

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#636

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

November 3, 1998  
StID # 607

Mr. Clifford Mapes  
14 Grass Valley Ct.  
Oakland CA 94605

Chevron USA Products Co. c/o  
Mr. Phil Briggs  
6001 Bollinger Canyon Rd., Bld L  
San Ramon, CA 94583

King Petroleum c/o  
John & Molly King  
P.O. Box 137  
Woodacre, CA 94973

Exxon Co., USA c/o  
Ms. Marla Guensler  
P.O. Box 4032  
Concord CA 94524-4032

**Re: Closure of Monitoring Wells at 2001 Versailles Ave. Alameda CA 94501**

Dear Messrs. Mapes and Briggs, Mr. and Mrs. King and Ms. Guensler:

This letter is to inform you that in regards to the subsurface investigation of the petroleum release from the former underground storage tanks, our office has received Regional Water Quality Control Board concurrence for site closure of the above referenced site. Prior to issuing a closure letter, our office requires the proper closure of the remaining six (6) monitoring wells at the above site.

Please contact Alameda County Public Works for the specific requirements for well closure. Their contact is Mr. Andreas Godfrey, who can be reached at (510) 670-5575.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 636

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

March 25, 1998  
StID # 607

Mr. Clifford Mapes  
14 Grass Valley Ct.  
Oakland CA 94605

Re: Request for Technical Report for Monitoring Well Installation at 2001 Versailles Ave.,  
Alameda, CA 94501

Dear Mr. Mapes:

As you are aware, our office is reviewing the above site for recommendation for closure to the Regional Water Quality Control Board (RWQCB). During our review, we have noticed that we are missing the Entrix report for the installation of the six wells (GW-1 through GW-6) installed in May 1994. Please provide a copy of this report within 15 days or by April 10, 1998, to complete the County records.

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. P. Briggs, Chevron USA, 6001 Bollinger Canyon Rd., Bld. L, San Ramon, CA 94583  
John and Molly King, P.O. Box 137, Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co., P.O. Box 4032, Concord, CA 94524-2032

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 636

January 2, 1998

Mr. Phil Briggs  
Chevron Products Co.  
6001 Bollinger Canyon Rd., Bld. L Room 1110  
P.O. Box 5004  
San Ramon, CA 94583-0804

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

**Re: Update on Chevron sites**

Dear Mr. Briggs:

I recently wrote you about several Chevron or former Chevron sites which we previously discussed in our 8/21/97 meeting. This letter serves to update you on progress and needs of those sites where a specific letter has not been written.

StID # 607 , Former Signal Bulk Plant (RO# 636)  
2001 Versailles Ave.  
Alameda CA 94501

Our office has received and is currently reviewing the Risk Management Plan (RMP) for this site. Ms. Madhulla Logan, staff toxicologist, is discussing questions she has regarding the RMP with your consultant. As you may recall, groundwater monitoring should be put on hold. It is anticipated that after the approval and implementation of the approved RMP, the site will be recommended to the Water Board for closure. It appears that we are still missing the items mentioned in my September 15, 1997 letter, ie the monitoring well installation reports for all wells with the exception of the five wells installed on December 1984 and the one installed on May 1994. Please clarify the exact number and locations of all monitoring wells at this site.

StID # 838, Former Chevron Service Station, # 9-4340 (RO# 1085)  
2681 Fruitvale Ave.  
Oakland CA 94601

Our office has received a copy of RBCA/Closure Request from Cambria. This document is currently being reviewed by Ms. Logan. Upon completion of her review, it will be determined if a Risk Management Plan will be necessary. We have been notified that the title for monitoring well MW-13 has been transferred to the City of Oakland and remains part of their monitoring schedule. When the site has been approved for closure by our office and the RWQCB, it would be advisable to resample those wells where ORC has been added to obtain the actual concentration of hydrocarbons left in-place. This information will be included in the transmittal letter for future notification purposes.

Mr. P. Briggs  
Update on Chevron sites  
January 2, 1998  
Page 2.

