



Alan Gordon

REALTOR

February 9 1994

94 FEB 10 AM 9:49

HAZMAI

Ms. Juliet Shin
Alameda County Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, Ca. 94621

Re: Former Chevron Service Station 9-2384
15526 Hesperian Boulevard, San Lorenzo, Ca.

Dear Ms. Shin:

Enclosed is aplan for the oil change facility the buyer intends to erect on said lot. Apparently it is a very small structure on a very big lot, allowing much room to relocate some of the test wells.

Your concern is on where the test wells will be located so as to do the most good. The enclosed plan gives you a wide range of places to relocate them. Pam Evans ^{1/17/85} is on the grounds being remediated. Mark miller, Remediation Engineer for Chevron has indicated in his letter to you it has been done. Chevron is a viable and reliable company and this is not the first time they have remediated a lot.

The buyers need your approval before applying for a permit because they must invest \$ 2,000.00 for the Surveyor's Map
\$ 8,000.00 for the Architect's plans
\$ 2,300.00 fees for permits from the City to build.

If after all these months of communication we have not received a clear answer whether this is abuildable lot or not how can we expect the buyers to pay 12,300000 dollars before you say yes. Does the owners of this lot have any rights at all?.

Trust this plan will be of assistance to you. We are awaiting the gracious and speedy response from the Department of Environmental Health.

Thank You,

Sincerely,
Alan F. Gordon

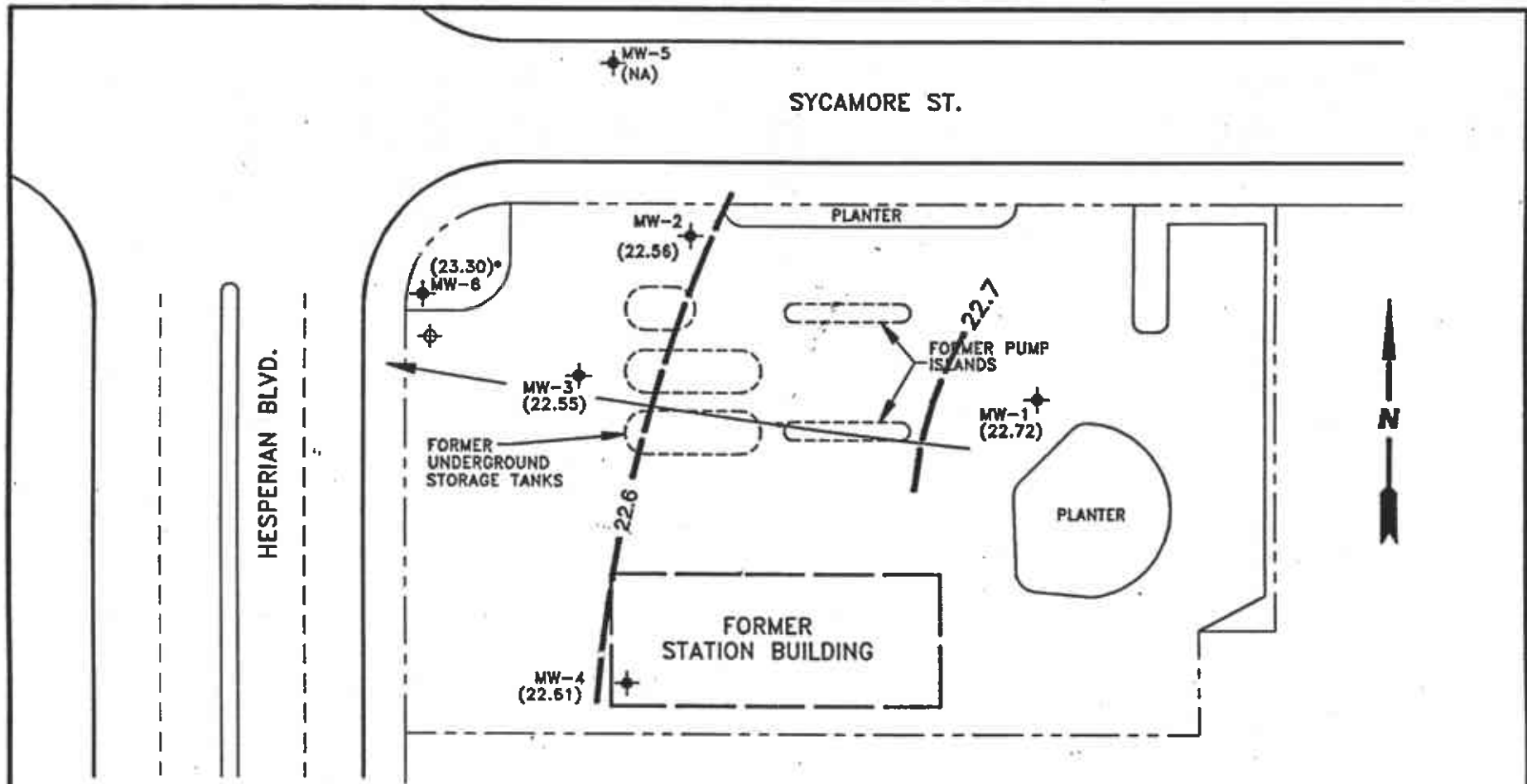
Copies to
Dr. Beryl Bearint
Mr. Mark A. Miller

