

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*DLA
8-22 84*

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

August 18, 2006

Mr. Satya Sinha
Chevron Environmental Management Company
6001 Bollinger Canyon Rd., K2256
San Ramon, CA 94583-2324

Subject: SLIC Case No. RO0002466, Park Street Landing 2301-2337 Blanding Avenue,
Alameda, CA

Dear Mr. Sinha:

Our records indicate that the current balance on the above-referenced SLIC oversight account is a negative \$18.20. In order to continue to provide regulatory oversight, we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$3,000.00. Please send your check to the attention of our Finance Department.

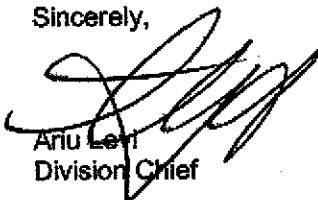
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address, and the AR# 0305996 on your check.

If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,



Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, Jerry Wickham

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



10-17-02

RO2466

ENVIRONMENTAL HEALTH SERVICES
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(510) 567-6700
FAX (510) 337-9335

CO0000065

October 16, 2002

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

RE: Interim Remedial Action for 2301 Blanding Ave, Alameda, CA

Dear Ms. Streich:

I have completed review of Gettler-Ryan's September 2002 *Groundwater Monitoring and Sampling Report* prepared for the above referenced site. The latest groundwater sampling event in July 2002 identified TPHd at 2,800 ug/l, TPHg at 930 ug/l, and benzene at 64 ug/l. These levels exceed the Saltwater Ecological Protection Zone screening levels and the RWQCB's RBSL for Aquatic Life Protection.

At this time, interim remedial action is required to prevent the migration of contaminants into the Oakland Estuary/Alameda Canal. A workplan that will identify and evaluate feasible alternatives for the cleanup of the unauthorized release of fuel hydrocarbons is required within 60 days of the date of this letter or by December 23, 2002. You may find that additional investigations are necessary to better characterize soil and groundwater contamination along the Alameda Canal in the vicinity of boreholes GWS-8 through GWS-11 that were advanced in 1995. Your workplan can include additional proposed subsurface investigations, if warranted.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: James Brownell (Delta Environmental)

blanding(chev)5

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-1-01
R02466

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

C00000065

October 31, 2001

Ms. Julie Beck Ball
2720 Broderick Street
San Francisco, CA 94123

Mr. Monroe Wingate
3030 Bridgeway, Suite 231
Sausalito, CA 94965

Re: No Further Action at 2307 - 2337 Blanding Ave, Alameda, CA

Dear Ms. Ball and Mr. Wingate:

This letter confirms the completion of site investigation and remedial action for the soil contaminated with petroleum hydrocarbons (at the southeast portion of the property) and metals at the above referenced site. The site, Park Street Landing, is approximately 3.5 acres in size. Signal Oil and Gas Company occupied the site and stored/distributed petroleum products from 1930 until 1961. In 1963, the buildings and storage tanks were removed and the site was then used for boat repair, construction yard, automobile sales, and as a restaurant. In 1987, the site was redeveloped to include the buildings and parking lot present today. During redevelopment, approximately 1,500 yards of fill material was brought on-site to fill low areas to meet final grade requirements.

Subsurface investigations conducted at the site identified the presence of petroleum hydrocarbons in soil and shallow groundwater in two general areas (the central portion of the site, and at the southeast portion of the site where a 15 to 20 gallon capacity underground drum was removed in 1990). Chevron Products Company is currently addressing the contamination in the central portion of the site.

The small drum area was overexcavated in 1993. The excavation extended to 10 feet bgs. Approximately 40 cubic yards of hydrocarbon-impacted soil was removed from within an 8x12x10 feet excavation. Confirmation soil samples from 7 to 10 feet bgs contained TPHg concentrations ranging from 44 to 280ppm, and benzene concentrations ranging from ND to 0.11ppm. Shallow groundwater quality was assessed in March 2000, when three soil borings were advanced around the former drum area. Grab groundwater samples collected from the borings did not contain TPHg, TPHd, BTEX, or MTBE constituents.

