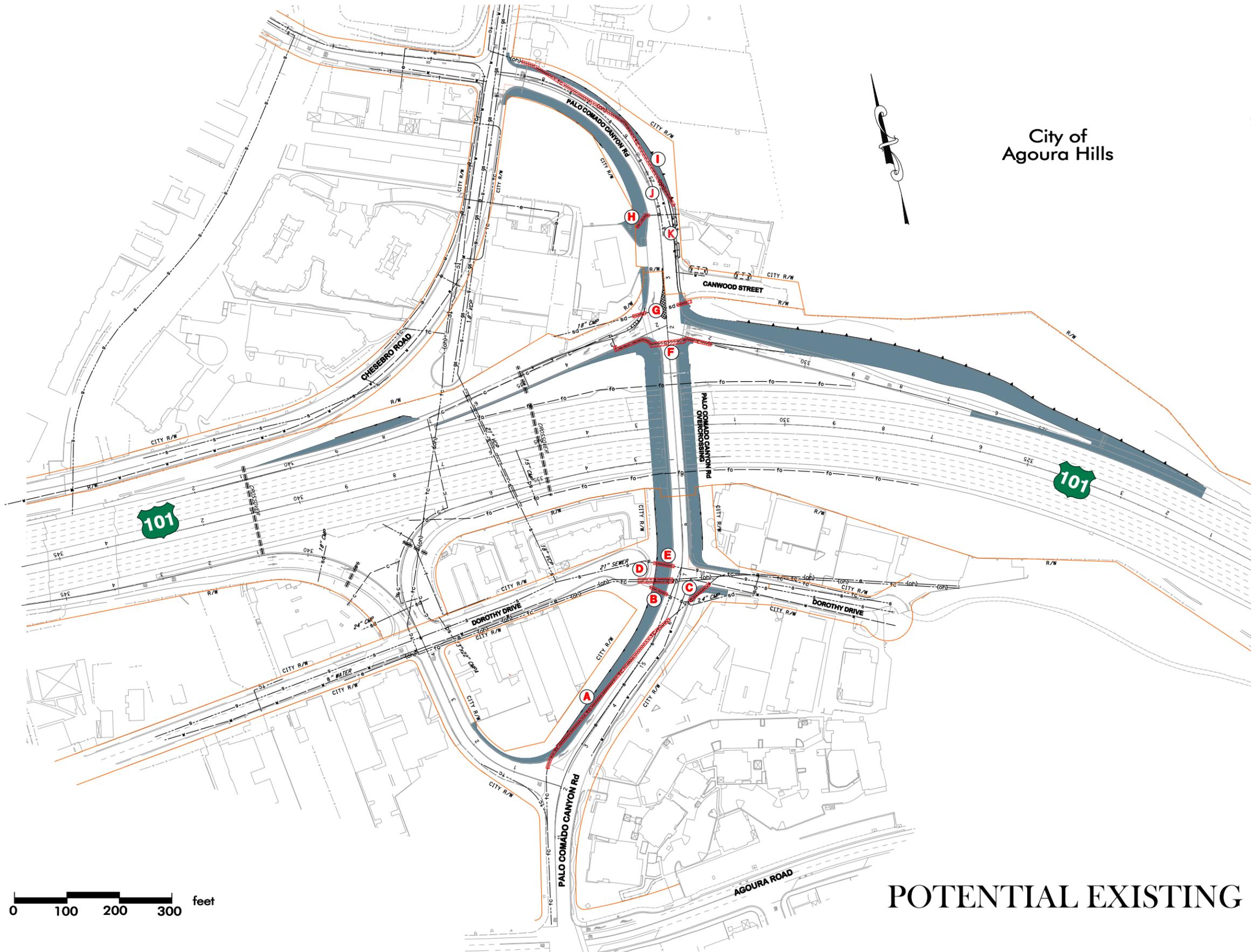




Palo Comado Canyon Road  Interchange



2/14/2011
K:\NSND_TRANS\099083012-US 101 Palo Comado CADD files San Diego\Exist Utility\725720_Expose\UT_al12.dgn



Note:

1. Locations of utility facilities shown were obtained from owners records, city record drawings and state as-built records. Existing utility facilities have not been positively located. Any utility information shown are approximate.
2. Locations of utility facility conflicts shown were identified using data described from note 1. Locations shown displays possible existing utility conflict and will be identified as potential conflict until utilities are positively located.

Legend:

- e ——— (oh) ——— Electric Overhead
- e ——— e ——— Electric
- w ——— w ——— Water
- s ——— s ——— Sewer
- gs ——— gs ——— Gas
- c ——— c ——— Traffic Comm
- fo ——— fo ——— Fiber Optic
- tc ——— (oh) ——— Telecommunication
- sd ——— sd ——— Storm Drain
- ===== Irrigation Crossover
- Location of potential existing utility conflict.
- Roadway/Structure Improvements

- (A)** Protect existing UG telephone line.
- (B)** Extend existing 24" storm drain.
- (C)** Protect existing UG telephone line.
- (D)** Relocate existing OH telephone and electric (69 KV) line. Relocate existing utility pole.
- (E)** Protect Existing 21" sewer.
- (F)** Protect existing UG traffic communication line.
- (G)** Extend storm drain.
- (H)** Protect UG electric.
- (I)** Relocate OH telecommunication line and poles.
- (J)** Protect existing 8" sewer.
- (K)** Protect existing water.



POTENTIAL EXISTING UTILITY CONFLICTS

Los Angeles County Department of Public Works

10163-7712

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SCHEDULE THE INTERESTED PARTY ON THE BACK PAGE OF THIS FORM	
REPORT DATE 02/15/96		CASE #		SIGNED <i>Jean Chavira-Flores</i>	
REPORTED BY	NAME OF REPORTING PERSON Jean Chavira-Flores		PHONE (310) 694-7452		SIGNATURE <i>Jean Chavira-Flores</i>
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Chevron U.S.A. Products Company		
ADDRESS P.O. Box 2833 La Habra CA 90632					
RESPONSIBLE PARTY	NAME Chevron U.S.A. Products Co. <input type="checkbox"/> UNKNOWN		CONTACT PERSON Jean Chavira-Flores		PHONE (310) 694-7452
	ADDRESS P.O. Box 2833 La Habra CA 90632				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Chevron Station 9-9693		OPERATOR Baldeep S. Bhullar		PHONE (818) 889-8881
	ADDRESS 527 N. Palomeda Street Agoura		CITY Los Angeles COUNTY 91301 ZIP		
IMPLEMENTING AGENCY	LOCAL AGENCY / AGENCY NAME Los Angeles Co. DOPW		CONTACT PERSON Carl Sjoberg		PHONE (818) 458 3539
					PHONE ()
SUBSTANCES INVOLVED	NAME gasoline				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	<input type="checkbox"/> UNKNOWN				
DISCOVERY/ABATEMENT	DATE DISCOVERED 02/13/96		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER Visual/Lab Analysis		
	DATE DISCOVERY BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> OTHER Historical release		
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CASE TYPE CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	REMEDIAL ACTION CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
COMMENTS					

01562912

L 405 149



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

MAY 29 1996

Mr. F. Scott Small
P.O. Box 2833
La Habra, CA 90632

IN REPLY PLEASE
REFER TO FILE **EP-1**

010053-009912

Dear Mr. Small:

**HAZARDOUS MATERIALS UNDERGROUND STORAGE
SITE ASSESSMENT/REMEDIAL ACTION PLAN CLOSURE CERTIFICATION
FACILITY LOCATION: 5221 NORTH PALO COMADO CANYON, AGOURA HILLS (5H)
CLOSURE APPLICATION NUMBER: 140960**

This office has reviewed the final report dated May 13, 1996 required as a part of the subject site assessment/remedial action plan. Based on the information submitted, this letter confirms the completion of site investigation and remedial action at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is our position that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present or future operations at this site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings or site usage.

If you have any questions regarding this matter, please contact Mr. Ben Peralta at (818) 458-3513, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

CARL W. SJOBERG
Chief, Industrial Waste Planning & Control
Environmental Programs Division

SI105A REV. 10/95
C163834

cc: California Regional Water Quality Control Board
Gustavo Quintero, Bechtel Environmental, Inc.