Alan F. Gordon - Listing and Selling Agent for said lot.

Enclosures: Site Development Plan
Remediation letter from Chevron

524 30th AVENUE SUITE 206 SAN FRANCISCO 94121 TEL 415-868-2320 FAX 415-868-1007
PAGER 415-576-7774

EMPHASIS



LEGEND

- ◆ MONITORING WELL
- ⊕ ABANDONED MONITORING WELL
- () POTENTIOMETRIC SURFACE ELEVATION (FEET ABOVE MEAN SEA LEVEL)
- POTENTIOMETRIC SURFACE CONTOUR
- ← GROUNDWATER FLOW DIRECTION
- NA NOT AVAILABLE
- DATA NOT USED FOR CONTOURING



GROUNDWATER TECHNOLOGY				4057 PORT CHICAGO HWY CONCORD, CA 94520 (510) 671-2387		POTENTIOMETRIC SURFACE MAP (10/1/93)	
CLIENT: CHEVRON U.S.A. PRODUCTS CO. SERVICE STATION No. 9--2384				LOCATION: 15526 HESPERIAN BLVD. SAN LORENZO, CALIFORNIA		REV. NO.: 1	DATE: 10/21/93
PM <i>JAW</i>	PE/RG <i>ALB</i>	DESIGNED TW	DETAILED CY	ACAD FILE: PSM093	PROJECT NO.: 020204376	FIGURE: 1	

**LARGE
MAP
REMOVED**



Chevron

January 31, 1994

Chevron U.S.A. Products Company
2410 Camino Ramon
San Ramon, CA 94583
P.O. Box 5004
San Ramon, CA 94583-0804

Dr. Beryl Bearint
19135 S.E. Coral Reef Lane
Jupiter, FL 33458-1051

Marketing Department
Phone 510 842 9500

**Re: Former Chevron Service Station #9-2384
15526 Hesperian Boulevard, San Lorenzo, CA**

Dear Mr. Bearint:

I have received your letter dated December 25, 1993, in regards to the above referenced property. I believe several items raised in your letter require further clarification.

After removing the underground storage tanks and product lines from the site in May of 1990, hydrocarbon impacted soils were discovered. Chevron implemented a source removal approach by excavating and aerating and/or disposing the impacted soils. Since that time, the site has been in a saleable and developable condition. At no time have you been denied use of your property.

The current ground water monitoring activities do not affect the current or proposed use of the property. As indicated in my letter of December 30, 1993, the monitoring wells can be relocated so as not to interfere with any proposed development.

We will continue to work with Mr. Alan Gordon of Gordon Real Estate who represents an interested buyer for the site. We will also continue to work with the local oversight agency, Alameda County Health Care Services, in regards to the ongoing monitoring of ground water at the site.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at (510) 842-8134.

