CITY COUNCIL AGENDA REPORT

MEETING DATE: February 18, 2020

TO: CITY COUNCIL

FROM: DOUGLAS L. WHITE, CITY ATTORNEY

SUBJECT: APPROVE AND AUTHORIZE CITY ADMINISTRATOR TO EXECUTE THE DEED NOTIFICATION COVENANT BETWEEN THE CITY OF SONORA AND THE CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD FOR THE FORMER CHEVRON BULK FUEL TERMINAL 1001615 LOCATED AT SOUTH WASHINGTON STREET AND CALAVERAS STREET, SONORA, CALIFORNIA, ASSESSOR'S PARCEL NUMBER 056-070-006-000 AND 056-070-007-000.

RECOMMENDATION:

Approve and authorize the City Administrator to execute the Deed Notification Covenant between the City of Sonora and the Central Valley Regional Water Quality Control Board for the former Chevron Bulk Fuel Terminal 1001615 located at South Washington Street and Calaveras Street, Sonora, California, Assessor's Parcel Number 056-070-006-000 and 056-070-007-000.

BACKGROUND:

This property, located at S. Washington Street and Calaveras Street, County Assessor's Parcel Numbers 056-070-006-000 and 056-070-007-000 (the "Property"), was used by Chevron as a bulk fuel terminal from the 1920s to 1985. During that time, Chevron maintained several bulk fuel storage tanks on the Property.

In 1985, Chevron sold the Property to the California Department of Transportation ("Caltrans") to allow the widening of Lime Kiln Road (now South Washington Street), and the storage tanks and associated infrastructure were removed. In 1994, Caltrans transferred ownership of the vacant portion of the Property to the City of Sonora.

The S. Washington Street right-of-way currently occupies the eastern portion of the Property, and the remainder of the Property is vacant. Railroad tracks are located immediately west of the Property and a mix of industrial and residential properties are located to the east-southeast.

In 1987, quarterly groundwater monitoring began after a leak was discovered and elevated levels of contaminants were detected in the soil and groundwater beneath the

Property as a result of Chevron's prior operations. The Central Valley Regional Water Quality Control Board ("Central Valley Water Board") has been overseeing the remediation work, conducted by Chevron, since that time.[1]

The State Water Resources Control Board ("State Board") has now determined that the Property is sufficiently remediated to the required levels for its current use, but further remediation may be required if the zoning or permitted use of the Property changes (for example, to residential). The State Board has authorized the site to be closed and the remediation work discontinued for now.

DISCUSSION:

As part of the site closure process, the State Water Resources Control Board routinely requires property owners to sign and record a "Deed Notification Covenant" document ("Covenant"). In this case, the Covenant's purpose is to (1) convey to the Central Valley Water Board real property rights, which will run with the land, to facilitate the remediation of the Property as required for any proposed land use changes; and (2) to provide notice to future owners regarding the Property's history, its previous uses, prior contamination and remediation work, and the remediation work still needed. A copy of the proposed Covenant is attached to this Staff Report.

The Covenant requires that, should any changes in land use be proposed for the Property, the City or any subsequent owner must submit to the Central Valley Water Board an evaluation of environmental conditions and their anticipated impacts on those proposed changes.

The current form of the Covenant (attached) has been negotiated and agreed to by the former City Administrator, Tim Miller, in consultation with the appropriate State Board and Chevron representatives. The Covenant is final and ready for signature.[2] The new City Administrator needs to sign and notarize the document in the appropriate spaces, and submit the original to the State Board no later than March 15, 2020, after which the State Board will sign and notarize the Covenant and send it back to the City for recording.

FISCAL IMPACT

Any fiscal impact associated with the Resolution will be minimal. Any future changes in zoning or any future sales of the property by the City will not be restricted or otherwise adversely affected because any future remediation work will be Chevron's responsibility.

