



**CONESTOGA-ROVERS
& ASSOCIATES**

2000 Opportunity Dr, Suite 110, Roseville, California 95678
Telephone: 916-677-3407, ext. 100 Facsimile: 916-677-3687
www.CRAworld.com

202535

January 3, 2008

Barney Chan
Alameda County
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: Project Manager Contact Change
Former Chevron Asphalt Plant -206265
1520 Powell Street
Emeryville, CA

Dear Barney Chan,

On behalf of Chevron Environmental Management Company (Chevron), Conestoga-Rovers & Associates (CRA) is writing to inform you of management changes regarding the above referenced site.

The Chevron project manager is changing from Tom Bauhs to Stacie Hartung-Frerichs.

Stacie Hartung-Frerichs
Chevron Environmental Management Company
6001 Bollinger Canyon Rd., K-2200
San Ramon, CA 94583
Office phone: 925-842-9655
Office Fax: 925-548-0010
Email: StacieHF@chevron.com

Please contact either Stacie Hartung-Frerichs of Chevron or Brian Carey of CRA at 916-677-3407 ext. 106 if you have any questions.

Sincerely,

Judith Moore
Administrative Assistant

cc: Stacie Hartung-Frerichs, Chevron Environmental Management Company, San Ramon, CA

Equal
Employment
Opportunity Employer

Ro2535

C A M B R I A

March 30, 2007

Barney Chan
Alameda County
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: **Project Manager Contact Change**
Former Chevron Asphalt Plant 206265
Powell @ Landregan
Emeryville, CA



Dear Barney Chan,

On behalf of Chevron Environmental Management Company (Chevron), Cambria Environmental Technology, Inc. (Cambria) is writing to inform you of management changes regarding the referenced site.

The Chevron project manager is changing from Dana Thurman to Tom Bauhs

- Mr. Tom Bauhs, Chevron Environmental Management Company, K2204, 6001 Bollinger Canyon Rd, San Ramon, CA 94583, (925) 842-3334, tbauhs@chevron.com

Please note these changes, effective immediately, for future correspondence. Thank you for your assistance.

Sincerely,
Cambria Environmental Technology, Inc.

Judith Moore
Office Administrator

cc: Tom Bauhs, Chevron Environmental Management Company

**Cambria
Environmental
Technology, Inc.**

2000 Opportunity Drive
Suite 110
Roseville, CA 95678
Tel (916) 677-3407
Fax (916) 677-3687

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

March 27, 2006

Mr. Dana Thurman
Chevron
6001 Bollinger Canyon Rd., K2236
P.O. Box 6012
San Ramon, CA 94583-2324

Dear Mr. Thurman:

Subject: SLIC Case RO0002535, Former Chevron Asphalt Plant and Terminal #20-6265
1520 Powell Street, Emeryville, CA

Our office has received the March 23, 2006 Site Conceptual Model and Request for Site Closure by Cambria Environmental. However, our records indicate that the current balance on the above-referenced SLIC oversight account is -\$471.00. 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 \$ 4000.00. Please send your check to the attention of our Finance Department.

This 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# 0309164 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, B. Chan

C A M B R I A



Fax


To: Mr. Barney Chan
Company: Alameda County Env. Health
Fax: 510-337-9335
Phone:
From: Sara Giorgi
Phone: 916-630-1855 x103
Pages: 2
Date: 12/28/04
Re: Former Chevron Asphalt Plant and Terminal
20-6265, RO# 2535

Mr. Chan:

As mentioned in my email, attached is the DWR request form. Please sign the document and fax back to me at 916-630-1856.

Feel free to contact me with any questions.
Thank you!

Sincerely,
Cambria Environmental Technology, Inc.


Sara Giorgi
Senior Staff Geologist

This fax transmittal is intended solely for use by the person or entity identified above. Any copying or distribution of this document by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please telephone us immediately and return the original transmittal to us at the address listed below.

Cambria Environmental Technology, Inc., 4111 Citrus Ave. Suite 12, Rocklin, CA 95677
Tel (916) 630-1855 Fax (916) 630-1856

C:\Documents and Settings\sgiorgi\Desktop\Cambria Fax.doc

STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
3251 S Street
Sacramento, CA 95818
(916) 227-7632
(916) 227-7600(Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT
770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 20-6015 Former Chevron County Alameda

Township, Range, and Section 1520 Powell St., Fremerville Radius 2000 ft.
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

- Make a study, or,
- Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Sara Giorgi
Authorized Agent

4111 Citrus Ave. #12
Address

Rocklin, CA 95677
City, State, and Zip Code

Signature Sara Giorgi

Title Senior Staff Geologist

Telephone (916) 630-1855 x103

Fax (916) 630-1856

Date December 28, 2004

E-mail sggiorgi@cambria-env.com

Alameda County Environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway
Address

Alameda CA 94502
City, State, and Zip Code

Signature Barney Chan

Title Hazardous Materials Specialist

Telephone (510) 567-6765

Fax (510) 337-9335

Date 12-28-04

E-mail barney.chan@acgov.org

6 June 2001

Project/Contract No. 20-6015 Former Chevron County Alameda

Township, Range, and Section 1520 Powell St., Fremerville Radius 2000 ft.
(Must include entire study area and a map that shows the area of interest.)

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In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped CONFIDENTIAL and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Sara Giorgi
Authorized Agent

4111 Citrus Ave. #12
Address

Rocklin CA 95677
City, State, and Zip Code

Signature Sara Giorgi

Title Senior Staff Geologist

Telephone (916) 630-1855 x103

Fax (916) 630-1856

Date December 28, 2004

E-mail sgorgi@Cambria-env.com

Alameda County Environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway
Address

Alameda CA 94502
City, State, and Zip Code

Signature Barney Chan

Title Hazardous Materials Specialist

Telephone (510) 567-6765

Fax (510) 337-9335

Date 12-28-04

E-mail barney.chan@acgov.org

6 June 2001

P.02/02

DEC-28-2004 09:23

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TRANSMIT REPORT

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 18, 2004

Ms. Karen Streich
6001 Bollinger Canyon Rd., L2256
P.O. Box 6012
San Ramon, CA 94583-2324

Dear Ms. Streich:

Subject: TOXICS Case RO0002535, Chevron #20-6265, 1520 Powell St., Emeryville,
CA, 94608

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$438.50. 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 \$3000.00. Please send your check to the attention of our Finance Department.

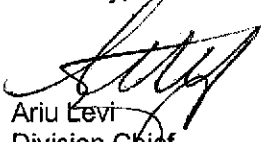
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you 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 \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0309164 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,



Ariu Levi
Division Chief

cc: D. Drogos, B. Chan

CAMBRIA

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda CA, 94502

**Re: Change of Environmental Project Managers
Chevron Environmental Management Company
Cambria Environmental Technology, Inc.
Site #: 20-6265, 1520 Powell St., Emeryville**

Dear Ms. Chu:



This letter is submitted by Cambria Environmental Technology, Inc. (Cambria) on behalf of Chevron Environmental Management Company (Chevron) to notify your agency that a change of environmental project management for this site occurred on January 1, 2004. In the future kindly direct all correspondence relating to environmental project management to:

Mr. Bruce Eppler
Cambria Environmental Technology, Inc.
4111 Citrus Avenue, Suite 9
Rocklin, CA 95677
Email beppler@cambria-env.com

The new Chevron contact for copies of correspondence for this site will be:

Ms. Karen Streich
Project Manager
Chevron Environmental Management Company
6001 Bollinger Canyon Rd.
P.O. Box 6012
San Ramon, CA 94583-2324

Thank you for your cooperation and please call (916) 630-1855 ext. 102 with any questions.

Sincerely,
Cambria Environmental Technology, Inc.

Bruce H. Eppler
Project Manager

cc Karen Streich
David Charter

Chu, Eva, Env. Health

From: Drogos, Donna, Env. Health
Sent: Thursday, April 17, 2003 10:27 AM
To: Chu, Eva, Env. Health
Subject: 1520 powell st

eva, pls return this call re: this site

rita rousch
coamerica bank
714-424-3817

property in emeryville, chevron asphalt plant current status
1520 powell st, std 5560

SOMA[®]

CORPORATION

1412 62nd Street
Emeryville, CA 94608
510-654-3900
Fax 510-654-1960
Fax Cover Sheet

| | | | |
|---------|-------------------------------------|-----------------|--------------------------------|
| To: | <u>Susan Hugo</u> | From: | <u>Glenn M. Leong</u> |
| Company | <u>Wareham Development</u> | Pages: | <u>4</u> |
| Fax: | <u>510-337-9335</u> | Date: | <u>April 3, 2001</u> |
| Phone: | <u>510-567-6780</u> | SOMA Project #: | <u>2263</u> |
| Re: | <u>SOMA February 9, 2001 Letter</u> | cc: | <u>Cassie Gaenger, Wareham</u> |

Urgent For Review Please Comment Please Reply Please Recycle

● Comments:

Susan,

Here is a copy of SOMA's letter outlining a residential risk evaluation of the Emerstation Terraces Site in Emeryville, California.

If you have any questions, please call me at (510) 654-3900.

Glenn 

The information contained in this facsimile is confidential and is intended only for the use of the individual or entity to which it is addressed. If you are not the intended recipient or the person responsible for delivering this facsimile to the recipient, do not use or disclose this facsimile. If you have received this facsimile in error, please notify us immediately by calling us collect. We will arrange for proper shipment of the document back to SOMA so that you will not incur any postage costs. Thank you.

Sign
Rich Robbins
(415) 457-4964
Fax (415) 459-4605

Sue Kutter

April 2, 2001

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

**Subject: EmeryStation Terraces
Emeryville, California 94608 (STID# 5560)**

Dear Mr. Robbins:

The Alameda County Department of Environmental Health (ACDEH) and the Regional Water Quality Control Board Staff have reviewed the letter report, "Residential Risk Evaluation" dated February 9, 2001, prepared by SOMA Corporation for EmeryStation Terraces, Emeryville, California (the Site).

The Site is located across Landregan Street to the west of EmeryStation I building and to the south of Emeryville Amtrak Station. From the early 1950s to 1987, Chevron asphalt plant operated a laboratory and test facility at the Site. Aboveground storage tanks, piping, loading docks and drum staging / storage area were removed between 1987 and 1988. ~~Chemicals detected in groundwater included several volatile organic compounds (VOCs) including benzene, chlorobenzene, trans-1,2-dichloroethene, trichloroethene, and vinyl chloride. Chemicals detected in soil included petroleum hydrocarbons (gasoline, diesel and kerosene) and as well as xylenes and trichloroethene.~~ Approximately 10,000 cubic yards of petroleum affected soil were removed from the Site. Clean backfill soil was used to backfill the excavation. Approximately 32,000 cubic yards of soil (including much of the clean backfill) was recently removed from the Site as part of the on-going construction activities. Groundwater is currently monitored at the site on a semi-annual basis.

Removal by residential users of MS in soil & gw.

The planned configuration for the Site is a four-level parking structure with residential use above the top parking level. The majority of the property is occupied by the structure. It is our understanding that any remaining areas around the structure will either be paved or landscaped, with no "backyard" uses at the ground level.

In general, ACDEH and the Regional Board staff concur with SOMA's findings. Due to the presence of the parking levels and any remaining areas around the structure will be paved or landscaped, it appears that there are no direct exposure to soil and groundwater at the Site. Therefore, based on the information provided to both agencies, the presence of residual contaminants in soil and groundwater at the Site do not appear to pose a risk to future on-site residents as proposed in the development plan.

and have no objection to the proposed use as total remediation at the Site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780, e-mail : shugo @ co.alameda.ca.us or Ravi Arulanantham at (510) 622-2308, e-mail : ra@rb2swrbc.ca.gov.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

Ravi Arulanantham, Ph.D.
Staff Toxicologist, Cal-EPA/S.F. Bay RWQCB

c: Mee Ling Tung, Director, Department of Environmental Health
Stephen Hill, Chief, Toxics Cleanup Division, Cal-EPA/S.F. Bay RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608
SH / RA files

Chevron -> David Wickland

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 2, 2001

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

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

**Subject: EmeryStation Terraces
Emeryville, California 94608 (STID# 5560)**

Dear Mr. Robbins:

The Alameda County Department of Environmental Health (ACDEH) and the Regional Water Quality Control Board Staff have reviewed the letter report, "Residential Risk Evaluation" dated February 9, 2001, prepared by SOMA Corporation for EmeryStation Terraces, Emeryville, California (the Site).

The Site is located across Landregan Street to the west of EmeryStation I building and to the south of Emeryville Amtrak Station. From the early 1950s to 1987, Chevron asphalt plant operated a laboratory and test facility at the Site. Aboveground storage tanks, piping, loading docks and drum staging / storage area were removed between 1987 and 1988. Approximately 10,000 cubic yards of petroleum affected soil were removed from the Site in 1988. Clean backfill soil was used to backfill the excavation. Approximately 32,000 cubic yards of soil (including much of the clean backfill) was recently removed from the Site in December 1999 as part of the on-going construction activities. Groundwater is currently monitored at the site on a semi-annual basis. Currently, residual levels of VOCs are present in soil and groundwater at the Site.

The planned configuration for the Site is a four-level parking structure with residential use above the top parking level. The majority of the property is occupied by the structure. It is our understanding that any remaining areas around the structure will either be paved or landscaped, with no "backyard" uses at the ground level.

In general, ACDEH and the Regional Board staff concur with SOMA's finding and have no objection to the proposed residential scenario at the Site. Due to the presence of the parking levels and any remaining areas around the structure will be paved or landscaped, it appears that there are no direct exposure to soil and groundwater at the Site. Therefore, based on the information provided to both agencies, the presence of residual contaminants in soil and groundwater at the Site do not pose a risk to future on-site residents as proposed in the development plan.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780, e-mail : shugo @ co.alameda.ca.us or Ravi Arulanantham at (510) 622-2308, e-mail : ra@rb2swrbc.ca.gov.

Sincerely,

Susan L. Hugo
Acting Supervisor, HMS

Ravi Arulanantham, Ph.D.
Staff Toxicologist, Cal-EPA/S.F. Bay RWQCB

c: Mee Ling Tung, Director, Department of Environmental Health
Stephen Hill, Chief, Toxics Cleanup Division, Cal-EPA/S.F. Bay RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608
David Wickland / Tom Bauhs, Chevron Products Co., 2410 Camino Ramon, San Ramon, CA 94583
SH / RA files

WAREHAM DEVELOPMENT

BY FACSIMILE AND US MAIL

February 28, 2001

Ms. Susan Hugo
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: Clarification of Land Use at Emerystation Terraces Property, Emeryville, California

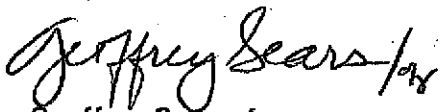
Dear Ms. Hugo,

It is my understanding that following your meeting with Glenn Leong of SOMA Corporation yesterday, you requested clarification of land use at the Emerystation Terrace property in Emeryville, California to complete your approval of residential land use at the property. The Emerystation Terrace property is located across Horton Street to the west of the Emerystation I building and to the south of the Emeryville Amtrak Station.

The majority of the property is occupied by a structure that includes four levels of parking with residential occupancy spaces to be constructed above the parking levels. It is my understanding that your concerns are about the relatively small remaining ground-level space surrounding the structure. The remaining areas around the structure will either be paved or landscaped, with no "backyard" uses at the ground level. No vegetable gardens or fruit trees will be allowed in these areas. It should be noted that these restrictions do not apply to non-ground level areas (i.e., residential balconies or other open spaces above the parking levels of the structure).

I hope this information addresses your concerns and expedites your approval of residential use at the property under the proposed configuration. If you have any questions, please call me at (415) 457-4964.