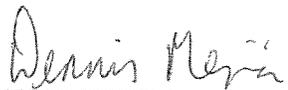
**RESULTS OF FIELD ACTIVITIES REPORT
and
CLOSURE REQUEST
for
CHEVRON STATION NO. 9-9693
5221 North Palo Comado Canyon Road
Agoura Hills, California**

**Los Angeles County Department of Public Works
File No. EP-1 010053-009912**

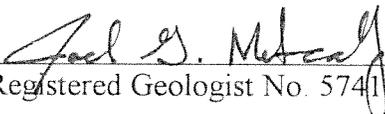
Bechtel Project No. 21582-099-693

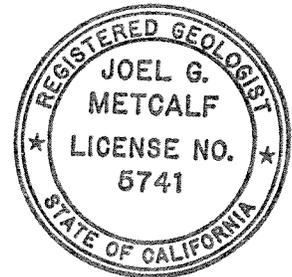
May 13, 1996

Prepared by: Dennis Mejia


Remediation Engineer, EIT

Reviewed by: Joel G. Metcalf


Registered Geologist No. 5741



*Bechtel Environmental, Inc.
12440 East Imperial Highway
Norwalk, California 90650*

EXECUTIVE SUMMARY

Bechtel Environmental, Inc. (BEI) has prepared this report on behalf of Chevron Products Company (Chevron) to summarize the results of recent field activities conducted at:

**Chevron Service Station No. 9-9693
5221 North Palo Comado Canyon Road
Agoura Hills, California.**

- In February 1996 BEI collected soil samples from beneath the four fuel-dispenser islands and associated product-piping during the removal and replacement of these facilities as part of the service station renovation. Petroleum hydrocarbons were detected in the vicinity of the northwest, the northeast, and the southeast fuel-dispenser islands. Trace levels of hydrocarbons were also detected beneath the southwest fuel-dispenser island at a maximum concentration of 0.036 mg/kg for total xylene compounds; TPHg and benzene were not detected beneath the southwest dispenser island.
- Remedial excavation was performed to remove petroleum hydrocarbons in soil in the vicinity of the northwest, the northeast, and the southeast fuel-dispenser islands. Remedial excavation in the vicinity of the southeast fuel-dispenser island also included excavation of soil from two adjacent areas along the route of the associated product-piping. A total of 567.82 tons of soil was excavated and removed from the site.
- Confirmation soil samples collected from the bottom and sidewalls of the remedial excavations showed that BTEX compounds were present at a maximum concentration of 0.022 mg/kg; TPHg was not detected in any of the confirmation samples. The remedial excavations were backfilled with clean soil.
- In March 1996 the three underground storage tanks (USTs) at the site were temporarily removed during the installation of a tank level monitoring (TLM) system. Soil samples collected from the bottom of the UST pit showed petroleum hydrocarbons were present beneath the easternmost tank at a maximum concentration of 1.8 mg/kg for TPHg and 0.016 mg/kg for benzene, and beneath the south-end of the westernmost tank at a maximum concentration of 80 mg/kg for TPHg and 0.17 mg/kg for benzene. Petroleum hydrocarbons were not detected beneath the north-end of the westernmost tank, or beneath the center tank.
- Site soils are predominantly comprised of lean sandy clay. Ground water was not encountered to the maximum depth explored of 15 feet.

Based on the remedial excavation of the hydrocarbon-bearing soils in the vicinity of the fuel-dispenser islands, the low concentrations of the hydrocarbons remaining in soil beneath the USTs, the clayey nature of the site soils, and the absence of evidence of groundwater impact at the site, **Site Closure**, or **No Further Action** regarding this site, is requested.

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- FIGURE 2 Site Plan, Showing Fuel-Dispenser and Product-Piping Soil Sample Locations
- FIGURE 3 Site Plan, Showing Remedial Excavation and Temporary UST Removal Soil Sample Locations

TABLES

- TABLE 1 Analytical Laboratory Results for Fuel-Dispenser and Product-Piping Soil Samples Collected by Bechtel Environmental, Inc.
- TABLE 2 Analytical Laboratory Results for Remedial Excavation Confirmation and Temporary UST Removal Soil Samples Collected by Bechtel Environmental, Inc.
- TABLE 3 Analytical Laboratory Results for Stockpile Soil Samples Collected by Bechtel Environmental, Inc.

APPENDICES

- APPENDIX A Case Closure Summary
- APPENDIX B BEI Exploratory Boring Log
- APPENDIX C Certified Analytical Reports and Chain-of-Custody Documentation
- APPENDIX D Air Monitoring Records
- APPENDIX E Non-Hazardous Waste Manifests

1.0 INTRODUCTION

Bechtel Environmental, Inc. (BEI) has prepared this report on behalf of Chevron Products Company (Chevron) to summarize the results of recent field activities conducted at the subject site.

The purpose of the recent field activities was to observe and document the removal of the service station fuel-dispenser islands and associated product-piping, and to collect soil samples for laboratory analysis. Additional soil samples were collected during the temporary removal of the three underground storage tanks (USTs) during the installation of a tank level monitoring (TLM) system at the site. The scope of our work included:

- providing environmental compliance assistance to Chevron during the facilities upgrade and service station remodeling activities,
- collecting soil samples from beneath the fuel-dispenser islands and associated product-piping,
- collecting soil samples from beneath the temporarily removed USTs,
- collecting soil samples from stockpiles of the excavation spoils,
- chemical analysis of the soil samples,
- analysis of the data obtained, and
- preparation of this report.

This report was developed in general accordance with the 1989 (current) version of the State of California Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual; the 1995 Los Angeles Regional Water Quality Control Board Interim Site Assessment and Cleanup Guidebook; and the 1994 State of California Code of Regulations Title 23, Division 3, Chapter 16, Underground Storage Tank Regulations. A LUFT case closure summary is included in Appendix A.

Inquiries regarding the current status of assessment activities at this facility should be directed to:

Gustavo Quintero Bechtel Environmental, Inc. 12440 East Imperial Highway Norwalk, California 90650 telephone (310) 807-2289

F. Scott Small Chevron USA Products Company 1300 South Beach Boulevard La Habra, California 90631 telephone (310) 694-7304
--

2.0 SITE DESCRIPTION

The subject site is located at 5221 North Palo Comado Canyon Road in Agoura Hills, California (Figure 1). The site occupies the northwest corner of the intersection of Palo Comado Canyon Road and the northbound on/off-ramps of US Highway 101 (Figure 2). The site is bordered by vacant lots on the north and west, and by North Palo Comado Canyon Road on the east and the north-bound on-ramp of US Highway 101 on the south. A Texaco Oil service station is located about 300-feet

northeast of the subject site at 5226 Palo Comado Canyon Road. The site is located in the northeast quarter of the northwest quarter of Section 26, Township 1 North, Range 18 West, Calabasas Quadrangle, San Bernardino Base and Meridian. The site is at an elevation of approximately 925 feet above mean sea level; regional drainage is toward the west (US Geological Survey, 1952).

The subject property is the site of Chevron Service Station No. 9-9693. The site is currently an operating service station with four automotive fuel-dispenser islands and three 10,000-gallon USTs containing gasoline (Figure 2). The ground surface over the USTs and around the fuel-dispenser islands is paved with concrete; the remainder of the property is paved with asphalt. The site is essentially level; surface drainage is toward the east.

2.1 Geology

The subject site is located in the western Transverse Ranges geomorphic province of California (Norris and Webb, 1990). The site is on the north flank of the Santa Monica Mountains, about 2 miles south of the crest of the Simi Hills (US Geological Survey, 1952). The site is at the east edge of a small valley located where Palo Comado and Chesseboro canyons join Lindero Canyon.

The site occupies the south limb of a small syncline which is part of the roughly east-west trending set of folds which make up the Simi Hills. The site is about 1 mile northwest of the northern projection of the north-striking Liberty Canyon Fault, and about 7 miles north of the east-west striking Malibu Coast Fault (Dibblee, 1992).