StID # 4249, Former Chevron Station #9-4612 (R0# 233)  
3616 San Leandro St.  
Oakland CA 94601

Our office has written a separate letter to you regarding this site.

StID # 541, Chevron Service Station # 9-1851 (R0# 464)  
451 Hegenberger Rd.  
Oakland CA 94621

Our office has written a separate letter to you regarding this site.

StID # 103, Chevron Service Station #9-0076 (R0# 427)  
4265 Foothill Blvd.  
Oakland CA 94601

Our office has received the RBCA for this site. I have recently provided this report to Ms. Logan along with a copy of Chevron/Shell's basement and well survey for this area for her review. We have also received the raw data for the soil samples taken from the recent piping and overspill protection upgrade at this site. We received the report of the installation of ORC in monitoring wells C-2, C-4 and C-6. At this point please continue to monitor the wells according to the existing schedule, ie quarterly for all wells except wells C-5, C-8 and C-9 which are sampled annually. After County review of the RBCA either additional remediation or a modified monitoring schedule may be appropriate.

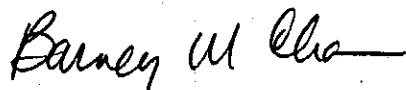
As it has become more common to measure for bioremediation parameters, please have your consultant determine the need to establish a trend in the analysis of these results. Most analytical measurements should be routinely run during each monitoring event until a trend is illustrated. Your consultant should provide interpretation of the results. The addition of ORC to each impacted well should not be assumed to be the correct approach.

Please provide the requested information and provide a written comment to this letter **within 30 days or by February 4, 1998.**

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

Mr. P. Briggs  
Update on Chevron sites  
January 2, 1998  
Page 3.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files

Mr. C. Mapes, 14 Grass Valley Ct., Oakland CA 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973

Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord, CA  
94524-2032

Ms. G. Alie, 3032 Davis St., Oakland CA 94601

Ms. Linda M. and Laura A. Morn, c/o John Morn, 69 La Espiral  
Orinda, CA 94563

Ms. T. Arrowood, Cambria Env. Tech., Inc., 1144 65th St.,  
Suite B, Oakland CA 94608

Mr. A. Perez, Shell Oil Co., P.O. Box 8080, Martinez, CA 94553

Ms. B. Russell, American Stores Properties, Inc., 348 E. South  
Temple St., Salt Lake City, UT 84111

updtChev

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#636

September 15, 1997  
StID # 607

Mr. Phil Briggs  
Chevron USA Products Co.  
6001 Bollinger Canyon Rd., Building L  
San Ramon, CA 94583

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 Bulk Plant, 2001 Versailles Ave., Alameda 94502**

Dear Mr. Briggs:

As you are aware, our office is reviewing the referenced site to determine if it can be recommended for closure. Based upon our review, our office has the following concerns/requests which require your response:

\* There is confusion as to the number and location of all monitoring wells installed at this site. Our office only has the reports for the installation of the five monitoring wells installed on December 1984 by Exxon and the installation of well W-4 by Harding Lawson in April 1985. Please provide the monitoring well installation report(s) for all additional wells at this site. Our office has a copy of the boring logs for six monitoring wells installed by Entrix on May 1994. Please provide a copy of the complete monitoring well installation report. Therefore, it appears that there may be as many as twelve monitoring wells at the site of which six were continued to be monitored. Please clarify any changes in well names which has occurred.

\* In regards to the June 13, 1996 Touchstone Developments **Corrective Action Evaluation RBCA Tier 1**, this report identified three areas which has residual benzene concentration exceeding the RBSL. These areas were proposed to be excavated to 1' below groundwater level prior to site development. This is one acceptable method to handle the contamination. Alternatively, there appears to be additional borings near those exceeding the RBSL. You could determine the area weighted concentration and compare versus the RBSL. This might result in no apparent human health risk. Nevertheless, site closure **cannot** be recommended until this issue is resolved.