Sincerely,



Geoffrey Sears, for
WAREHAM DEVELOPMENT

cc: Ignacio Dayrit, City of Emeryville



February 9, 2001

SOMA 00-2263

Ms. Susan Hugo
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: Residential Risk Evaluation of Emerystation Terraces, Emeryville, California

Dear Susan,

Pursuant to your request, SOMA Corporation (SOMA) has developed this residential risk evaluation of the Emerystation Terraces Site, Emeryville, California (the Site) on behalf of Wareham Properties. The Site is located across Landregan Street to the west of the Emerystation I building and to the south of the Emeryville Amtrak Station. Based upon the historically reported presence of volatile organic chemicals (VOC) in subsurface soils and shallow groundwater beneath the Site, the Alameda County Health Care Services Agency (ACHCSA) has requested that a residential risk evaluation be completed. The evaluation is intended to assist ACHCSA in assessing potential exposure and risks associated with the residential use of the Site and should be considered a supplement to existing environmental information and reports developed for the Site.

Background

The Site is located on the former Chevron asphalt plant, which operated as a laboratory and test facility from the early 1950s to 1987. Aboveground fuel tanks, piping, loading docks, and drum staging/storage area were removed and investigated between 1987 and 1988. Chemicals detected in groundwater at the Site included several VOCs, including benzene, chlorobenzene, trans-1,2-dichloroethene, trichloroethene, and vinyl chloride. Chemicals detected in soil included petroleum hydrocarbons (gasoline, diesel, kerosene, and other compounds within the C6 to C15 boiling range), as well as xylenes, and trichloroethene. Over 10,000 cubic yards of petroleum hydrocarbon-affected soil were removed from the Site following the investigation activities. Clean backfill soil was brought in to replace the excavated soils. Due to construction activities, approximately 32,000 cubic yards of soil (including much of the 10,000 cubic yards of clean backfill), was recently removed from the Site. Approximately 22,000 net cubic yards of potentially chemical-affected soils were removed. Shallow groundwater at the Site was reported between 6 to 10 feet below ground surface.

A report entitled "*Risk Assessment for the Former Chevron Asphalt Plant*" was developed in 1992 by Geraghty & Miller that included the development of human health-based remediation goals (HBRG) for soil and groundwater, based upon office worker, retail worker, and construction worker exposure scenarios. For the office worker and retail worker HBRGs, the

primary exposure pathway was inhalation of VOCs that may migrate through a building slab into an indoor environment. It was assumed that retail or office spaces would be located directly on a slab over chemical-affected soil and shallow groundwater. The maximum soil and groundwater concentrations at the Site were significantly less than the lowest of the three different HBRGs, thereby indicating that potential construction, retail, and office worker exposures would not be significant.

Current Exposure Setting

The planned configuration for the Site is a four-level parking structure with residential use above the top parking level. The structure is currently under construction, with most of the parking construction completed. The footprint of the structure is approximately 309 feet by 181 feet. With the exception of the bottom of the structure, each of the parking levels has a 7-inch concrete slab floor. The design of the structure includes a very heavy waterproof base for the bottom floor, which reportedly eliminates the need for dewatering under and around the structure. As noted previously, shallow groundwater at the Site was reported between 6 to 10 feet below ground surface.

The bottom level of the parking structure is below the current street grade, but includes a carbon monoxide monitor system that is connected to high capacity fans for intermittent ventilation of the bottom parking level. The three parking levels located at and above grade have open walls on each side of the structure to allow free ventilation of air from all directions. The first residential occupancy areas are located approximately 28 feet from street level, above the ceiling of the uppermost parking level. There is a small parking attendant booth at street level, along with a small retail/office space located at the northeast corner of the structure at street level. The remainder of each of the parking levels includes stairwells, elevators, or building utility access areas. Areas adjacent to the building are either paved or landscaped.

Residential Exposure Evaluation

There are residual VOCs in groundwater and soil beneath the concrete slab of the Site structure. However, the presence of the four parking levels and the ambient ventilation of the top three parking levels are expected to result in significant dilution and dispersion of any potential migration of VOCs from groundwater and soil through the bottom of the structure. The presence of multiple layers of ventilated parking levels below the residential areas is expected to preclude exposure to VOCs from subsurface soil and groundwater. Each ventilated parking level is expected to significantly reduce potential VOC concentrations in ambient air. There may be limited exposure in the bottom parking level, but the time of exposure while parking a car at that level is expected to be very low. Additionally, the intermittent ventilation of the bottom parking level is expected to reduce potential VOCs in the ambient air. SOMA recently completed a quantitative evaluation of a residential development with an actively ventilated subsurface parking structure in Oakland. The presence of the ventilated structure resulted in estimates of



risk orders of magnitude less than indoor air risks for a residential structure with a slab foundation directly on chemical-affected soil and groundwater.

Due to the presence of the parking levels, there are no direct exposures to soils (i.e., incidental ingestion of soil, dermal contact with soil, or inhalation of particulates). There is also no direct contact with shallow groundwater at the Site. Without potential exposure to VOCs in soil and groundwater, there are no risks to residential receptors.

If you have any questions, please call me at (510) 654-3900

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn M. Leong", with a long horizontal flourish extending to the right.

Glenn M. Leong
Vice President and Senior Scientist

cc: Geoff Sears, Wareham Development
Ignacio Dayritt, City of Emeryville

SRIC 5560 B

1/16/01

*Letter to Ignacio - residential use;
Risk assess mgt used by Wareham done
by Chevron/arranging Miller for commercial
use.
need risk assess mgt evaluation for
residential use.*

WAREHAM DEVELOPMENT

BY FACSIMILE and US MAIL

January 18, 2001

Mr. Jim Johnson
Guaranty Federal
8333 Douglas Avenue
Dallas, Texas 75225

3
Re: The Terraces at EmeryStation

Dear Jim:

In regard to your request for the Agency clearance of the site, your concern, as I understand it, is that the existing letter clears the site for commercial uses. And, what concerns Janet is that we are building residential on this site. The missing link in Janet's thinking here is that the additional excavation cleared the site an additional eight feet. That soil was removed and, in part, paid for by Chevron under the Agency review. We built a four-story garage, which is a commercial use, and the Agencies had no problem with the site becoming designated for residential when Emeryville approved many years ago.

I suggest Janet check with the City of Emeryville which cleared it for all its uses, including residential, and call the Agencies directly if she remains concerned. I will take the liberty of copying this note to Ravi Arulanantham, Staff Toxicologist at San Francisco Regional Quality Control Board and Susan Hugo, Hazardous Material Specialist at the Alameda County Health Care Services as well as Ignatio Dayrit who handles these matters for the City of Emeryville, all of whom were instrumental in the review and cleanup of this property.

Sincerely yours,

Richard K. Robbins, for
The Terraces at EmeryStation, a
WAREHAM DEVELOPMENT

RKR/cfg

- Cc: David Kremer, Esq.
- John Flores
- Ignatio Dayrit
- Susan Hugo
- Ravi Arulanantham

BUSINESS

EmeryStation adding housing

I BELONG to an exclusive group that has actually lived in the funky and now-trendy Emeryville. (According to the city, there are only 8,000 to 10,000 residents, but 25,000 or more employees.) But while it was my home in 1967, even many Bay Area dwellers didn't know it existed. A Southern California native asked me if it was the same place as Amityville, confusing it with the Long Island town made famous by some grisly murders in the 1970s and an infamously heated Dutch colonial house.

However, the only thing that's haunting Emeryville these days are all the developers looking for a piece of the action and businesses vying for addresses due to its chic South-of-Market feel.

A player ahead of its time was San Rafael-based Wareham Development. The firm's been pursuing Emeryville projects, both new construction and retrofits of languishing industrial property, before it was hip. Wareham's presence in the 1.2-square-mile city, more than one million square feet, dates back nearly a quarter century. The city itself is more than 160 years old, and a classic example of where everything old is new again.

"Right now, Emeryville is on everyone's lips, but we've been here a long time," said Geoffrey Sears, a partner at Wareham. One of its earliest projects was Heritage Square on Hollis Street, a 20-year-old rehab of three former factory buildings into offices that still feature the structure's original brick gables and decorative fronts.

Wareham was also Chiron Corp.'s first landlord, and developed its headquarters buildings. The biotech giant has since purchased some of its real estate and inhabits a one million-square-foot Emeryville campus.

"The people working at Wareham, specifically Rich Robbins (the company's owner), was a visionary ... he came in and saw these brick buildings with saw-toothed roofs and thought, these would be cool," said Emeryville city manager John Flores.

Today, Wareham is busy with the second phase of its wildly successful EmeryStation property, adjacent to the Amtrak station, which Wareham also jointly developed with the city. EmeryStation, new from the ground up, sits on a piece of land that originally housed a Westinghouse factory. Extensive damage from the Loma Prieta earthquake in 1989 prevented that building from being salvaged.

Instead, Wareham built a 270,000-



KELLY SMOLEN
Breaking Ground

PROFILE

- **THE PROJECT** EmeryStation, the second phase, in Emeryville
- **THE PLAYER** San Rafael's Wareham Development
- **THE GIFT** At one time, Emeryville was squirm as a blue-ribbon industrial spot sandwiched between Berkeley and Oakland

square-foot building with four levels of offices, ground-floor retail and parking. The structure, completed last summer, was quickly leased with tenants including Ask Jeeves, NorthPoint Communications and The Gallo Institute, a biotech operation affiliated with UC San Francisco and Gallo Winery, which is exploring a cure for alcoholism.

The building features a brick exterior, operable windows and lots of set-backs, so the offices on all levels have ample outdoor terraces. Although new, the structure blends with the more historic feel of its environment.

EmeryStation's second, similarly designed phase is under way, which will include another 170,000-square-foot office building, almost 100,000 square feet of which NorthPoint has already leased. A separate, four-level parking garage with ground floor retail is also being erected. When the garage is completed in the fall, the developer, in a joint venture partnership with Larkspur-based Thompson Residential, will build 101 rental apartments atop the 700-car garage.

While Wareham, to some extent, has included live-work units and loft housing in its mixed-use projects, Sears said this one represents the heaviest concentration of housing. The five-story residential property, a \$20 million to \$30 million effort, said Sears, will be called The Terraces at EmeryStation.

Sears wasn't sure what the homes will rent for when they're finished next fall or winter, but he did say newer properties in the region today are getting more than \$2 per square foot monthly. The Terraces will enter

age 1,200 to 1,400 square feet, with some of the largest units measuring about 2,400 square feet. More than half the mix will be two- and three-bedroom units, with some two-story loft-style dwellings.

Sears pegs the development value of EmeryStation's two office buildings and the new parking structure at \$150 million.

The city was a staunch proponent of EmeryStation offering an extensive housing component. According to Flores, the project represents one of only a few examples in the city where a property owner exercised its air rights to develop vertical real estate. He thinks it's a trend that will continue.

"Our goal is to have a very dense, urban city where people can live, work and play," said Flores.

Movers and shakers: Phoenix-based developer Opus West Corp. promoted Randy Ackerman from real estate director to senior director of real estate development. The new role means Ackerman is responsible for acquisition and development of projects for Opus in the North and East Bays. Another East Bay real estate exec, Rob Cord, was named president of the board of directors for the San Francisco chapter of the National Association of Office and Industrial Properties. Cord is a senior vice president and the managing director of TRI Commercial/CONCOR International Real Estate Services Inc.'s asset management services. He is based in the company's Walnut Creek office.

The Walnut Creek office of Cornish & Carey Commercial has hired Jina Davis, an office broker who will focus her business on the northern end of the I-880 corridor. She left a prior post with Equity Office Properties Trust. Earlier this month, Cornish & Carey opened a six-broker office in Pleasanton at 5970 W. Las Positas Blvd. in the Hacienda Business Park. Paul Sheehan, a Cornish & Carey senior vice president, and managing broker of the 11-broker Walnut Creek office, will also oversee the Pleasanton operation. The company looks to add another seven to 10 brokers between both locations and would like to attract more specialists with backgrounds in industrial real estate and investment deals.

More Opus: Speaking of Opus, the Pleasanton division has completely filled the Bayside Distribution Center in Hayward. The deal rounding out lease-up the project is an \$3,328-square-foot lease mixed by Atlanta-based National Service Indus-

tries Inc. The \$2 billion company, the nation's third-largest custom envelope manufacturer, will use the location as a regional office for subsidiary Atlantic Envelope Co.

Bayside, a 341,000-square-foot industrial center located on Arden Road, is also home to PE B50systems, Movers International and Portal Publications. Marshall Hydrom and Jay Haglund of BT Commercial represented National Service Industries, while Doug Nozian and Duane Fitch of CB Richard Ellis, along with Haglund, represented Opus in the transaction.

Livermore leasing: It's no secret that Livermore, these days, is growing more than just wine grapes. All types of companies are finding fertile ground for relocation and expansion opportunities not far from the vineyards. Perhaps that's why Menlo-based Spieker Properties Inc. is nearly finished leasing a light industrial business center it started building at Rutan Drive and East Airway Boulevard last spring, called the Airway Business Center.

The first company to stake its claim there, according to Spieker's East Bay project director Tom Wagner, was Contra Costa Newspapers, publisher of the Times, which leased 12,588 square feet to house a distribution plant for Livermore and Pleasanton. It's been up and running since January. The other deals have fallen like dominoes, with Dublin's Curtis PMC taking 56,551 square feet for a September relocation. The firm makes electronic components for electric cars and will move about 150 employees. PeopleSoft snatched 14,850 square feet of expansion space for a computer assembly group. Wagner said the software maker is set to move in September, as well, and has parking at its location for 35 people.

Pleasanton's Electro-Test Inc. took 7,400 square feet for 14 workers who will move in the fall, said Wagner. The company is a division of East Coast-based Emerson Electric.

Kelly Smolen's Breaking Ground column on East Bay commercial real estate runs on the first and third Sunday of each month in the Times Business section. Reach her at 925-847-2129 or by e-mail at ksmolen@octimes.com. Items can also be faxed to her at 925-847-2189 or mailed to Breaking Ground, The Times, 127 Spring St., Pleasanton, CA 94566.

EmeryStation News

Volume 1, Issue 2

August 1, 2000



Joan Cannelli Named New Property Manager

Wareham Development is delighted to announce that Joan Cannelli has joined the company as property manager of EmeryStation.

Joan brings extensive experience with other East Bay property management companies, the last being Shelter Bay Retail Group in Concord where she managed a portfolio of 870,000 square feet.

For ten years before that Joan was property/leasing/construction manager for CB Richard Ellis, also in the East Bay.

"EmeryStation is a terrific building and the tenant roster is top notch," says Joan. "We've got a great staff here, too, so it's a good fit."

Joan is a member of the Building Owners and Managers Association, the Institute of Real Estate Management, and the San Francisco Association of Realtors.

EmeryStation Welcomes Westamerica Bank

Westamerica Bank opened a branch at EmeryStation as part of its strategy to capitalize on the East Bay's booming commercial and residential development.

Westamerica Bank can be accessed from the Wintergarden. A bank manager and two customer sales officers provide full banking services to the EmeryStation community including an Automatic Teller Machine.

The Bank will occupy this space until its new home in EmeryStation North is completed in early 2001.

San Rafael-based Westamerica Bank has 92 branches overall with 11 branches in Marin County and six in Contra Cost County. Another branch is to open later this year in Stockton.



New Garage to Open in September



The new garage structure under construction immediately west of EmeryStation represents augmented parking for tenants of EmeryStation and EmeryStation North. It will begin to be opened to cars in September.

Construction of the garage for the third phase of EmeryStation began even before construction of EmeryStation North (phase two) to accommodate lost surface parking due to the new construction.

The parking garage will hold over 700 spaces. Construction of the 101-unit apartment building above the garage, called The Terraces at EmeryStation, will begin soon.

Construction Update

Construction of EmeryStation North office building is on schedule with foundation work complete, structural steel 100 percent complete, and metal deck also 70 percent complete.

