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Alameda County Environmental Health (ACEH)  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**RECEIVED**

*By Alameda County Environmental Health at 4:04 pm, Feb 10, 2015*

Re: Former Signal Oil Station No. 206145  
800 Center Street  
Oakland, CA

I have reviewed the *Soil and Groundwater Management Plan*.

The information in this report is accurate to the best of my knowledge and all local Agency/Regional Board guidelines have been followed. This report was prepared by Conestoga Rovers Associates, upon whose assistance and advice I have relied.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Sincerely,

A handwritten signature in blue ink that reads "Alex Coulter".

Alexis Coulter  
Project Manager

Attachment: Soil and Groundwater Management Plan

**SOIL AND GROUNDWATER  
MANAGEMENT PLAN  
Former Signal Oil Service Station 206145  
800 Center Street  
Oakland, Alameda County, California**

**February 6, 2015**

**SOIL AND GROUNDWATER MANAGEMENT AND NOTIFICATION  
PLAN  
FORMER SIGNAL OIL SERVICE STATION 206145  
800 Center Street  
Oakland, Alameda County, California**

**February 6, 2015**

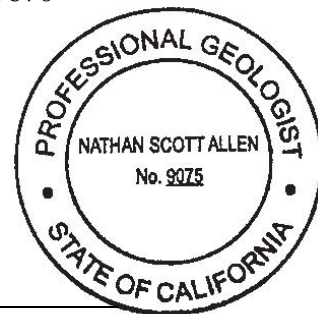
Prepared by:

Conestoga-Rovers & Associates  
10969 Trade Center Drive, Suite 107  
Rancho Cordova, California 95670



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Nathan Allen, PG 9075



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# **SOIL AND GROUNDWATER MANAGEMENT AND NOTIFICATION PLAN**

## **FORMER SIGNAL OIL SERVICE STATION 206145**

### **1. INTRODUCTION**

Conestoga-Rovers & Associates (CRA) prepared this Soil and Groundwater Management and Notification Plan (Notification) at the request of Chevron Environmental Management Company (CEMC) for the property located at 800 Center Street, Oakland, Alameda County, California (the “Property”). The Property is owned by Chevron U.S.A. Inc. and zoned for residential use. A portion of the Property was formerly operated as a Signal Oil (now Chevron U.S.A. Inc.) service station, and CEMC performed environmental assessment and remediation work to address petroleum hydrocarbon releases from the service station to soil and groundwater. That investigation and remediation work was conducted over a period of 25 years, and was been completed in accordance with agency standards and state law, though residual petroleum hydrocarbons remain in soil and groundwater on the Property. This Notification provides contact information for use by any future property owner that may wish to address with CEMC issues associated with residual hydrocarbon impacts on the Property. A contact sheet is provided as Attachment A.

### **2. SITE CONDITIONS**

#### **2.1 SITE DESCRIPTION**

The Property is shown on (Figure 1), and is located on Assessor’s Parcel Number (APN) 4-67-16. The Signal Oil service station was located on the northeast corner of the intersection of 8th Street and Center Street, and operated by Chevron from 1932 until it was closed in 1973. In 2005 a former owner of the Property acquired the service station parcel and two adjoining residential parcels for the purpose of constructing a small, multi-family development. The developer joined the three parcels and obtained land use approval from the City of Oakland for the proposed development. In 2012 Chevron acquired the Property, which at this time is undeveloped and surrounded by a temporary chain-link fence.

#### **2.2 ENVIRONMENTAL INVESTIGATION SUMMARY**

Since 1989, CEMC has completed groundwater, soil and vapor assessments under the direction Alameda County Environmental Health Department (“ACEH”). Remediation, including extensive excavation, resulted in clean-up of groundwater and soil vapor to criteria which support closure under the Low-Threat Underground Storage Tank Case Closure Policy (“LTCP”). Soil in the top 5 feet below grade (fbg), which is the depth at which utilities are most likely to be installed, meets all LTCP criteria for unrestricted work, but utility workers should be aware that soil samples at approximately 9 fbg in the south–central portion of the site were found to contain benzene and ethylbenzene concentrations (see Figure 2) that currently exceed LTCP criteria for direct contact for utility and construction workers. Any work done at this depth

should be undertaken by contractors aware of the potential to encounter petroleum hydrocarbon impacted soil, and fully competent to perform such work. As a prerequisite to closure under the LTCP, ACEH requested the preparation of this SGMP in their August 26, 2014 correspondence.