ENVIRONMENTAL

The California Environmental Quality Act ("CEQA") requires environmental review only if a public agency action constitutes a "project." (Pub. Res. Code § 21065.) This Resolution does not constitute a project pursuant to CEQA, since it does not have the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Code Regs., tit. 14, § 15064, subd. (d).)

---

[1] All public records related to the Property are available on the State Water Resources Control Board's online "GeoTracker" database: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL205443015. The Property is listed under Regional Board Case Number SL205443015, Facility Name "Chevron Bulk Plant #1001615 – Sonora," and the current State Water Resources Control Board case manager is Kristin Shelton.

[2] The pre-printed year "2019" will need to be changed to "2020" on the document; otherwise it is final and complete.

OPTIONS

1. The City Council may authorize the City Administrator to sign the Covenant; or

2. The City Council may decline to allow the City Administrator to sign the Covenant.

ATTACHMENTS

Deed Notification Covenant

Recording Requested By
And When Recorded Mailed To:
City of Sonora
City Administrator
94 N. Washington Street
Sonora, CA 95370

No Fee Document

With a Copy To:
Pamela C. Creedon, Executive Officer
Central Valley Regional Water Quality Control Board
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670-6114

DEED NOTIFICATION COVENANT

ENVIRONMENTAL RESTRICTION ON PROPERTY

FORMER CHEVRON BULK FUEL TERMINAL 1001615
SOUTH WASHINGTON STREET AT CALAVERAS STREET, SONORA, CALIFORNIA
TUOLUMNE COUNTY
ASSESSOR'S PARCEL NUMBER 056-070-006-000 AND 056-070-007-000

This Deed Notification Covenant ("Covenant") is made as of the _____ day of _____, 2019 by City of Sonora ("Covenantor"), who is the Owner of Record of that certain property situated at South Washington Street (formerly Lime Kiln Road) at Calaveras Street in Sonora, County of Tuolumne, State of California, which is more particularly identified by County Assessor's Parcel Number 056-070-006-000 and 056-070-007-000 and described in Exhibit A, attached hereto and incorporated herein by this reference (hereafter referred to as the "Site"). This covenant benefits the Central Valley Regional Water Quality Control Board ("Central Valley Water Board"), with reference to the following facts:

ARTICLE I
FACTS

1.1. Presence of Hazardous Materials. Environmental investigation and testing conducted since 1986 have confirmed that soil, groundwater, and soil vapor underlying the Site contain hazardous materials, as that term is defined in Section 25260 of the Health and Safety Code.

1.2. Site History. The following information is hereby disclosed relative to the Site.

1.2.1 The Site was historically used as a bulk fuel terminal from approximately 1920 to 1985 in the approximate location shown on the attached Exhibit A.1.

1.2.2 Seven aboveground storage tanks (ASTs), one 350-gallon kerosene underground storage tank (UST) and one 500-gallon "overflow" UST associated with the former truck loading rack were used by the bulk plant facility on or adjacent to the Site.

1.2.3 In 1985, Chevron sold the Site to the California Department of Transportation (Caltrans) to allow for the widening of Lime Kiln Road (now South Washington Street). The ASTs, USTs, buildings, piping

and associated fueling infrastructure were removed between 1985 and 1987. The South Washington Street right-of-way now occupies the eastern portion of the Site; the remainder of the Site is vacant.

1.2.4 In 1994, Caltrans transferred ownership of the vacant portion of the Site to the City of Sonora. Sierra Pacific Railroad tracks are located immediately west of the Site and a mix of industrial and residential properties are located to the east-southeast. Topography to the west is controlled by steep bedrock outcrop and flattens out toward the east.

1.2.5 Quarterly groundwater monitoring began in September 1987 after a leak was discovered. The original Monitoring and Reporting Program (MRP) for the Site was established by the Central Valley Water Board on August 28, 1995 and was most recently revised in 2019 (R5-2019-0894). Site monitoring wells are currently sampled on a semiannual basis.