The site is underlain by Quaternary alluvium comprised of lean sandy clay, and is located west of and adjacent to a hillside comprised of north-dipping clay shale rocks of the Tertiary upper Topanga Formation (Dibblee, 1992).

2.2 Hydrogeology

The State Department of Water Resources has divided California into 12 Hydrologic Study Areas. The subject site is located in the South Coastal Hydrologic Study Area, in the Conejo-Tierra Rejada Volcanic Areas Groundwater Basin (California Department of Water Resources, 1975). The site is located about 0.1 mile east of Lindero Canyon Creek, approximately 7.5 miles north of the Pacific Ocean and approximately 6.8 miles east of Lake Sherwood reservoir.

Ground-water was not encountered at the site to the maximum depth explored of 15 feet below ground surface (bgs). The depth-to-water in the vicinity of the Texaco Oil service station located about 300-feet northeast of the subject site was measured on August 29, 1995, and determined to range from about 5 to 17 feet bgs. The direction of groundwater flow beneath the Texaco station is toward the west (TRAK Environmental, 1995).



3.0 RESULTS OF RECENT FIELD INVESTIGATION

In February 1996 the USTs and product-piping at the site were emptied of their contents, and the concrete and fill material above the USTs were removed by the excavation contractor, Dependable Equipment, Inc. The four fuel-dispenser islands and associated double-walled fiberglass product-piping were removed and replaced during the facilities upgrade. A tank level monitoring (TLM) system was also installed around the three existing 10,000-gallon double-walled steel/fiberglass composite USTs as part of the station renovation. While the USTs were uncovered for installation of the TLM-system, rainfall runoff was inadvertently allowed to flow into and partially fill the UST pit, causing the empty tanks to float and requiring that the USTs be reset. In order to accomplish this the USTs had to be temporarily removed from the UST pit.

Soil samples were obtained from beneath the fuel-dispenser islands, the product-piping, and the temporarily removed USTs using a hand-trowel to collect soil from the bucket of a backhoe excavator. Also, one hand-auger boring was excavated adjacent to the southeastern fuel-dispenser island (Appendix B). Soil samples were collected from the soil stockpiles using either a hand-trowel or a hand-auger. All soil samples collected during UST removal activities were tightly packed into glass jars in such a way that no headspace remained. The jars were then sealed with a plastic lid, labeled, sealed in a plastic bag, and placed on ice in an insulated container pending transport to the laboratory for analysis. Sampling equipment was washed in a non-phosphate solution and rinsed in de-ionized water prior to each sampling event.

The soil samples selected for analysis were tested for total petroleum hydrocarbons as gasoline (TPHg) by US Environmental Protection Agency (EPA) Method 8015 modified, and for benzene, toluene, ethylbenzene, and total xylene (BTEX) compounds by EPA Method 8020.

All analytical work was performed by a laboratory certified by the State of California Department of Health Services for the appropriate chemical analyses. All samples were accompanied by appropriate chain-of-custody documentation. Chain-of-custody forms and certified analytical reports from the testing laboratory are included herein as Appendix C.

3.1 Air Monitoring

Air monitoring of volatile organic compound (VOC) emissions was performed by BEI during the facilities upgrade at the subject site in accordance with the South Coast Air Quality Management District Rule 1166. A Photovac Microtip™ portable photo-ionization detector (PID) was used to measure the concentrations of VOCs in air in parts per million by volume (ppm_v). The PID was calibrated to a span gas of 50 ppm_v hexane in air. Readings of VOC soil emissions were logged by a BEI representative, and are included herein as Appendix D.

3.2 Fuel-Dispenser Island and Product-Piping Soil-Sampling

On February 9, 1996, a total of 20 soil samples were collected from the vicinity of the four fuel-dispenser islands and associated product-piping (Figure 2). Soil samples were collected at depths ranging from 3 to 10 feet bgs. Petroleum hydrocarbons were detected in the vicinity of the northwest, the northeast, and the southeast fuel-dispenser islands. These soil samples showed maximum petroleum hydrocarbon concentrations of 500 milligrams per kilogram (mg/kg) for TPHg and 0.73 mg/kg for benzene (Table 1). Soil from the removal of the fuel-dispenser islands and associated product-piping was stockpiled on-site pending the results of laboratory analytical testing (Figure 2).

3.3 Remedial Excavation and Confirmation Soil-Sampling

On February 14, 1996, petroleum hydrocarbon-bearing soil was excavated from the vicinity of the northwest, the northeast, and the southeast fuel-dispenser islands. Remedial excavation in the vicinity of the southeast fuel-dispenser island included excavation of soil from two adjacent areas along the route of the associated product-piping. Based on visual inspection of the excavated soil and degree of PID response, the remedial excavations were halted at maximum depths ranging from 3 and 7 feet bgs. Excavated soil was stockpiled on-site pending the results of laboratory analytical testing (Figure 3).

On February 14, 1996, a total of 14 confirmation soil samples were collected from the bottom and sidewalls of the remedial excavations (Figure 3). The confirmation samples showed maximum BTEX compounds concentrations of 0.022 mg/kg for toluene; benzene was detected at a maximum concentration of 0.011 mg/kg. TPHg was not detected above the laboratory reporting limit in any of the confirmation samples (Table 2).

3.4 Temporary UST Removal Soil-Sampling

Rainfall runoff which was inadvertently allowed to flow into and partially fill the UST pit caused the empty tanks to float. This required that the USTs be temporarily removed from the UST pit. On March 5, 1996, six soil samples were collected from beneath the USTs during the tank-resetting activities (Figure 3). These samples showed petroleum hydrocarbons were present beneath the easternmost tank at a maximum concentration of 1.8 mg/kg for TPHg and 0.016 mg/kg for benzene, and beneath the south-end of the westernmost tank at a maximum concentration of 80 mg/kg for TPHg and 0.17 mg/kg for benzene. Petroleum hydrocarbons were not detected above the laboratory detection limit beneath the north-end of the westernmost tank, or beneath the center tank (Table 2).

3.5 Fate of Soil Stockpiles

Approximately 400 cubic yards of soil and sand backfill were generated during the facilities upgrade and service station renovation and were stockpiled on-site (Figures 2 and 3). Representative soils samples were collected from each stockpile and submitted for laboratory analysis (Table 3).

Soil stockpiles showing significant concentrations of petroleum hydrocarbons were subsequently removed from the site. Stockpiles SP1 and SP3 (123.21 tons) was transported to the Laidlaw Environmental facility in Buttonwillow, California, and stockpiles SP6 and SP8 (444.61 tons) was transported to TPS Technologies, Inc. in Adelanto California (refer to the Non-Hazardous Waste Manifests in Appendix E). The remaining soil was used to backfill the various excavations at the site.

4.0 SUMMARY AND CONCLUSIONS

In February 1996 BEI collected soil samples during the removal of four fuel-dispenser islands and associated product-piping during the upgrade of these facilities as part of the service station remodeling activities (Figure 2). Petroleum hydrocarbons in soil were detected in the vicinity of the northwest, the northeast, and the southeast fuel-dispenser islands. Trace levels of hydrocarbons were also detected beneath the southwest fuel-dispenser island at a maximum concentration of 0.036 mg/kg for total xylene compounds; TPHg and benzene were not detected in the vicinity of the southwest dispenser island (Table 1).

Remedial excavations were performed to remove petroleum hydrocarbons in the vicinity of the northwest, the northeast, and the southeast fuel-dispenser islands (Figure 3). A total of 567.82 tons of hydrocarbon-bearing soil was excavated and removed from the site. Confirmation soil samples collected at the bottom and sidewalls of the excavations showed maximum petroleum hydrocarbon concentrations of 0.022 mg/kg for BTEX compounds; TPHg was not detected above the laboratory reporting limit (Table 2).

In March 1996 the three exposed USTs were dislodged when rainfall runoff entering the UST pit caused the tanks to float. Soil samples collected during the resetting of the USTs showed maximum petroleum hydrocarbon concentrations of 80 mg/kg for TPHg and 0.17 mg/kg for benzene (Figure 3 and Table 2).