\* As previously discussed, this site will require a Risk Management Plan including a site health and safety plan prior to development. The plan must be submitted and reviewed by our office.

Mr. Phil Briggs  
StID # 607  
2001 Versailles Ave.  
September 15, 1997  
Page 2.

Please provide the requested information and a written response to this letter within 30 days or by October 16, 1997.

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. C. Mapes, 14 Grass Valley Ct., Oakland CA 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973

Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord, CA  
94524-2032

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ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 636 (4)

August 21, 1997

Mr. Phil Briggs  
Chevron Products Co.  
6001 Bollinger Canyon Rd., Bld. L Room 1110  
P.O. Box 5004  
San Ramon, CA 94583-0804

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

**Re: Summary of Meeting with Alameda County on August 21, 1997**

Dear Mr. Briggs:

This letter serves to summarize the items discussed today in our meeting at the County's offices regarding the status of a number of Chevron or former Chevron sites. Please review my comments and respond to the following agreements or requests:

(RO#636) StID # 607 , Former Signal Bulk Plant  
2001 Versailles Ave.  
Alameda CA 94501

This site has been adequately evaluated and monitored. Site closure will be initiated. Groundwater monitoring may be put on hold. You may wish to also put on hold the closure of all wells pending RWQCB closure concurrence. Be aware that well closure within the City of Oakland is now permitted through Alameda County Public Works. Their contact is Mr. Andreas Godfrey, (510) 670-5575. Because I will be initiating the closure process, I may still need to request any additional information missing from our file.

Because residual soil contamination has been left in-place, a risk management plan must be implaced in the property's deed. This plan must include a health and safety plan to protect workers in the event of future construction or excavation activities. It should meet OSHA requirements. Alameda County must be notified and we must review the health and safety plan prior to future subsurface activities. A copy of the risk management plan should be sent to our offices for our files.

(RO#1085) StID # 838, Former Chevron Service Station, # 9-4340  
2681 Fruitvale Ave.  
Oakland CA 94601

At this time, groundwater monitoring may be put on hold pending the submission of your Human Health Risk Assessment (HHRA). Please evaluate residual soil and groundwater contamination based upon all future potential exposure pathways.



Mr. P. Briggs  
August 21, 1997  
Chevron sites  
Page 2.

Keep in mind that the closure of wells at this time assumes some risk prior to RWQCB concurrence for site closure. Monitoring well MW-13 should not be closed as it is the City of Oakland's responsibility to continue monitoring this well as part of their on-going investigation of 2662 Fruitvale Ave. The introduction of ORC into MW-5 and MW-10 is acceptable as a means of enhancing bioremediation. You may also want to investigate other means of bioremediation enhancement. This includes the analysis of parameters indicative of natural attenuation ie dissolved oxygen, oxidation-reduction potential, nitrate, sulfate and iron +2. Please provide your HHRA within 30 days or by September 23, 1997.

(RO#233) StID # 4249, Former Chevron Station #9-4612  
3616 San Leandro St.  
Oakland CA 94601

This site is not adequately characterized. There is not any analytical data from the area around the three former USTs within the warehouse building. Please explore the possibility of collecting soil and groundwater samples in the area of the former fuel tanks. Additional characterization should attempt to delineate groundwater contamination downgradient of VH-1 and MW-2.

MTBE has been detected at this site as high as 530 ppb in MW-2. This result is inconsistent with a release from tanks which were removed in February 1976. Please continue to monitor this site quarterly for same current suite of chemicals. Please submit a work plan for further site characterization within 30 days or by September 23, 1997.

(RO#464) StID # 541, Chevron Service Station # 9-1851  
451 Hegenberger Rd.  
Oakland CA 94621

This site has had a significant recent release as indicated by the MTBE levels. A work plan for the investigation of migration pathways and possible delineation of MTBE has been requested and should be provided to our office as soon as possible. Groundwater monitoring should continue at the site on a quarterly basis. Future groundwater monitoring analyses should meet the detection limits within the August 10, 1990, "Tri-Regional Board" Guidelines. Please insure your analytical laboratory meets these requirements. It appears that one possible source of the MTBE may be a dispenser leak. Please investigate this potential source.