1.3. Contamination of the Site. Site investigations were conducted from 1986 through 2018 to characterize the extent of residual petroleum hydrocarbon impacts to soil, groundwater, and soil vapor located at the Site. These investigations indicated the presence of residual total petroleum hydrocarbons as diesel (TPHd), gasoline (TPHg), and motor oil (TPHmo); benzene, toluene, ethylbenzene, and xylenes (BTEX); and semi-volatile organic compounds (SVOCs) in soil, groundwater, and/or soil vapor beneath the Site. The residual concentrations meet the criteria for low threat to human health specified in the State Water Resources Control Board's (SWRCB's) 2012 Low-Threat Closure Policy (LTCP) with the exception of benzene in one soil sample collected at a depth of 8 feet from boring B7 in 1988 (exceeds the criteria for residential land use only) and naphthalene in soil vapor collected from probe SV-3 in 2018 (exceeds the criteria for both residential and commercial land use).

1.4. Exposure Pathways. The contaminants addressed in this Covenant are present in soil, soil vapor and groundwater on the Site. Exposure to these contaminants could take place via inhalation, dermal contact, ingestion, or drinking affected groundwater. The risk of exposure to the contaminants will be mitigated by providing the notice required herein.

1.5. Disclosure. Full and voluntary disclosure to the Central Valley Water Board of the presence of hazardous materials on the Site has been made.

ARTICLE II
DEFINITIONS

2.1. Central Valley Water Board. "Central Valley Water Board" shall mean the California Regional Water Quality Control Board, Central Valley Region and shall include its successor agencies, if any.

2.2. Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Site.

2.3. Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or the Covenantor's successors in interest, who hold title to all or any portion of the Site.

ARTICLE III
GENERAL PROVISIONS

3.1. Provisions to Run with the Land. This Covenant sets forth a deed notification requirement, which is reasonably necessary to protect present and future public health and safety and the environment as a result of the presence of hazardous materials in soil, soil gas, and groundwater underlying the property.

The deed notification requirement shall run with the land pursuant to Civil Code section 1471, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the Central Valley Water Board and all Owners and Occupants of the Site.

3.2. Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Site shall be deemed by their purchase, leasing, or possession of such Site, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the deed notification requirement as herein established must be adhered to for the benefit of the Central Valley Water Board and the Owners and Occupants of the Site.

3.3. Incorporation into Deeds and Leases. Covenantor desires and covenants that the deed notification requirement set out herein shall be incorporated in and attached to each and all deeds and leases related to the Site. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant has been attached to or incorporated into any given deed or lease.

3.4. Purpose. It is the purpose of this instrument to convey to the Central Valley Water Board real property rights, which will run with the land, to facilitate the remediation of past environmental pollution and to protect present and future public health and safety and the environment by reducing the risk of exposure to residual hazardous materials.

ARTICLE IV
DEVELOPMENT, USE AND CONVEYANCE OF THE SITE

4.1. Proposed Land Use Changes. Should any changes in land use be proposed for the Site, an evaluation of environmental conditions and their anticipated impacts on those proposed changes shall be submitted to the Central Valley Water Board. The evaluation shall address all known contaminants present in Site soil, groundwater, and/or soil vapor through all possible exposure pathways.

4.2. Onsite Notification. Owners shall provide the Notification Language set forth in **Exhibit B** and make aware of the procedures outlined in the *October 30, 2019 Soil and Groundwater Management Plan* to any persons or contractors working at the Site prior to any excavation or drilling project in which soil and/or groundwater may be encountered.

4.3. Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute as a term of any written instrument included in all purchase agreements or leases relating to the Site. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soils and in the groundwater under the property, and is subject to a deed notification requirement dated as of _____, 2019, and recorded on _____, 2019, in the Official Records of Tuolumne County, California, as Document No. _____, which imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE V
NOTIFICATIONS

5.1 Onsite Notification. Owners shall provide the Notification Language set forth in Exhibit B and make aware of the procedures outlined in *October 30, 2019 Soil and Groundwater Management Plan* to any persons or contractors working at the Site prior to any excavation or drilling project in which soil and/or groundwater may be encountered.