The 175,000-square-foot Class A office building is six stories with 65 spaces of ground level parking. The building's top three floors are already leased to existing EmeryStation tenant, NorthPoint Communications, and there is much interest by tenants in the balance of the space. Wareham has always focused on serving existing tenants' needs first, so if any of your employers in EmeryStation need room to grow, please contact us.

When completed at the end of the year, EmeryStation North tenants will find all the amenities offered at EmeryStation with even more terraces at all office levels, a Summer Garden Atrium, operable windows, and full flexibility for the new millennium technologies. Of course, tenants will also be in walking distance or an Emery-Go-Round bus trip away from the galleries, shopping, and eateries that Emeryville boasts.



EMERYSTATION WELCOMES DR. PEYMANI

EmeryStation is delighted to welcome Dr. Parissa Peymani and Emeryville Chiropractic.

Located in Suite 155, Emeryville Chiropractic offers consultation; orthopedic, neurologic and chiropractic physical examinations; and full spine x-rays. Massage therapy is also offered.

From now until Labor Day, new patients are entitled to an examination and evaluation at a greatly reduced cost. These services include an individual health history; complete spinal



analysis to ensure good health; orthopedic test of bones, joints and muscles for disorders; neurological exam to assure nerves are firing at their highest capacity; range of motion test; posture analysis, all performed during a private, unhurried consultation with a written report and treatment recommendations. Call 655-5540 for more information.



TAKING THE LEAP

EmeryStation is host to an ongoing art show. The work of serious artists in the Emeryville Taking the Leap program will be exhibited regularly on the walls of the corridor of the second floor.

The exhibition will change quarterly with new art created, framed, and installed by the students.

Taking the Leap is an intensive six-month program for artists and writers founded by Emeryville photographer Cay Lang. Be sure to stop on the second floor and check out the interesting works.

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
INFORMATION PER SITE ON ALL DEPOSITS FROM ALL PAYORS

as of 09/28/2000

DATABASE: DEPREF

SITE INFORMATION from DepRef DB

Chevron Asphalt Facility
1520 Powell St
Emeryville CA 94608

StID: 4315 Site#: 598
Site Complete? *****

ALL PAYORS ON SITE

- > Project# 598A for Payor# 226 W G R, Inc.
2169 E Francisco Blvd., B
San Rafael CA 94901
- > Project# 598A for Payor# 647 Geraghty & Miller, Inc.
1099 18th St., #2100
Denver CO 80202
- > Project# 598A for Payor# 1204 Imx Inc.
850 5th Ave.
Oakland CA 94606
- > Project# 598A for Payor# 1205 Emery Station Phase III
1120 Nye St., Suite 400
San Rafael CA 94901

DR:WK

DEPOSIT INFORMATION

| Project# | Rcpt# | DepDate | DepAmount | Proj Type | Deposit Complete | Insp Init | Collect Fees? |
|---------------------------------------|---------|------------|------------|-----------|------------------|-----------|---------------|
| 598A | <----- | | | | | | |
| | 542398 | 06/26/1989 | \$700.00 | M | 06/15/1994 | CL | |
| | 604972 | 08/05/1992 | \$1,000.00 | HRA | 06/15/1994 | CL | |
| | 668850 | 11/13/1992 | \$2,000.00 | HRA | 06/15/1994 | CL | |
| Total Deposit for Project: \$3,700.00 | | | | | | | |
| 598A | <----- | | | | | | |
| | 842413 | 02/17/2000 | \$2,000.00 | M - | | SH- | |
| | -842413 | 02/17/2000 | \$2,000.00 | M | | SH- | |
| Total Deposit for Project: \$4,000.00 | | | | | | | |
| ----- | | | | | | | |
| Total Deps for all Sites : \$7,700.00 | | | | | | | |

Report Wksht

LAST WORK DATE FROM BILLING ON THIS SITE:

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 4315
as of 09/28/2000 all Activity Codes

SITE NAME & ADDRESS:

Chevron Asphalt Facility -- 1520 Powell St , Emeryville CA 94608

InspDat Insp Act InspT StID Proj# COMMENTS DailBDat
=====

Archived Dailies:

| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|---------|-------|-------------------------------|----------|
| 12/02/1991 | DB | 73 | 2. 4315 | 598A | 1520 Powell Street Emeryville | -0- |
| 07/06/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 10/09/1992 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 10/14/1992 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 10/16/1992 | RA | 75 | 2. 4315 | 598A | -0- | -0- |
| 11/16/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 01/27/1993 | RA | 77 | 2. 4315 | 598A | -0- | -0- |
| 02/23/1993 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 04/22/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/23/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 04/26/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/27/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 05/14/1993 | RA | 75 | 1. 4315 | 598A | -0- | -0- |

Current Dailies:

| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|----------|-------|---|----------|
| 01/22/1996 | SH | 75 | 0.5 4315 | 598A | 1520 Powell St. Emeryville, former Chevron Asphalt Plant, review Sept/95 report | |
| 11/30/1999 | SH | 77 | 0.5 4315 | 598A | Talked to Ravi A . & Ignacio Dayrit re: site | |
| 12/02/1999 | SH | 75 | 2. 4315 | 598A | Reviewed case file for meeting. | |
| 12/02/1999 | SH | 77 | 2. 4315 | 598A | Meeting with RWQCB (Ravi A & Curtis Scott); City of Emeryville (Claudia Cappio, Ignacio Dayrit & Maurice Kauffmann), Wareham Developer (Rich Robbins, Dan Nourse); Webcor Builders & Greg Gurss (Gettler Ryan representing Chevron) re: plan development, soil disposal & management. Solvent case; | |
| 12/16/1999 | SH | 75 | 0.8 4315 | 598B | Dep / ref letter to Richard Robbins & Claudia Cappio. | |
| 12/27/1999 | SH | 77 | 0.6 4315 | 598A | Talked to Ignacio Dayrit re: | |
| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |

need for submittal of RMP- soil
management plan, GW management
plan, dust control, storm water
management plan, no vertical
conduit to be created during
construction at the site; City
stop the project pending
submittal of RMP & H&SP.

| | | | | | | |
|------------|----|----|----------|------|--|--|
| 01/21/2000 | SH | 72 | 0.5 4315 | 598A | Site visit; construction activities goin-on; exvation | |
|------------|----|----|----------|------|--|--|

appeared to be deep approx 15 feet bgs; not rec'd H& SP, soil management plan, gw management plan

01/21/2000 SH 77 0.2 4315 598A

Called Ignacio Dayrit ; inquiring about submittal of plans (H&SP, SMP; GWMP)

01/24/2000 SH 77 0.4 4315 598B

Talked to Ignacio Dayrit re: County has not received any plans from Wareham re:

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|---------|------|-----|-------|------|-------|---------|----------|
|---------|------|-----|-------|------|-------|---------|----------|

construction & development of site; since no plans has been submitted per Ignacio , no digging should be taking place at site.

01/25/2000 SH 77 0.3 4315 598B

Left message for Gregg Gurss (Gettler Ryan) re: status of soil removal at site.

01/27/2000 SH 77 0.5 4315 598B

Talked to Ignacio Dyrity re; Wareham project reports submitted to City last 12/99 but City instructed them to submit plans to County within 3 days otherwise they will be shut down. City fed ex reports some reports to County.

01/31/2000 SH 72 0.8 4315 598B

On site visit; construction on going at the site; ; received from City - H&SP, EBMUD discharge permit; soil test

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|---------|------|-----|-------|------|-------|---------|----------|
|---------|------|-----|-------|------|-------|---------|----------|

data; GW data landfill waste acceptance;

01/31/2000 SH 77 0.3 4315 598B

Talked to Gregg Gurss ; no info on site status; contact person for Chevron - Brett Hunter.

01/31/2000 SH 77 0.5 4315 598B

Talked to Ignacio Dayrit ; County has not heard from Wareham; received reports from City

02/04/2000 SH 75 1. 4315 598A

Reviewed case file; document; QMR 1/2000

02/06/2000 SH 73 0.5 4315 598B

Site visit; deep excavation at site; couple baker tanks used for dewatering at the site; some construction staff on site as well & appear to be testing water.

02/07/2000 SH 75 1. 4315 598A

Review reports; documents submitted

02/07/2000 SH 77 0.5 4315 598B

Discussion with Eric Owens

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|---------|------|-----|-------|------|-------|---------|----------|
|---------|------|-----|-------|------|-------|---------|----------|

(Webcor) re: meeting to discuss site requirements

02/07/2000 SH 77 0.5 4315 598B

Discussion with City of Emeryville re: site & documents/

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat | |
|------------|---------|------|-------|-------|-------|--|--|----------|
| 02/09/2000 | SH | 75 | 1. | 4315 | 598B | permits submitted. | | |
| 02/09/2000 | SH | 77 | 2.5 | 4315 | 598B | Review case file for meeting Meeting with Eric Owens and Dan Nourse re; status of development; permits etc. | | |
| 02/16/2000 | SH | 72 | 0.8 | 4315 | 598A | Site visit; excavating more soil near the Landregan/Hollis sidewalk, trucks on site | | |
| 02/17/2000 | SH | 75 | 1. | 4315 | 598A | Draft letter/ development plans. | | |
| 02/18/2000 | SH | 75 | 2. | 4315 | 598B | Finalized letter, out | | |
| 02/18/2000 | SH | 77 | 0.2 | 4315 | 598B | Talked to Cathy Ganger | | |
| 02/29/2000 | SH | 77 | 0.2 | 4315 | 598A | Message tyo Dan Nourse; re: response to letter | | |
| 02/29/2000 | SH | 77 | 0.4 | 4315 | 598A | Talked to Eric Owen (Webcor) re: response to letter; soil removal activities, creating ramp at site | | |
| 03/01/2000 | SH | 73 | 0.8 | 4315 | 598A | Site visit; Crane depositing rebars at bottom of excavation; visible black coverings around sidewall of excavation | | |
| 03/01/2000 | SH | 77 | 0.3 | 4315 | 598A | Talked to Dan Nourse re: RMP; response to 2/16/2000 letter | | |
| 03/01/2000 | SH | 77 | 0.4 | 4315 | 598A | Talked to Ignacio Dayrit re: no response to Letter of 2/16/2000; concern about continuing development of site | | |
| 03/02/2000 | SH | 77 | 0.3 | 4315 | 598A | Talked to Ignacio Dayrit re: RMP | | |
| 03/07/2000 | SH | 75 | 0.2 | 4315 | 598A | deposit refund correction to EA | | |
| 03/08/2000 | SH | 75 | 0.5 | 4315 | 598A | Reviewed case file; prepare for meeting | | |
| 03/08/2000 | SH | 77 | 0.5 | 4315 | 598A | Talked to Barbara Seiminski (GR) re: well closure; pre-construction report to be submitted including results of soil sampling. | | |
| 03/08/2000 | SH | 77 | 1.5 | 4315 | 598A | Meeting with City of Emeryville | | |
| | InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
| | | | | | | | (Ignacio Dayrit), RWQCB (Ravi A), Wareham Developer (Richard Robbins, Dan Nourse, Jeff Sears), Soma (Mansour Sepehr) representing CBS / WEC; discussed necessary response to issues raised by County to complete RMP related to construction activities at site; two letters sent by county without reponse from either Wareham nor CBS. | |
| 03/09/2000 | SH | 75 | 1.5 | 4315 | 598A | Reviewed RMP submitted in the meeting og 3/8/2000; research info for site. | | |
| 03/09/2000 | SH | 77 | 0.5 | 4315 | 598A | Left message for Barbara Seiminski (GR) re: schedule of report submittal; | | |
| 03/13/2000 | SH | 75 | 1. | 4315 | 598A | Reviewed RMP | | |
| 03/13/2000 | SH | 77 | 0.5 | 4315 | 598A | Discuss comments on RMP with | | |

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|------|-----|-------|------|-------|--|----------|
| 03/15/2000 | SH | 75 | 1. | 4315 | 598A | Eric Owens (Webcor). Reviewed Preconstruction Development Report by Gettler Ryan | |
| 03/16/2000 | SH | 77 | 0.4 | 4315 | 598A | Talked to Barbara Seminski (GR) re: active wells at site to be protected; need to call Blaine Tech . | |
| 03/23/2000 | SH | 77 | 1. | 4315 | 598B | Meeting with Dan Nourse & Eric Owens; site visit; tried to locate wells; also requested copy of storm water prevention plan. | |
| 03/28/2000 | SH | 77 | 0.5 | 4315 | 598B | Talked to Eric Owens re: stormwater prevention plan; he will check with the City; & notify county re: status | |
| 03/29/2000 | SH | 77 | 0.4 | 4315 | 598B | Talked to Eric Owen re: stormwater prevention plan | |
| 04/17/2000 | SH | 77 | 0.4 | 4315 | 598B | Talked to Eric Owens re: storm water prevention plan. | |
| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
| 04/18/2000 | SH | 72 | 1. | 4315 | 598B | Site visit; check storm drain around Horton Street & Powell Street underpass; observed water drain into one of storm drain on Powell Street underpass near the Baker tank holding gw pump at the site. | |
| 04/24/2000 | SH | 77 | 0.5 | 4315 | 598B | Talked to Eric Owen re: SWPP | |
| 05/10/2000 | SH | 77 | 0.3 | 4315 | 598B | Message to Eric Owens re: SWPP has not been received; what is the status? | |
| 05/19/2000 | SH | 77 | 0.4 | 4315 | 598B | Message to Eric Owens (Webcor) re: storm water prevention plan. | |
| 05/26/2000 | SH | 77 | 1. | 4315 | 598B | On site meeting with Eric Owens; discuss SWPP | |
| 08/01/2000 | SH | 77 | 0.3 | 4315 | 598A | Brett Hunter / Tom Bauhs (Chevron) re; site closure now; SLIC case; county requested more deposit for oversight to review if case can be closed. | |
| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
| 08/07/2000 | SH | 72 | 0.8 | 4315 | 598A | Site visit; construction still going on | |
| 08/07/2000 | SH | 77 | 0.5 | 4315 | 598A | Discuss site with Brett Hunter (Chevron); issues to address to close the case | |

Complete

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 4315
as of 03/28/2003 all Activity Codes

SITE NAME & ADDRESS:

Chevron Asphalt Facility -- 1520 Powell St , Emeryville CA 94608

| InspDat | Insp Act | InspT | StID | Proj# | COMMENTS | DailBDat |
|---------|----------|-------|-------|-------|----------|----------|
| ===== | ==== | === | ===== | ===== | ===== | ===== |

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| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|---------|-------|-------------------------------|----------|
| 12/02/1991 | DB | 73 | 2. 4315 | 598A | 1520 Powell Street Emeryville | -0- |
| 07/06/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 10/09/1992 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 10/14/1992 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 10/16/1992 | RA | 75 | 2. 4315 | 598A | -0- | -0- |
| 11/16/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 01/27/1993 | RA | 77 | 2. 4315 | 598A | -0- | -0- |
| 02/23/1993 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 04/22/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/23/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 04/26/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/27/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 05/14/1993 | RA | 75 | 1. 4315 | 598A | -0- | -0- |

Current Dailies:

| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|----------|-------|--|----------|
| 01/22/1996 | SH | 75 | 0.5 4315 | 598A | 1520 Powell St. Emeryvile, former Chevron Asphalt Plant, review Sept/95 report | |
| 11/30/1999 | SH | 77 | 0.5 4315 | 598A | Talked to Ravi A . & Ignacio Dayrit re: site | |
| 12/02/1999 | SH | 75 | 2. 4315 | 598A | Reviewed case file for meeting. | |
| 12/02/1999 | SH | 77 | 2. 4315 | 598A | Meeting with RWQCB (Ravi A & Curtis Scott); City of Emeryville (Claudia Cappio, Ignacio Dayrit & Maurice Kauffmann), Wareham Developer (Rich Robbins, Dan Nourse); Webcor Builders & Greg Gurr (Gettler Ryan representing Chevron) re: plan development, soil disposal & management. Solvent case; | |
| 12/16/1999 | SH | 75 | 0.8 4315 | 598B | Dep / ref letter to Richard Robbins & Claudia Cappio. | |
| 12/27/1999 | SH | 77 | 0.6 4315 | 598A | Talked to Ignacio Dayrit re: need for submittal of RMP- soil | |
| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| | | | | | management plan, GW management plan, dust control, storm water management plan, no vertical conduit to be created during construction at the site; City stop the project pending submittal of RMP & H&SP. | |
| 01/21/2000 | SH | 72 | 0.5 4315 | 598A | Site visit; construction activities goin-on; exvation | |

appeared to be deep aprox 15 feet bgs; not rec'd H& SP, soil management plan, gw management plan

01/21/2000 SH 77 0.2 4315 598A

Called Ignacio Dayrit ; inquiring about submittal of plans (H&SP, SMP; GWMP)

01/24/2000 SH 77 0.4 4315 598B

Talked to Ignacio Dayrit re: County has not received any plans from Wareham re: construction & development of site; since no plans has been

InspDat Insp Act InspT StID DRPro

Comment

DailBDat

submitted per Ignacio , no digging should be taking place at site.