Besides petroleum-impacted soil, metal concentrations (As, Hg, Pb, and Zn) were also detected in shallow soil (mainly at the central portion of the site) at levels slightly above typical background concentrations. Dissolved metals concentration identified in a grab groundwater sample from the central portion of the site were below drinking water standards and applicable saltwater aquatic criteria (EPAs Ambient Water Quality Criteria and RWQCB Region 2 Water Quality Objectives).

Ms. Julie Beck Ball
Mr. Monroe Wingate
re: 2307 Blanding, Alameda County
October 31, 2001
Page 2 of 2

A Site Management Plan (SMP) was submitted that addresses the presence of arsenic at concentrations slightly above background and risk-based screening levels in shallow fill material. The cap over the shallow fill material will be maintained and will be repaired or replaced as needed. Procedures for handling arsenic-impacted soil are also outlined in the SMP.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the surface contamination by metal and petroleum hydrocarbons oil (at the southeast portion of the property) is required.

If you have any further questions concerning this matter, please contact me at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: Lisa Rowles, Geomatrix, 2101 Webster St, 12th Floor, Oakland, CA 94612
Chuck Headlee, RWQCB
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



04-25-01

P02466

CO0000065

April 24, 2001

Julie Beck Ball
2720 Broderick Street
San Francisco, CA 94123

**RE: Project #970, Add-on
at 2301-2337 Blanding Avenue, Alameda, CA**

Dear Ms. Ball:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. The account is currently in a negative balance of -\$560. To replenish the account, please submit an additional deposit of \$1500.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$105 per hour.

Please be sure to write the following identifying information on your check:

project #970/ Stid #3951
type of project (site mitigation, add-on), and
site address (2301 Blanding Avenue, Alameda)

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

blanding2

ENVIRONMENTAL HEALTH SERVICES
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-25-01

202466

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Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

C00000065

April 24, 2001

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

RE: **Project #970, Add-on
at 2301-2337 Blanding Avenue, Alameda, CA**

Dear Mr. Bauhs:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. The account is currently in a negative balance of -\$560. To replenish the account, please submit an additional deposit of \$1500.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$105 per hour.

Please be sure to write the following identifying information on your check:

project #970/ Stid #3951
type of project (site mitigation, add-on), and
site address (2301 Blanding Avenue, Alameda)

If you have any questions, please contact me at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

blanding(chev)4

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-25-01

R02466

CO0000065

April 24, 2001

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

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
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RE: Quarterly Groundwater Monitoring at 2301-2337 Blanding Avenue, Alameda, CA

Dear Mr. Bauhs:

I have completed review of Delta Environmental Consultants, Inc's April 2001 *Monitoring Well Installation Report* prepared for the above referenced site. A groundwater monitoring well (MW-1) was installed in a location where previous soil borings identified elevated levels of petroleum hydrocarbons. The well is approximately 80 feet from the Alameda Canal. Groundwater from the well contained 5,210ppb THPg, 1,100ppb TPHd, and 868ppb benzene.

The detected hydrocarbon concentrations exceeded the risk based screening levels (RBSL) for the Saltwater Ecological Protection Zone (SEPZ) as well as the RWQCB's RBSLs-Interim Final August 2000. And, be reminded that the RBCA evaluation performed by RRM in 1999 was not acceptable to this agency. Its deficiencies were noted in our October 15, 1999 letter (enclosed). Soil and groundwater concentrations cannot be compared with the calculated SSTLs until the RBCA is amended.

At this time, please continue with quarterly groundwater monitoring of Well MW-1. Groundwater should be analyzed for TPHg, TPHd, BTEX and MTBE. Please have the lab use the silica gel cleanup prior to analyzing for TPHd.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enclosure

c: Stephen Carter, Delta Environmental, 3164 Gold Camp Drive, Suite 200,
Rancho Cordova, CA 95670-6021 (w/ enclosure)
Julie Beck Ball, 2720 Broderick St., San Francisco, CA 94123 (w/o)
Monroe Wingate, 3030 Bridgeway, Suite 230, Sausalito, CA 94965 (w/o)

blanding(chev)3

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 9-19-2000

202466

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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(510) 567-6700
FAX (510) 337-9335

StID 3951

September 18, 2000

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

RE: Work Plan Approval for 2301-2337 Blanding Avenue, Alameda, CA

Dear Mr. Bauhs:

I have completed review of Delta Environmental's August 2000 *Work Plan for Monitoring Well Installation* prepared for the above referenced site. The proposal to install a groundwater monitoring well at the northeast property line, adjacent to the Alameda Canal, is acceptable. Soil and groundwater samples will be analyzed for TPHg, TPHd, BTEX, and MTBE. Samples should be prepared with silica gel cleanup prior to analysis.