ARTICLE VI
VARIANCE AND TERMINATION

6.1. Variance. Any Owner or, with the Owner's consent, any Occupant of the Site or any portion thereof may apply to the Central Valley Water Board for a written variance from the provisions of this Covenant. The variance will not be unreasonably withheld.

6.2. Termination. Any Owner or, with the Owner's consent, any Occupant of the Site or a portion thereof may apply to the Central Valley Water Board for a termination of the deed notification requirement. The Central Valley Water Board shall remove the deed notification requirement upon receiving adequate confirmation sampling demonstrating to the Board's satisfaction that the environmental condition upon which the deed notification requirement is based has been cured.

6.3. Term. Unless terminated in accordance with paragraph 5.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE VII
MISCELLANEOUS

7.1. Access. Covenantor shall allow authorized representatives of the Central Valley Water Board the right to enter the Site at reasonable times for purposes of evaluating current environmental conditions (e.g. sample collection, inspection of surface cover integrity and ongoing construction activities), and to determine compliance with this Convenant.

7.2. No Dedication Intended. Nothing set forth herein shall be construed to be an encumbrance, lien, gift, or dedication, or offer of an encumbrance, lien, gift, or dedication, of the Site or any portion thereof to the general public or to the Central Valley Water Board.

7.3. Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective: (a) when delivered, if personally delivered to the person being served or official of a government agency being served, or (b) three business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To: "Covenantor"

City of Sonora
Attn: City Administrator
94 North Washington Street
Sonora, CA 95370

If To: "Central Valley Water Board"
Central Valley Regional Water Quality Control Board
Attention: Executive Officer
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670-6114

7.4. Partial Invalidity. If any portion of terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

7.5. Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

7.6. Recordation. This instrument shall be executed by the Covenantor and by the Executive Officer of the Central Valley Water Board. This instrument shall be recorded by the Covenantor in the County of Tuolumne within ten (10) days of the date of execution.

7.7. References. All references to Code sections include successor provisions.

7.8. Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to affect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

7.9. Execution and Counterparts. This Covenant may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same Covenant. It is also agreed that separate counterparts of this Covenant may separately be executed by the signatories to this Covenant, all with the same force and effect as though the same counterpart had been executed by all of the signatories.

7.10. No Documentary Transfer Tax Due. This Covenant is recorded for the benefit of the State of California and is exempt from California transfer tax pursuant to California Revenue and Taxation Code section 11928 and from recording fees pursuant to Government Code sections 6103 and 27383.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