Mr. P. Briggs  
Chevron sites  
August 21, 1997  
Page 3.

(R0#427) StID # 103, Chevron Service Station #9-0076  
4265 Foothill Blvd.  
Oakland CA 94601

Chevron's request to reduce the monitoring of wells C-5, C-8 and C-9 to annually is approved. Please insure that this monitoring event occurs during the first quarter of each year. Our office was informed that a human health risk assessment will be prepared by CRCT by September 15, 1997. Please provide us a copy when received.

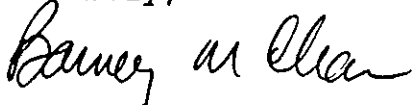
Your July 14, 1997 letter informed our office that product piping replacement and installation of overspill protection would occur at the site starting July 14. Please give a report of the observations and/or sampling results in your next monitoring report.

This site has the potential of a commingled plume along with the Shell Service station at 4411 Fruitvale Ave. Both Chevron and Shell were requested to perform a survey of the neighboring residents looking for domestic wells and basements. This was to be done by looking for permits and doing a physical site survey. Please provide a report of your findings.

Please consider the enhancement of bioremediation within significantly impacted wells; C2, C4 and C6 and please submit a copy of the monitoring well installation report for wells C-1 through C-4.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
T. Peacock, LOP Manager  
Chev-mtg

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#636

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
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March 3, 1997  
StID # 607

Mr. Philip Briggs  
Chevron USA Products Company  
6001 Bollinger Canyon Rd., Bldg. L  
P.O. Box 5004  
San Ramon, CA 94583-0804

**Re: Groundwater Monitoring at 2001 Versailles Ave., Alameda CA  
94501**

Dear Mr. Briggs:

Our office has received and reviewed the Fourth Quarter 1996 Groundwater Monitoring report as prepared by Blaine Tech Services. The monitoring results continue to support the belief that this site is of low risk and therefore we concur that after the next semi-annual monitoring event, when requested, we will consider this site for closure.

Any future subsurface work will require a site specific Health and Safety plan.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. C. Mapes, 14 Grass Valley Ct., Oakland Ca 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord, CA  
94524-2032

B. Chan, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20636

July 3, 1996  
StID # 607

Mr. Philip Briggs  
Chevron USA Products Company  
6001 Bollinger Canyon Rd., Bldg. L  
P.O. Box 5004  
San Ramon, CA 94583-0804

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

**Re: Evaluation of Corrective Action Evaluation, RBCA Tier 1 for  
2001 Versailles Ave., Alameda CA 94601**

Dear Mr. Briggs:

Our office has received and reviewed the above referenced report prepared by Touchstone Developments (TD). We have also discussed the site with Mr. David Vossler of TD. Our office agrees that the site poses little threat to human health or the environment. In addition, site development is approved with the following conditions:

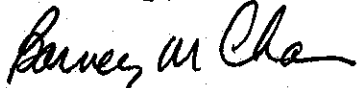
1. Touchstone proposes to excavate those areas of soils exceeding the RBSL's to at least 1-foot below the maximum depth of planned utilities. This will prevent potential exposure to construction workers. Our office agrees with this approach. Alternatively, a health and safety plan for construction workers evaluating potential exposure must be submitted prior to development.
2. Our office supports the installation of oxygen releasing compounds (ORC) into the existing monitoring wells. Although not expected to cause a problem, offsite migration of TPHd will be decreased or eliminated with this addition.
3. Please make every effort to notify the offsite well on residential property as to the potential of petroleum contamination. Although this well once may not have detected petroleum contamination and it was not installed legally and its use should be curtailed.
4. Groundwater monitoring should be continued. You may, however, monitor the wells on a semi-annual basis. Please inform our office if any wells must be destroyed due to site construction.