Field work should commence within 60 days of the date of this letter, or **by November 20, 2000**. Please provide 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: David Herzog
Delta Environmental
3164 Gold Camp Drive, Suite 240
Rancho Cordova, CA 95670

blanding(chev)2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SWT includ CO'S
2-28-2000

202466

StID 3951

February 28, 2000

Ms. Amanda Spencer
Geomatrix Consultants, Inc.
2101 Webster Street, 12th Floor
Oakland, CA 94612

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 Approval for Park Street Landing Site, at 2301-2337 Blanding Avenue, Alameda, CA

Dear Ms. Spencer:

I have completed review of two work plans prepared by Geomatrix, dated November 5 and November 15, 1999, for the above referenced site. The November 5th work plan proposes to conduct investigations in the central portion of the Park Street Landing site in phases. Initially, a grab groundwater sample will be collected for analysis for selected metals. If results of the groundwater sample analysis indicate the presence of elevated concentrations of metals, the leachability test on shallow soil samples from the site will be conducted. This proposal is acceptable. Be advised, that the grab groundwater sample should be filtered before it is transferred into sample containers.

The November 15th work plan proposes to conduct additional investigations in the vicinity of a former small, buried drum directly south of the site. Three boreholes will be advanced and grab groundwater samples will be collected from each boring for TPHd, TPHg, BTEX, and TDS analyses. This proposal is also acceptable. However, groundwater samples should also be analyzed for chlorinated hydrocarbons and MTBE.

Please provide 72 hours notice prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Jeff Austin (jaustin@geomatrix.com)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 10-15-99
including cc's

PO2466

ENVIRONMENTAL HEALTH SERVICES

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

October 15, 1999

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

STID: 3951

Re: Investigations at the Former Signal Marine Terminal, located at 2301-2337 Blanding Avenue,
Alameda, CA 94501

Dear Mr. Hunter,

This office has reviewed RRM's May 07, 1999 Soil and Groundwater Investigation Report for the above site. The following is a list of comments in response to our review of RRM's report and the case files:

- The site is located within a Saltwater Ecological Protection Zone (SEPZ), which is defined by the Regional Water Quality Control Board (RWQCB) as a site located within 100 feet of a saltwater body. In 1995, groundwater samples collected from Borings GWS-9 and GWS-10 on site identified 22,000 parts per billion (ppb) and 11,000ppb Total Petroleum Hydrocarbons as gasoline (TPHg); up to 1,200ppb TPH as diesel (TPHd); and up to 6,200ppb benzene. During the recent RRM investigations, a groundwater sample collected from SB-9, located in proximity to former Borings GWS-9 and GWS-10, identified up to 14,000ppb TPHg, 62,000ppb TPHd, and 1,400ppb benzene. These concentrations exceed the current protective SEPZ threshold values of 640ppb for TPHd, 3,700ppb for TPHg, and 71ppb for benzene. (Note: Although RRM references the California Enclosed Bays and Estuaries threshold values, these values were never passed by the State, and are therefore invalid.) Although RRM has argued that shallow groundwater from beneath the site is not affecting surface waters based on the Non Detect results of surface water samples, the existence of concrete sea walls, and "limited tidal influence," this office feels that their arguments are still inconclusive. The degree of tidal influence observed on site during the tidal studies is indicative that shallow groundwater at the site could be hydraulically connected to the Alameda Channel, and therefore, this office is requiring that one permanent monitoring well be placed in proximity to boring locations GWS-9, GWS-10, and SB-9 and monitored for a minimum of four consecutive quarters. Additionally, this office is requesting that you submit detailed information on the locations and construction of the two sea-walls mentioned in RRM's report to assist this office in determining how much of a barrier these sea-walls actually provide to the shallow groundwater beneath the site.
- MTBE was identified in the soil at 12 parts per million (ppm) and in the groundwater at 260ppb. Future samples shall also include Method 8260 to eliminate the possibility of false positives.
- This office has also completed review of RRM's human-health risk assessment contained within the May 07, 1999 report, and RRM's October 07, 1999 letter, and has the following comments and questions:
 - The risk assessment only addresses soil contamination identified from the most recent investigations in SB-9 and SB-11, however, concentrations identified from former borings SB-1 through SB-4 and SB-6 should also be incorporated into the assessment.
 - Where are the buildings currently located on the site and what are they used for?