City of Sonora

By: _____

Title: _____

Date: _____

California Regional Water Quality Control Board,
Central Valley Region

By: _____

Title: _____

Date: _____

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Parcel #056-070-006-000

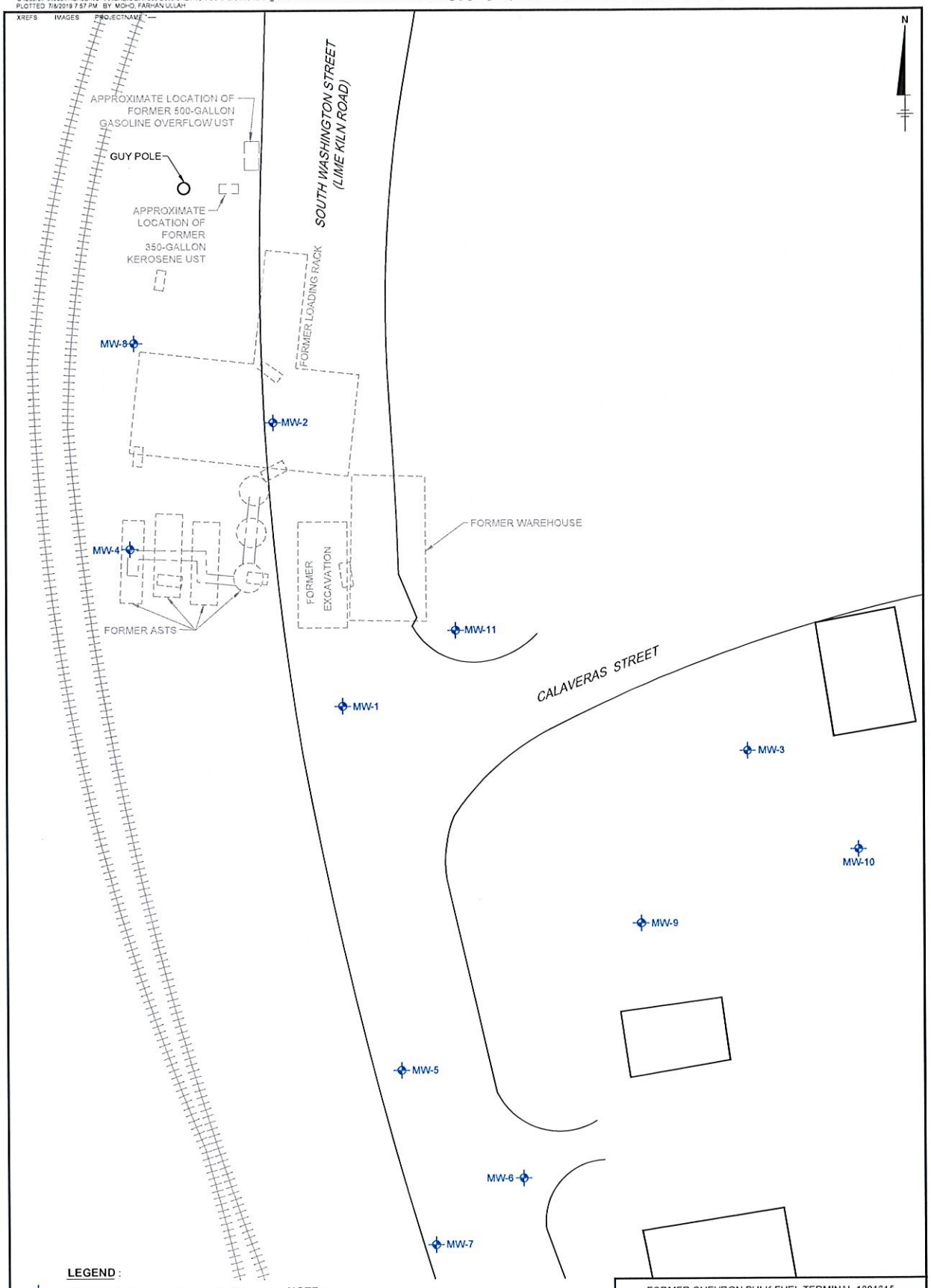
Por Ne1/4 Sec 1 T1n R14e .30Ac Ex Mr.

Parcel #056-070-007-000

Por Ne1/4 Sec 1 T1nR14e.18Ac

EXHIBIT A-1
SITE MAP

CITY TAMPA DIV/GROUP 85 DB JAR LD (Opt) PIC (Opt) PM (Req'd) TM (Opt) LYR (Opt)ON=*;OFF=*REF*
C:\Users\FM100841\OneDrive - ARCADIS\BIM 360 Docs\CHEVRON CORPORATION\ASR_1001615 - SONORA\2019\GWR000\K1615\01-DWG\1001615_Fig-2_GWM_SP.dwg LAYOUT: 2 SAVED: 7/8/2019 7:52 PM ACADVER: 23.0S (LMS TECH) PAGESETUP: — PLOTSTYLETABLE: PLTFULL.CTB
PLOTTED: 7/8/2019 7:57 PM BY: MOHD, FARHAN ULLAH
XREFS: IMAGES: PROJECTNAME: —



LEGEND:

- GROUNDWATER MONITORING WELL
- RAIL ROAD TRACKS
- UST UNDERGROUND STORAGE TANK
- ASTS ABOVEGROUND STORAGE TANKS

NOTE:

1. BASE MAP PROVIDED BY GHD, AT A SCALE OF 1:30'.
2. ALL SITE FEATURES AND LOCATIONS ARE APPROPRIATE.

0 30' 60'

APPROXIMATE SCALE 1 in. = 30 ft.