Please contact our office at least **48 working hours** prior to your field work so I may arrange to be present if possible.

Mr. Philip Briggs  
StID # 607  
2001 Versailles Ave.  
July 3, 1996  
Page 2.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. C. Mapes, 14 Grass Valley Ct., Oakland Ca 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord, CA  
94524-2032

G. Coleman, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 636  
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510)567-6700

April 23, 1996  
StID # 607

Mr. Philip Briggs  
Cheveron USA Products Co.  
2410 Camino Ramon  
San Ramon, CA 94583

**Re: 2001 Versailles Ave., Alameda CA 94501**

Dear Mr. Briggs:

This letter acknowledges receipt of your request and grants approval for an extension for the submittal of a baseline Health Risk Evaluation for the above site to May 30, 1996.

Please be aware that quarterly groundwater monitoring must continue at this site unless there has been a written agreement for a monitoring schedule change from our office or that of the Water Board. Our records indicate as the last monitoring event, 10/27/95. Therefore, at least one 1996 monitoring event should have occurred. Please send a copy of this monitoring report to our office **within 10 days or by May 1, 1996**. Note, your monitoring reports should be sent to our office no later than 45 days after your monitoring event.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Mr. C. Mapes, 14 Grass Valley Ct., Oakland CA 94605  
John and Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord, CA  
94524-2032  
G. Coleman, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO#636

RAFAT A. SHAHID, DIRECTOR

February 15, 1996  
StID # 607

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Mr. Mark Miller  
Chevron USA Products Company  
6001 Bollinger Canyon Rd., Bldg. L  
P.O. Box 5004  
San Ramon, CA 94583-0804

**Re: Status of Investigation at 2001 Versailles Ave., Alameda CA  
94501**

Dear Mr. Miller:

This letter is meant to clarify the County's position regarding the above referenced site. Our last November 28, 1995 letter responded to Chevron's request to postpone the proposed soil excavation of this site until the development of property was imminent. We agreed that current usage and exposure from this site did not pose a threat to the public health or the environment. Since this time, our office has been given the directive to incorporate the recommendations of the Lawrence Livermore National Laboratory (LLNL) study. Because of this, it would be prudent of Chevron to reevaluate this site to determine if meets the definition of a "Low Risk Soil Case". This acknowledges that, at this time, groundwater has not been impacted at this site. The significant difference in the "new" policy versus the conditions of the previous one is the way risk is evaluated. The "new" policy states that as a first attempt, the ASTM standard for Risked Based Corrective Action (RBCA) should be used to determine the risk of a site. This policy will likely change the area(s) which will need to be remediated or excavated.

The ASTM RBCA evaluation requires that all current or future exposure pathways and receptors be evaluated. To this end, our office requests that a RBCA evaluation be performed for this site and recommends that the residential exposure pathway be evaluated.

We are aware of the impasse currently existing at this site. The remediation and development of this property is supported by our office. It appears that there is a possibility that this site can be considered a "Low Risk Soil Case". At the very least, a more refined area(s) of excavation will result.

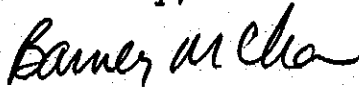
In addition, should development occur a health risk evaluation must be performed evaluating potential risk to construction workers. This risk assessment should be part of the approved health and safety plan reviewed by our office and the Water Board.

Mr. Mark Miller  
StID # 607, 2001 Versailles Ave.  
February 15, 1996  
Page 2.

