please let our office and the Fund know any changes from the original proposed excavation area. You are also reminded that the Fund will not reimburse investigation or excavation of the hydraulic lift and sump areas.

You may contact me at (510) 567-6765 with questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. T. Sadler, 618 Brooklyn Ave., Oakland CA 94606

Mr. H. Rodgers c/o Victor Brown, 580 Grand Ave., Oakland, CA 94610

Mr. S. Ramdass, SWRCB Cleanup Fund, 1001 I St., 17<sup>th</sup> Floor, Sacramento, CA 95814-2828

Excwp2-800CenterSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



B-1/02

March 8, 2002  
StID 5544/RO0000454

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

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

**Re: Work Schedule for Investigation and Remediation at 800 Center St.,  
Oakland, CA 94607**

Dear Mr. Bauhs:

This letter requests you provide and commit to a schedule for the implementation of the approved work plan to delineate soil contamination and excavate the contamination from the referenced site. Our office approved the Delta Environmental work plan for the referenced work in my August 9, 2001 letter. To date, the proposed borings and excavation has not been scheduled. Mr. Gurs of Gettler-Ryan has stated Chevron's intentions are to perform this work in the summer and fall of this year. Please clarify this with specific dates.

Our office is aware that Chevron has been designated as the lead for site remediation as part of a judgment with Mr. Terrell Sadler and Mr. Hollis Rodgers. Mr. Sadler has expressed his disappointment with the timeliness of Chevron's actions. Our office concurs that progress has been very slow. I understand, the State Clean-up Fund is also considering retracting Fund eligibility for this site.

**Please provide your work plan time schedule to our office within two weeks or no later than March 22, 2002.** You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. G. Gurs, Gettler-Ryan Inc., 3140 Gold Camp Dr., Suite 170, Rancho Cordova,  
CA 95670

Mr. Terrell Sadler, 618 Brooklyn Ave., Oakland, CA 94606

Mr. H. Rodgers, c/o Victor Brown, Esq., 580 Grand Ave., Oakland, CA 94610

Ms. S. Torrence, Alameda County District Attorney's Office

Wpsch800CenterSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



8-8-01

August 9, 2001  
StID 5544/RO0000454 ✓

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

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

**Re: Work Plan to Excavate Impacted Soil at 800 Center St., Oakland CA 94607**

Dear Mr. Bauhs:

Our office has received and reviewed the July 20, 2001 referenced work plan for this site in addition to the August 6, 2001 Addendum to the work plan. The addendum incorporates responses and clarification to the original work plan as discussed with Mr. Stephen Carter of Delta Environmental Consultants. In summary, the following items were discussed and resolved:

1. Instead of closing well MW-1, it will be abandoned by excavating to a depth of 16.5', below the current bottom of the casing.
2. The geoprobe borings will serve several purposes; to determine the lateral extent of contamination and excavation, to characterize what levels will be left in-place along Center Street and to characterize the spoils for the landfill disposal.
3. Additional waste oil type parameters will be added to the original list of analytes that will be tested in the soil samples taken from beneath the sump area.
4. ORC, oxygen releasing compound, will be added to the main excavation area to enhance natural bio-degradation. Please provide a copy of the Regeneration spread sheet used to determine the amount of ORC that will be added.
5. Although no specific requirements exist for the number of confirmation samples needed after excavation, the proposed one sample from 5' and 10' bgs per every 20 linear feet is acceptable.

The work plan is acceptable. Please notify our office prior to initiating this work. I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. T. Sadler, 618 Brooklyn Ave., Oakland CA 94606

Mr. Hollis Rodgers, c/o Victor Brown, 580 Grand Ave., Oakland CA 94610

Excwpap800Center

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



GREEN  
06-08-01

June 7, 2001  
RO0000454

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

Mr. Terrell Sadler  
618 Brooklyn Ave.  
Oakland CA 94606

**Re: Work Plan for Off-site Monitoring Well Installation at 800 Center St.,  
Oakland CA 94607**

Dear Mr. Sadler:

Our office has received and reviewed the **May 25, 2001 Work Plan for Monitoring Well Installation** prepared by Delta Environmental Consultants, Inc. (Delta). This is one of the recommendations made and concurred with in Delta's June 30, 2000 letter report *Summary of Site Conditions*. This well is proposed for installation on the southwest corner of the Center St./8<sup>th</sup> St. intersection. This work plan is approved with the condition that any MTBE detected in soil or groundwater by EPA Method 8020 be confirmed by EPA Method 8260.

Our office has also received and reviewed the May 21, 2001 soil sampling results from the recent April 12, 2001 tank removals at this site. I have the following comments and requests regarding these tank removals:

- What happened to the excavated soils generated during the removal?
- Please provide our office with a copy of the City of Oakland's tank removal inspection report.
- What observations were noticed during the removal of the hydraulic lift and 55 gallon steel drum?

Please provide the requested report and comment to the questions. Please notify our office prior to the installation of the off-site well. You may contact me at (510) 567-6765.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. T. Bauhs, Chevron USA Inc., P.O. Box 5004, San Ramon, CA 94583-0804

Mr. S. Carter, Delta Environmental Consultant, 3164 Gold Camp Dr., Suite 200, Rancho Cordova, CA 95670-6021

Mr. Hollis Rodgers, c/o Victor Brown, 580 Grand Ave., Oakland CA 94610

Ms. Sandi Nichols, Washburn Briscoe & McCarthy, 55 Francisco St., Suite 600, San Francisco CA 94133

Mr. S. Craford, City of Oakland Fire Services, 1650 Martin Luther King, Oakland, CA 94612

MWwpap800CenterSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



05-18-01

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

May 17, 2001

RO0000454

Mr. Terrell Sadler  
618 Brooklyn Ave.  
Oakland CA 94606

**Re: Status of Subsurface Investigation at 800 Center St., Oakland CA 94607**

Dear Mr. Sadler:

Our office has recently reviewed the referenced site in an attempt to determine site status and reply to the State Water Resources Control Board Underground Tank Cleanup Fund's inquiry of site compliance. Upon review of the files, it appears that the most recent correspondence from our office was the August 1, 2000 letter from Mr. Larry Seto, which commented on the recommendations in Delta's June 30, 2000 letter report *Summary of Site Conditions*. It appears, however, that these recommendations have not been met. I have discussed these items with Mr. Stephen Carter of Delta and we have come to the following conclusions and resolutions:

- Quarterly groundwater monitoring is scheduled at the site. It appears that a monitoring event occurred in December 2000 and possibly a recent sampling in 2001. Mr. Carter was going to check to see if these monitoring reports have been sent to our office. Hopefully, the other oxygenates besides MTBE, were analyzed by EPA Method 8260 as recommended. **Please confirm the submittal of these two monitoring reports and continue quarterly monitoring.**
- **A work plan for the installation of one off-site well down-gradient of the dispenser island is being prepared by Delta and should be sent to our office for approval as soon as possible.** Mr. Carter confirmed that the work plan submittal was imminent.
- The approved sensitive receptor survey, which includes wells and subsurface utilities has been performed by Delta. Mr. Carter proposes to include this information along with the upcoming monitoring well installation report. This is acceptable.
- The two discovered underground tanks, 1-1000 gallon gasoline and 1-550 gallon waste oil, were removed in April of this year. Please submit a copy of the underground tank removal reports to our office as soon as available.
- Mr. Carter stated that he is working on a work plan to perform extensive excavation of the contaminated soils. This would be done instead of the previously proposed remediation, air sparging. This is tentatively scheduled for August 2001 when groundwater levels are low and more of the contaminated soil can be removed. Mr. Carter stated that the work plan could be submitted in approximately one month. **Therefore, please submit the excavation work plan to our office by June 21, 2001.**

Our office will require that the monitoring reports and the off-site well work plan be submitted prior to confirming site compliance with the SWRCB Cleanup Fund.

Mr. Terrell Sadler  
RO0000454  
800 Center St.,Oakland 94607  
May 17, 2001  
Page 2

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. T. Bauhs, Chevron USA Inc., P.O. Box 5004, San Ramon, CA 94583-0804

Mr. S. Carter, Delta Environmental Consultants, 3164 Gold Camp Dr., Suite 200,  
Rancho Cordova, CA 95670-6021

Mr. Hollis Rodgers, c/o Victor Brown, 580 Grand Ave., Oakland CA 94610

Ms. Sandi Nichols, Washburn Briscoe & McCarthy, 55 Francisco St., Suite 600,  
San Francisco, CA 94133

S. Craford, City of Oakland Fire Services, 1650 Martin Luther King, Oakland 94612

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17<sup>th</sup> Floor, Sacramento, CA  
95814-2828

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 9-14-2000

R0454

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

September 13, 2000

Mr. Tom Bauhs  
Chevron USA Inc.  
PO Box 5004  
San Ramon, CA 94583-0804  
STID 5544

RE: Former Signal Station, 800 Center Street, Oakland, CA 94607

Dear Mr. Bauhs:

Enclosed is a copy of my letter dated August 1, 2000 as per your phone request. The request for a workplan is in item #2.

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Enclosure(1) - Letter dated August 1, 2000 from Alameda County

Cc: Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 8-28-2002

RO# 454

August 28, 2000

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

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

RE: Former Chevron, 800 Center Street, Oakland, CA 94607

Dear Mr. Bauhs:

I went to the site on August 24, 2000, and noticed a 1,000 gallon underground storage tank was still in the ground. I could not see from the sidewalk whether the 500 gallon waste oil tank was still on-site. What is the timeline for removing/closing these tanks? As a reminder, a permit from the City of Oakland Fire Department is required before the tanks can be removed.

A letter dated August 1, 2000 was sent to you requesting a workplan for delineate the extent of the plume at the above address. As of this date, I have not received. Please contact this office within five (5) days of the receipt of this letter and inform me your timeline for submitting this workplan.

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

Sincerely,



Larry Beto  
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,  
Oakland, CA 94612  
Terrell A. Sadler, Property Owner, 618 Brooklyn Avenue, Oakland, CA 94606  
Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 8-2-2000

RO# 454

August 1, 2000

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

STID # 5544

Mr. Tom Bauhs  
Chevron USA Inc.  
PO Box 5004  
San Ramon, CA 94583-0804  
STID 5544

RE: Former Signal Station, 800 Center Street, Oakland, CA 94607

Dear Mr. Bauhs:

I have reviewed the Summary of Site Conditions report dated June 30, 2000 that was prepared by Delta Environmental Consultants, Inc. At the end of this report, five recommendations were made by Delta Environmental. Listed below are my response to each recommendation.

- 1) Analysis for oxygenates (MTBE, DIPE, ETBE, ethanol, TBA) 1,2-dichloroethane (1,2DCA) and ethylene dibromide (EDB) may be discontinued in monitoring wells MW-2, MW-4, MW-5, MW-6 and MW-7 if they are not detected using EPA Method 8260 in the next quarterly sampling event.

Monitoring wells MW-1 and MW-3 has historically had detectable amounts of MTBE during certain monitoring events. In the next quarterly sampling, if oxygenates (same as #1 above) are not detected in MW-1 and MW-3 using EPA Method 8020 there is no need to confirm with EPA Method 8260. Sampling of groundwater from these two wells should continue until oxygenates are detected using EPA Method 8020, then the results should be confirmed using EPA Method 8260.

- 2) In addition to the possibility of oxygenates impacting the groundwater beneath the site, groundwater samples from monitoring well MW-3 has historically high levels of benzene. Additional monitoring well(s) should be installed downgradient to delineate the plume. Please submit a workplan to perform this work.
- 3) Okay

Mr. Tom Bauhs  
Chevron USA Inc.  
PO Box 5004  
San Ramon, CA 94583-0804  
August 1, 2000  
Page 2 of 2

- 4) Okay, the City of Oakland would issue you the permit to remove the underground tanks. This office will continue overseeing the subsurface investigation and remediation.
- 5) Okay

Delta Environmental stated in their report, "Based on observations from the most recent site activities, it appears that this system (biosparge air injection) was never installed." Are there any immediate plans to install this system? If not, why not?