Site soils are predominantly comprised of lean sandy clay. Ground water was not encountered to the maximum depth explored of 15 feet. However, the depth-to-water at a Texaco Oil service station located about 300 feet northeast of the subject site was measured on August 29, 1995, and determined to range from about 5 to 17 feet bgs.

Based on the remedial excavation of the hydrocarbon-bearing soils in the vicinity of the fuel-dispenser islands, the low concentrations of the hydrocarbons remaining in soil beneath the USTs, the clayey nature of the site soils, and the absence of evidence of groundwater impact at the site, **Site Closure**, or **No Further Action** regarding this site, is requested.

5.0 REPORT LIMITATIONS

This report has been prepared by BEI for the use of Chevron and is not intended to be relied upon by third parties. Further, this report is based on a limited review of site data and conditions and other information generally applicable as of the date such data was obtained. Except where specifically stated to the contrary, the information contained herein was provided to BEI by Chevron or others and has not been independently verified or otherwise examined by BEI to determine its accuracy or completeness.

Data on site conditions such as geological, geotechnical, ground water, and other substances and material can vary depending on the times when and locations where such data were obtained. This limitation on the data can cause uncertainty with respect to the interpretation of conditions at this site. The results of activities described in this report will not quantify with certainty the extent of contamination.

6.0 REFERENCES CITED

California Department of Water Resources (1975). California's Ground Water, *California Department of Water Resources Bulletin No. 118*; Sacramento, California.

Dibblee, T. W. (1992). *Geologic Map of the Calabasas Quadrangle*; Dibblee Geological Foundation, Santa Barbara, California.

Norris, R. M. and Webb, R. W. (1990). *Geology of California*, second edition; Wiley and Sons, Inc., New York.

TRAK Environmental Group, Inc. (1995). Third Quarter 1995 Groundwater Monitoring Report, Texaco Service Station, 5226 Palo Comado Road, Agoura Hills, California; unpublished consultant report dated September 25.

US Geological Survey (1952). Calabasas, California 7.5-Minute Topographic Quadrangle Map; Photorevised 1967.



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909.335.6116 TEL.
909.335.6120 FAX

September 17, 2003

Mr. Mark Sigler, P.E.
Chevron Environmental Management Company
145 South State College Boulevard, 4th Floor
Brea, California 92821

RE: BASELINE SITE ASSESSMENT
Chevron Service Station No. 9-9693
5221 Palo Comado Canyon Road, Agoura Hills, California
SECOR Job No.: 04CH.99693.00

Dear Mr. Sigler:

At the request and authorization of Chevron Environmental Management Company (Chevron), SECOR International Incorporated (SECOR) has completed a Baseline Site Assessment at Chevron Service Station No. 9-9693 located at 5221 Palo Comado Canyon, in the City of Agoura Hills, California (the Site). A Site Location Map is included as Figure 1 of the attached report. This Baseline Site Assessment was conducted in accordance with established Chevron guidelines for Property Transfer: Baseline Assessment Process. The purpose of the assessment was to obtain additional data on soil quality prior to the completion of a proposed property transaction.

A brief discussion of the findings of SECOR's subsurface investigation and associated historical research for the Site and surrounding properties is presented in the following executive summary.

EXECUTIVE SUMMARY

Chevron Service Station No. 9-9693 is an active retail gasoline service station. Internal Chevron records reviewed by SECOR show that the Site has been occupied by an operating retail gasoline station since at least 1965.

The Los Angeles County Department of Public Works (LACDPW) issued a "No Further Action" letter for the Site on May 29, 1996. However, according to the Geotracker web site, Chevron No. 9-9693 has an open soil-only case (R-09912) with the Los Angeles Regional Water Quality Control Board (LARWQCB).

SECOR's subsurface investigation at the Site consisted of the completion of eight exploratory soil borings (BA-1 through BA-8) in the locations of existing underground storage tanks (USTs), associated product delivery piping, dispenser islands, and former underground clarifier (oil/water separator) and former hydraulic lift. Boring locations are illustrated on Figure 2 of the attached report.

Soil sediment types encountered during SECOR's field investigation consisted primarily of clays and silts with some sand to the maximum explored depth of approximately 40 feet below ground surface (bgs). Groundwater was not encountered during drilling.

Chemical analysis of collected soil samples showed the presence of total petroleum hydrocarbons as gasoline range organics (TPH-GRO) in five soil samples. The maximum concentration of TPH-GRO was detected in soil collected from boring BA-4 (near the northeastern dispenser island) at 2.2 milligrams per kilogram (mg/kg) at a depth of 30 feet bgs; however the soil sample collected at 34 feet bgs did not

contain TPH-GRO above the laboratory reporting limit. Soil collected from a depth of 30 feet bgs in boring BA-4 also contained benzene, ethyl benzene, toluene, and xylenes (BTEX) at concentrations of 10 micrograms per kilogram ($\mu\text{g}/\text{kg}$), 4.3 $\mu\text{g}/\text{kg}$, 110 $\mu\text{g}/\text{kg}$ and 13 $\mu\text{g}/\text{kg}$, respectively.

The fuel oxygenate MTBE was detected in one soil sample from BA-6 at 10 feet (near the southeastern dispenser island) at a concentration of 210 $\mu\text{g}/\text{kg}$. However, the next soil sample collected at a depth of 33 feet bgs did not contain detectable concentrations of any petroleum hydrocarbon constituents. No other fuel oxygenates or ethanol were detected in soil.

Total petroleum hydrocarbons as diesel range organics (TPH-DRO) were detected in two soil samples at a maximum concentration of 4.2 mg/kg in soil collected from boring BA-7 (near the former clarifier [oil/water separator]) at a depth of 15 feet bgs. Total petroleum hydrocarbons as oil range organics (TPH-ORO) were detected in four soil samples at maximum concentration of 19 mg/kg in soil collected from boring BA-7 at a depth of 15 feet bgs. The soil sample was also analyzed for VOCs and Title 22 Metals. VOCs and Title 22 Metals were not detected above levels of regulatory concern. Title 22 Metals were not detected at or above levels of regulatory concern.

TPH-ORO were also detected in soil collected near the former hydraulic lift at a maximum concentration of 17 mg/kg in soil sample BA-8-5. The sample was subsequently analyzed for polychlorinated biphenyls, which were not detected above laboratory reporting limits.

Although station operation dates back to at least 1965, tank integrity reports for the Site date back to August of 1981. A December 1982 report stated that the 9,000-gallon unleaded and the 8,000-gallon regular steel tanks leaked through corrosion holes. The tanks were replaced with two 10,000-gallon fiberglass tanks. In January 1986, an underground product line leak was reported when used oil was discovered in a test well. In February 1987, a leak was reported to the LACDPW. In June 1988, new double-wall tanks were reportedly installed. In April 1996, most of the dispensers failed wet-pressure tests. Beginning in December 2000, the supreme tank and regular unleaded tank periodically failed initial test in pressure decay tests. However, the tanks passed when retested after faulty parts were replaced. In May 2002, dispensers 1 through 8 failed wet-tests. Defective parts were replaced, and the dispensers passed on June 3, 2003.

According to information provided by the ChevronTexaco Loss Prevention Division, three reports were on file for the Site. In 1981, water was reported in the unleaded tank. In 1987, a tank failure was reported for the supreme unleaded tank, which concurs with the tank integrity information listed above. In 1996, contaminated soil was discovered during a tank level monitoring project.

Information provided by Environmental Data Resources, Inc. (EDR) and the LACDPW, suggests that no groundwater wells are located within a 1-mile radius of the Site. Groundwater was not encountered beneath the Site during baseline site assessment activities to an explored depth of 40 feet bgs; however, data collected from a nearby Texaco station suggests that local groundwater flows to the southwest with depth to groundwater ranging from 4.6 to 17.5 feet bgs.

No facilities were identified within 1-mile of the Site as having a potential release to the environment that could potentially impact soil and/or groundwater quality beneath the Site.

Three sensitive receptors were identified within 1/4-mile (1,320 feet) down- or cross gradient of the Site. The closest sensitive receptor, Herschel Day School West, is located approximately 300 feet east and crossgradient from the Site.