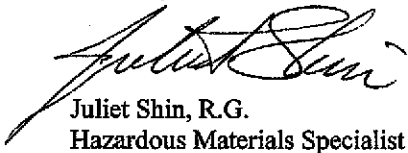
Brett Hunter
Re: 2301-2337 Blanding Ave.
October 15, 1999
Page 2 of 2

- Why are there no "Representative Concentrations" listed on Worksheets 9.2 and 9.3?
- A construction worker scenario is also required in the risk assessment.
- RRM states that the volumetric water content value used in the risk assessment is an average of the percent saturation values and percent porosity values, however, it is still unclear as to how these averages resulted in the values for both the capillary and vadose zone volumetric water content values listed in RRM's Output Table 1. Please submit the calculations used to arrive at these values.
- Per RRM's October 07, 1999 letter, the use of a default value of 300 centimeters in calculating the "soil to indoor and outdoor air" pathways is acceptable. However, when calculating the "groundwater to indoor and outdoor air" pathways, the shallowest groundwater depth at the site, 4.6-feet bgs, should be used.

A workplan addressing the installation of a permanent monitoring well at the site and a report providing the above required information should be submitted to this office within 45 days of the date of this letter (i.e., by November 25, 1999.)

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Robert Giattino
RRM
3912 Portola Drive, Ste 8
Santa Cruz, CA 95062-5267

Mr. Monroe Wingate
3030 Bridgeway, Ste 231
Sausalito, CA 94965

Ms. Julie Beck Ball
Ms. Helen Beck Kleeman
Mr. Peter Reinhold Beck
2720 Broderick Street
San Francisco, CA 94123

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02466

ENVIRONMENTAL HEALTH SERVICES

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

August 06, 1999

Mr. Monroe Wingate
3030 Bridgeway, Ste 231
Sausalito, CA 94965

STID: 3951

Re: Metals contamination at the Former Signal Marine Terminal, located at 2301-2337
Blanding Avenue, Alameda, CA 94501

Dear Mr. Wingate,

Per our meeting on July 29, 1999, it is the understanding of this office that you will be taking responsibility for the metals contamination at the above site. As discussed in our meeting, the metals of concern at the site are lead, chromium, and arsenic.

Arsenic has been identified in the soil at up to 68 parts per million (ppm) and 130ppm, which exceeds the Region 9, U.S. Environmental Protection Agency's Preliminary Remediation Goals (PRGs) of 2ppm. It was determined that contact with this arsenic-contaminated soil would be prevented by maintaining a cap on the site. A commitment to maintain the required cap shall be made in a Risk Management Plan.

The levels of lead, chromium, and arsenic identified in the soil at the site exceeded 10 times their Soluble Threshold Limit Concentrations (STLCs). Therefore, there is some concern that these levels may leach into groundwater. Due to the fact that these shallow soil concentrations may be exposed to leaching from both the brackish/salt water from the Alameda Channel and acid rain from current and future environmental conditions, this office will require that two leachability tests be conducted to account for both of these possible scenarios. As discussed, Method 1320 may be used for the saltwater leachability test and Method 1312 should be used for the acid rain scenario. The Method 1312 test shall use a combination of nitric acid, sulfuric acid, and a pH of 4.2. The leachability tests shall be conducted on soil samples with concentrations commensurate to the higher concentrations historically identified at the site.