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

CC: Terrell & Oliana Sadler, Property Owners, 618 Brooklyn Avenue, Oakland, CA  
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,  
Oakland, CA 94612  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 6-12-00

R0454

June 12, 2000

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

Mr. Tom Bauhs  
Chevron USA  
PO Box 6004  
San Ramon, CA 94583-9004  
STID 5544

RE: Former Signal Station, 800 Center Street, Oakland, CA 94607

Dear Mr. Bauhs:

I have received a letter from Mr. Stephen Carter with Gettler-Ryan requesting a deadline extension for the Status Report for the above site. A request was made to submit this report by June 30, 2000. This is acceptable.

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Stephen Carter, Gettler-Ryan, 6747 Sierra Court, Suite J, Dublin, CA 94568  
Jim Brownell, Delta Environmental Consultants, 3164 Gold Camp Drive,  
Suite 200, Rancho Cordova, CA 95670

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 5-23-2000  
incl. cc's

20454

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

May 22, 2000

Mr. Brett Hunter  
Chevron USA  
PO Box 6004  
San Ramon, CA 94583-9004  
STID 5544

**NOTICE OF LEGAL OBLIGATION**

RE: Former Signal Station, 800 Center Street, Oakland, CA 94607

Dear Mr. Hunter:

A letter from this office dated April 19, 2000 requested a status report on the air injection biosparge system at the above site. A letter dated November 17, 1998 approved this system. As of this date, this office has not received the status report. Please submit this report within 15 days of this letter.

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

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Jim Scott, BPH Inc., 333 Hegenberger Road, Suite 209, Oakland, CA 94621  
Terrell A. Sadler, 618 Brooklyn Avenue, Oakland, CA 94606  
James Perkins, Pacific Environmental Group, 2025 Gateway Place, Suite 440,  
San Jose, CA 95110-1006

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 4-20-2000  
Inld cc's

20454

April 19, 2000

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

Mr. Brett Hunter  
Chevron U.S.A.  
P.O. Box 6004  
San Ramon, CA 94583-0904  
STID 5544

RE: Former Signal Station, 800 Center Street, Oakland, CA

Dear Mr. Hunter:

On November 17, 1998, this office approved a workplan to remediate the site using an air injection biosparge system. As of this date, a status report has not been forwarded to this office. Please submit this report within 15 days of the receipt of this letter.

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Jim Scott, BPH Inc, 333 Hegenberger Road, Suite 209, Oakland, CA 94621  
Terrell A. Sadler, 618 Brooklyn Avenue, Oakland, CA 94606  
James Perkins, Pacific Environmental Group, 2025 Gateway Place, Suite 440,  
San Jose, CA 95110-1006

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#454

November 17, 1998

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

Mr. Phil Briggs  
Chevron Products Company  
6001 Bollinger Canyon Road  
P.O. Box 6004  
San Ramon, CA 94583-0904

RE: Former Signal Station, 800 Center Street, Oakland, CA

Dear Mr. Briggs:

Madhulla Logan and I have reviewed the response from Pacific Environmental Group for the questions we had for their workplan dated May 7, 1998 for the above site. This workplan is acceptable.

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Jim Scott, BPH Inc., 333 Hegenberger Road, Suite 209, Oakland, CA 94621  
Mr. Terrell A. Sadler, 618 Brooklyn Ave., Oakland, CA 94606  
James, Perkins, Pacific Environmental Group, 2025 Gateway Place, Suite 440,  
San Jose, CA 95110-1006

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 454

November 2, 1998

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

Mr. Phil Briggs  
6001 Bollinger Canyon Road  
Building L, Room 1110  
P.O. Box 6004  
San Ramon, CA 94583-0904

RE: Former Signal Station, 800 Center Street, Oakland, CA

Dear Mr. Briggs:

I have received a copy of the hydrocarbon-degrading (gasoline) bacteria enumeration results dated October 29, 1998 that was prepared by Cyto Culture. Please send me a copy of the interpretation of these data and their application to field remediation at the above site within thirty (30) days.

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

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Mr. Terrell Sadler  
618 Brooklyn Avenue  
Oakland, CA 94606

Mr. James Scott  
BPH, Inc.  
333 Hegenberger Road, Suite 209  
Oakland, CA 94621

Mr. Hollis Rodgers  
C/o Victor E. Brown, Esq.  
580 Grand Avenue  
Oakland, CA 94610

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#454

October 20, 1998

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

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

RE: Former Signal Station, 800 Center Street, Oakland, CA 94607

Dear Mr. Briggs:

During our phone conversation approximately six weeks ago, you stated that Chevron was going to resample, and test for hydrocarbon-degrading bacteria (gasoline) at the above site. The previous bacteria count was for petroleum hydrocarbon-degraders in the broad range of diesel and jet fuel, not gasoline. Please send me the results of your latest sampling within 10 days.

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Jim Scott, BPH, Inc., 333 Hegenberger Road, Suite 209,  
Oakland, CA 94621  
Mr. Terrell A. Sadler, 618 Brooklyn Avenue, Oakland, CA 94606  
Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#454

October 16, 1998

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

Mr. Philip Briggs  
Chevron Products  
6001 Bollinger Canyon Road  
Building L, Room 1110  
P.O. 6004  
San Ramon, CA 94583-0904

RE: Former Signal Service Station, 800 Center Street, Oakland, CA

Dear Mr. Briggs:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the six (6) monitoring wells reportedly removed in 1993 at the above referenced site.