### **3. NOTIFICATION**

#### **3.1 NOTIFICATION**

In the event Chevron sells the Property, it will provide the ACEH notice of the sale and will have disclosed environmental conditions to the purchaser, including, as appropriate, the existence of residual soil and groundwater contamination (referred to below as impacted soil or groundwater).

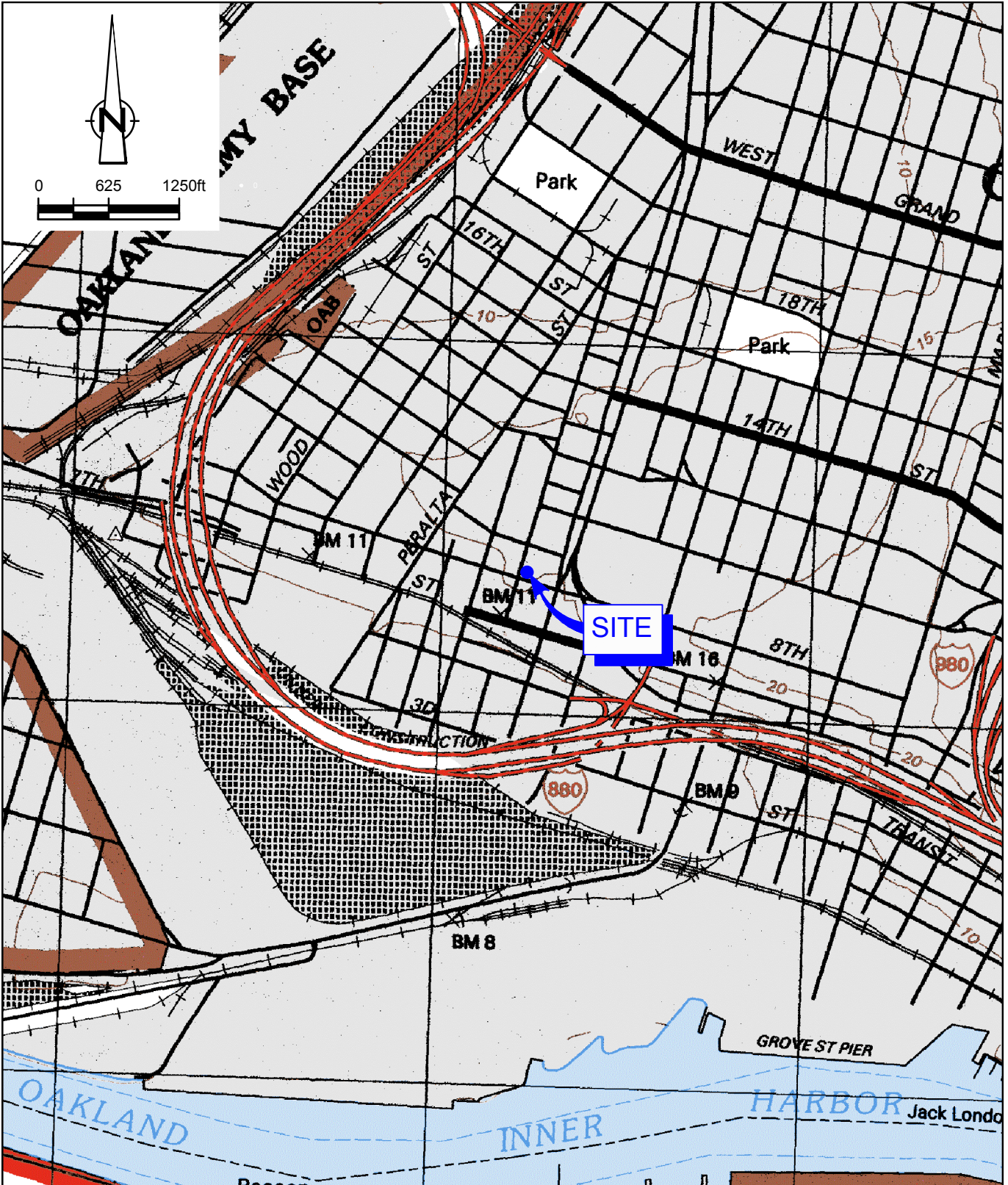
#### **3.2 PROFILING AND MANAGEMENT**

This SGMP was prepared as a prerequisite to obtaining a “No Further Action” letter (NFA) for the site from ACEH. Issuance of an NFA means that no further corrective action is required for the site. Accordingly, absent the identification of conditions that were not considered prior to issuance of the NFA or redirection from ACEH, it is reasonable to presume that material