As a general policy of this office and the San Francisco Bay-Regional Water Quality Control Board, actual groundwater analytical results, i.e., "hard data," are always preferred over predictions made by leachability tests. Therefore, this office is requesting that you collect one "grab" groundwater sample and have it analyzed for dissolved lead, chromium, and arsenic. If dissolved metals are identified in the groundwater, the results of the above leachability tests can be used to determine whether the dissolved metals are coming from onsite or offsite.

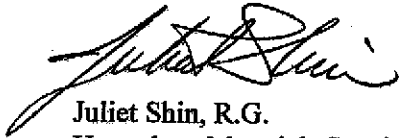
Please submit a workplan addressing the above work within 45 days of the date of this letter. Once our office has reviewed and accepted this workplan, fieldwork should commence within 30 days. A report documenting the work, and including the Risk Management Plan, should be submitted to this office within 45 days after completing field activities.

Mr. Monroe Wingate
Re: 2301-2337 Blanding Ave.
August 6, 1999
Page 2 of 2

Lastly, I wanted to thank your consultant Amanda Spencer for the information on Method 1320 and the Lawrence Livermore National Laboratory's established background concentrations for metals in soil, and would like to humbly request that she submit a copy of the U.S.G.S. (1980) background metals concentrations for comparison purposes. It would be very much appreciated.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Amanda Spencer
Geomatrix Consultants
2101 Webster Street, 12th Floor
Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



202466

ENVIRONMENTAL HEALTH SERVICES

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

June 08, 1999

Ms. Julie Beck Ball
Ms. Helen Beck Kleeman
Mr. Peter Reinhold Beck
2720 Broderick Street
San Francisco, CA 94123

STID: 3951

Re: Investigations at the Former Signal Oil Marine Terminal, located at 2301-2337 Blanding Avenue, Alameda, CA

Dear Meses. Ball and Kleeman and Mr. Beck,

This office recently received a copy of RRM's May 7, 1999 Soil and Groundwater Investigation Report for the above site. RRM was retained by Chevron Products Company (Chevron) to conduct the investigations and prepare the report. This site is listed as a SLIC (i.e., surface leak) case and a deposit is needed for our office to review this report and the case files for the site. Currently, the deposit/refund account for this site has a total negative balance of \$1,200.00. The bulk of this balance accumulated from the oversight of investigations related to the former 15- to 20-gallon underground storage tank which was located at the northeast corner of the site. To replenish the account and to cover future oversight costs associated with both the former underground storage tank and the former Signal Oil and Gas Distribution Center, please submit a deposit of \$2,500.00 payable to Alameda County Environmental Health Services, within two weeks of receipt of this letter. A similar letter was sent to Chevron and you may want to negotiate with Chevron to apportion the deposit payment between you and Chevron.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee. The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$100 per hour.

Please be sure to write the following identifying information on your check:

project #970/ Stid #3951
type of project (SLIC)
site address (2301 Blanding Ave., Alameda)

In June 1990, one 15- to 20-gallon underground storage tank was removed from the northeast corner of the site. Based on the description of this tank, it appeared that this tank was used as a conduit for the discharge of wastes into the groundwater. One soil sample collected from below this tank identified up to 360 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 620 ppm TPH as diesel (TPHd), and 3,000 ppm Total Oil and Grease (TOG), along with

Mses. Ball and Kleeman and Mr. Beck
Re: 2301 Blanding Ave., Alameda
June 08, 1999
Page 2 of 2

lower concentrations of other contaminants. Consequently, in November 1994, Geomatrix consultants conducted an overexcavation of the soils around the former tank and collected soil samples from the excavation pit. Analysis of these soil samples identified up to 280ppm TPHg, 470ppm TPHd, and lower levels of benzene, toluene, ethylbenzene, and total xylenes. According to our records, further delineation of this soil contamination and groundwater investigations in this area were never conducted. Per the California Health & Safety Code and the Water Code, further investigations are required to determine whether the observed soil contamination has impacted groundwater, and possibly the adjacent Alameda Harbor.