Please be advised that the six groundwater monitoring wells (MW-2 to MW-7) at the site must be properly decommissioned before our agency will issue the "Remedial Action Completion Certification" (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring wells. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

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

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Charles Headlee, San Francisco Bay RWQCB  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#454

July 14, 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  
P.O. Box 6004  
San Ramon, CA 94583-0904

RE: Former Signal Station, 800 Center Street, Oakland, CA

Dear Mr. Briggs:

This office has received your Letter Work Plan dated May 7, 1998 that was prepared by Pacific Environmental Group. Ms. Madhulla Logan and I reviewed your workplan, and would like your consultant to address the issues identified below within 30 days:

- 1) What criteria was used for choosing the ten (10) locations for the injection points?
- 2) What is the flow rate of the biosparge system, and will it cover the radius of the plume for effective remediation?
- 3) What is the bacterial count in the soil to be remediated? For biosparging to be effective, the minimum heterogenic plate count should be  $10^3$  Cfu/gram or greater.
- 4) How is the effectiveness of the system going to be evaluated?
- 5) How often will monitoring be conducted? Note: The system should be shut off for at least a week each time before monitoring.

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: James Perkins, Pacific Environmental Group, 2025 Gateway Place, Suite 440,  
San Jose, CA 95110-1006  
Terrell & Oliana Sadler, Property Owners, 618 Brooklyn Ave., Oakland, CA  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#454

ENVIRONMENTAL HEALTH SERVICES

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

March 16, 1998

Mr. Phil Briggs  
Chevron U.S.A.  
P.O. Box 6004  
San Ramon, CA 94583-0904  
STID 5544

RE: Former Signal Station #S0800, 800 Center Street, Oakland, CA 94607

Dear Mr. Briggs:

I have reviewed the First Quarter Groundwater Monitoring report for 1998 that was prepared by your consultant Blaine Tech Services, Inc. for the above site. The sampling schedule for the monitoring wells can be changed as per your request in your letter dated March 7, 1998 to the following: MW\_2 and MW-7 annually, MW-4 and MW-5 semi-annually and MW-1, MW-3 and MW-6 quarterly. **Note: If a well is inaccessible the quarter that it is to be monitored in as proposed in your letter dated March 7, 1998, it is to be monitored the following quarter.**

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Mr. Terrell A. Sadler, property owner  
618 Brooklyn Avenue  
Oakland, CA 94606

Cc: Mr. James Scott  
BPH, Inc.

580 Market Street, Suite 400  
San Francisco, CA 94104

Ms. Sandi Nichols  
Washburn, Briscoe & McCarthy  
55 Francisco Street, Suite 600  
San Francisco, CA 94133

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Ro# 454

January 22, 1998

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

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

STID 5544

RE: Former Signal Station, 800 Center Street, Oakland, CA 94607

Dear Mr. Briggs:

The draft report titled, Results of the Soil Vapor Investigation dated July 15, 1997, prepared by Pacific Environmental Group, Inc. has been reviewed by Madhulla Logan of this office. Residential housing has been proposed as part of redeveloping the site. The last three quarters of monitoring found the concentrations of contaminants in MW-3 increasing, therefore the impacted soil around the former underground storage tank, and the pump island should be remediated/removed. This would remove the majority of the source, and in effect should reduce and stabilize the contaminants found in the groundwater. Please submit a remediation plan to this office within 30 days of the receipt of this letter.

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

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Terrell & Oliana Sadler, Property Owners  
Hollis Rodgers, Former operator  
Michelle Gracia, Pacific Environmental Group  
Jim Scott, BPH Mortgage  
Roger Rapport, City of Oakland  
Bob Chambers, Alameda County District Attorney's Office  
Madhulla Logan, Environmental Health  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0#454

September 23, 1997

Attn: Phil Briggs  
Chevron USA Inc.  
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

STID 5544, 800 Center St., Oakland, CA 94607

Dear Phil Briggs:

This office has received and reviewed a Quarterly Monitoring Report dated May 27, 1997 by Blaine Tech Services for the above site. The following are comments concerning this report:

Your cover letter stated that the contamination in MW-1 and MW-3 had risen for TPHg, BTEX, and MTBE.

2. You acknowledge in your cover letter to this report that this office approved your workplan, which was submitted by Pacific Environmental Group Inc. In a letter dated August 26, 1997, to Ms. Mee Ling Tung, our Director, you said that you were waiting for approval of a Remediation Plan. I don't see any other correspondence in the file. Please contact me if there is any other concern you have that we have not addressed concerning this site.

This case will be assigned to Larry Seto of this office. Please contact him at (510) 567-6774 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager

- c: Terrell & Oliana Sadler, 618 Brooklyn Ave., Oakland, CA 94606  
Hollis Rodgers C/O Victor E. Brown, Esq., 580 Grand Ave., Oakland, CA 94610  
Ms. Sandi Nichols, Washburn, Briscoe & McCarthy, 55 Francisco St., Suite 600, San Francisco, CA 94133  
Francis Thie, Blaine Tech, 1680 Rogers Ave., San Jose, CA 95112  
James Scott, BPH, Inc., 580 Market St., Suite 400, San Francisco, CA 94104  
Gordon Coleman - Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 454

May 6, 1997  
STID 5544  
page 1 of 3

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

Attn: Phil Briggs  
Chevron USA Inc.  
PO Box 5004  
San Ramon CA  
94583-0804

Terrell and Oliana Sadler  
618 Brooklyn Ave.  
Oakland CA 94606  
(property owners)

Hollis Rodgers  
543-42nd St.  
Oakland CA 94609  
(former operator)

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Briggs, Mr. and Mrs. Sadler, and Mr. Rodgers,

Since my last letter to you, dated April 18, 1997, the following documents have been received in this office:

- 1) letter from State Water Resources Control Board (SWRCB) to Hollis Rodgers, dated 4/25/97, requesting further documentation for the UST Cleanup Fund;
- 2) fax from Pacific Environmental Group (PEG), dated 4/30/97, including the "Work Plan," dated 4/30/97;
- 3) fax from PEG, dated 5/2/97, including a sketch of the proposed housing and site map with borings and contaminant concentrations; and
- 4) original hard copy "Work Plan," prepared by PEG, dated 4/30/97.