Mr. Mark Sigler, P.E.
September 18, 2003
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A copy of this report is being forwarded to the California Regional Water Quality Control Board, as per the request of the Chevron project manager, YM Tuan.

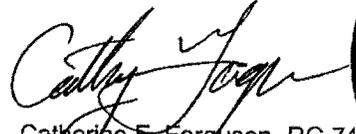
The information presented in this report is valid as of the date our exploration was performed. Site conditions may alter with time; consequently, the findings presented herein are subject to change.

SECOR appreciates the opportunity to work on this investigation project. Should you have any questions concerning the information provided herein or in the accompanying report, please contact Cathy Ferguson at (651) 653-9112 or Peter Bergeron of SECOR at (909) 335-6116.

Respectfully,

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1.0 INTRODUCTION

This report documents the procedures and results of a Baseline Site Assessment completed by SECOR International Incorporated (SECOR) for Chevron Service Station No. 9-9693 (the Site) located at 5221 North Palo Comado Canyon Road in Agoura Hills, California. Attached Figure 1, Site Location Map, indicates the location of the Site with respect to nearby identifiable features and roadways. Eight exploratory soil borings (BA-1 through BA-8) were advanced under SECOR's supervision on August 18 and 19, 2003, at the locations illustrated on attached Figure 2, Site Map.

SECOR's work at the Site was conducted in general accordance with established Chevron guidelines for Property Transfer: Baseline Assessment Process. The purpose of the assessment was to obtain additional data on soil quality prior to the completion of a proposed property transaction.

1.1 CURRENT AND HISTORIC SITE DESCRIPTION AND OPERATIONS

Chevron Service Station No. 9-9693 is an operating retail gasoline service station located at the northwest corner of North Palo Comado Canyon Road and the Highway 101 (Ventura Freeway) on-ramp, in Agoura Hills, California. The most current Ground & Grade Plan provided by Chevron shows that existing facilities include three 10,000-gallon double-wall Joor fuel underground storage tanks (USTs) containing various grades of unleaded gasoline, double-wall fiberglass product and single-wall fiberglass vent and vapor recovery piping, and four fuel dispenser islands (each with two fuel dispensers). The fuel USTs are located near the center of the north end of the property and aligned roughly north to south (parallel to North Palo Comado Canyon Road). Two fuel dispenser islands are located on the north-central portion of the property, between the fuel USTs and the building; and two islands are located in the south-central portion of the property south of the building. Both sets of dispenser islands are aligned roughly east to west, perpendicular to Palo Comado Canyon Road. The building for the Site, a convenience store, is located near the center of the property, between the two sets of fuel dispenser islands, and aligned roughly east to west (Chevron, 1996).

An April 16, 1965, Survey Map for the Site showed that the property, as it exists today, was originally two separate lots. The original lot line was present near the center of the property, north to south. A single-story wood residential structure was present on the northern lot. The southern lot was vacant, undeveloped land with a soil type described as compacted fill (Fred Finer, 1965).

A December 16, 1965, Corrected Ground Plan for the Site showed the same property boundaries as described above. A retail gasoline service station is located on the southern lot. The building for the Site, a garage, is present in the southwest corner of the property, with the long axis of the building trending north to south. Located inside the building is one underground hydraulic lift, and what appears to be a clarifier (oil-water separator). A 1,000-gallon used oil UST is located on the north side of the building, at the northeast corner, and aligned roughly east to west. Three fuel USTs (one 4,000-gallon tank, one 8,000-gallon tank and one 10,000-gallon tank) are present in the southeast portion of the property, and aligned roughly north to south. Two fuel dispenser islands, each with three dispensers, are present in the north-central portion of the property, and aligned roughly east to west (Standard Oil Company of California Western Operations, Inc. [Standard Oil], 1965).

With the exceptions as noted below, a November 17, 1986, Site Survey Map for the Site showed the same property boundaries and station configuration as described above (Tri State Engineering Company, 1986). However, the number and size of the fuel USTs is not shown on the drawing, the building is shown as a "single-story, metal building", and the location of the used oil UST is ambiguous. A concrete slab is present on the north side of the building, at the northeast corner.

The locations of current and known previous surface and subsurface structures at the Site are illustrated on attached Figure 2.

1.2 REGIONAL AND LOCAL GEOLOGY

The Site is located in the western Transverse Ranges geomorphic province of California (Norris and Webb, 1990). The Site is on the north flank of the Santa Monica Mountains, about 2 miles south of the crest of the Simi Hills (United States Geological Survey [USGS], 1952). The Site is at the east edge of a small valley located where Palo Comado and Chesseboro canyons join Lindero Canyon.

The Site occupies the south limb of a small syncline which is part of the roughly east-west trending set of folds which make up the Simi Hills. The Site is about 1 mile northwest of the northern projection of the north-striking Liberty Canyon Fault, and about 7 miles north of the east-west striking Malibu Coast Fault (Dibblee, 1992).

The Site is underlain by Quaternary alluvium comprised of lean sandy clay, and is located west of and adjacent to a hillside comprised of north-dipping clay shale rocks of the Tertiary upper Topanga Formation (Dibblee, 1992).

1.3 REGIONAL AND LOCAL HYDROGEOLOGY

The State Department of Water Resources has divided California into 12 Hydrologic Study Areas. The Site is located in the South Coastal Hydrologic Study Area, in the Conejo-Tierra Rejada Volcanic Areas Groundwater Basin (California Department of Water Resources [CDWR], 1975). The Site is located about 0.1 mile east of Lindero Canyon Creek, approximately 7.5 miles north of the Pacific Ocean and approximately 6.8 miles east of Lake Sherwood reservoir.

Depth to groundwater beneath the Site varies greatly, based on data obtained from a Texaco station located at 5226 Palo Comado Canyon Road, approximately 300 feet to the north. Groundwater was measured at this location in August of 1995 (the most recent measurements available) at depths ranging from roughly 4.6 to 17.5 feet below ground surface (bgs). Another source (Gregg Drilling Website) reports groundwater in the vicinity of the Site at 19 feet bgs. Groundwater flow at the Texaco site (based on the August 1995 data) was semi-radial with components to the west, southwest, and south. The highly variable groundwater depths and groundwater flow directions are not unexpected considering the topographic setting of the Site (TRAK Environmental Group [TRAK], 1995).

1.3.1 Groundwater Production Wells

Information provided by EDR shows that no active groundwater wells are located within 1-mile of the Site. Additionally, according to the Los Angeles County Department of Public Works (LACDPW), no municipal water wells are present within 1-mile of the Site.

2.0 SITE BACKGROUND INFORMATION

2.1 PREVIOUS WORK

Except as noted below, no internal Chevron environmental data was available for the Site, except for tank tightness information, and plans and drawings, prior to 1981.

During September of 1981, Tait & Associates, Inc. (Tait) staff supervised the advancement of six exploratory soil borings (#1 through #4, #6 and #7) adjacent to the in place fuel USTs and one exploratory soil boring (#5) to the southwest of the fuel dispenser islands in response to water being identified in the unleaded tank. In boring #2, "sand saturated with product was identified from roughly three to 10 feet bgs. Clay was encountered at 12 feet bgs (Tait, 1981).

On July 30, 1987, the Los Angeles County Department of Public Works (LACDPW) requested that an investigation be conducted at the Site following the unauthorized release of petroleum hydrocarbons from the 4,000-gallon supreme tank on February 6, 1987.

The station appears to have been completely reconstructed in 1988 when the second generation of tanks and dispenser islands were installed at different locations. The service/repair building was demolished and a new building/convenience store was constructed between the two pump islands. The 1,000-gallon UST also appears to have been removed and not replaced. While there is documentation regarding removal of the used oil and fuel USTs, documents regarding the removal of the first-generation dispensers and product lines was not available within Chevron (Groundwater Technology, Inc. [GTI], 1988).