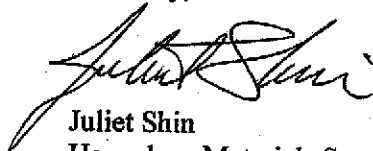
Additionally, elevated levels of arsenic, chromium, and lead exceeding ten times the Soluble Threshold Limit Concentrations (STLCs) were identified in relatively shallow soils in the northwest portion of the site (from 1- to 3.5-feet below ground surface) during Geomatrix's investigations in 1995. No STLC (i.e. WET leachability tests) were conducted on these samples to confirm that these metals are not leaching into groundwater. Future investigations will need to include analysis for these metals in groundwater samples collected throughout the site. Additionally, arsenic concentrations in soil may pose a threat to human health if it is ever exposed to ambient air due to the fact that on-site concentrations exceed Region 9 Environmental Protection Agency's Proposed Remedial Goals (PRGs) for Industrial Soils. Therefore, as part of future closure requirements, this office will most likely be requiring a Risk Management Plan that will address the continual containment of this soil through capping or coverage with clean soils.

A workplan addressing the above work is required to be submitted within 45 days after the receipt of this letter (i.e., by ~ July 19, 1999). This office is missing copies of the following reports: 1) The February 06, 1995 Workplan; and 2) The January 13, 1995 PSA report by CET. Please submit copies of these reports with the workplan.

It is our understanding that Chevron will be responsible for the investigations related to the petroleum contamination in the northwest portion of the site where the Signal Oil and Gas Distribution Center was formerly located. A separate letter outlining additional requirements for this investigation will go out to Chevron after the deposit is submitted to our office.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Philip R. Briggs
Chevron Products Company
P.O. Box 6004
San Ramon, CA 94583-0904

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



FO2466

ENVIRONMENTAL HEALTH SERVICES

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(510) 337-9335 (FAX)

June 08, 1999

Philip R. Briggs
Chevron Products Company
P.O. Box 6004
San Ramon, CA 94583-0904

STID: 3951

Re: Investigations at the Former Signal Oil Marine Terminal, located at 2301-2337 Blanding Avenue, Alameda, CA

Dear Mr. Briggs,

Thank you for your submittal of the list of fee title owners and the May 7, 1999 Soil and Groundwater Investigation Report, prepared by RRM, for the above site. This site is listed as a SLIC case and a deposit is needed for our office to review this report and the case files for the site. Currently, the deposit/refund account for this site has a total negative balance of \$1,200.00. To replenish the account and to cover future oversight costs, please submit a deposit of \$2,500.00 payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee. The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$100 per hour.

Please be sure to write the following identifying information on your check:

project #970/ Stid #3951
type of project (SLIC)
site address (2301 Blanding Ave., Alameda)

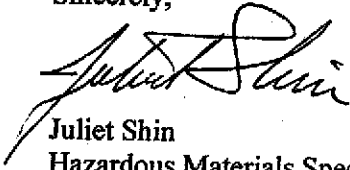
Lastly, this office is missing copies of the following reports: 1) The February 06, 1995 Workplan; and 2) The January 13, 1995 PSA report by CET. Please submit copies of these reports with the deposit.

Once the deposit is submitted, this office will review the files and write a letter to you outlining our comments on the status of the site and any additional required work for the site.

Philip R. Briggs
Re: 2301 Blanding Ave., Alameda
June 08, 1999
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Ms. Julie Beck Ball
Ms. Helen Beck Kleeman
Mr. Peter Reinhold Beck
2720 Broderick Street
San Francisco, CA 94123

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0246C

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

December 06, 1993

ATTN: Monroe Wingate

Monroe Wingate
5980 Stoneridge Dr #119
Pleasanton CA 94588

RE: Project # 970B - M
at 2301 Blanding in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$1,150.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Madhulla Logan at (510) 271-4320.