FORMER CHEVRON BULK FUEL TERMINAL 1001615
SOUTH WASHINGTON STREET AT CALAVERAS STREET
SONORA, CALIFORNIA

SITE PLAN

ARCADIS Design & Consultancy for natural and built assets

FIGURE 2

EXHIBIT B
NOTIFICATION OF PRESENCE OF HAZARDOUS MATERIALS

NOTICE of CONTAMINATION

The groundwater beneath the property situated at South Washington Street (formerly Lime Kiln Road) at Calaveras Street in Sonora, County of Tuolumne, State of California, which is more particularly identified by County Assessor's Parcel Number 056-070-006-000 and 056-070-007-000, has been contaminated by pollutants known or suspected to affect human health.

This notice is being provided pursuant to a deed notification covenant and environmental restriction on property recorded in the official records of Tuolumne County. Should any changes in land use be proposed for the Site, an evaluation of environmental conditions and their anticipated impacts on those proposed changes shall be submitted to the Central Valley Regional Water Quality Control Board. The evaluation shall address all known contaminants present in Site soil, groundwater, and/or soil vapor through all possible exposure pathways. In addition, property owners should be aware of the *October 30, 2019 Soil and Groundwater Management Plan*, which applies to any excavation or drilling project at the Site in which soil and/or groundwater may be encountered.

SOIL AND GROUNDWATER MANAGEMENT PLAN

Former Chevron Bulk Plant No. 1001615
South Washington Street at Calaveras Street
Sonora, California

CVRWQCB Case # SL205443015

October 30, 2019

FORMER CHEVRON BULK PLANT NO. 1001615

South Washington Street at Calaveras Street
Sonora, California
CVRWQCB CASE # SL205443015

October 30, 2019

Prepared by:

Arcadis U.S., Inc.
111 SW Columbia Street, Suite 670
Portland, OR

Komal Dixit
Project Manager

TABLE OF CONTENTS

1. INTRODUCTION 1
2. SITE CONDITIONS 1
    2.1 Site Description 1
    2.2 Environmental Investigation Summary 1
3. ROLES and RESPONSIBILITIES 2
    3.1 Notification 2
    3.2 Profiling and Management 2

FIGURES

Figure 1 Site Location Map
Figure 2 Site Plan

APPENDIX

Appendix A Contact Sheet

SOIL AND GROUNDWATER MANAGEMENT PLAN

FORMER CHEVRON BULK PLANT 1001615

1. INTRODUCTION

Arcadis U.S., Inc. (Arcadis) prepared this soil and groundwater management plan (SGMP) at the request of Chevron Environmental Management Company (CEMC) for the Former Chevron Bulk Plant No. 1001615, located at South Washington Street at Calaveras Street in Sonora, California (the "Site"). The Site may contain petroleum hydrocarbon-impacted soil or petroleum hydrocarbon-impacted groundwater associated with Chevron's former operations (Covered Soil and Covered Groundwater, respectively). This SGMP provides information about CEMC's environmental assessment of the Site and outlines the process for working with CEMC to address Covered Soil and/or Covered Groundwater related to excavation or dewatering activities necessary for on-site construction activities. A contact sheet is provided as Appendix A.

2. SITE CONDITIONS

2.1 SITE DESCRIPTION

The Site is shown on Figure 1 and Figure 2. The Site is located on Assessor's Parcel Numbers (APN) 056-070-006, 056-070-007, 056-108-015, and is currently owned by the City of Sonora. The site is located at the intersection of South Washington Street (formerly Lime Kiln Road) and Calaveras Street. South Washington Street now runs through the eastern portion of the Site, and the remainder of the Site is vacant.