During April of 1988, Groundwater Technology, Inc. (GTI) staff supervised the excavation and removal of one 4,000-gallon, steel gasoline tank, two 10,000-gallon fiberglass, gasoline tanks, and one 1,000-gallon, steel used oil tank. Six soil samples (1 through 6) were collected from beneath the fuel USTs and one soil sample (7) was collected from beneath the removed used oil UST for chemical analysis. Total petroleum hydrocarbons as gasoline (TPHg) in samples 1 through 6 ranged from nondetect to 48.0 milligrams per kilogram (mg/kg). Benzene, toluene, ethylbenzene and total xylenes (BTEX) were reported as nondetect. Total lead was reported as nondetect in sample 4. Total recoverable petroleum hydrocarbon (TRPH) concentrations in sample 7 were 74 mg/kg (GTI, 1998).

On October 28, 1992, the LACDPW informed Chevron U.S.A. that additional closure requirements (installation of a groundwater discovery well) would need to be met before closure can be considered. In addition, on October 29, 1992, the LACPW issued a non-compliance notice to Chevron U.S.A. and requested submittal of a certification of installation for the three double-wall tanks.

In a letter dated April 20, 1993, addressed to Chevron, the LACDPW again requested installation of groundwater monitoring wells.

During February of 1996, Bechtel Environmental Inc. (BEI) staff supervised the removal and replacement of the dispensers and associated product piping. Confirmation samples were collected at depths ranging from 3 to 10 feet bgs. Petroleum hydrocarbons were reportedly identified in the vicinity of the northwest, the northeast, and the southeast dispensers. Maximum detected concentrations included 500 mg/kg TPHg and 0.73 mg/kg benzene. The affected areas were over-excavated, and fourteen confirmation samples were collected. The confirmation samples showed peak BTEX concentrations of 0.022 mg/kg toluene and 0.011 mg/kg benzene. TPHg was not detected in any of the confirmation samples collected (BEI, 1996).

During March of 1996, the existing fuel USTs were temporarily removed during the installation of a tank level monitoring (TLM) system. Soil samples collected from the bottom of the UST basin showed TPHg at a maximum concentration of 80 mg/kg and benzene at 0.17 mg/kg, with the overall highest concentrations at the south end of the westernmost tank. Based on the results of the sampling, BEI requested site closure, or no further action (BEI, 1996).

The LACDPW issued a "No Further Action" letter for the Site on May 29, 1996 (LACDPW, 1996). However, according to the Geotracker web site, Chevron 9-9693 has an open soil-only case number (R-09912) with the Los Angeles Regional Water Quality Control Board (Geotracker, September 8, 2003).

2.2 TANK INTEGRITY AND HISTORICAL SPILL/LEAK INFORMATION

Tank integrity reports for the Site date back to July of 1981. A brief synopsis of reviewed tank tightness testing data is outlined below:

- On November 4, 1981, all three existing fuel USTs passed integrity tests with no leakage indicated.
- A December 2, 1982 inspection report states that the 9,000-gallon unleaded and the 8,000-gallon regular steel tanks leaked through corrosion holes. The leaks were discovered on October 3, 1982 as the tanks were readied for "glass lining." The two tanks appear to have been replaced with two 10,000-gallon fiberglass tanks.
- An underground product leak report dated January 8, 1986, documents the presence of used oil in a test well.
- A leak is reported from the supreme tank on February 6, 1987 and reported to the Los Angeles County Department of Public Works (LACDPW) on February 25, 1987. A March 4, 1987 internal document indicates the 10,000-gallon supreme tank may have been abandoned in place.
- By June 22, 1988, new double-wall tanks appear to have been installed.
- Three 10,000-gallon USTs (regular, supreme, and unleaded) passed Petro-Tite tests on July 22, 1988.
- On April 10, 1996, almost all of the dispensers failed wet-pressure tests.
- Beginning on December 17, 2000, the new supreme tank (Tank 1) and regular unleaded tank (Tank 3) periodically failed initial test in pressure decay tests. The tanks passed when retesting after faulty parts had been replaced.
- On May 29, 2002, Dispensers 1 through 8 failed wet-tests. Defective parts were replaced, and the dispensers passed on June 3, 2003.
- On February 17, 2003, all three tank leak detectors failed line detector tests. It appears that the defective parts were replaced, and the detectors passed on May 12, 2003.
- All tanks and tank leak detectors passed testing on May 29, 2003, the date of the latest available testing event.

An internal Environmental Incident Report was filed on July 13, 1981, indicating the presence of water in the unleaded tank. Two tanks on Site have been glass lined in the past.

The following historic leak and spill information was provided by the ChevronTexaco Loss Prevention Division:

- 1981 – Water was reported in the unleaded tank.
- 1987 – A tank failure was reported for the supreme unleaded tank. This report concurs with the tank integrity summary listed above.
- February 13, 1996 – Contaminated soil was discovered during tank level monitoring project.

3.0 REGULATORY AGENCY DATABASE SEARCH

3.1 ENVIRONMENTAL DATA RESOURCES REPORT

SECOR contracted with Environmental Data Resources, Inc. (EDR) to review databases maintained by various federal and state environmental agencies. The purpose of the review was to identify reported listings for the subject Site or other properties in the vicinity. The reviewed databases included federal and state lists of known or suspected contaminated sites, known handlers or generators of hazardous waste, known waste disposal facilities and permitted underground storage tanks. The databases which were researched and the searched distances for each database, if applicable, include the following described below. The Database Radius Report is included as Appendix A.

Federal Records

- CERCLIS, contains information on sites identified by the USEPA as abandoned, inactive or uncontrolled hazardous waste sites that may require cleanup.
- NFRAP, lists sites that were on the CERCLIS but have been removed and now No Further Remedial Action is planned.
- CORRACTS, identifies hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity.
- ERNS, stores information on reported releases of oil and hazardous substances.
- RCRIS, identifies sites that generate, store, transport, treat and/or dispose of hazardous waste as identified by the RCRA.
- NPL, identifies sites for priority cleanup under the superfund program.
- CONSENT, establish legal responsibility and standards for NPL clean-up sites.
- ROD, mandates remedy at NPL sites pertaining to technical and health information to aid in site clean-up.
- DELISTED NPL, NPL sites in which no further response is necessary or appropriate.
- FINDS, points to other sources that may contain more information.
- HMIRS, contains hazardous materials spill incidents reported to the DOT.
- MLTS, lists sites that possess or use radioactive materials subject to Nuclear Regulatory Commission licensing requirements.
- MINES, mines master index file.
- NPL LIENS, lists properties with liens filed against them to recover remedial action expenses.
- PADS, identifies generators, transporters, commercial storers and/or brokers, and disposers of polychlorinated biphenyls.
- RAATS, contains records on enforcement actions under RCRA.
- TRIS, identifies facilities that release toxic chemicals to the air, water, or land.
- TSCA, identifies manufacturers and importers of chemical substances included on the TSCA chemical inventory list.
- SSTS, reports manufacturing practices for registered pesticide-producing establishments.
- FTTS, tracking system for the Federal Insecticide, Fungicide & Rodenticide, and Toxic Substances Control Act.

State Records:

- CA FID UST, Facility Inventory Database for active / inactive underground storage tanks.
- Cal-Sites, Calsites Database.
- CA SLIC, California Regional Water Quality Control Board database.
- CHMIRS, California Hazardous Material Incident Report System.
- Cortese, Hazardous Waste & Substance Sites List.
- Notify 65, Proposition 65 records.
- LUST, leaking underground storage tank incident reports.
- UST/AST, Registered underground and aboveground storage tanks.
- HAZNET, Hazardous Waste Manifest database.
- HIST UST, Historical UST registered database.
- Drywells, Registered drywells.
- VCP, Database of releases overseen by DTSC.

Twelve unique facilities (excluding the Site) were listed within a 1-mile radius of the Site in the database search provided by EDR. Twelve orphan sites were also identified in the database search. The Site listings are discussed in Subsection 3.2, while neighboring facilities are discussed in Subsection 3.3 (3.3.1 through 3.3.3, depending upon the sites potential as a source of impacts to soil and/or groundwater quality at the Site).

Additionally, sensitive receptors (e.g. downgradient wells, schools, daycare center) are listed in Subsection 3.4 below.