01/25/2000 SH 77 0.3 4315 598B

Left message for Gregg Gurss (Gettler Ryan) re: status of soil removal at site.

01/27/2000 SH 77 0.5 4315 598B

Talked to Ignacio Dyrity re; Wareham project reports submitted to City last 12/99 but City instructed them to submit plans to County within 3 days otherwise they will be shut down. City fed ex reports some reports to County.

01/31/2000 SH 72 0.8 4315 598B

On site visit; construction on going at the site; ; received from City - H&SP, EBMUD discharge permit; soil test data; GW data landfill waste acceptance;

01/31/2000 SH 77 0.3 4315 598B

Talked to Gregg Gurss ; no info

InspDat Insp Act InspT StID DRPro

Comment

DailBDat

on site status; contact person for Chevron - Brett Hunter.

01/31/2000 SH 77 0.5 4315 598B

Talked to Ignacio Dayrit ; County has not heard from Wareham; received reports from City

02/04/2000 SH 75 1. 4315 598A

Reviewed case file; document; QMR 1/2000

02/06/2000 SH 73 0.5 4315 598B

Site visit; deep excavation at site; couple baker tanks used for dewatering at the site; some construction staff on site as well & appear to be testing water.

02/07/2000 SH 75 1. 4315 598A

Review reports; documents submitted

02/07/2000 SH 77 0.5 4315 598B

Discussion with Eric Owens (Webcor) re: meeting to discuss site requirements

02/07/2000 SH 77 0.5 4315 598B

Discussion with City of Emeryville re: site & documents/

InspDat Insp Act InspT StID DRPro

Comment

DailBDat

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|------|-----|-------|------|-------|--|----------|
| 02/09/2000 | SH | 75 | 1. | 4315 | 598B | permits submitted. | |
| 02/09/2000 | SH | 77 | 2.5 | 4315 | 598B | Review case file for meeting | |
| 02/16/2000 | SH | 72 | 0.8 | 4315 | 598A | Meeting with Eric Owens and Dan Nourse re; status of development; permits etc. | |
| 02/17/2000 | SH | 75 | 1. | 4315 | 598A | Site visit; excavating more soil near the Landregan/Hollis sidewalk, trucks on site | |
| 02/18/2000 | SH | 75 | 2. | 4315 | 598B | Draft letter/ development plans. | |
| 02/18/2000 | SH | 77 | 0.2 | 4315 | 598B | Finalized letter, out | |
| 02/29/2000 | SH | 77 | 0.2 | 4315 | 598A | Talked to Cathy Ganger | |
| 02/29/2000 | SH | 77 | 0.4 | 4315 | 598A | Message tyo Dan Nourse; re: responce to letter | |
| 03/01/2000 | SH | 73 | 0.8 | 4315 | 598A | Talked to Eric Owen (Webcor) re: response to letter; soil removal activities, creating ramp at site | |
| 03/01/2000 | SH | 77 | 0.3 | 4315 | 598A | Site visit; Crane depositing rebars at bottom of excavation; visible black coverings around sidewall of excavation | |
| 03/01/2000 | SH | 77 | 0.3 | 4315 | 598A | Talked to Dan Nourse re: RMP; | |
| 03/01/2000 | SH | 77 | 0.4 | 4315 | 598A | response to 2/16/2000 letter | |
| 03/02/2000 | SH | 77 | 0.3 | 4315 | 598A | Talked to Ignacio Dayrit re: RMP | |
| 03/07/2000 | SH | 75 | 0.2 | 4315 | 598A | deposit refund correction to EA | |
| 03/08/2000 | SH | 75 | 0.5 | 4315 | 598A | Reviewed case file; prepare for meeting | |
| 03/08/2000 | SH | 77 | 0.5 | 4315 | 598A | Talked to Barbara Seiminski (GR) re: well closure; pre-construction report to be submitted including results of soil sampling. | |
| 03/08/2000 | SH | 77 | 1.5 | 4315 | 598A | Meeting with City of Emeryville (Ignacio Dayrit), RWQCB (Ravi A), Wareham Developer (Richard Robbins, Dan Nourse, Jeff Sears), Soma (Mansour Sepehr) representing CBS / WEC; discussed necessary response to | |
| 03/09/2000 | SH | 75 | 1.5 | 4315 | 598A | issues raised by County to complete RMP related to construction activities at site; two letters sent by county without reponse from either Wareham nor CBS. | |
| 03/09/2000 | SH | 77 | 0.5 | 4315 | 598A | Reviewed RMP submitted in the meeting og 3/8/2000; research info for site. | |
| 03/13/2000 | SH | 75 | 1. | 4315 | 598A | Left message for Barbara Seiminski (GR) re: schedule of report submittal; | |
| 03/13/2000 | SH | 77 | 0.5 | 4315 | 598A | Reviewed RMP | |
| 03/13/2000 | SH | 77 | 0.5 | 4315 | 598A | Discuss comments on RMP with | |

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|------|-----|-------|------|-------|--|----------|
| 03/15/2000 | SH | 75 | 1. | 4315 | 598A | Eric Owens (Webcor). Reviewed Preconstruction Development Report by Gettler Ryan | |
| 03/16/2000 | SH | 77 | 0.4 | 4315 | 598A | Talked to Barbara Seminski (GR) re: active wells at site to be protected; need to call Blaine Tech . | |
| 03/23/2000 | SH | 77 | 1. | 4315 | 598B | Meeting with Dan Nourse & Eric Owens; site visit; tried to locate wells; also requested copy of storm water prevention plan. | |
| 03/28/2000 | SH | 77 | 0.5 | 4315 | 598B | Talked to Eric Owens re: stormwater prevention plan; he will check with the City; & notify county re: status | |
| 03/29/2000 | SH | 77 | 0.4 | 4315 | 598B | Talked to Eric Owen re: stormwater prevention plan | |
| 04/17/2000 | SH | 77 | 0.4 | 4315 | 598B | Talked to Eric Owens re: storm water prevention plan. | |
| 04/18/2000 | SH | 72 | 1. | 4315 | 598B | Site visit; check storm drain around Horton Street & Powell Street underpass; observed water drain into one of storm drain on Powell Street underpass near the Baker tank holding gw pump at the site. | |
| 04/24/2000 | SH | 77 | 0.5 | 4315 | 598B | Talked to Eric Owen re: SWPP | |
| 05/10/2000 | SH | 77 | 0.3 | 4315 | 598B | Message to Eric Owens re: SWPP has not been received; what is the status? | |
| 05/19/2000 | SH | 77 | 0.4 | 4315 | 598B | Message to Eric Owens (Webcor) re: storm water prevention plan. | |
| 05/26/2000 | SH | 77 | 1. | 4315 | 598B | On site meeting with Eric Owens; discuss SWPP | |
| 08/01/2000 | SH | 77 | 0.3 | 4315 | 598A | Brett Hunter / Tom Bauhs (Chevron) re; site closure now; SLIC case; county requested more deposit for oversight to review if case can be closed. | |
| 08/07/2000 | SH | 72 | 0.8 | 4315 | 598A | Site visit; construction still going on | |
| 08/07/2000 | SH | 77 | 0.5 | 4315 | 598A | Discuss site with Brett Hunter (Chevron); issues to address to close the case | |
| 01/12/2001 | SH | 75 | 0.8 | 4315 | 598A | Review case file; special material used to prevent groundwater intrusion into building; into underground parking garage. | |

Complete

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed*****

SITE INFORMATION

Chevron Asphalt Facility
1520 Powell St
Emeryville 94608
Site Contact: Claudia Cappio
Site Phone : -0-

StID: 4315 Site#: 598
PROJECT#: 598A
PROJECT TYPE:*** M - ***
INSP: -0-
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Claudia Cappio
Emeryville Building & Planning
2200 Powell Street, 12th
Owner Contact: Emeryville, CA 94608
Owner Phone : -0-

PAYOR INFORMATION

Emery Station Phase III
1120 Nye Street, Suite 400
San Rafael CA 94901 #1204
Payor Contact: Claudia Cappio
Payor Phone : -0-

| Date | Action Taken | Time | | Hours | Hour | Money | Money |
|---|---------------------------------|------|-----|------------------|------------------|--------------------|------------------|
| | | In | Out | Spent/ Depstd | Spent/ Balnce | Spent/ Depositd | Money Balance |
| | Rcpt# 842413 | | | | | | |
| 02/17/2000 | Deposit \$2,000.00 @\$100.Hour | | | +20. | +20. | 2,000.00 | 2,000.00 |
| 02/17/2000 | Admin Charge: 1 hour ✓..DK..... | | | 1.00 | 19. | 100.00 | 1,900.00 |
| <p><i>To Carlene, Please give me a copy of the check & any cover letter that was submitted for the site. Admin charge is okay because this is a new case. Thanks. Susan 3/17/00</i></p> | | | | | | | |

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: _____ State Forms A,B & C
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____ Billing Adjustment*
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program.

STID# 4315
Project # 598 A
Payor # 1205

FEB 25 2000

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

EMERY STATION PHASE III
EMERY STATION III
1120 NYE STREET, SUITE 400
SAN RAFAEL, CA 94901-2946
(415) 457-4964

THE MECHANICS BANK (CKING)
851 IRWIN STREET SUITE 104
SAN RAFAEL, CA 94901-3343

90-203
1211

NO: 1013

9444.16

DATE
02/10/00

AMOUNT
*****\$2,000.00

POWER CHECK

PAY TWO THOUSAND AND NO/100 DOLLARS

897

TO THE ORDER OF

ALAMEDA COUNTY ENVIRONMENTAL HEALTH SERV

AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK-HOLD AT AN ANGLE TO VIEW

⑈001013⑈ ⑆121102036⑆ 020⑈001185⑈

REF./ A/C NO. STID#

4315

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 2/17/00

MISCELLANEOUS RECEIPT

No 842413

\$2000
DOLLARS

Two Thousand No

RECEIVED FROM: Emery Station Phase III 1120-NYE st #400 San Rafael
FOR: Chevron
Powell st & Landerosan Emeryville Ca 94608

RECEIVED BY: [Signature]
DEPT NO.: 430-4530

CASH PERSONAL/CASHIER'S CHECK M. O. # 1013 OTHER:

110-1 (Rev 10/85) [0134E (08)] 3-Part

Distribution: White - Payor Yellow & Pink - Depart.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

February 18, 2000

Ms. Claudia Cappio
Emeryville Building & Planning Dept.
2200 Powell Street, 12th Floor
Emeryville, CA 94608

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

RE: Former Chevron Asphalt Plant (Emery Station 3) Located at Powell Street and Landregan, Emeryville, CA 94608 (STID# 4315)

Dear Ms. Cappio and Mr. Robbins:

This letter summarizes issues discussed in a meeting on February 9, 2000, regarding the development of Emery Station 3 at the above subject site. I requested the meeting which was held at the site and was attended by Mr. Dan Nourse, a representative of Wareham Property Group and Mr. Eric Owen of Webcor Builders.

As both of you know, the subject site has an on-going groundwater monitoring program to evaluate groundwater condition associated with releases from previous land use of the site. Chevron has been sampling ten shallow monitoring wells (MW-2A, MW-7, MW-8, MW-10, MW-11, MW-13, MW-15, MW-17, MW-18 & MW-19A) on a semi-annual basis. The last sampling event was conducted on November 4, 1999. Petroleum hydrocarbons and halogenated volatile organic compounds have been detected in groundwater beneath the site.

On January 31, 2000, our office received documents / reports provided by the City of Emeryville. These reports included the following: Health & Safety Plan dated November 11, 1998, East Bay Mud Wastewater Discharge Permit, analytical results of soil sampling conducted on November 23, 1999, historical groundwater monitoring data, landfill waste acceptance forms, and a site map of impacted soil area.

On February 3, 2000, Webcor submitted the same reports / documents including a copy of the Risk Assessment dated July 28, 1992. Due to presence of contaminants in soil and /or groundwater at the site, a risk management plan (RMP) has to be submitted for the site. The RMP should include at a minimum the following items:

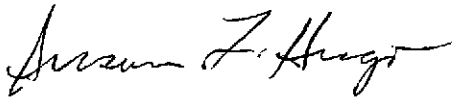
- ✓ 1) Description of the site development plan - size, how many levels of underground parking garage, levels or floors for the high rise building, depth of the excavation, pile driving, etc.
- 2) Health & Safety Plan should reflect recent data collected for the site
- ✓ 3) Soil management plan
- ✓ 4) Groundwater management plan
- 5) Stormwater prevention plan
- ✓ 6) Dust control measures
- 7) Groundwater monitoring wells at the site should be adequately protected. If wells have been properly decommissioned prior to construction, a well closure report should be submitted. → Pre-groundwater Submittal Report
- 8) No vertical conduits should be created for residual contaminants to migrate at the site. In Investigation of Well
- ✓ 9) Since shallow groundwater exist beneath the site, describe measures to be taken, if any, to prevent potential groundwater intrusion. Electrical Report 3/9/2000 by Betty Ryan for Chevron
- ✓ 10) Schedule of the development project
- 11) Site development map with the location of the remaining wells, location of pile driving, etc.

Ms. Cappio and Mr. Robbins
RE: Former Chevron Asphalt Plant (Emery Station 3)
February 18, 2000
Page 2 of 2

A report should be submitted following completion of construction activities at the site. At a minimum, the report should include if applicable, results of soil and/or groundwater samples, site map indicating location of where samples were taken, and copies of records for soil and groundwater disposed off-site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

cc: Ariu Levi, Chief, Hazardous Materials & Household Hazardous Waste Programs
Dr. Ravi Arulanantham, San Francisco Bay RWQCB
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St., 12th Fl., Emeryville, CA 94608
Brett Hunter, Chevron U.S.A. Products Co., P.O. Box 6004, San Ramon, CA 94583-0804
Dan Nourse, Acumen Enterprises, 2169 Folsom Street, San Francisco, CA 94110
Eric Owen, Webcor Builders, 2755 Campus Drive, Suite 175, San Mateo, CA 94403
SH 7 files

Tom Banks

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



February 18, 2000

Mr. Brett Hunter
Chevron U.S.A. Products Co.
P.O. Box 6004
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES

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

**RE: Project # 598 A - Type M (STID # 4315)
Former Chevron Asphalt Plant Located at Powell Street and Landregan
Emeryville, CA 94608**

Dear Mr. Hunter:

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 \$2,000.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, 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 at \$ 100 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address (see RE: line above).