PEG's 4/30/97 "Work Plan" included an initial Risk-Based Corrective Action (RBCA) analysis utilizing existing soil and groundwater data. Results of the Tier 1 analysis indicated that groundwater and soil benzene concentrations exceeded the allowable Risk-Based Screening Levels (RBSLs) for volatilization to indoor air. Therefore, a Tier 2 analysis was conducted for a residential scenario. Results of the Tier 2 analysis indicated that groundwater and soil benzene concentrations still exceeded the allowable Site Specific Target Levels (SSTLs) for volatilization to indoor air.

The RBCA uses computer modeling with conservative assumptions to approximate the site-specific cleanup goals. Several staff at the Regional Water Quality Control Board (RWQCB) have suggested alternatives to the conservative indoor air inhalation pathway. These alternatives include direct soil vapor measurements, which can then be incorporated into the RBCA model to yield a more accurate cleanup goal. PEG's 4/30/97 "Work Plan" proposes collecting soil vapor samples in three locations (SV-1, SV-2, and SV-3), from depths of 3', 6', and 9' below ground

May 6, 1997  
STID 5544  
Phil Briggs  
Terrell and Oliana Sadler  
Hollis Rodgers  
page 2 of 3

surface (bgs), as well as from the capillary fringe in SV-1. PEG also proposes collecting soil samples from the vadose zone and saturated zone for physical testing (organic carbon, moisture and bulk density). This is PEG's proposed scope of work. These site-specific parameters will then be incorporated into the RBCA model.

**The scope of work in the 4/30/97 PEG "Work Plan" is acceptable with the following conditions, as I discussed with Phil Briggs of Chevron on 5/5/97:**

- 1) **In addition to the vapor samples, soil samples will also be collected from the SV points at 3', 6', and 9' bgs and analyzed for TPH-gasoline and BTEX.**
- 2) **Proposed SV-1 will be moved to the location of the former P-3, in order to collect soil and vapor samples from the vadose zone in that location.**
- 2) **In addition to the proposed three SV points (SV-1, SV-2, and SV-3), two additional SV points (SV-4 and SV-5) will be installed. SV-4 and SV-5 will be located approximately 10' to the north and 10' to the south of SV-1. This will be a total of three SV points in the former UST area.**

This "Work Plan" also proposed remedial action, depending on the outcome of the revised risk assessment. Be advised that this agency is allowing the use of the range of  $10^{-5}$  to  $10^{-6}$  for both residential and commercial properties. If the calculated risk using the soil vapor flux is greater than  $10^{-5}$ , then a vapor barrier may not be acceptable as a remedial plan. The use of a vapor barrier is a form of risk management; it is not considered remediation. If the calculated risk using the soil vapor flux is greater than  $10^{-5}$ , then remedial options should be evaluated. Lastly, be advised that the selection of groundwater and soil data used in the revised risk assessment should be approved in advance by this office when preparing the risk assessment.

PEG is proposing to revise the risk assessment to reflect the soil vapor data (and presumably more recent groundwater data). The revised risk assessment should also evaluate the health threat to construction workers excavating to a depth of 5' bgs. If there is a health threat to construction workers, you will be requested to submit a risk management plan.

**Please notify me by telephone at least 2 business days in advance of field activities so I may arrange to be present onsite.**

If you have any questions, please contact me at 510-567-6761.



May 6, 1997  
STID 5544  
Phil Briggs  
Terrell and Oliana Sadler  
Hollis Rodgers  
page 3 of 3

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Ross Tinline, Pacific Environmental Group, 2025 Gateway Place, Suite 440, San Jose  
CA 95110  
Jim Scott, BPH Mortgage, 580 Market St., Suite 400, San Francisco CA 94104  
Roger Rapport, City of Oakland, Housing Development, 1333 Broadway, 4th Floor,  
Oakland CA 94612  
Bob Chambers, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
J. Eberle/file

je.5544-H

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro# 454

April 18, 1997  
STID 5544  
page 1 of 2

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

Attn: Phil Briggs  
Chevron USA Inc.  
PO Box 5004  
San Ramon CA  
94583-0804

Terrell and Olliana Sadler  
618 Brooklyn Ave.  
Oakland CA 94606  
(property owners)

Hollis Rodgers  
543-42nd St.  
Oakland CA 94609  
(former operator)

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Briggs, Mr. and Mrs. Sadler, and Mr. Rodgers,

Since my last letter to you, dated 8/13/96, the following documents have been received in this office:

- 1) letter from James Scott of BPH Mortgage to Bette Owen of Chevron, dated 10/3/96;
- 2) fax from Pacific Environmental Group, Inc. (PEG), dated 1/3/97 (site map showing MWS through MW8, and soil analytic results);
- 3) "Soil and Groundwater Investigation" report prepared by PEG, dated 1/24/97, under Chevron cover letter dated 1/30/97;
- 4) fax from Chevron dated 3/24/97 (cumulative table of well data and analytic results); and
- 5) "1st Quarter 1997 Monitoring at S-800" report prepared by Blaine Tech Services, dated 3/28/97, under Chevron cover letter dated 3/31/97.

I understand that the plan is to build residential housing on this vacant lot, and to include the two adjacent parcels which are owned by the City of Oakland. **Mr. Phil Briggs of Chevron has agreed to submit a remediation workplan to this office by April 30, 1996.** The groundwater concentrations have made a marked decrease as noted in the 1st quarter 1997 sampling data. However, before the housing is constructed, **a risk evaluation must be conducted (and approved by this office) in order to determine the threat to human health, based on a residential scenario.**

If you have any questions, please contact me at 510-567-6761.