3.2 SUBJECT SITE

Summary Listing of the Subject Site

Property Name and Address	EDR Site ID	Database and Reason for Listing	Location Relative to Site	Distance and Direction from Property
1. Chevron 9-9693 5221 North Palo Comado Rd., Agoura Hills, CA	A1, A2, A3, A4, A5, A6	HIST UST – Listed as having four former USTs containing fuel product and waste. State UST – Listed as a UST site. HAZNET-Listed as disposing of aqueous solution with less than 10% total organic residues, unspecified aqueous solution, other organic solids, and hydrocarbon solvents (benzene, hexane, Stoddard, etc.) CA FID – Listed as an active underground storage tank location RCRIS – Listed as a small quantity generator with no violations State LUST – Listed as having a release of gasoline affecting soil dated February 25, 1987. No close date listed. Status reported as "pollution characterization."	NA	Site

No State LUST closure date is listed for Case Number R-09912 in the EDR report. The Site status is listed as "pollution characterization." However, the LACDWP issued a "No Further Action" letter for the Site on May 29, 1996.

3.3 NEIGHBORING SITES

Neighboring sites have been divided into three categories, depending upon the site's potential to impact soil and/or groundwater quality at the subject Site. Sites listed in the EDR report but having no listings of releases are discussed in Subsection 3.3.1. Facilities with potential releases have been divided into two categories: (1) facilities not expected to impact the Site (Subsection 3.3.2); and, (2) facilities with potential to impact the Site (Subsection 3.3.3). Please note that groundwater flow beneath the Site is towards the southwest.

3.3.1 Sites with No Listings of Releases

Of the twelve unique sites listed in the EDR report, eight sites within 1/4-mile of the target property have no listings of releases. These facilities did not appear on any lists indicating violations, improper materials management, or that a potential release to the environment had occurred.

One landfill site was listed on a database within one mile of the Site, however, no releases, violations, or improper materials management were listed.

Examples of sites included in this category are exclusive listings on HIST UST, CA FID, UST, HAZNET, and RCRIS-Small Quantity Generator (SQG)-type lists. The sites listed below only include those summarized by the EDR as being within 1/4-mile of the target property.

Summary Table of Neighboring Sites with No Listings of Releases

Property Name and Address	EDR Site ID	Database and Reason for Listing	Location Relative to Site	Distance and Direction From Property
1. Drs. R. Shuken and J. Foltz, DDS 28040 Dorothy Dr. #102, Agoura Hills, CA	B7	HAZNET – Listed as disposing of hazardous waste (Photochemicals and photoprocessing waste)	Cross-gradient	~638 feet south-southeast
2. Canyon Studio 28035 Dorothy Dr. Agoura Hills, CA	B8	HAZNET – Listed as disposing of off-specification, aged, or surplus inorganics.	Cross-gradient	~654 feet south-southeast
3. K C Auto Repair / Auto Bahn West / Auto Clinic Repair 28118 Dorothy Dr. Agoura Hills, CA	C9	RCRIS – Listed as a small quantity generator with no violations. FINDS – Other pertinent environmental activity identified (FRS and RCRAINFO) HAZNET – Listed as disposing of waste oil, mixed oil, aqueous solution with 10% or more total organic residues, and unspecified aqueous solution. LA Co. HMS	Down-gradient	~702 feet south-southwest
4. Paisano Publication Inc 28210 Dorothy Dr. Agoura Hills, CA	E20	HAZNET – Listed as disposing of oil/water separator sludge, organic liquids with metals, alkaline solution with metals, liquids with halogenated organic compounds > 1000 mg/l, photochemicals, and photoprocessing waste.	Down-gradient	~1019 feet southwest

Property Name and Address	EDR Site ID	Database and Reason for Listing	Location Relative to Site	Distance and Direction From Property
5. Amins Mobil / Odin Mobil / Agoura Mobil Mini Mart	F21, F22, F23, F24	HAZNET – Listed as disposing of asbestos-containing waste. CA FID – Listed as an active underground storage tank location UST HIST – Listed as having 3 previous USTs storing gasoline. State UST – Listed as a UST facility	Cross-gradient	~1035 feet west
6. Paisano Publication Inc 28216 Dorothy Dr. Agoura, CA	E25	RCRIS – Listed as a small quantity generator with no violations FINDS – Other pertinent environmental activity identified (FRS and RCRAINFO)	Down-gradient	~1056 feet southwest
7. Auto Bahn West 28236 Dorothy Dr. Agoura Hills, CA	G26	HAZNET – Listed as disposing of aqueous solution with less than 10% total organic residues.	Down-gradient	~1186 feet southwest
8. HC Equipment Rental 28244 Dorothy Dr. Agoura Hills, CA	G27	HAZNET – Listed as disposing of aqueous solution with less than 10% total organic residues.	Down-gradient	~1236 feet west-southwest

3.3.2 Sites with Releases Not Expected to Impact the Subject Site

Of the twelve unique sites listed, three appear on regulatory databases indicating the facility has had a potential release to the environment within one mile of the Site. However, due to criteria such as the case status (e.g. case closed), the impacted media (groundwater or soil only), and/or the distance and hydraulic direction (groundwater flow towards the southwest) of the facility relative the subject Site, the facilities are not expected to impact the subject Site. The facilities discussed in the Summary Table below were within ¼-mile of the subject Site and had a release of a substance pertinent to this type of investigation, however, the release is not expected to impact the subject Site.

**Summary Table of Neighboring Sites with Releases
Not Expected to Impact the Subject Site**

Property Name and Address	EDR Site ID	Database and Reason for Listing	Location Relative to Site	Distance and Direction From Property
1. Agoura Hills Texaco 5226 Palo Comado Canyon Rd, Agoura Hills, CA	D12, D13, D14	State UST – Listed as an underground storage tank facility. CA FID – Listed as an active underground storage tank location. LUST – Listed as having a release of gasoline affecting groundwater. Closure granted on 12/3/96.	Down-gradient	~787 feet south-southwest
2. Tosco #7426 / Circle K #5730 / Thrifty #212 / Unocal #7426 28203 Dorothy Dr. Agoura Hills, CA	E15, E16, E17, E18, E19	LUST – Listed as having a release of gasoline affecting groundwater. Status – pollution characterization. State UST – Listed as a UST facility UST HIST – Listed as having 5 previous USTs storing gasoline, diesel fuel, and waste oil. CA FID – Listed as an active underground storage tank location HAZNET – Listed as disposing of	Down-gradient	~971 feet southwest

Property Name and Address	EDR Site ID	Database and Reason for Listing	Location Relative to Site	Distance and Direction From Property
		aqueous solution with less than 10% total organic residues, and unspecified solvent mixture waste.		

3.3.3 Sites with Potential to Impact the Subject Site

Of the twelve unique sites listed, none appear on databases indicating the facilities have had a potential release to the environment that may impact soil and/or groundwater quality beneath the subject Site.

3.4 SENSITIVE RECEPTOR SITES

Three sites within a 1/4-mile radius of the Site have been identified as sensitive receptors. Sensitive receptors include: schools, daycare centers, drinking water wells and surface water locations.

Summary Table of Sensitive Receptors

Property Name and Address	EDR Site ID	Database and Reason for Listing	Location Relative to Site	Distance and Direction From Site
1. Herschel Day School West Address unknown	NA	School is hydraulically cross-gradient of the Site	Cross-gradient	~300 feet east
2. Creek south of the confluence of Palo Comado and Cheseboro Canyon Creeks	NA	Creek is hydraulically cross-gradient of the Site.	Cross-gradient	~600 feet west
3. Montessori School of Agoura 28124 Driver Ave., Agoura Hills, CA	NA	School is hydraulically downgradient of the Site	Down-gradient	~700 feet south-southwest

Information provided by EDR shows that no active groundwater wells are located within 1-mile of the Site.

According to the Los Angeles County Department of Public Works (LACDPW), no municipal water wells are present within 1 mile of the Site.

4.0 HISTORICAL SITE RECORDS REVIEW

SECOR developed an understanding of past use of the property through research of the following available information resources. Per ASTM standards, a minimum of two historical record resources should be researched to investigate possible past use of a given property. Potential historical records used for research might include historic aerial photography, topographic maps, fire insurance maps, city directories and/or prior environmental reports. Prior environmental reports, if applicable to the subject property, have been summarized in Section 2.0 of this report. Results of SECOR's other historical research for the subject Site are outlined in the following sections.