If you have any questions, please contact me at (510) 567-6780.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

c: Thomas Peacock, Program Manager
SH / files

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 4315
as of 02/07/2000 all Activity Codes

SITE NAME & ADDRESS:

Chevron Asphalt Facility -- 1520 Powell St , Emeryville CA 94608

InspDat Insp Act InspT StID Proj# COMMENTS DailBDat
=====

Archived Dailies:

| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|---------|-------|-------------------------------|----------|
| 12/02/1991 | DB | 73 | 2. 4315 | 598A | 1520 Powell Street Emeryville | -0- |
| 07/06/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 10/09/1992 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 10/14/1992 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 10/16/1992 | RA | 75 | 2. 4315 | 598A | -0- | -0- |
| 11/16/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 01/27/1993 | RA | 77 | 2. 4315 | 598A | -0- | -0- |
| 02/23/1993 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 04/22/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/23/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 04/26/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/27/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 05/14/1993 | RA | 75 | 1. 4315 | 598A | -0- | -0- |

Current Dailies:

| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|----------|-------|--|----------|
| 01/22/1996 | SH | 75 | 0.5 4315 | 598A | 1520 Powell St. Emeryville, former Chevron Asphalt Plant, review Sept/95 report | |
| 11/30/1999 | SH | 77 | 0.5 4315 | 598A | Talked to Ravi A . & Ignacio Dayrit re: site | |
| 12/02/1999 | SH | 75 | 2. 4315 | 598A | Reviewed case file for meeting. | |
| 12/02/1999 | SH | 77 | 2. 4315 | 598A | Meeting with RWQCB (Ravi A & Curtis Scott); City of Emeryville (Claudia Cappio, Ignacio Dayrit & Maurice Kauffmann), Wareham Developer (Rich Robbins, Dan Nourse); Webcor Builders & Greg Gurr (Gettler Ryan representing Chevron) re: plan development, soil disposal & management. Solvent case; | |
| 12/16/1999 | SH | 75 | 0.8 4315 | 598B | Dep / ref letter to Richard Robbins & Claudia Cappio. | |
| 12/27/1999 | SH | 77 | 0.6 4315 | 598A | Talked to Ignacio Dayrit re: need for submittal of RMP- soil | |
| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
| | | | | | management plan, GW management plan, dust control, storm water management plan, no vertical conduit to be created during construction at the site; City stop the project pending submittal of RMP & H&SP. | |
| 01/21/2000 | SH | 72 | 0.5 4315 | 598A | Site visit; construction activities goin-on; exviation | |

appeared to be deep approx 15 feet bgs; not rec'd H& SP, soil management plan, gw management plan

01/21/2000 SH 77 0.2 4315 598A

Called Ignacio Dayrit ; inquiring about submittal of plans (H&SP, SMP; GWMP)

01/24/2000 SH 77 0.4 4315 598B

Talked to Ignacio Dayrit re: County has not received any plans from Wareham re: construction & development of site; since no plans has been

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|---------|------|-----|-------|------|-------|---------|----------|
|---------|------|-----|-------|------|-------|---------|----------|

submitted per Ignacio , no digging should be taking place at site.

01/25/2000 SH 77 0.3 4315 598B

Left message for Gregg Gurss (Gettler Ryan) re: status of soil removal at site.

01/27/2000 SH 77 0.5 4315 598B

Talked to Ignacio Dyrity re; Wareham project reports submitted to City last 12/99 but City instructed them to submit plans to County within 3 days otherwise they will be shut down. City fed ex reports some reports to County.

01/31/2000 SH 72 0.8 4315 598B

On site visit; construction on going at the site; ; received from City - H&SP, EBMUD discharge permit; soil test data; GW data landfill waste acceptance;

01/31/2000 SH 77 0.3 4315 598B

Talked to Gregg Gurss ; no info

| InspDat | Insp | Act | InspT | StID | DRPro | Comment | DailBDat |
|---------|------|-----|-------|------|-------|---------|----------|
|---------|------|-----|-------|------|-------|---------|----------|

on site status; contact person for Chevron - Brett Hunter.

01/31/2000 SH 77 0.5 4315 598B

Talked to Ignacio Dayrit ; County has not heard from Wareham; received reports from City

02/04/2000 SH 75 1. 4315 598A

Reviewed case file; document; QMR 1/2000

Complete

DRAFT

February 1, 2000

Susan Hugo
Alameda County
Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd floor
Alameda, CA 94502-6577

RE: Emerystation 3, Former Chevron Asphalt Plant

Dear Ms. Hugo,

The following is a narrative describing the processes Webcor Builders is taking to excavate the Emerystation 3 site located at 5855 Horton Street, Emeryville California.

As you are aware, Chevron has tested soil on the site to determine the concentration chemicals in the soil. Please see exhibit "A". The soil has been profiled and determined to be Class II cover soil. Grids G-7, G-12, and G-14 were given profile #53796500, flag color green. All other grids were given profile #53796600, flag color yellow except for G-31, which was found to have concentrations of lead. The profile number for G-31 is 53796501. All material is to be transported to the Altamont Landfill.

As a condition of soil acceptance at the Altamont Landfill, each load must be accompanied by one of the above mentioned profile forms. Please see exhibit "B".

Grid's G-7, G-12, G-14, G-31 were marked out by Gettler-Ryan, Chevron's representative on the project. When grid G-31 was excavated it was observed by Gettler-Ryan, stockpiled and more testing performed.

Day to day excavation activities include the following:

1. Trucks arrive to the site at 6:30 am.
2. Excavation operation begins at 7:00 am per the City of Emeryville's conditions.
3. The excavator loads the trucks.
4. A profile tag is given to each truck.
5. All trucks are carefully inspected before they leave the site to ensure they are free of soil before they enter the roadway. If trucks need to be cleaned, a washing station has been placed on the site.
6. The trucks follow a route designated by the city to get on to 580.
7. The truck travel east on 580 to 980 to 880 South. The trucks then take 238 back to 580 East, then exit at Altamont pass road and proceed to the WMX landfill.
8. Profile tags are given to the landfill.
9. Material is dumped in the designated areas.

Handling of the lead material:

1. Gettler-Ryan, and a representative on site identified grid G-31 until the cell was completely removed.
2. Material was placed on 6-mil visqueen and covered to eliminate any intrusion of water or cross contamination of soil.
3. Material was profiled, and designated to be class II material and brought to the Altamont landfill.

Miscellaneous Activities

1. Before any one is allowed to work on the site, Webcor goes through the Health and Safety plan, and informs them of the contaminants on the site.
2. Washing stations are on the site for individuals who come in contact with soil.
3. The asphalt is left on the parking lot until that area is excavated.
4. Drain rock has been placed on the site to prevent soil from getting on to the roadway.

Wareham Properties, and Webcor have obtained a discharge permit from EBMUD. All information regarding the groundwater in the area was provided to EBMUD in order for them to make their decision. Please see attached information provided as well as the Discharge Prmit. The following are the activities that Webcor takes before and during discharge.

1. Water is pumped from the excavation into a sand filter.
2. The material is pumped from the sand filter into a carbon filter and sampled.
3. The groundwater is then stored in a Baker Tank until results are returned from the testing lab. This provided in 24 hours.
4. Once the results are provided and come back clean water is discharged it the sanitary sewer.
5. All results and amounts discharged are placed in a binder and will be given to EBMUD per the conditions of the Discharge Permit.

If you have any questions regarding any of the processes we have taken on this project, please feel free to call me at (510) 595-2330.

Yours Very Truly,

Eric Owen
Project Manager

Cc: Rich Robbins – Wareham
Geoff Sears Wareham
Ignacio Dayrit – City of Emeryville
John Kerely – Webcor Builders
Tom Mead – Webcor Builders

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 16, 1999

Ms. Claudia Cappio
Emeryville Building & Planning Dept.
2200 Powell Street, 12th Floor
Emeryville, CA 94608

Mr. Richard Robbins
Wareham Property Group
1120 Nye Street, Suite 400
San Rafael, CA 94901

RE: **Former Chevron Asphalt Plant Located at
Powell Street and Landregan, Emeryville, CA 94608**

(STID # 4315)

Dear Ms. Cappio and Mr. Robbins:

Our records indicate that a deposit for regulatory oversight has not been submitted for the above subject site. Please submit a deposit of \$2,000.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, 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 at \$ 100 per hour.

Please be sure to write the following on the check to identify your account:

- type of project (**Site Mitigation**)
- site address (see RE: line above)

If you have any questions, please contact me at (510) 567-6780.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

c: **Thomas Peacock, Program Manager**
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St., 12th Floor, Emeryville, CA 94608
SH / files

EmeryStation project may draw firms from S.F.

THE PROJECT: EmeryStation, Emeryville, 5858 Landregan St., Emeryville

THE PLAYER: Wareham Development Inc., San Rafael

With a name like EmeryStation, you'd think that visitors to the new office building in Emeryville would be more intent on catching trains than conducting business.

But EmeryStation isn't a train stop. EmeryStation is what San Rafael-based developer Wareham Development Inc. envisions as an urban village, a transportation hub plus office building where people can also work out, hang out, sip coffee and eat.

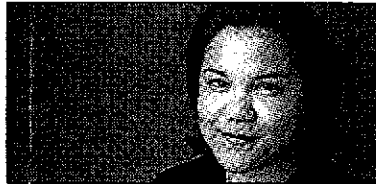
The 265,000-square-foot building is near the Emeryville train station — which Wareham also built and where Amtrak trains do stop.

When Wareham began building in Emeryville more than a decade ago, it started with Heritage Square, a 96,000-square-foot factory originally built in the 1920s, said Geoffrey Sears, an architect and a partner at Wareham.

Wareham converted the factory into a retail and office center in 1987. But Heritage Square retains a historic ambience with its brick exteriors and tall ceilings. It now houses Chiron Corp. and Bucci's Restaurant.

EmeryStation, which is next to Heritage Square, is essentially another phase of what Wareham began 12 years ago. But EmeryStation also builds on its strength as a transportation hub for trains, cars and buses.

The building also sits less than a mile west of Interstate 80 in an area where biotech and high-tech



BLUEPRINTS

Psyche Pascual

businesses such as Chiron have prospered.

Emeryville's older buildings have gradually been converted to offices and lofts. And in keeping with its older neighbors, EmeryStation was also built with brick, Sears said. "We could have built a 20-story tower made of glass, and we chose not to," Sears said.

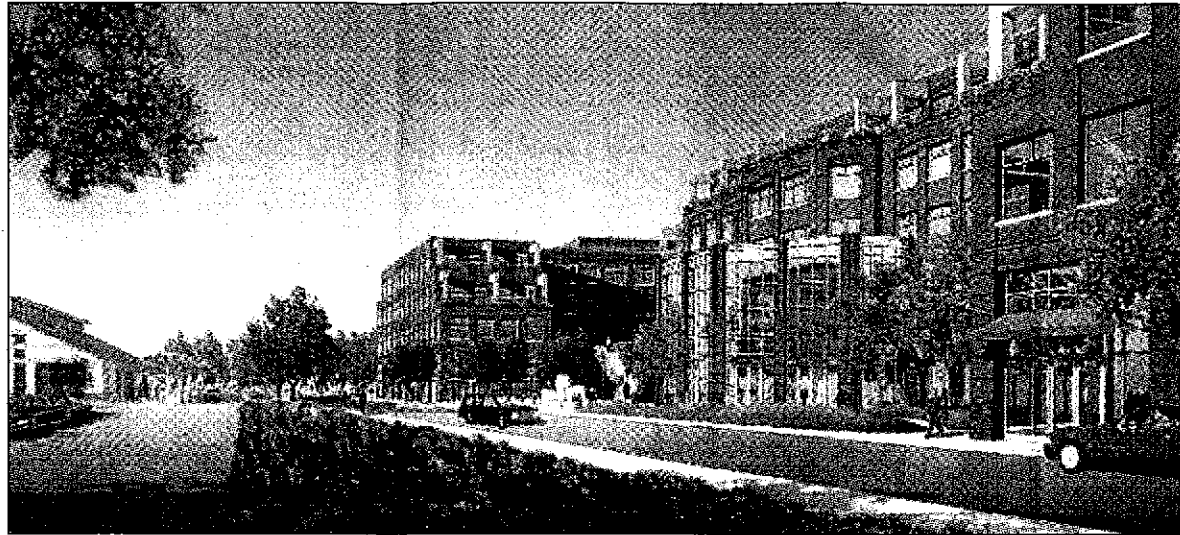
Yet the structure isn't quite like the neighboring office buildings either. Wareham wanted to create an East Bay office hybrid that could offer lots of parking and access to more outdoor spaces than San Francisco tenants are used to, Sears said. That's why about a tenth of the floor space has been devoted to open terraces. EmeryStation was also planned with storefronts on the ground floor that were more in tune with a San Francisco setting, including a cafe, workout room and health club.

Cubicle workers take note: Sears thinks tenants will like the operable windows, a fancy name for a window that actually opens.

"Most people would like fresh air," he said.

THE RENT: \$2.50 and up per square foot

WHO'S MOVING IN: Biotech and software firms, a cafe and a



SPECIAL TO THE TIMES

EMERYSTATION'S streetscape, shown in a rendering, aims for an urban village look.

restaurant. About 50 percent of the project has been leased, Sears said. The ground-floor storefronts take up only 15,000 square feet.

Sears said companies that employ technology analysts and workers have been interested in the project. They include biotech and software design firms and Internet start-ups, many of whom have found rising commercial and residential rents in San Francisco too rich for their taste.

Leasing is going so well that Wareham may begin a second phase of the development, a 150,000-square-foot office building, before the end of this year. A third phase, an 80-unit apartment house, may begin construction next year.

■■■
BRING YOUR OWN CORK-SCREW: No room for the bubbly?

A new storage center under construction in Walnut Creek is also touting itself as your friendly neighborhood wine cellar.

Developer Gabe Auerbach said he signed a long-term lease last month with Shurgard Storage Centers to operate a 156,000-square-foot storage center at 2500 N. Main St.

Although most of the center has been set aside for conventional storage purposes — like old couches — some units will just store wine, Auerbach said. It is expected to open by early September.

The storage center is located underneath the Office Max store on North Main Street, which opened in January. Auerbach said he is working on renting the additional 24,000 square feet of retail space by the end of this year.

The wine cellars will come in

handy for renters or homeowners whose houses don't come with cellars or caves.

Housing a young champagne or new cabernet nearby until it's ready to be uncorked can take time and lots of money, Auerbach said. Wine cellars can cost up to \$10,000 to build, and depending on where they are built, some may also have to be refrigerated. (The Shurgard center is located nearly 40 feet underground, and the temperature will be a constant 55 degrees.)

Wine drinkers who don't need instant access to their favorite varietals have opted to rent wine cellars instead. Since the nearest public wine cellars are in Oakland, Auerbach believes wine enthusiasts will be pleased to find a wine cellar in Contra Costa County.

"People have been asking about

it," Auerbach said.

■■■

MOOOVING INTO THE NEIGHBORHOOD: South Dakota-based computer retailer Gateway is expected to open a third showroom in the East Bay sometime soon, according to CB Richard Ellis retail specialist John Cumbelich.

The custom-built personal computer seller already has four Gateway Country stores in the Bay Area, including two showrooms at 1170 Concord Ave. in Concord and 6010 Johnson Drive in Pleasanton.

Why the focus on the East Bay? A combination of things, including the right demographics for computer buying and more discount-oriented strip centers and stores like Home Depot.

"Gateway is just looking at locations that offer the best combination of tenant mix and visibility," Cumbelich said. "The East Bay has definitely been a target market."

Gateway's showrooms favor the North Sioux City, S.D.-based company's country roots with hayseed and barnyard elements. Incidentally, for those unfamiliar with Gateway's made-to-order computer boxes, they are black and white like, you know, a Holstein.