2.2 ENVIRONMENTAL INVESTIGATION SUMMARY

The assessment history of the Site began when Condor Environmental Management Company completed the removal of underground storage tanks in 1986. Site assessment activities included installation and monitoring of eleven (11) groundwater monitoring wells. The locations of the groundwater monitoring wells are shown on Figure 2. The most recent assessment activities were completed in May 2019. Various remediation activities have been conducted at the Site since 1987.

The primary constituents of concern at the Site are petroleum hydrocarbons as gasoline (TPH-g) and total petroleum hydrocarbons as diesel (TPH-d).

Groundwater monitoring and sampling have been performed at the Site either quarterly or semi-annually since September 1987. Site remediation activities included the removal of approximately 150 cubic yards of impacted soil in 1987, the removal of approximately 9,000 gallons of groundwater during the extraction event during 2000-2001, and the removal of approximately 0.15 pounds of TPH-g and 0.45 pounds TPH-d during 2000-2001 groundwater extraction activities.

Site investigations and groundwater monitoring have been completed in accordance with regulations from the Central Valley Regional Water Quality Control Board (CVRWQCB). Site conditions meet the general and media-specific criteria of the State Water Resources Control Board Low Threat Closure Policy. The most recent assessment activities included a soil vapor investigation completed in 2019, it was concluded that cleanup objectives have been met, as the

Site is vacant, and there is not a likely potential for future construction at the Site. The current owner, the City of Sonora, will be accepting a deed restriction to limit any future development of occupied buildings at the Site.

In the letter dated September 27, 2019, CVRWQCB requested preparation of this SGMP as part of the documentation package for LTCP case closure.

3. ROLES AND RESPONSIBILITIES

This section outlines the process for requesting CEMC's assistance in identifying and managing Covered Soil and/or Covered Groundwater.

3.1 NOTIFICATION

CEMC requests that the City of Sonora, or the current property owner(s), provide CEMC with advance notice of plans to conduct construction activities that may encounter Covered Soil and/or Covered Groundwater, if possible. If potentially impacted soil and/or groundwater is observed during necessary construction activities and a CEMC-authorized representative is not on Site, CEMC should be notified as early as possible to allow CEMC to provide consultation on the profiling and eventual disposal or reuse of any Covered Soil and discharge or disposal of any Covered Groundwater. CEMC may be reached at (925) 842-3220.

3.2 PROFILING AND MANAGEMENT

This SGMP was prepared as a prerequisite to obtaining a "no further action" letter (NFA) for the Site from CVRWQCB. Issuance of an NFA means that no further corrective action is required for the Site. Accordingly, absent the identification of conditions that were not considered prior to issuance of the NFA or redirection from CVRWQCB, it is reasonable to presume that material excavated from the Site may be reused on the Site. Profiling is intended to ensure that reuse of excavated materials on-site is consistent with the NFA determination.

In the event that Covered Soil and/or Covered Groundwater are observed during Site construction activities, samples of the soil and/or groundwater (either in-situ or from a segregated stockpile) should be collected by the property owner for profiling purposes. The City of Sonora or the current property owner(s) should ensure that any excavated Covered Soil is stockpiled in a separate location from non-impacted soil to allow for proper soil profiling, management, and if necessary, disposal.