excavated from the site may be reused on the site. Profiling is intended to ensure that reuse of excavated materials on-site is consistent with the NFA determination.

After discovery that potentially impacted soil and/or groundwater have been observed during site construction activities, samples of the soil and/or groundwater (either in situ or from a segregated stockpile) should be collected by the property owner(s) for profiling purposes. Property owner(s), should ensure that any excavated impacted soil is stockpiled in a separate location from non-impacted soil to allow for proper soil profiling, management, and disposal.

## **Figures**

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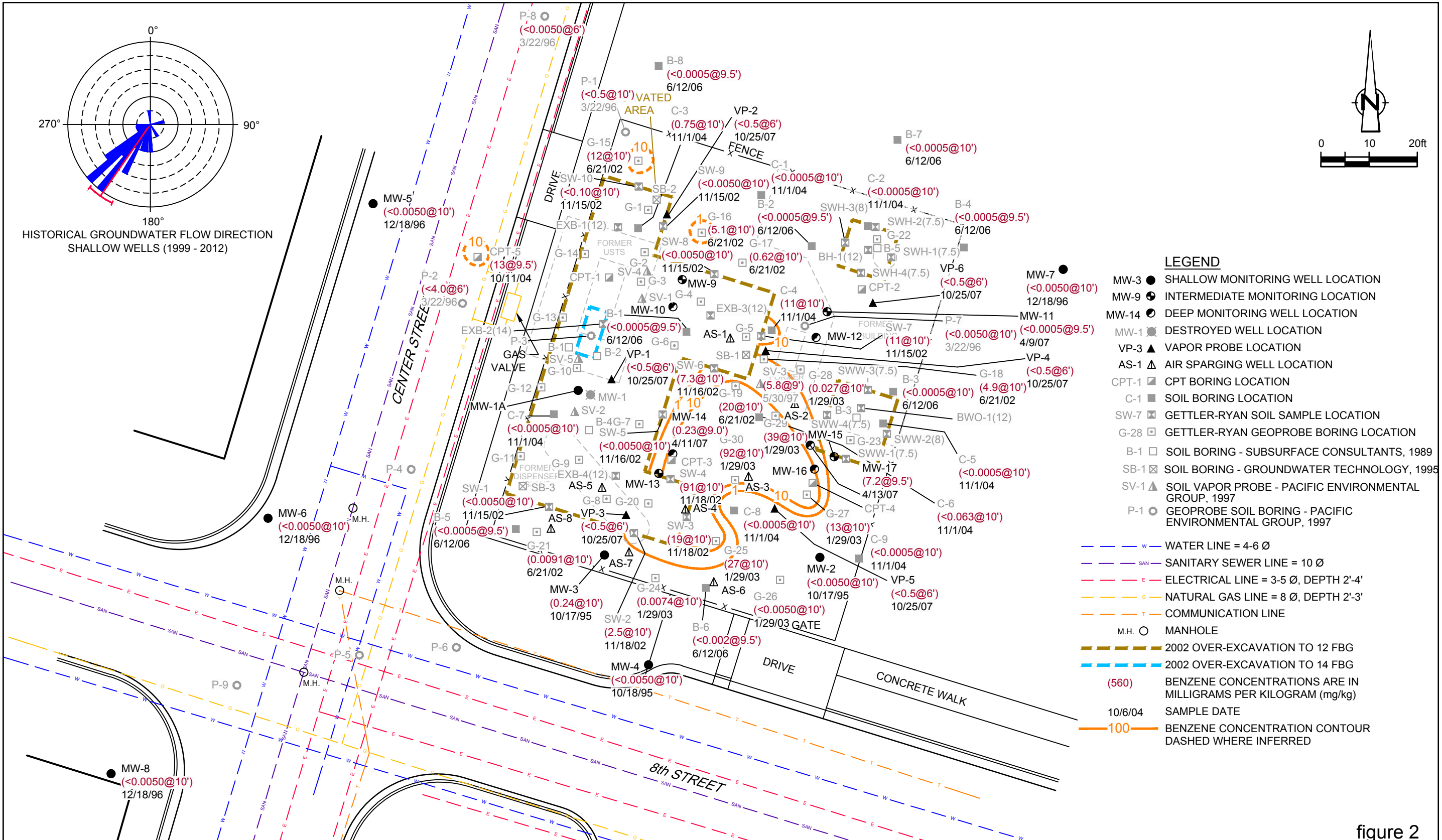
SOURCE: USGS QUADRANGLE MAP: OAKLAND WEST, CA.