4.1 AERIAL PHOTOGRAPH REVIEW

Aerial photographs for the property and surrounding areas were obtained from EDR to evaluate historical usage of the Site and adjacent properties. The photographs were also reviewed to evaluate any discernible evidence of potential sources of negative environmental impact at the Site and from neighboring properties. The general activity on a property and land use changes can often be discerned from the type and layout of structures visible in aerial photographs and maps; however, specific elements of a site operation cannot normally be determined.

The following aerial photographs of the Site and surrounding areas were examined:

- Photograph dated 1928
- Photograph dated 1952
- Photograph dated 1965
- Photograph dated 1976
- Photograph dated 1989
- Photograph dated 1994

1928

The Site and surrounding properties appear undeveloped. A stream appears to be located to the west of the Site.

1952

The Site continues to be undeveloped, however, US Highway 101 appears to be present south of the Site.

1965

The Site remains undeveloped. An off ramp has been constructed east of the Site for US Highway 101.

1976

Three structures appear to be present on the Site. The configuration corresponds to the historic Site Plans provided by Chevron. A structure is present west of the Site. A structure is present east of the Site, across Palo Comado Road.

1989

The Site appears to be reconfigured. One building appears to be present on the Site. The orientation of the building corresponds to the Ground and Grade Plan provided by Chevron. More structures are present west of the Site.

1994

The Site and surrounding properties appear relatively unchanged from the 1989 photograph.

Summary

The uses of the Site and surrounding properties, as determined from aerial photograph review, did not appear to be of environmental concern.

4.2 TOPOGRAPHIC MAP REVIEW

Historical United States Geological Survey (USGS) topographic maps were reviewed by SECOR to identify past physiographic features such as streams, lakes, and Site and vicinity development.

The following topographic maps were reviewed:

- Topographic map dated 1903
- Topographic map dated 1944
- Topographic map dated 1952
- Topographic map dated 1952 (photo revised 1967)

1903

The Site and bordering properties are undeveloped. A road is present south of the Site in the location of present-day US Highway 101. A stream is present west of the Site.

1944

The Site and surrounding properties are undeveloped. Several structures are present in the vicinity of the Site. US Highway 101 is present south of the Site. A stream is still present approximately 600 feet west of the Site.

1952

Structures appear to be present at and near the Site.

1952; Photorevised 1967

The Site and surrounding properties are relatively unchanged. Present-day Palo Comado Road is present south of the Site.

Summary

The uses of the Site and surrounding properties did not appear to be of environmental concern, however, the creek located west of the Site may be a potential sensitive receptor.

5.0 BASELINE ASSESSMENT

A description of methods and procedures used by SECOR during the Baseline Assessment is presented in the following paragraphs. The methods and procedures were conducted in general accordance with established Chevron Guidelines for Property Transfer: Baseline Assessment Process, except where indicated otherwise.

5.1 FIELD OPERATIONS

SECOR staff supervised the drilling of eight exploratory soil borings (BA-1 through BA-8) at the Site. On August 18 and 19, 2003, BC² advanced the soil borings using a hydraulic push (geoprobe™) drilling rig to a maximum explored depth of 40 feet bgs.

Groundwater was expected to be encountered at a depth of approximately 15 feet bgs, therefore a permit was obtained from the County of Los Angeles – Department of Health Services for the collection of hydropunch groundwater samples. However, groundwater was not encountered during drilling activities. A copy of the well/boring permit is included as Appendix B.

The locations of the borings are shown on attached Figure 2. A copy of the Site-Specific Health and Safety Plan is included in Appendix C.

Underground Service Alert was notified prior to commencing drilling activities to identify any public utility alignments that may have been in potential conflict with the proposed borings. SECOR also provided the services of a geophysical survey company to identify any private utility alignments that may have been in potential conflict.

In accordance with established Chevron Guidelines, SECOR staff supervised the clearing of soils from the upper five feet of soil at each boring location. An air-knife and vacuum extraction device was used to clear hollow-stem auger soil borings, and a hand auger was used to clear direct-push soil borings. A copy of the completed Boring Clearance Form and Air Knife and Vacuum Extraction Checklist is attached as Appendix D.

Drilling activities included soil sampling and classification, and soil boring abandonment. The following sections describe each of the elements of the completed Baseline Assessment investigation.

5.1.1 Drilling, Soil Sampling, and Groundwater Sampling Procedures

The direct push (geoprobe™) sampling technique uses a hydraulic hammer to advance the sampler. Soil samples were collected in acetate liners at five-foot intervals in each soil boring. At the sampling depth, the pointed push tip is retracted and the sampler is advanced approximately 18 inches to fill the sample tubes. For each successive sampling interval the rods and sampler were retracted, cleaned and replaced with new sample tubes (sampler only), and then advanced to the next sampling depth.

Upon extracting the sampler at each depth interval, the soils contained therein were visually examined by SECOR field personnel who then classified the soils in accordance with the Unified Soils Classification System (USCS). A field photo-ionization detector (PID) was also used to monitor the soils collected for volatile organic compound (VOC) vapors. A summary of the USCS classifications and VOC vapor readings obtained are presented in the boring logs included as Appendix E.

After USCS classification and VOC evaluation, the soil samples collected at each sampling interval were packaged by placing 2-millimeter-thick Teflon sheets over the ends of the lowermost or middle brass tube and capping the tube with a tight fitting plastic cap, labeled, and placed in an ice-filled cooler pending delivery under Chain-of-Custody to a laboratory for potential chemical analysis. The Chain-of-Custody records for the soil samples collected from the borings are presented in Appendix F.

5.1.2 Boring Abandonment Procedures

Following soil sampling, the soil borings were abandoned by placing granular bentonite inside the borehole, and the bentonite granules were hydrated by placing water in the boring. Once the level of the sealing mixture had reached a level of approximately one foot below ground surface for all borings, redi-mix concrete was emplaced and finished flush with existing surface grade.

5.1.3 Equipment Cleaning Procedures/Containment of Materials

To maintain quality control during drilling operations, the sampling equipment was cleaned in an Alconox scrub solution and double-rinsed first in tap water followed by a final rinse using distilled water prior to each sampling interval.

All soil waste generated was stored in a labeled 55-gallon steel drum on the property pending profiling for off site disposal at a licensed receiving facility.

5.1.4 Laboratory Testing Program

All soil and groundwater samples collected during this investigation were delivered under Chain-of-Custody to Del Mar Analytical (Del Mar), located at 2852 Alton Avenue, Irvine, California. Del Mar is certified to perform hazardous waste testing by the State of California.

Soil samples collected in the vicinity of the existing gasoline USTs, product piping, and dispenser islands were analyzed for TPH-GRO by gas chromatography/mass spectrometry, and for BTEX, gasoline oxygenates, and ethanol by EPA Test Method 8260B. The sample with the highest GRO concentration was also analyzed for total lead using EPA Test Method 6010. Soil samples collected in the vicinity of the former hydraulic lift were analyzed for total extractable petroleum hydrocarbons (TEPH) as gasoline, diesel and oil range organics (GRO, DRO, and ORO, respectively) by EPA Test Method 8015M. Where DRO and/or ORO were detected, samples were also analyzed for polychlorinated biphenyls (PCBs) by EPA Test Method 8082. Soil collected near the former underground clarifier (oil/water separator) was analyzed for TEPH by EPA Test Method 8015M. Where TEPH were detected, the samples were also analyzed for VOCs by EPA Method 8260B and for Title 22 Metals.

5.2 INVESTIGATION-DERIVED WASTE

Four drums (three soil and one decontamination water) of investigation-derived waste (IDW) were generated as a result of drilling activities. Profile paperwork for the IDW stream was submitted to American Remedial Technologies (ART) for soil treatment and disposal. Solid IDW has been approved by ART under waste profile number 20032914. Liquid IDW will be disposed of under profile number P140444. The IDW will be transported to ART's treatment facility in Lynwood, California. Documentation for waste disposal has not been provided by the waste transporter, PSC. Once it is provided, the manifests will be submitted to Chevron under a separate cover.