April 18, 1997  
STID 5544  
Phil Briggs  
Terrell and Oliana Sadler  
Hollis Rodgers  
page 2 of 2

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Ross Tinline, Pacific Environmental Group, 2025 Gateway Place, Suite 440, San Jose  
CA 95110  
Jim Scott, BPH Mortgage, 580 Market St., Suite 400, San Francisco CA 94104  
Roger Rapport, City of Oakland, Housing Development, 1333 Broadway, 4th Floor,  
Oakland CA 94612  
Bob Chambers, Alameda County District Attorney's Office  
Cherrill Johnson, Managing Counsel, Legal Dept, 633 West 5th St., Los Angeles CA  
90071  
Sandi Nichols, Esq., Washburn, Briscoe, and McCarthy, 55 Francisco St., Suite 600, San  
Francisco CA 94133  
J. Eberle/file

je.5544-G

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#454

December 30, 1996  
STID 5544

Mr. Terrell Sadler  
618 Brooklyn Ave.  
Oakland CA 94606

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

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Sadler,

This letter is being written to address your concerns regarding how long the environmental cleanup will take at the above referenced site. As you know, the soil and groundwater on this site is contaminated with petroleum hydrocarbons associated with the use of the site as a service station. Four groundwater monitoring wells were installed under Chevron's direction in October 1995. Since the extent of the contamination was not fully defined, additional groundwater monitoring wells were due to be installed on or around 12/18/96. Since the concentrations of contaminants are significant, cleanup of this site could easily take 4 to 5 years. It is often difficult to predict how long environmental remediation will take, due to the the subsurface lithology, changes in the subsurface, the type(s) of remediation systems used, and how fast the responsible parties can implement site characterization/remediation.

If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: J. Eberle/file

je.5544-F

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20454

August 13, 1996  
STID 5544  
page 1 of 2

Alameda County Environmental Health Div.  
Mail Code: 430-4580  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

Attn: Phil Briggs  
Chevron USA Inc.  
PO Box 5004  
San Ramon CA  
94583-0804

Terrell and Oliana Sadler  
618 Brooklyn Ave.  
Oakland CA 94606  
(property owners)

Hollis Rodgers  
543-42nd St.  
Oakland CA 94609  
(former operator)

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Briggs, Mr. and Mrs. Sadler, and Mr. Rodgers,

Since my last letter to you, dated 5/20/96, we have received a work plan, prepared by Pacific Environmental Group, dated 6/26/96, under Chevron's cover letter dated 7/10/96. This work plan involves the drilling of 3 additional groundwater monitoring wells, and a 4th optional well. **This work plan is acceptable on the following conditions:**

- 1) MW8 will be completed as a well if field observations warrant that contamination is present, even if PID measurements do not indicate that contamination is present;
- 2) A minimum of 3 soil samples per boring will be analyzed, as per telecon with Mark Sullivan of PEG today; and
- 3) I will be notified at least by telephone a minimum of 4 business days in advance of field work. Please note that I will be on vacation the week of September 1st. Please do not schedule the work for that week.

If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

August 13, 1996

STID 5544

page 2 of 2

cc: Mark Sullivan, Pacific Environmental Group, 2025 Gateway Place, Suite 440, San Jose  
CA 95110

Jim Scott, BPH Mortgage, 580 Market St., Suite 400, San Francisco CA 94104

Gil Jensen, Alameda County District Attorney's Office

Cherrill Johnson, Managing Counsel, Legal Dept, 633 West 5th St., Los Angeles CA  
90071

Sandi Nichols, Esq., Washburn, Briscoe, and McCarthy, 55 Francisco St., Suite 600, San  
Francisco CA 94133

Acting Chief/file

je.5544-E

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO# 454

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

May 20, 1996  
STID 5544  
page 1 of 2

Attn: Phil Briggs  
Chevron USA Inc.  
PO Box 5004  
San Ramon CA  
94583-0804

Terrell and Oliana Sadler  
618 Brooklyn Ave.  
Oakland CA 94606  
(property owners)

Hollis Rodgers  
543-42nd St.  
Oakland CA 94609

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Miller, Mr. and Mrs. Sadler, and Mr. Rodgers,

I am in receipt of the "Soil and Groundwater Investigation" report, prepared by Pacific Environmental Group, dated 4/18/96, under Chevron's cover letter dated 4/19/96. The report was received in this office on 4/22/96. This report documents the installation of nine Geoprobe borings both on and off site in March 1996. Both soil and grab water samples were collected.

Maximum soil concentrations include 13,000 mg/kg TPHg and 41 mg/kg benzene (P3). Maximum groundwater concentrations include 800,000 ug/L TPHg and 13,000 ug/L benzene (P2). The former UST complex and the area offsite to the west appear to be the areas with the highest concentrations. These are significant concentrations.

Soil contaminants have been defined to the Southeast (ND in MW2 and MW4 boreholes), North (ND in P7, P1, and P8), and to the West (ND in P2); however, soil was not analyzed to the Southwest (P4, P5, P6, and P9). Groundwater contaminants have been defined to the North (P8), East-Southeast (MW2), and Southwest (P9). However, the extent of the hydrocarbon contamination is not yet fully defined, particularly groundwater contaminants to the West, East, and Northeast.

**Therefore, you are requested to submit a workplan for remediation/further groundwater plume delineation, within 50 days, or by July 10, 1996.** Remediation and further delineation may occur simultaneously. The benzene concentrations in groundwater are too high to warrant further delineation in the absence of remediation.

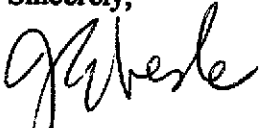
All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

May 20, 1996  
STID 5544  
page 2 of 2

I would also like to acknowledge receipt of the signed "Agreement Relating to Site Remediation," and "Settlement Agreement," under cover letter from Sandi Nichols, dated 5/17/96, received today. The receipt of this document precludes the need for a further Pre-Enforcement Review Panel, previously scheduled for 5/22/96.