Psyche Pascual's Blueprints column on East Bay construction and development runs the second and fourth Sunday of each month in the Times Business section. She can be reached at 925-952-2670 or by e-mail at ppascual@cctimes.com. Items can also be faxed to her at 925-952-2665 or mailed to Blueprints, The Times, P.O. Box 8099, Walnut Creek, CA 94596-8099.

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 4315
as of 12/02/1999 all Activity Codes

SITE NAME & ADDRESS:

Chevron Asphalt Facility -- 1520 Powell St , Emeryville CA 94608

| InspDat | Insp Act | InspT | StID | Proj# | COMMENTS | DailBDat |
|---------|----------|-------|-------|-------|----------|----------|
| ===== | ===== | ===== | ===== | ===== | ===== | ===== |

Archived Dailies:

| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|---------|-------|-------------------------------|----------|
| 12/02/1991 | DB | 73 | 2. 4315 | 598A | 1520 Powell Street Emeryville | -0- |
| 07/06/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 10/09/1992 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 10/14/1992 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 10/16/1992 | RA | 75 | 2. 4315 | 598A | -0- | -0- |
| 11/16/1992 | RA | 77 | 3. 4315 | 598A | -0- | -0- |
| 01/27/1993 | RA | 77 | 2. 4315 | 598A | -0- | -0- |
| 02/23/1993 | RA | 77 | 4. 4315 | 598A | -0- | -0- |
| 04/22/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/23/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 04/26/1993 | RA | 73 | 3. 4315 | 598A | -0- | -0- |
| 04/27/1993 | RA | 73 | 4. 4315 | 598A | -0- | -0- |
| 05/14/1993 | RA | 75 | 1. 4315 | 598A | -0- | -0- |

Current Dailies:

| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
|------------|----------|-------|----------|-------|---|----------|
| 01/22/1996 | SH | 75 | 0.5 4315 | 598A | 1520 Powell St. Emeryvile, former Chevron Asphalt Plant, review Sept/95 report | |
| 11/30/1999 | SH | 77 | 0.5 4315 | 5980 | Talked to Ravi A . & Ignacio Dayrit re: site | |
| 12/02/1999 | SH | 75 | 2. 4315 | 598A | Reviewed case file for meeting. | |
| 12/02/1999 | SH | 77 | 2. 4315 | 598A | Meeting with RWQCB (Ravi A & Curtis Scott); City of Emeryville (Claudia Cappio, Ignacio Dayrit & Maurice Kauffmann), Wareham Developer (Rich Robbins, Dan Nourse); Webcor Builders & Greg Gurss (Gettler Ryan representing Chevron) re: plan development, soil disposal & management. Solvent case; | |

Complete

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
 INFORMATION PER SITE ON ALL DEPOSITS FROM ALL PAYORS

as of 12/02/1999

DATABASE: DEPREF

=====
 SITE INFORMATION from DepRef DB
 =====

Chevron Asphalt Facility
 1520 Powell St
 Emeryville CA 94608

| | |
|----------------------|------------|
| StID: 4315 | Site#: 598 |
| Site Complete? ***** | |

=====
 ALL PAYORS ON SITE
 =====

- > Project# 598A for Payor# 226 W G R, Inc.
 2169 E Francisco Blvd., B
 San Rafael CA 94901
- > Project# 598A for Payor# 647 Geraghty & Miller, Inc.
 1099 18th St., #2100
 Denver CO 80202

DR:WkShtPay

=====
 DEPOSIT INFORMATION
 =====

| Project# | Rcpt# | DepDate | DepAmount | Proj Type | Deposit Complete | Insp Init | Collect Fees? |
|----------------------------|--------|------------|------------|-----------|------------------|-----------|---------------|
| 598A | <----- | | | | | | |
| | 542398 | 06/26/1989 | \$700.00 | M | 06/15/1994 | CL | -0- |
| | 604972 | 08/05/1992 | \$1,000.00 | HRA | 06/15/1994 | CL | -0- |
| | 668850 | 11/13/1992 | \$2,000.00 | HRA | 06/15/1994 | CL | -0- |
| Total Deposit for Project: | | | \$3,700.00 | | | | |
| ----- | | | | | | | |
| Total Deps for all Sites : | | | \$3,700.00 | | | | |

Report WkShtDep Complete; 6/99

LAST WORK DATE FROM BILLING ON THIS SITE: -0-

4315

Printed: *****

***** Alameda County Department of Environmental Health *****
BILLING's WORKLOG: Total Deposit/Refund History for All Accounts at Site
~~~~~

\*\* SITE INFORMATION \*\*

Site#: 598 -- StID: 4315 Chevron Asphalt Facility  
Date Open: \*\*\*\*\* 1520 Powell St.  
Date Closed: \*\*\*\*\* Emeryville CA 94608

\*\* PAYOR INFORMATION \*\*

> Project # ---598A for Payor # 647 GERAGHTY & MILLER, INC.  
1099 --18TH STREET #2100  
DENVER CO 80202

\*\* DEPOSIT HISTORY \*\*

| Proj#   | Deposit Date | Receipt# | Amount Received |
|---------|--------------|----------|-----------------|
| -----   | -----        | -----    | -----           |
| ---598A | *****        | 542398   | \$ 700.00       |
| ---598A | *****        | 604972   | \$ 1,000.00     |
| ---598A | *****        | 668850   | \$ 2,000.00     |
|         |              |          | =====           |
|         |              |          | \$ 3,700.00     |

\*\* WORKLOG HISTORY \*\*

| Proj#   | Work Date | Activity Description               | Insp  | Time (hrs) | Amount Charged |
|---------|-----------|------------------------------------|-------|------------|----------------|
| -----   | -----     | -----                              | ----- | -----      | -----          |
| ---598A | *****     | inspection/letter 1 hr<br>@\$56/hr |       |            | \$56.00        |
| ---598a | *****     | File Review                        |       | 1.         | \$60.00        |
| ---598a | *****     | meeting                            |       | 1.         | \$60.00        |
| ---598a | *****     | meet w/RB,LC,OH                    |       | 1.         | \$67.00        |
| ---598a | *****     | meet w/CC,Rh                       |       | 1.         | \$67.00        |
| ---598a | *****     | staff meetings                     |       | 3.         | \$213.00       |
| ---598A | *****     | RISK ASSESSMENT                    |       | 4.         | \$284.00       |
| ---598A | *****     | On-site visit                      |       | 3.         | \$213.00       |
| ---598A | *****     | RWQCB MEETING                      |       | 4.         | \$284.00       |
| ---598a | *****     | review project                     |       | 2.         | \$142.00       |

|         |       |                                 |    |          |
|---------|-------|---------------------------------|----|----------|
| ---598a | ***** | File Review                     | 3. | \$213.00 |
| ---598a | ***** | meetings                        | 2. | \$150.00 |
| ---598a | ***** | meetings                        | 4. | \$300.00 |
| ---598a | ***** | On-site visit                   | 3. | \$225.00 |
| ---598a | ***** | On-site visit                   | 4. | \$300.00 |
| ---598a | ***** | On-site visit                   | 3. | \$225.00 |
| ---598a | ***** | On-site visit                   | 4. | \$300.00 |
| ---598a | ***** | File Review                     | 1. | \$75.00  |
| ---598a | ***** | Project Ended/Refund<br>request |    | \$0.00   |

-----  
\$3,234.00

Balance: \$0.00 Amount Refunded: \$466.00

-----  
page 1

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM  
DEPOSIT / REFUND ARCHIVED DAILIES STATEMENT FOR WORK AFTER 01/01/1987

database = DAILY ARCHIVES  
~~~~~

===== SITE INFORMATION =====

| | | |
|--------------------------|-----|---------------------|
| Chevron Asphalt Facility | --- | 1520 Powell St |
| StID: 4315 Site#: -0- | | Emeryville CA 94608 |

===== ARCHIVED DAILY - DEPREF STATEMENT ===== as of 12/02/1999

--INSPECTOR--

| Act Date | Initial | Time | \$ Rate | CHARGE | Time | Charge | Billing Date |
|----------|---------|-------|---------|--------|-------|--------|--------------|
| ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== |

Proj#: 598A - Arc91B Dailies
~~~~~

|                                         |    |      |       |        |      |          |     |
|-----------------------------------------|----|------|-------|--------|------|----------|-----|
| 12/02/1991                              | DB | 2.00 | 67.00 | 134.00 | 2.00 | \$134.00 | -0- |
| Activity Code: 73-Investigation On-Site |    |      |       |        |      |          |     |
| Comment: 1520 Powell Street Emeryville  |    |      |       |        |      |          |     |

|       |                                    |  |  |  |  |      |          |       |
|-------|------------------------------------|--|--|--|--|------|----------|-------|
| ----- | SUBTOTAL ARCHIVE-91B, PROJECT 598A |  |  |  |  | 2.00 | \$134.00 | ----- |
|-------|------------------------------------|--|--|--|--|------|----------|-------|

DRDai91B; Rev 6/99

Proj#: 598A - Arc92B Dailies  
~~~~~

| | | | | | | | |
|---|----|------|-------|--------|------|----------|-----|
| 07/06/1992 | RA | 3.00 | 71.00 | 213.00 | 3.00 | \$213.00 | -0- |
| Activity Code: 77-Meetings, Consultations | | | | | | | |
| Comment: -0- | | | | | | | |

| | | | | | | | | | |
|----------------|----|----------------------------|-------|--------|--|-------|----------|--|-----|
| 10/09/1992 | RA | 3.00 | 71.00 | 213.00 | | 6.00 | \$426.00 | | -0- |
| Activity Code: | | 73-Investigation On-Site | | | | | | | |
| Comment: | | -0- | | | | | | | |
| 10/14/1992 | RA | 4.00 | 71.00 | 284.00 | | 10.00 | \$710.00 | | -0- |
| Activity Code: | | 77-Meetings, Consultations | | | | | | | |
| Comment: | | -0- | | | | | | | |
| 10/16/1992 | RA | 2.00 | 71.00 | 142.00 | | 12.00 | \$852.00 | | -0- |
| Activity Code: | | 75-Review Plans/Reports | | | | | | | |
| Comment: | | -0- | | | | | | | |
| 11/16/1992 | RA | 3.00 | 71.00 | 213.00 | | 15.00 | 1,065.00 | | -0- |
| Activity Code: | | 77-Meetings, Consultations | | | | | | | |
| Comment: | | -0- | | | | | | | |

| | | | | | | | | | |
|---------|------------------------------------|--|--|--|--|--|------------------|--|---------|
| - - - - | SUBTOTAL ARCHIVE-92B, PROJECT 598A | | | | | | 15.00 \$1,065.00 | | - - - - |
|---------|------------------------------------|--|--|--|--|--|------------------|--|---------|

DRDai92B; Rev 6/99

Proj#: 598A - Arc93A Dailies
 ~~~~~

|              |    |                            |       |         |  |       |          |  |     |
|--------------|----|----------------------------|-------|---------|--|-------|----------|--|-----|
| 01/27/1993   | RA | 2.00                       | 75.00 | 150.00  |  | 2.00  | \$150.00 |  | -0- |
| Activ. Code: |    | 77-Meetings, Consultations |       |         |  |       |          |  |     |
| Comment:     |    | -0-                        |       |         |  |       |          |  |     |
| 02/23/1993   | RA | 4.00                       | 75.00 | 300.00  |  | 6.00  | \$450.00 |  | -0- |
| Activ. Code: |    | 77-Meetings, Consultations |       |         |  |       |          |  |     |
| Comment:     |    | -0-                        |       |         |  |       |          |  |     |
| 04/22/1993   | RA | 3.00                       | 75.00 | 225.00  |  | 9.00  | \$675.00 |  | -0- |
| Activ. Code: |    | 73-Investigation On-Site   |       |         |  |       |          |  |     |
| Comment:     |    | -0-                        |       |         |  |       |          |  |     |
| 04/23/1993   | RA | 4.00                       | 75.00 | 300.00  |  | 13.00 | \$975.00 |  | -0- |
| Activ. Code: |    | 73-Investigation On-Site   |       |         |  |       |          |  |     |
| Comment:     |    | -0-                        |       |         |  |       |          |  |     |
| 04/26/1993   | RA | 3.00                       | 75.00 | 225.00  |  | 16.00 | 1,200.00 |  | -0- |
| Activ. Code: |    | 73-Investigation On-Site   |       |         |  |       |          |  |     |
| Comment:     |    | -0-                        |       |         |  |       |          |  |     |
| 04/27/1993   | RA | 4.00                       | 75.00 | 300.00  |  | 20.00 | 1,500.00 |  | -0- |
| Activ. Code: |    | 73-Investigation On-Site   |       |         |  |       |          |  |     |
| Comment:     |    | -0-                        |       |         |  |       |          |  |     |
| 05/14/1993   | RA | 1.00                       | 75.00 | \$75.00 |  | 21.00 | 1,575.00 |  | -0- |
| Activ. Code: |    | 75-Review Plans/Reports    |       |         |  |       |          |  |     |
| Comment:     |    | -0-                        |       |         |  |       |          |  |     |

|         |                                     |  |  |  |  |  |                  |  |         |
|---------|-------------------------------------|--|--|--|--|--|------------------|--|---------|
| - - - - | SUBTOTAL ARCHIVE-93_A, PROJECT 598A |  |  |  |  |  | 21.00 \$1,575.00 |  | - - - - |
|---------|-------------------------------------|--|--|--|--|--|------------------|--|---------|

DRDai93A; Rev 6/99

Number of Daily records from ARCHIVED DAILIES:  
 13

ALAMEDA COUNT ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM  
 DEPOSIT / REFUND ACCOUNT STATEMENT FOR WORK AFTER 01/01/1987  
 as of 12/02/1999

database = HAZMAT DAILIES  
 ~~~~~

=====
 SITE INFORMATION
 =====

Chevron Asphalt Facility
 1520 Powell St
 Emeryville CA 94608
 StID: 4315

* IF Site name from HazMat (central) DB
 differs from DepRef's Site Name,
 PLEASE RECTIFY WITH LPETERS/CMATYS. *

=====
 WORK LOG INFORMATION FROM DAILIES (after date:*****)
 =====

| # | Act Date | Initial | Time | \$ Rate | CHARGE | -PROJECT TOTALS- Time | Charge | Error Code or Billing Date |
|------|----------|---------|-------|---------|--------|--------------------------|--------|-------------------------------|
| ==== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ***** ** |

Proj#:5980
 ~~~~~

|   |                                                       |    |      |        |       |  |      |       |  |
|---|-------------------------------------------------------|----|------|--------|-------|--|------|-------|--|
| 1 | 11/30/1999                                            | SH | 0.50 | 100.00 | 50.00 |  | 0.50 | 50.00 |  |
|   | Activity Code: 77-Meetings, Consultations             |    |      |        |       |  |      |       |  |
|   | Comment: Talked to Ravi A . & Ignacio Dayrit re: site |    |      |        |       |  |      |       |  |

|     |                                        |  |  |  |  |  |      |       |     |
|-----|----------------------------------------|--|--|--|--|--|------|-------|-----|
| - - | SUBTOTAL CURRENT DAILIES, PROJECT 5980 |  |  |  |  |  | 0.50 | 50.00 | - - |
|-----|----------------------------------------|--|--|--|--|--|------|-------|-----|

Proj#:598A  
 ~~~~~

| | | | | | | | | | |
|---|---|----|------|--------|--------|--|------|--------|--|
| 2 | 01/22/1996 | SH | 0.50 | 90.00 | 45.00 | | 0.50 | 45.00 | |
| | Activity Code: 75-Review Plans/Reports | | | | | | | | |
| | Comment: 1520 Powell St. Emeryville, former Chevron Asphalt Plant, review Sept/95 report | | | | | | | | |
| 3 | 12/02/1999 | SH | 2.00 | 100.00 | 200.00 | | 2.50 | 245.00 | |
| | Activity Code: 77-Meetings, Consultations | | | | | | | | |
| | Comment: Meeting with RWQCB (Ravi A & Curtis Scott); City of Emeryville (Claudia Cappio, Ignacio Dayrit & Maurice Kauffmann), Wareham Developer (Rich Robbins, Dan Nourse); Webcor Builders & Greg Gurss (Gettler Ryan representing Chevron) re: plan development, soil disposal & management. Solvent case; | | | | | | | | |
| 4 | 12/02/1999 | SH | 2.00 | 100.00 | 200.00 | | 4.50 | 445.00 | |
| | Activity Code: 75-Review Plans/Reports | | | | | | | | |
| | Comment: Reviewed case file for meeting. | | | | | | | | |

| | | | | | | | | | |
|-----|--|--|--|--|--|--|------|--------|-----|
| - - | SUBTOTAL CURRENT DAILIES, PROJECT 598A | | | | | | 4.50 | 445.00 | - - |
|-----|--|--|--|--|--|--|------|--------|-----|

Running Total for proj: 598A is 4.5 hours for 445.00 pag 1

* ERROR CODE OR BILLING DATE LEGEND:

1/1/97 and beyond: Already or nearly Debited

1/1/87: Ineligible for Debit: either no deposit or neg. closing balance.