Figure 1

VICINITY MAP  
 FORMER SIGNAL OIL SERVICE STATION 206145  
 800 CENTER STREET  
 Oakland, California







- LEGEND**
- MW-3 ● SHALLOW MONITORING WELL LOCATION
  - MW-9 ● INTERMEDIATE MONITORING LOCATION
  - MW-14 ● DEEP MONITORING WELL LOCATION
  - MW-1 ● DESTROYED WELL LOCATION
  - VP-3 ▲ VAPOR PROBE LOCATION
  - AS-1 ▲ AIR SPARGING WELL LOCATION
  - CPT-1 ■ CPT BORING LOCATION
  - C-1 ■ SOIL BORING LOCATION
  - SW-7 ■ GETTLER-RYAN SOIL SAMPLE LOCATION
  - G-28 ■ GETTLER-RYAN GEOPROBE BORING LOCATION
  - B-1 □ SOIL BORING - SUBSURFACE CONSULTANTS, 1989
  - SB-1 ■ SOIL BORING - GROUNDWATER TECHNOLOGY, 1995
  - SV-1 ▲ SOIL VAPOR PROBE - PACIFIC ENVIRONMENTAL GROUP, 1997
  - P-1 ● GEOPROBE SOIL BORING - PACIFIC ENVIRONMENTAL GROUP, 1997
  - W — WATER LINE = 4-6 Ø
  - SAN — SANITARY SEWER LINE = 10 Ø
  - E — ELECTRICAL LINE = 3-5 Ø, DEPTH 2'-4'
  - G — NATURAL GAS LINE = 8 Ø, DEPTH 2'-3'
  - T — COMMUNICATION LINE
  - M.H. ○ MANHOLE
  - 2002 OVER-EXCAVATION TO 12 FBG
  - 2002 OVER-EXCAVATION TO 14 FBG
  - (560) BENZENE CONCENTRATIONS ARE IN MILLIGRAMS PER KILOGRAM (mg/kg)
  - 10/6/04 SAMPLE DATE
  - 100 BENZENE CONCENTRATION CONTOUR DASHED WHERE INFERRED

figure 2  
 RESIDUAL BENZENE CONCENTRATIONS IN SOIL - (>5-10 FBG)  
 FORMER SIGNAL OIL SERVICE STATION 206145  
 800 CENTER STREET  
 Oakland, California



**Appendix A:  
Contact Sheet**

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**APPENDIX A:  
CONTACT SHEET**

**Chevron Environmental Management Company**

Project Manager  
P.O. Box 6012  
San Ramon, California 94583-0712  
(800) 338-5434

**Consultant**

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10969 Trade Center Drive, Suite 107  
Rancho Cordova, California, 95670  
(916) 889-8900

**Regulatory Oversight**

San Francisco Bay RWQCB  
Attn: Ms. Cherie McCaulou  
1515 Clay Street, Suite 1400  
Oakland, California 94612  
(510) 622-2300

Alameda County Environmental Health  
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1131 Harbor Bay Parkway, Suite 250  
Alameda, California, 94502  
(510) 567-6876