If you have any questions, please contact me at 510-567-6761.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Mark Sullivan, Pacific Environmental Group, 2025 Gateway Place, Suite 440, San Jose  
CA 95110  
Jim Scott, BPH Mortgage, 580 Market St., Suite 400, San Francisco CA 94104  
Gil Jensen, Alameda County District Attorney's Office  
Cherrill Johnson, Managing Counsel, Legal Dept, 633 West 5th St., Los Angeles CA  
90071  
Sandi Nichols, Esq., Washburn, Briscoe, and McCarthy, 55 Francisco St., Suite 600, San  
Francisco CA 94133  
Acting Chief/file

je.5544-D



ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#454  
ARNOLD PERKINS, DIRECTOR

February 5, 1996  
STID 5544  
page 1 of 2

ALAMEDA COUNTY CC4580  
ENVIRONMENTAL HEALTH SERVICES  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

Attn: Mark Miller  
Chevron USA Inc.  
PO Box 5004  
San Ramon CA 94583-0804

Terrell Sadler  
618 Brooklyn Ave.  
Oakland CA 94606  
(property owner)

Attn: Tomilee Tilley Gill  
First Interstate Bank  
707 Wilshire Blvd., W7-22  
Los Angeles CA 90017

L.B. Hoge Trust  
First Interstate Bank  
707 Wilshire Blvd., W7-22  
Los Angeles CA 90017

Hollis Rodgers  
543-42nd St.  
Oakland CA 94609

Attn: Tomilee Tilley Gill  
First Interstate Bank  
Successor in interest to  
United California Bank  
707 Wilshire Blvd., W7-22  
Los Angeles CA 90017

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Miller, Mr. Sadler, and Ms. Tilley Gill,

I am in receipt of the "Work Plan," prepared by Pacific Environmental Group, dated 1/29/96, under Chevron's cover letter dated 1/30/96. This workplan was received via facsimile on 1/30/96. The workplan involves the installation of approximately five to seven Geoprobe borings, and the collection of soil and grab water samples. **The workplan is acceptable with the following understandings:**

- 1) Soil and water from the boring located near the station building will be analyzed for Oil and Grease via EPA Method 5520. The rationale for this is that Oil and Grease was previously detected in boring 5, drilled near the hydraulic lift, at 16,000 ppm at a depth of 3.7' bgs (see the SCI 10/13/89 report).
- 2) If the boring from the corner of Center and 8th Streets appears to have low levels or no contamination, then another boring will be drilled approximately 20' to the east, in 8th St.
- 3) It has been noted that the soil lithology is actually predominantly sand, ranging from fine sand to clayey sand. The first bullet on page 2 should be corrected.

These items were discussed with Mark Sullivan of PEG on 2/5/96.

**Lastly, please understand that the workplan approval is subject to the receipt of an acceptable interparty agreement, showing full cooperation between the parties involved.** Please forward a copy of the finalized agreement to Tom Peacock of this office by 2/23/96. I will be on vacation from 2/9/96 through 2/23/96; Mr. Peacock is the Manager of the LOP group.

February 5, 1996  
STID 5544  
page 2 of 2

Upon receipt of an acceptable interparty agreement, the 2/28/96 date set for the Pre-Enforcement Panel Review will be vacated. **The workplan should be implemented within 45 days, or by March 20, 1996. A report detailing the workplan activities should be submitted to my attention within 30 more days, or by April 20, 1996.** This report should include a section on conclusions and recommendations.

If you have any questions, please contact me at 510-567-6761, or in my absence, Tom Peacock at 510-567-6782.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Mark Sullivan, Pacific Environmental Group, 2025 Gateway Place, Suite 440, San Jose  
CA 95110  
Jim Scott, BPH Mortgage, 580 Market St., Suite 400, San Francisco CA 94104  
AGP Gil Jensen, Alameda County District Attorney's Office  
Cherrill Johnson, Managing Counsel, Legal Dept, 633 West 5th St., Los Angeles CA  
90071  
Sandi Nichols, Esq., Washburn, Briscoe, and McCarthy, 55 Francisco St., Suite 600, San  
Francisco CA 94133  
Acting Chief/file

je.5544-C

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



800 CENTER ST.  
OAKLAND, CA  
R0# 454

ARNOLD PERKINS, DIRECTOR

January 22, 1996  
STID 5544

ALAMEDA COUNTY CC4580  
ENVIRONMENTAL HEALTH SERVICES  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

Attn: Ms. Sandi Nichols  
Washburn, Briscoe & McCarthy  
Lawyers  
55 Francisco St., Suite 600  
San Francisco CA 94133

Dear Ms. Nichols,

I am in receipt of your fax dated 1/22/96. The Pre-Enforcement Review Panel (PERP) scheduled for 1/24/96 at 10:30 am has indeed been postponed, upon your request, to a further date. Please note that the new date is **February 28, 1996 at 9:45 am**. You were apparently given an erroneous date of February 21st. Please correct your schedule.

I understand that the February PERP may not ensue if the issues of workplan submittal and identification of responsible parties (RPs) are cleared up beforehand. Please understand that the reason the January PERP was called in the first place was due to your challenging First Interstate Bank's designation as a RP, and not the submittal of the workplan. When RPs challenge their designation as such, it often delays the submittal of the workplan.

If you have any further legal questions, please contact Gil Jensen of the District Attorney's Office of Environmental and Consumer Protection, at 510-569-9281. If you have any environmental technical questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gil Jensen  
Acting Chief/file

je.5544-B

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0454

RAFAT A. SHAHID, Director

December 13, 1995  
STID 5544

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

Attn: Mark Miller  
Chevron USA Inc.  
PO Box 5004  
San Ramon CA 94583-0804

Terrell Sadler  
618 Brooklyn Ave.  
Oakland CA 94606  
(property owner)

Attn: Tomilee Tilley Gill  
First Interstate Bank  
707 Wilshire Blvd., W7-22  
Los Angeles CA 90017

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Miller, Mr. Sadler, and Ms. Tilley Gill,

I am in receipt of the 11/14/95 "Additional Site Assessment Report," prepared by Groundwater Technology, Inc., under Chevron's cover letter dated 11/30/95. This report documents the installation of seven soil borings, four of which were converted to groundwater monitoring wells. Maximum concentrations of contaminants were detected in MW-1; soil contaminants were as high as 14,000 ppm TPHg and 120 ppm benzene; groundwater contaminants were as high as 170,000 ppb TPHg and 19,000 ppb benzene.