1/*/86: Error codes: need fixing before debiting.

1/1/85: Pre 1997 DepRef work marked as Available for Debiting.

RECORDS BETWEEN REPRINTS:

| PROJ#: | StID: 4315 | | | | | | Total | Total |
|--------|--------------|------|------|--------|--------|-----|-------|---------|
| Date | Action Taken | Init | Time | \$Rate | Charge | | Time | Charges |
| ----- | ----- | --- | --- | --- | --- | --- | ----- | ----- |
| ----- | ----- | --- | --- | --- | --- | --- | ----- | ----- |
| ----- | ----- | --- | --- | --- | --- | --- | ----- | ----- |
| ----- | ----- | --- | --- | --- | --- | --- | ----- | ----- |
| ----- | ----- | --- | --- | --- | --- | --- | ----- | ----- |
| ----- | ----- | --- | --- | --- | --- | --- | ----- | ----- |

DRWrkSht; Rev 6/97

Current HazMat Dailies Statement Complete

TOTAL COUNTS: #Current Dailies: 4 Both Archived & Current: 17

Letter of Transmittal

Chevron U.S.A. Products Company
Northwest Region
P.O. Box 5004
6001 Bollinger Canyon Road, Bldg. L
San Ramon, CA 94583-0804
(510) 842-9500 Fax (510) 842-8252



ALCOA
HAZMAT
95 JAN 18 AM 7:52

Date: 1/10/95

To: Mr. Rich Hiatt
RW@CB-SF Bay Region

From: **Lucia R. Chou**
Project Engineer
(510) 842-9655

Subject: Former Chevron Facility #1001067, Emeryville, CA
Semi-Annual Groundwater Monitoring & Sampling Report
dated 11/30/94 by SES (10/94 Sampling event)

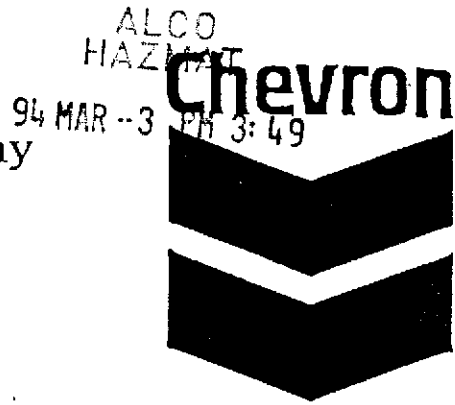
- As Requested
- For Your Information
- For Your Review & Comments
- For Your Use
- Return To You
- Return For Correction

Remarks:
Groundwater conditions remained relatively the same as
previous sampling events. Groundwater flow direction is to
the southwest, which again have remained consistent.
Due to AmTrack construction activities, we've lost a few
wells, most of them along Landregan Street. We do not
have any plans to replace the missing wells at this time.
If you should feel differently, please give me a call
and we can discuss your concerns. Next round of sampling
is scheduled for April 1995. Groundwater Sampling report
should be available by June.

SUSAN
✓ cc: Mr. Barney Chan, Alameda County Health, Oakland, CA.

Letter of Transmittal

Chevron U.S.A. Products Company
Northwest Region
P.O. Box 5004
2410 Camino Ramon
San Ramon, CA 94583-0804
(510) 842-9500 Fax (510) 842-8252



Date: March 2nd, 94

To: Mr. Rich Hiett
RioceCB - S.F. Bay Region

From: Lucia R. Chou
Environmental Engineer
(510) 842-9655

Re: Routine (Semi-annual) Groundwater Sampling Report - dated 2/11/94
Former Chevron Terminal # 1001067, Emeryville, CA
(January 94 Sampling event)

As Requested For your information For your review & comments

For your use Return to you Return for correction

Remarks:

Please note: Many of the on-site wells were
not located in January. Chevron will make
every attempt to uncover them and if
necessary abandon them properly. Next
round of sampling is scheduled for 7/94.
If you have any questions, please feel free
to call me. Thanks.

L. Chou

cc: Mr. Barney Chan - Alameda County Health.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

SITE INFORMATION

Chevron Asphalt Facility
1520 Powell St.
Emeryville 94608
Site Contact:
Site Phone :

SITE#: 598
PROJECT#: 598A
PROJECT TYPE: HRA
INSP: RAVI ARULANANTHAM
ACCT. SHEET PG #: _____

SEP 4315

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

CONTRACTOR INFORMATION

Geraghty & Miller, Inc.
1099 18th St., #2100
Denver CO 80202 #647
Contr. Contact:
Contr. Phone :

| Date | Action Taken | Time | | Hours Spent/ Depstd | Hour Balance | Money Spent/ Depositd | Money Balance |
|----------|--|-------|-------|------------------------|-----------------|-----------------------------|------------------|
| | | In | Out | | | | |
| | Balance from Prev. Page | | | | | | |
| 11/13/92 | Rcpt# U668850 Deposit of \$2,000.00 @ \$71/hour | | | +28.16 | | | |
| 1/27/93 | 77 meetings | | | 2 hr. | | | |
| 2/23/93 | 77 meetings | | | 4 hr. | | | |
| 4/22/93 | 73 Site visit | | | 3 hr. | | | |
| 4/23/93 | 73 Site visit | | | 4 hr. | | | |
| 4/26/93 | 73 Site visit | | | 3 hr. | | | |
| 4/27/93 | 73 Site visit | | | 4 hr. | | | |
| 5/14/93 | 75 Case review | | | 1 hr. | | | |
| 7.2.93 | 2 billing | | | | | | |
| | Project Completed | | | | | | |

PROJECT COMPLETED BY : *R Arulanantham*

DATE OF COMPLETION : 6/94

DATE SENT TO BILLING: 8/22/94

TOTAL COST OF PROJECT: _____

REFUND AMOUNT: _____

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

SITE INFORMATION

Chevron Asphalt Facility
1520 Powell St.
Emeryville 94608
Site Contact:
Site Phone :

| | |
|-------------------|-------------------|
| SITE#: | 598 |
| PROJECT#: | 598A |
| PROJECT TYPE: | HRA |
| INSP: | RAVI ARULANANTHAM |
| ACCT. SHEET PG #: | 1 |

4315

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

CONTRACTOR INFORMATION

Geraghty & Miller, Inc.
1099 18th St., #2100
Denver CO 80202 #647
Contr. Contact:
Contr. Phone :

| Date | Action Taken | Time | | Hours Spent/ Depstd | Hour Balnce | Money Spent/ Depositd | Money Balance |
|---------------------|--|-------|-------|---------------------|-------------|-----------------------|---------------|
| | | In | Out | | | | |
| | Balance from Prev. Page | | | | | | |
| 08/05/92 | Rcpt# U604972 Deposit of \$1,000.00 @ \$71/hour | | | +14.08 | | | |
| 8/6/92 | Previous staff meeting | | | 3 hrs | | | |
| 8-11-92 | 2 billing | | | | | | |
| 10/8/92 | Risk Assessment | | | 4 hrs | | | |
| 10/9/92 | Site visit | | | 3 hrs | | | |
| 10/14/92 | RWA/B meeting | | | 4 hrs | | | |
| 10-23-92 | 2 billing | | | | | | |
| 10/16/92 | 75, | | | 2 hr. | | | |
| 11/16/92 | Review of project | | | 3 hrs | | | |
| 10/28/92 | 77, | | | 2 hr | | | |
| 01/29/93 | 79, | | | 4 hr | | | |
| 7.2.93 | 2 Billing | | | | | | |
| | Project completed | | | | | | |

PROJECT COMPLETED BY : AR Arulanantham

DATE OF COMPLETION : 6/94

DATE SENT TO BILLING: 8/22/94

TOTAL COST OF PROJECT: _____

REFUND AMOUNT: _____

4542 398

ALAMEDA COUNTY HEALTH CARE SERVICES

HAZARDOUS MATERIALS DIVISION/ENVIRONMENTAL HEALTH SERVICES

SERVICE REQUESTED: Mitigation
 NAME OF SITE: Cherry Asphalt Facility
 ADDRESS: 1520 Powell St.
Emeryville
 CONTRACTOR: _____
 ADDRESS: _____

TELEPHONE # _____
 CONTACT PERSON: Sherwood Lovejoy Jr. TELEPHONE # _____
 DEPOSIT AMOUNT: \$700.00 DATE OF DEPOSIT: 6-26-89

| DATE: | ACTION TAKEN | IN | OUT | x \$53 | SUB/TOT | BALANCE |
|-----------------|--|-------------|-------------|----------|--------------|---------------|
| <u>4/15</u> | <u>Preliminary inspection / letter draft</u> | <u>1500</u> | <u>1600</u> | <u>1</u> | <u>56.00</u> | <u>644.00</u> |
| <u>* 2</u> | <u>Billing 2-13-90</u> | | | | | |
| <u>7/12/90</u> | <u>File/Report Review</u> | <u>1300</u> | <u>1400</u> | <u>1</u> | <u>60.00</u> | <u>584.00</u> |
| <u>11/8/90</u> | <u>meeting w/ C Alger, L. Marinacci</u> | <u>1500</u> | <u>1600</u> | <u>1</u> | <u>60.00</u> | <u>524.00</u> |
| <u>8/26/91</u> | <u>Meeting RB LC, OH</u> | <u>1000</u> | <u>1100</u> | <u>1</u> | <u>67.00</u> | <u>457.00</u> |
| <u>9/1/91</u> | <u>meeting w/ LC, RH</u> | <u>1000</u> | <u>1100</u> | <u>1</u> | <u>67.00</u> | <u>390.00</u> |
| <u>11/21/91</u> | <u>To Billing</u> | | | | | |
| | <u>Project completed</u> | | | | | |

PROJECT COMPLETED BY: R. Anleventer
 DATE OF COMPLETION: 6/94 DATE SENT TO BILLING: 8/22/94
 TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____

TO BE REPORTED WEEKLY TO THE ACCOUNTING DEPARTMENT FOR CASHFLOW ADJUSTMENT

Facsimile Cover Sheet



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

Telephone Number: (510) 842-9500

Fax Number: (510) 842-8252

Date: Oct. 21st, 1992 Fax Number: (510) 286-1380- RWQCB
(510) 569-4757- ACH

To: Rich Hiatt, RWQCB & Ravi Arulanatham - ACH

From: Lucia R. Chou, Environmental Engineer (510) 842-9655

Subject: Emeryville Asphalt plant - Correspondence
(Comments & response from the 10-14-92 mtg)
Per 10-21-92 phone conversation w/ Rich Hiatt.

Remarks: Clarification on correspondence procedures.

- 1) ACH will forward their written response to the RWQCB, cc: Chevron, addressing residual contamination (County is satisfied at this time that there is no threat to public health if re-developed into a commercial/retail use).
- 2) RWQCB will then in approx. 2 weeks respond to Chevron concurring with ACH's comments & recommendations. Additionally, RWQCB agreed that • No further soil remediation is needed • Re-development can proceed. However, a monitoring plan may need to be revised to further assess the groundwater quality. (Some

Number of pages including cover sheet: 1

Specific requirements will be listed)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

October 16, 1992

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

Lucia R. Chou
Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, CA 94583-0804

**RE: RISK ASSESSMENT FOR THE FORMER CHEVRON ASPHALT PLANT
1520 POWELL STREET, EMERYVILLE, CALIFORNIA**

Dear Ms. Chou:

This letter is to confirm the substantive points discussed at the recent Water Board meeting. In your risk assessment report you have evaluated the probability and the magnitude of adverse health effects to humans and the environment from potential exposure to various chemical residues found both in soil and shallow ground water at this site. The former Chevron asphalt plant is approximately 3 acres and the site is currently vacant. Chevron intends to redevelop this property into commercial or retail uses only.

This office is fully satisfied with the method of risk evaluation conducted for this site. We concur with your findings that significant exposures to construction workers and future building occupants are unlikely to result from the presence of residual chemicals in soil and groundwater. Therefore, no further soil remediation is necessary at this time, and this office has no objections for the redevelopment of this site to commence.

please be aware that this letter is limited only to the health risks associated with chemical residues found in the soil and groundwater. Further action may be required if information received subsequent to this letter indicates a need for it. If you have any questions, please call me at (510) 271-4320.

Sincerely,

Ravi Arulanantham, Ph.D., CHMM
Hazardous Materials Specialist

c: Richard Hiett, RWQCB
Dr. Shawn Sager, Geraghty & Miller, Inc.
CHEV.EMV

TRANSMITTAL LETTER

WESTERN GEOLOGIC RESOURCES, INC.

2169 E. Francisco Boulevard, Suite B

San Rafael, California 94901

415/457-7595

Fax: 415/457-8521

90 OCT 24 AM 10: 56

Attn *Dennis Byrnes*

Organization *Alameda Co. Hazardous MTHs*

Address *80 Swan Way St. 200
Oakland, CA 94621*

From *Chris Alger* Date *10/23/90*

Project Name / No. *Emeryville 1-045.41*

Subject *Former Chevron Asphalt Plant
Closure Plan*

We are sending

*Letter report dated 24 APRIL 1990 To Chevron
containing perimeter soil data as we
discussed 23 October 1990.*

*Note in the table the range
in oil and grease levels between
types on Analyses.*

Enclosed

Under separate cover
via

As

You requested

Per our telephone
conversation

Is required

We believe you may
be interested

Comments

Via

First Class Mail

Federal Express

Courier

UPS / next day air

UPS / 2nd day air

UPS / surface

For

Your information

Your use

Return to you

Please

Keep this material

Return by

Acknowledge receipt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

Certified Mailer # P 833 981 439

5 June 1989

Sherwood Lovejoy Jr.
Western Geologic Resources, Incorporated
2169 East Francisco Blvd.
Suite E
San Rafael, Ca. 94583

Subject: Soil Excavation Project at the former Chevron Asphalt
Facility located at 1520 Powell St. Emeryville.

Dear Mr. Lovejoy:

Thank you for the work plan submitted to our office in regards to the soil excavation/remediation project being conducted at the location listed above. Your plan has been reviewed and found to be acceptable to this agency.

A deposit of \$700.00 made payable to the County of Alameda should be sent to this office. This deposit is authorized by Section 3-141.6 of the Ordinance Code of the County of Alameda and is used to cover the expenses incurred by Alameda County personnel in the discharge of their oversight duties. Records are maintained of the time County employees commit to a project and the deposit is charged at a rate of \$56.00 per hour. Upon the completion of the project the balance of the deposit will be returned to you.