Sincerely,
CHEVRON U.S.A. PRODUCTS COMPANY


Mark A. Miller
Site Assessment and Remediation Engineer

cc: Ms. B.C. Owen

Mr. Alan Gordon
Gordon Real Estate
524 30th Avenue
San Francisco, CA 94121



Chevron

January 31, 1994

Chevron U.S.A. Products Company
2410 Camino Ramon
San Ramon, CA 94583
P.O. Box 5004
San Ramon, CA 94583-0804

Marketing Department
Phone 510 842 9500

Ms. Juliet Shin
Alameda County Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

**Re: Former Chevron Service Station #9-2384
15526 Hesperian Boulevard, San Lorenzo, CA**

Dear Ms. Shin:

I recently spoke with Mr. Ed Howell of your office in regards to the above referenced site. The property is in the process of being sold and development plans for the site include construction of an oil changing facility. The potential buyer of the property is concerned about the environmental condition of the site and is seeking a clearance for development.

Mr. Howell felt that developing the site as an oil changing facility would be acceptable since the previous development at the site included a gasoline service station. Mr. Howell asked that Chevron write to you requesting such a clearance as you are the assigned hazardous materials specialist for the site.

As you are aware, Chevron removed the underground storage tanks and product lines from the site in May of 1990. Hydrocarbon impacted soils were removed by excavation and aeration and/or off-site disposal. No further soils remediation work is warranted. Currently the ground water beneath the site is monitored on a quarterly basis by a network of six monitor wells. Generally, concentrations of hydrocarbons have remained consistent with previous levels or decreased. Thus we believe that the site is in a developable condition.

We would appreciate your review of this case in regards to the proposed development. We are available to meet with either yourself or Mr. Howell to further discuss this issue. If you have any questions or comments, please do not hesitate to contact me at (510) 842-8134.

Sincerely,
CHEVRON U.S.A. PRODUCTS COMPANY

Mark A. Miller
Site Assessment and Remediation Engineer

cc: Mr. Eddy So, RWQCB - Bay Area
Ms. B.C. Owen

call to Shin
ms: 209 11/16/93



November 11, 1993

Chevron U.S.A. Products Company
2410 Camino Ramon
San Ramon, CA 94583
P.O. Box 5004
San Ramon, CA 94583-0804

Ms. Juliet Shin
Alameda County Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Marketing Department
Phone 510 842 9500

← ✓
510 271-4320

**Re: Former Chevron Service Station #9-2384
15526 Hesperian Boulevard, San Lorenzo, CA**

Dear Ms. Shin:

Enclosed is the quarterly Groundwater Monitoring and Sampling Activities report dated October 25, 1993, prepared by our consultant Groundwater Technology, Inc. for the above referenced site. As indicated in the report, ground water samples collected were analyzed for total petroleum hydrocarbons as gasoline (TPH-G) and BTEX. Benzene was detected in monitor wells MW-1 and MW-2 at concentrations of 0.9 ppb and 23 ppb, respectively. Depth to ground water was measured at approximately 12.7 feet to 13.3 feet below grade and the direction of flow is to the west.

In Chevron's letter of September 22, 1993, we indicated that one more round of monitoring and sampling would occur prior to submitting a work plan for off-site delineation. The need for off-site investigation was dictated by the presence of dissolved hydrocarbons in the most downgradient on-site well, MW-6. The results of this sampling event indicate that concentrations of dissolved hydrocarbons are below method detection limits in this well.

At this time we feel it is appropriate to monitor and sample all wells at this site on a quarterly basis for a period of one year. If significant changes in hydrocarbon concentrations occur during this time period, we will respond accordingly. At the conclusion of one year, the site data will be reevaluated and appropriate next actions proposed.

If you have any questions or comments, please do not hesitate to contact me at (510) 842-8134.

Sincerely,
CHEVRON U.S.A. PRODUCTS COMPANY

Mark A. Miller
Site Assessment and Remediation Engineer

Enclosure

cc: Mr. Eddy So, RWQCB - Bay Area
Ms. B.C. Owen
File (9-2384 QM4)