Sincerely,

Edgar B. Howell III, Chief
Hazardous Materials Division

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02466

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 6, 1992

Sandra Malos
Division of Clean Water Program
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94224-2120

**RE: The transfer of a site from Local Oversight Program to
Local Option Program**

Dear Ms. Malos,

Alameda County's Local Oversight Program (LOP) has been overseeing a site called Park St. Landing, located at 2301 Blanding Ave., Alameda, California. Having had the opportunity to thoroughly review the case, LOP has determined that it would be more appropriate at this time for this site to be handled under the SLICK program of Alameda County's Local Option Program. This program is funded by the Responsible Parties, who submit monetary deposits at the request of the County in advance of work being done.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Juliet Shin'.

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Monroe Wingate
Wingate Company
5980 Stoneridge Dr., #119
Pleasanton, CA 94588

File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02466

RAFAT A. SHAHID, Assistant Agency Director

January 21, 1992

Site # 3951

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Monoe Wingate
Wingate Properties Co.
5980 Stoneridge Dr. #119
Pleasanton, CA 94588

RE: Park Street Landing, 2301 Blanding Ave., Alameda.

Dear Mr. Monroe:

This department has reviewed the report from removal of a 15 to 20 gallon underground storage drum, at the site noted above. The report was submitted by Aqua Terre Technologies of Walnut Creek California. Based on the report, five @ 1 1/2 " holes were observed in the lower half of the drum. The soil samples taken from beneath the drum detected contamination as follows:

Chlorobenzene	.096 ppm
Xylene	.280 ppm
Naphthalene	1.800 ppm
2-Methylnaphthene	2.300 ppm
Phenanthrene	.750 ppm
Fluoranthene	.570 ppm
Pyrene	1.100 ppm
Benzo-k-Fluoro.	.940 ppm
Acetone	1.0 ppm
TPH Gasoline	360 ppm
TPH Diesel	620 ppm
Total Oil and Grease	3000 ppm

The soil analysis indicates there has been a release or releases of these contaminants at your site which have impacted the soil and may have impacted the groundwater. At this time, you are directed to **submit a plan of corrective action** to this department which must include, but shall not be limited to the following items:

1) Determine the extent and magnitude of soil contamination at the site. The soil contamination must be defined to the "non-detect" levels. In addition, due to the presence of shallow groundwater at this area, the impact of contaminants to the groundwater must be investigated.

page 2 of 3

Wingate Properties

2) Verify the source of these pollutants which have impacted the soil and may have potentially impacted the groundwater. Background history on the site must be investigated.

3) Once the extent of contamination has been determined, develop a remediation plan. The overall effectiveness of the remediation system should be verified by an appropriate monitoring program.

4) Submit a time schedule for this investigation/remediation project. Estimated date of completion for the clean-up of contaminants at the site must be included.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer. Copies of reports and proposals must be sent to this office and to:

Mr. Richard Hiett
Regional Water Quality Control Board
San Francisco, Bay Region
2101 Webster Street, 4th Floor
Oakland, California 94612

Please be advised that this is a formal request for technical reports pursuant to the California Water Code, Section 13267 (b). Failure to respond may lead to further legal action resulting in civil penalties, a maximum of \$1,000.00/ per day. Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RQCB.

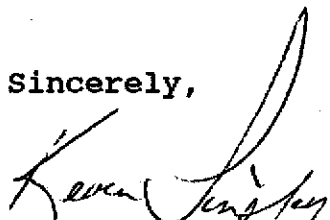
Your plan of corrective action is due within 30 days of the date of this letter or by March 8, 1993. You will need to submit a deposit of \$750.00 payable to the County of Alameda to cover costs that the Division of Hazardous Materials incurs in overseeing and reviewing reports and proposals. This deposit is authorized by County Ordinance, Code Section 3-141.6. Upon completion of the project, the balance will be refunded to you.

page 3 of 3

Wingate Properties

Should you have any questions concernig this letter, please contact me at (510) 271-4320.

Sincerely,



Kevin Tinsley
Hazardous Materials Specialist

c, Edgar Howell, Chief-files
Gil Jensen, Alameda County District Attorney's Office
Richard Hiatt, San Francisco Bay, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02466

July 07, 1998

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

ATTN: Accounts Payable

Park St Landing
2301 Blanding Ave
Alameda CA 94501

RE: Project # 970B - Type M
at 2301 Blanding Ave in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$907.11, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files