In accordance with Section 3-141.6 (a) of the Ordinance Code, we request that this deposit be paid within ten days of the date upon which you receive this letter. Failure to meet this deadline could void all prior approval and render any further construction or activity at this site unlawful.

Four underground storage tanks have been discovered during the implementation of this project. As discussed with Steve Williams and Christopher Alger at the job site, these tanks will require disposal as hazardous wastes. This office requests that an Alameda County Underground Storage Tank Closure Plan be submitted in regards to these tanks. The information provided by this document will be included into our records.

Sherwood Lovejoy Jr.
Western Geologic Resources, Inc.
2169 E. Francisco Blvd.
Suite E.
San Rafael, Ca. 94583
5 June 1989
Page 2 of 2.

A final area of concern to this agency is the encapsulated PCB site located along the northern boundary of the planned excavation. The work plan submitted for our review indicates that the excavation should stop far short of this area. However, as a precautionary measure in anticipation of the issue arising at some future date, we recommend that an analysis for the presence of PCB's be incorporated into the sampling program for this project. The area of the excavation in closest proximity to the encapsulated site would seem to be the obvious place in which to act on this suggestion.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

P 833 981 439

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

| | |
|---|----|
| Sent to | |
| Street and No. | |
| P.O., State and ZIP Code | |
| Postage | \$ |
| Certified Fee | |
| Special Delivery Fee | |
| Restricted Delivery Fee | |
| Return Receipt showing to whom and Date Delivered | |
| Return Receipt showing to whom, Date, and Address of Delivery | |
| TOTAL Postage and Fees | \$ |
| Postmark or Date | |

PS Form 3800, June 1985

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

1111 JACKSON STREET, ROOM 6040

OAKLAND 94607

Phone: Area Code 415
464-1255

June 2, 1989

File No. 1216.00(LF)

Sherwood Lovejoy
President, Western Geological Resources, Inc.
2169 E. Francisco Blvd.
San Rafael, CA 94901

Subject: Short-Term Discharge at 1520 Powell Street, Emeryville

Dear Mr. Lovejoy:

Staff of the Regional Board have reviewed your proposal submitted on behalf of Chevron Asphalt Laboratory in Emeryville to discharge water from a construction site at the subject property. As explained below, I hereby waive the need for waste discharge requirements for this discharge as covered by Regional Board Resolution No. 83-3, subject to a number of conditions. This Resolution allows for waivers for construction activities of short term duration where no adverse impacts on beneficial uses are expected. This waiver is conditional and may be terminated at any time if significant pollution is discovered or waiver conditions are not met.

I understand that releases from above-ground fuel storage tanks has been documented at the subject site. I also understand that soil contaminated with total petroleum hydrocarbons and halocarbons will be excavated and removed from this site. In addition, you have proposed the discharge of up to 75,000 gallons per day of treated excavation water to the storm drain system of the City of Emeryville. My understanding is that this discharge will be mitigated by the storage of the excavation water in a series of holding tanks, with treatment by granular activated carbon provided prior to discharge. I also understand that the local sewer system will not accept all of this proposed discharge.

The waiver of waste discharge requirements for this discharge contains the following conditions:

1. The water shall be treated with granular activated carbon and stored in a series of tanks as proposed prior to discharge.
2. Sampling of the water in each tank is required prior to discharge. Field analysis confirmed by quality assured laboratory analysis is acceptable after start-up sampling results are approved by Board staff. Samples shall be analyzed for total petroleum hydrocarbons, benzene, toluene, ethylbenzene and xylene, volatile organics, and metals with results reported to Board staff prior to staff approval of the discharge. A written monitoring report shall follow.

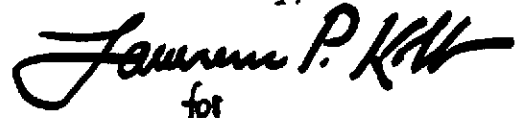
4/6 LARRY

-2-

3. No water shall be discharged if levels exceed the following:
 - a. Total Petroleum Hydrocarbons - 50 parts per billion
 - b. Benzene, toluene, xylene, ethylbenzene - 5 ppb per constituent
 - c. Any Volatile Organic - 5 ppb per constituent
4. This waiver expires August 15, 1989 or if terminated by the Board staff for noncompliance with the above conditions.

Please send monitoring results, and telephone results to Lester Feldman of my staff at (415) 464-1332.

Sincerely,



for

Steven R. Ritchie,
Executive Officer

cc: Larry Seto, Alameda County Health Dept.
Don M. Eisenberg, EOA Engineering
Lisa Marinaro, Chevron USA

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name 800 Chevron Asphalt Plant Today's Date 6/2/89

- II.A BUSINESS PLANS (Title 19)
- ___ 1. Immediate Reporting 2703
 - ___ 2. Bus. Plan Stats. 25503(b)
 - ___ 3. RR Cars > 30 days 25503.7
 - ___ 4. Inventory Information 25504(d)
 - ___ 5. Inventory Complete 2730
 - ___ 6. Emergency Response 25504(b)
 - ___ 7. Training 25504(c)
 - ___ 8. Deficiency 25505(a)
 - ___ 9. Modification 25505(b)

Site Address 1520 Powe Ct

City Emeryville Zip 94608 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

- II.B ACUTELY HAZ. MAT'L'S
- ___ 10. Registration Form Filed 25533(a)
 - ___ 11. Form Complete 25533(b)
 - ___ 12. RMPP Contents 25534(c)
 - ___ 13. Implement Sch. Req'd? (Y/N) _____
 - ___ 14. OffSite Conseq. Assess. 25524(c)
 - ___ 15. Probable Risk Assessment 25534(d)
 - ___ 16. Persons Responsible 25534(g)
 - ___ 17. Certification 25534(i)
 - ___ 18. Exemption Request? (Y/N) 25536(b)
 - ___ 19. Trade Secret Requested? 25538

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

3 UGT's encountered
 1) 55 gallon drum
 2) ~ 500 gallon
 3) truck fuel tank - discolored water

In regards to PCB encapsulated site. Excavation activity is not anticipated to reach this area, but northernmost areas of excavation should be screened for presence of PCB's.

Groundwater Technologies was consulting firm associated with UGT removal on East side of building (listed on plot plan)

III. UNDERGROUND TANKS (Title 23)

- General
- ___ 1. Permit Application 25284 (H&S)
 - ___ 2. Pipeline Leak Detection 25292 (H&S)
 - ___ 3. Records Maintenance 2712
 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670

- Monitoring for Existing Tanks
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual groundwater One time soils
 - 3) Daily Vadose One time soils Annual tank test
 - 4) Monthly Gndwater One time soils
 - 5) Daily inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
 - 6) Daily inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank teting
 - 8) Annual Tank Testing Daily inventory
 - 9) Other _____

- ___ 7. Precis Tank Test 2643
 Date: _____
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing . 2646
- ___ 10. Ground Water. 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit 2711
 Date: _____
 - ___ 14. As Built 2635
 Date: _____

Rev 6/88

Contact: Christopher Alger
 Title: Staff Geologist
 Signature: Chris Alger

Inspector: D. Byrne
 Signature: D. Byrne

II, III

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

II, III

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MAT'L

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|--|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Groundwater |
| | One time soils |
| | 5) Daily Inventory |
| | Annual tank testing |
| | Cont pipe leak det |
| | Vadose/gndwater mon. |
| 6) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 7) Weekly Tank Gauge | |
| Annual tank testing | |
| 8) Annual Tank Testing | |
| Daily Inventory | |
| 9) Other _____ | |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test 2643 |
| | Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing 2646 |
| <input type="checkbox"/> 10. Ground Water. 2647 | |
| <input type="checkbox"/> 11. Monitor Plan 2632 | |
| <input type="checkbox"/> 12. Access. Secure 2634 | |
| <input type="checkbox"/> 13. Plans Submit 2711 | |
| Date: _____ | |
| <input type="checkbox"/> 14. As Built 2635 | |
| Date: _____ | |

Site ID # _____ Site Name Chevron Asphalt Plant Today's Date 6/1/89
 Site Address 2169 Powell (1520?)
 City Emeryville Zip 94608 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans. Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Resource
Western Geologic consulting firm,
partially destroyed
1 waste oil tank discovered + crushed
on site removed + to be manifested
Tank discovered within ~~FE~~ Diesel
contaminated area. ~~same~~
Excavation to continue to a depth
of 6'
150 ppm measured with PID
2400 ppm diesel
60-25 ppm TCE - to be disposed
of under manifest to Class I
Project Manager Chris Alger.
Contaminated soil to be shipped to
Chevron facility in Richmond

II, III

Contact: _____

Title: _____

Signature: _____

State of California
Environmental Health Officer
[Signature]

Inspector: _____

Signature: _____

D Byrne

[Signature]

160 Spear Street, Suite 1380
San Francisco, California
94105-1535

415/957-0110

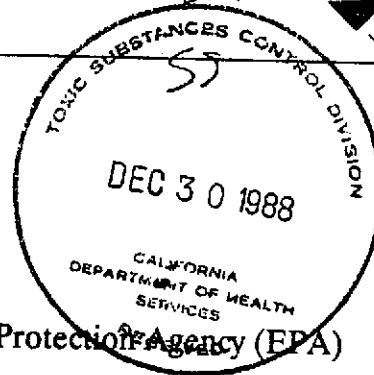
Chevron

File -
SMU



ICF TECHNOLOGY INCORPORATED

MEMORANDUM



TO: Paul La Courreye, U.S. Environmental Protection Agency (EPA)

FROM: Sonja Echeverria, ICF Technology, Incorporated *SEE*

DATE: September 1, 1988

SUBJECT: Review of the Preliminary Assessment of American Bitumals and Asphalt, prepared by Mark William of the California Department of Health Services, dated April, 1988.

EPA ID#: CAD982358665

THROUGH: Tom Beer, Ecology and Environment, Incorporated *JWB*

COPY: FIT Master File
Don Plain, California Department of Health Services

Summary

The preliminary assessment adequately addresses all information necessary to complete this section; however, the preliminary assessment indicates that site history is not well documented. The American Bitumals and Asphalt (American Bitumals) site is located at 1520 Powell Street in Emeryville, California. Available information suggests that American Bitumals and Asphalt was the initial occupant of 1520 Powell Street; however, the types of operations are not documented in the file. After the tenure of American Bitumals, the site was occupied by R.C. Nash. R.C. Nash supplied solvents to automobile service stations and repair shops until 1983. Solvents were reportedly stored in ten above-ground storage tanks. The volumes of these tanks are not known. File information suggests that Chevron USA bought the site from R.C. Nash and established the Chevron Emeryville Terminal and is occupied by the Chevron USA Incorporated Western Asphalt Laboratory. Large quantities of solvents (primarily trichloroethylene), thinners, and asphalt mixtures are reportedly stored on-site. Flammable liquids are stored in cabinets in the building, and combustible liquids are stored on a loading dock on the east side of the facility. File information suggests that Chevron USA hired Thomas D. Eychner Wrecking to remove two underground fuel storage tanks in August 1984. In March 1987, Thomas D. Eychner Wrecking removed the above ground storage tanks per request of the Chevron USA.

The American Bitumals site was identified as a potential hazardous waste site by Chevron USA. In 1985, Chevron USA prepared to transfer ownership of the site.

An assessment of potential ground-water contamination was necessary to complete the property transfer. On March 12 and 13, 1985, Chevron USA installed nine monitor wells on site. On April 26, 1985, McKesson Environmental Services sampled the monitor wells and analyzed the samples for purgeable organics, extractable organics, and polychlorinated biphenyls. The results indicated that the ground water beneath the facility was contaminated with up to 99 ppb benzene, 20 ppb chlorobenzene, 21 ppb 1,1-dichloroethane, 3 ppb 1,1-dichloroethene, 1200 ppb trans-1-3-dichloroethene (DCE), 160 ppb trichloroethene, 1500 ppb vinyl chloride, and 3100 ppb total hydrocarbons.

RCRA Status

The preliminary assessment adequately addresses this section. American Bitumals and Asphalt is not listed as a RCRA facility in the RCRA database; however, Chevron USA Incorporated Western Asphalt Laboratory is listed as a large quantity generator in the RCRA database (EPA #CAT080010846).

HRS Factors

The preliminary assessment adequately addressed information necessary to complete this section; however, the one-year, 24-hour rainfall and net precipitation values are incorrect. The values were amended by FIT. Ground water is found approximately two to three feet below ground surface in the East Bay Plain. Ground water in the East Bay Plain occurs in unconsolidated quaternary alluvium. Five formations overlie the bedrock (from upper layer downward): bay mud, the Merrit Sand, the Posey Formation, the San Antonio Formation, and the Alameda Formation. There are two aquifers beneath the site: the Merrit Formation and the Alameda Formation. The unsaturated zone beneath the site consists of clay, silty clay, and sandy clay with minor discontinuous sand and gravel lenses.

There is one known domestic well within two and one-half miles of the facility. The population served by ground water is low. Net precipitation is approximately five inches (1).

Temescal Creek, a surface water drainage channel, is located approximately 1600 feet south of the facility. The San Francisco Bay is approximately one half mile west of the facility. Beneficial uses of the Bay include wildlife and fish habitat, navigation, water and non-water contact recreation. Surface water is not used as a source of drinking water. Drinking water for the City of Emeryville is imported from the Sierra Nevada Mountains by the East Bay Municipal Utility District. The one year, twenty-four hour rainfall is approximately three inches (2).

Recommendations/Justifications

1. EPA

The preliminary assessment recommended no further action under CERCLA because the site does not appear to be eligible for inclusion on the National Priorities List. FIT concurs with this recommendation due to the following reasons:

- o low ground-water target population; and
- o low surface water target population.

2. State

A copy of this review will be sent to the California Department of Health Services for its consideration.

EPA Concurrence

| | <u>Initial</u> | <u>Date</u> |
|---------------------|-------------------|-------------------|
| No Further Action | <u><i>pl</i></u> | <u>12.8.88</u> |
| Medium Priority SSI | <u> </u> | <u> </u> |
| High Priority SSI | <u> </u> | <u> </u> |

References

1. Climatic Atlas of the United States. U.S. Department of Commerce, June 1968.
2. Rainfall Frequency Atlas of the United States. U.S. Department of Commerce: May 1961.



Chevron U.S.A. Inc.
2 Annabel Lane, Suite 200, San Ramon, CA 94583 • Phone (415) 838-5000

Clean-up
File 1520
Powell St
Emeryville

February 4, 1987

Marketing Operations
D. Moller
Division Manager, Operations
S. L. Patterson
Area Manager, Operations
C. G. Trimbach
Manager, Engineering

Mr. Edgar B Howell
State of California
Hazardous Waste Materials Division
Oakland, CA 93220

Re: Abandonment of Site
1520 Powell Street
Emeryville, California

Dear Mr. Howell:

This letter is to confirm our phone conversation of February 3, 1987 concerning Chevron's abandonment plan for the above facility. The bulk product storage facilities is the only portion that we are currently planning to remove. We anticipate beginning this project the last week of February '87 with completion approximately March 20, 1987. This section of the plant has not been in use for approximately the last four years. Prior to that time, the facility was used by a solvent jobber.

Chevron Asphalt Company is currently occupying some office and warehouse space on the front portion of this property. This area is not going to be disturbed during this project.

There currently are several observation wells on the property. These wells were installed to check for the possible incursion of PCBs onto the property from neighboring properties. No PCB contamination has been found. Also, no hydrocarbon contamination has shown in these wells either.

During our abandonment program at this site, any suspicion of hydrocarbon contamination will be addressed and a PLAN OF CORRECTION will be submitted to your office.

Your assistance is appreciated.

E. P. Durkin
E. P. DURKIN

RECEIVED
FEB 10 1987

EPD:ksb/ZK5-16
cc: Mr. C. R. Lupcho

HAZARDOUS MATERIALS/
WASTE PROGRAM