These are significantly elevated concentrations! The extent of the soil and groundwater contamination is unknown. **Therefore, you are required to conduct a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations.** Rapid site assessment methods (i.e. cone penetrometer testing, geoprobe, hydropunch, etc.) are suggested to qualitatively assess impacts and to define the extent of the plume, as a first step of the SWI. The SWI should include a "feasibility study to evaluate alternatives for . . . mitigating the . . . adverse effects of the unauthorized release," as per Sect. 2725 of Chapter 16, Division 3, Title 23, California Code of Regulations. The SWI will be used to later implement corrective action, as per a Corrective Action Plan, as defined in Sect. 2726 of Chapter 16, Division 3, Title 23, California Code of Regulations. **Please submit a workplan for a SWI within 45 days, or by January 28, 1996.**

Please note that I am in receipt of the 12/8/95 letter from Sandi Nichols to Chevron.

If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

December 13, 1995

STID 5544

Attn: Mark Miller

Terrell Sadler


Attn: Tomilee Tilley Gill

page 2 of 2

cc: Cherrill Johnson, Managing Counsel, Legal Dept, 633 West 5th St., Los Angeles CA  
90071

Sandi Nichols, Esq., Washburn, Briscoe, and McCarthy, 55 Francisco St., Suite 600, San  
Francisco CA 94133

Michael Chamberlain, Groundwater Technology, Inc., 4057 Port Chicago Highway,  
Concord CA 94520

 Acting Chief/file

je.5544-A

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0454

RAFAT A. SHAHID, DIRECTOR

May 26, 1995  
STID 5544

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Mark Miller  
Chevron USA Inc.  
PO Box 5004  
San Ramon CA 94583-0804

RE: Former Signal Station, 800 Center St., Oakland CA 94607

Dear Mr. Miller,

I am in receipt of the 3/27/95 Workplan for Additional Site Assessment, prepared by Groundwater Technology, Inc. As you know, this workplan involves seven soil borings, and converting four to monitoring wells. I am also in receipt of your letter dated 5/9/95, and the attached laboratory reports. These reports help to complete the 10/13/89 Preliminary Hydrocarbon Contamination Assessment report, prepared by Subsurface Consultants, Inc., a copy of which has also been received by this office.

**The workplan is acceptable, on the condition that MW1 be moved approximately 10 feet West, so as to be situated South (and thus likely downgradient) of the former fuel USTs. Please include a copy of the survey report with your report of findings. As stated on page 3 of the workplan, field work should begin "immediately after approval by Chevron," Alameda County, and the City of Oakland.**

**Please notify me at least 2 business days in advance of field activities, so I may be present onsite if possible. If you have any questions, please contact me at 510-567-6761.**

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Terrell Sadler, 618 Brooklyn Ave., Oakland CA 94606  
Michael Chamberlain, Groundwater Technology, Inc., 4057 Port Chicago Highway,  
Concord CA 94520  
Mee Ling Tung/file

je.5544

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0454

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

4

April 2, 1990

Janet Burggraf  
Applied Geosystems  
43255 Mission Boulevard  
Fremont CA 94539

Re: Site Search Request for Hayward properties

Dear Ms. Burggraf:

My staff has completed a site search of the Hayward properties as you requested in your March 19 correspondence. You requested the following types of information regarding underground tanks and site investigations for hazardous materials at or in the vicinity of specified streets within the city of Hayward:

1. Addresses at which underground storage tanks have been used
2. The dates of use of the USTs
3. Contents of USTs
4. Whether soil or groundwater samples had been taken and results
5. Status of sites at which investigations have taken place

Below is a summary of the information available from our files on sites at which underground storage tanks have been or are being used.

Site Address:	Dates used:	Contents:	Sampling?	Investigation?
352 West A St.	No info	waste oil	No	No
(R02454) 82 A St.	No info	waste oil	No	No
100 A St.	Removed 6/86	waste oil	Yes	Yes
			See enclosure	
			Awaiting remediation plans	
207 A St.	No info	gasoline	No	No
(R02550) 486 A St.	No info	gasoline + waste oil	No	No
(R01167) 22383 Meekland	Until 1985	gasoline	No	No
(R01073) 310 Bartlett Av.	Removed 4/89	gasoline	Yes	Yes
			See enclosure	
			Site remediation in progress	

This statement is limited to information available to this department. Other information may be available from other agencies or businesses involved with this property. The underground storage tank laws and hazardous material storage laws are regulated by the City of Hayward, Hazardous Materials Division.

April 2, 1990  
Janet Burggraf  
Applied Geosystems  
Re: Site Search Request for Hayward properties  
Page 2 of 2

A billing form is being submitted to cover the costs of this review. Please contact Pamela Evans, Hazardous Materials Specialist, at 272-4320, with any questions you may have.

Sincerely,



Edgar B. Howell III, Chief  
Hazardous Materials Division

EBH:PJE

c: Hugh Murphy, City of Hayward



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621

R0454

~~DEPARTMENT OF ENVIRONMENTAL HEALTH~~  
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~~XOAKINX XNINX HUKK HODK~~  
(415) 271-4320

January 9, 1989

Mr. Terrell A. Sadler  
618 Brooklyn Ave.  
Oakland, CA 94606

RE: Inquiry on Hazardous Material Guidelines Regarding Construc-  
tion at 800 Center St.

Dear Mr. Sadler:

The Hazardous Materials Division of the Alameda County Department of Environmental Health has no requirements per se for you to meet prior to development of your property. However, should there be contaminated soil or groundwater remaining on the site from previous service station operations, a soil/groundwater investigation would need to be conducted.

I have enclosed some background materials that describe current underground tank and hazardous materials generator requirements within Alameda County.

If you need more information about hazardous materials requirements in California, please contact the California Department of Health Services Librarian (Emeryville) at, 540-2043.

Sincerely,

*Rafat A. Shahid*

Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:mnc

Enclosure

cc: Gil Wistar, Hazardous Materials Specialist  
Files