Please provide a baseline Health Risk Evaluation for this site  
within 45 days or by April 5, 1996.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. C. Mapes, 14 Grass Valley Ct., Oakland Ca 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord, CA  
94524-2032

G. Coleman, files

2001RBCA



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0636

RAFAT A. SHAHID, DIRECTOR

November 28, 1995  
StID # 607

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

Mr. Mark Miller  
Chevron USA Products Company  
6001 Bollinger Canyon Rd., Bldg. L  
P.O. Box 5004  
San Ramon, CA 94583-0804

**Re: Comment on November 16, 1995 Chevron Letter on 2001  
Versailles Ave., Alameda CA 94501**

Dear Mr. Miller:

Our office has received and reviewed the above letter regarding the former bulk plant on Versailles Ave. in Alameda. Recall, Chevron requests to postpone soil remediation until such time that site development is initiated. This is based on the evaluation of past and recent site investigation and monitoring well results. Based on the current site investigation information, our office agrees that the existing petroleum soil contamination does not pose an immediate threat to human or environmental health and Chevron may postpone your soil excavation activities.

In regards to the additional actions proposed for this site, please add monitoring well MW5 to the proposed wells for analysis for both semi-volatiles (Method 8270) and for chlorinated hydrocarbons (Method 8010).

Lastly, in order to complete the underground tank removal application provided by Touchstone Developments, our office requested the EPA ID number under which the tank will be manifested under. Please provide this information so you may proceed with the underground tank removal.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: <sup>mf</sup> Mr. C. Mapes, 14 Grass Valley Ct., Oakland Ca 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord, CA  
94524-2032  
Tim Walker, Touchstone, 17170 Keaton Ave., Sonoma CA 95476  
G. Coleman, files 2001post

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0636

RAFAT A. SHAHID, DIRECTOR

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

October 5, 1995  
StID # 607

Mr. Mark Miller  
Chevron USA Products Company  
6001 Bollinger Canyon Rd., Bldg. L  
P. O. Box 5004  
San Ramon, CA 94583-0804

**Re: Request for Work Plan Site Remediation for former  
Alameda Bulk Plant, 2001 Versailles Ave., Alameda 94501**

Dear Mr. Miller:

Recall, the August 16, 1995 Touchstone Developments' report not only detailed the results of nine borings but promised a work plan for site remediation by September 1995. Our office also requested that an Underground Tank Closure Plan be submitted prior to any field work in addition to requesting that the existing wells at the site be examined for their viability. To date, our office has not received the promised report.

Should limited excavation still be your remedial approach, please provide a site map estimating the areas of excavation, the frequency of confirmatory sampling and a list of analytes for each excavation area. You should also include any recommendation for additional monitoring wells should your well survey indicate either insufficient or not viable wells.

Based on the success of your remediation, please submit an appropriate Health Risk Assessment for not only future land use but for the workers based on the anticipated time of required for construction.

Please submit your work plan to our office **within 30 days or by November 7, 1995**. You should consider this a formal request for technical reports pursuant to the California Water Code subject to potential civil liability.

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

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan  
Hazardous Materials Specialist

Mr. Mark Miller  
StID # 607  
October 5, 1995  
Page 2.

cc: Mr. C. Mapes, 14 Grass Valley Ct., Oakland CA 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P. O. Box 4032, Concord, CA  
94524-2032  
Mr. M. Seeley, Touchstone Developments, 6280 Stoneridge Mall  
Rd., #B211, Pleasanton, CA 94588  
G. Young, files  
wpreq2001

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0636

RAFAT A. SHAHID, Director

August 28, 1995  
StID # 607

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

Mr. Mark Miller  
Chevron USA Products Company  
6001 Bollinger Canyon Rd., Bldg. L  
P. O. Box 5004  
San Ramon, CA 94583-0804

**Re: Comment on August 16, 1995 Touchstone Developments'  
Drilling Report-Soil Assessment Activities for former  
Alameda Bulk Plant, 2001 Versailles Ave., Alameda**

Dear Mr. Miller:

Our office has received and reviewed the above report from your consultant Touchstone Developments (TD). As you're aware, the report details the soil investigation results previously proposed by TD in their March 13, 1995 work plan. I agree with your observation that it appears that the soil contamination is limited to the previously identified areas. We look forward to the referenced work plan for soil remediation promised for September 1995 submittal.

Please note the additional items which should also be addressed with your work plan:

1. Prior to your field work (in the September work plan) please complete an Underground Tank Closure Application for the removal of the remaining tank at this site.
2. Please have TD locate and determine the viability of the existing monitoring wells at this site. Recall, this item was mentioned in my May 1, 1995 letter. You may contact me at (510) 567-6765 with any questions.

Sincerely,

  
Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. C. Mapes, 14 Grass Valle Ct., Oakland CA 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P. O. Box 4032, Concord, CA  
94524-2032  
Mr. M. Seeley, Touchstone Developments, 6280 Stoneridge Mall  
Rd., #B211, Pleasanton, CA 94588  
L. Todd, files 1SAA2001

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0636

RAFAT A. SHAHID, DIRECTOR

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

May 1, 1995  
StID # 607

Mr. Mark Miller  
Chevron USA Products Company  
6001 Bollinger Canyon Rd., Bldg. L  
P. O. Box 5004  
San Ramon, CA 94583-0804

**Re: Comment on March 13, 1995 Work Plan for Further Site  
Investigation at Former Alameda Bulk Plant, 2001 Versailles  
Ave., Alameda CA 94501**

Dear Mr. Miller:

Thank you for the submission of the above referenced work plan as prepared by Touchstone Developments. As you mentioned in your cover letter, the work plan calls for further soil and groundwater delineation at the former bulk plant site. Based on these results, a better estimate of the quantity of affected soil can be made. After this investigation it will be necessary to evaluate the soil cleanup levels planned for the excavation stage of your remediation.

In general our office has no objections to the work plan proposal, since you are relying on your consultants recommendations as to the location and number of sampling points necessary to properly characterize this site. However, we do have the following observations regarding what information is available from previous investigations:

1. In regards to Boring 2, it may not be necessary to run Method 8010 on this soil sample since chlorinated solvents were not detected in sample 47708-11 in trench sample 11.
2. In regards to Boring 6, please note that Method 8270 for semi-volatiles was previously run on the soil sample from Trench 8 by Kleinfelder in 1990 and no analytes were detected.
3. In regards to Boring 7, data in this area is available. Soil sample 47712 was run for TPHg,d,o and BTEX and also ran for ICAP metals.

In regards to the sampling frequency of any drill cuttings generated through this investigation, the recommended frequency does not satisfy the Water Board's requirement for reuse. Should you choose to dispose of these soils, you should consult the appropriate landfill/disposal facility for their sampling requirements.

Mr. Mark Miller  
StID # 607  
2001 Versailles Ave.  
May 1, 1995  
Page 2.

Our office also has the following comments/concerns:

1. Please clarify the six potential source areas which have been identified as stated in your work plan. Do they include the five mentioned in the 9/25/89 Earth Metrics report? How will the six potential source areas be addressed? Will something beyond the future excavation activity occur?
2. Are there any hazardous waste or unidentified waste materials currently being stored at this site? Of particular concern are drums of waste, existing product lines, sumps or other waste containment areas. Does the 1000 gallon underground tank detected during Kleinfelder's trenching activities still exist? If so, when will it be removed?
3. Please verify the number of wells and the viability of these wells. If there are viable wells currently at this site, you should initiate quarterly groundwater monitoring to determine the extent of petroleum contamination. Please submit your quarterly report within 45 days of your sampling event.
4. Please respond to the above concerns in writing **within 30 days or by June 2, 1995**. In your response, please indicate when a supplemental excavation work plan will be submitted or when you would need to meet with our office or the Regional Board for further discussion.
5. Please contact me **at least 48 working hours prior to any field work** so I may arrange to witness some of this activity if possible. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. C. Mapes, 14 Grass Valley Ct., Oakland CA 94605  
John & Molly King, King Petroleum, Inc., P.O. Box 137,  
Woodacre, CA 94973  
Ms. M. Guensler, Exxon Co. USA, P.O. Box 4032, Concord,  
CA 94524-2032  
Mr. M. Seeley, Touchstone Developments, 6280 Stoneridge Mall  
Rd., #B211, Pleasanton, CA 94588

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