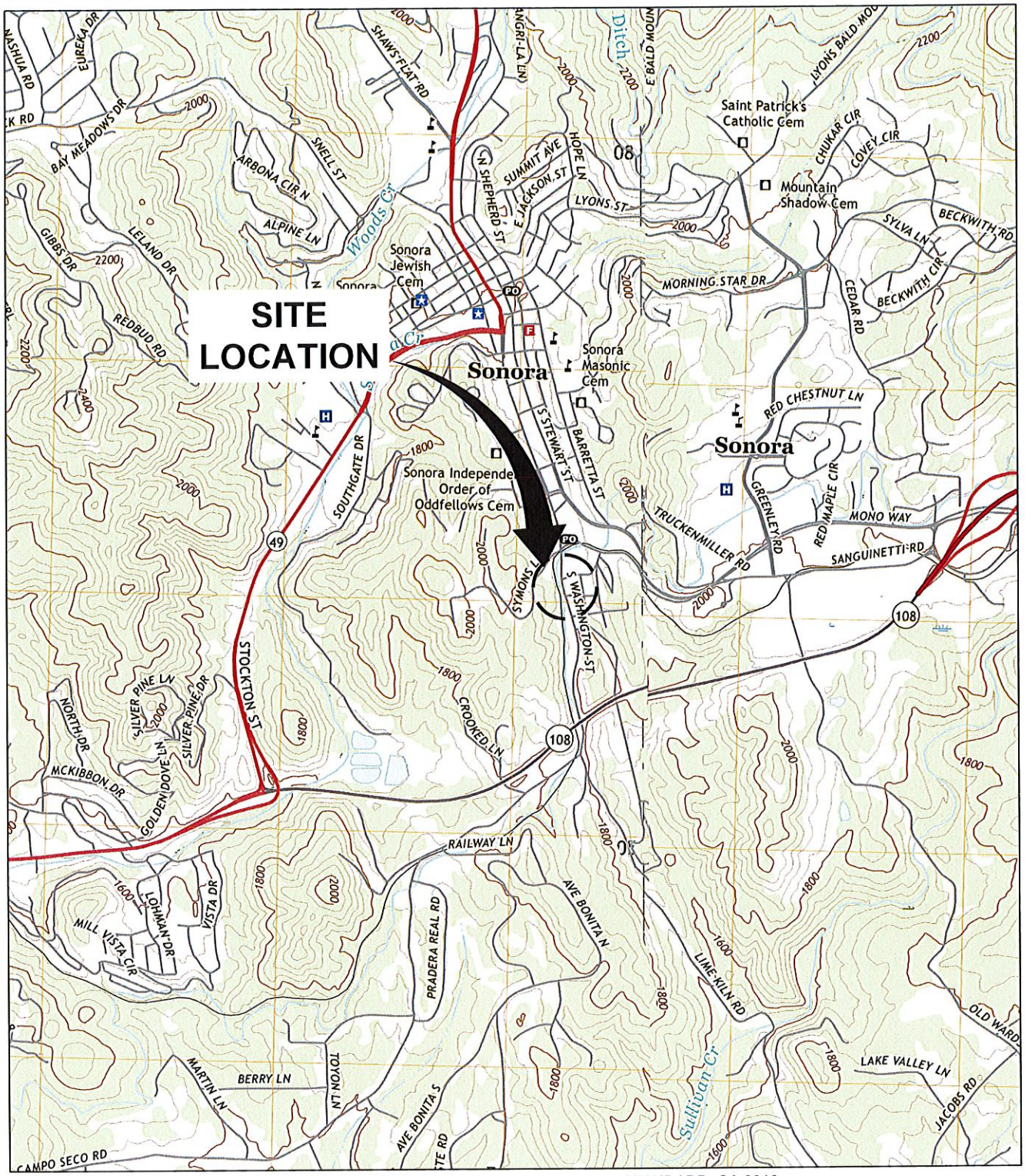
If, based on a review of the profiling results, CVRWQCB prohibits excavated Covered Soil from being reused on the Site due to the presence of petroleum hydrocarbons that exceed acceptable regulatory levels, CEMC will coordinate with the property owner regarding the proper off-site disposal of Covered Soil necessarily excavated for the purpose of the development of the Site and will work with the property owner to address, where appropriate, certain additional, incremental costs that owner may have incurred as a result of the Covered Soil and/or Covered Groundwater.

If, based on a review of the profiling results, CVRWQCB deems Covered Soil acceptable for reuse, and, at their discretion, the City of Sonora or the current property owner(s) decide not to reuse the Covered Soil, the City of Sonora or the current property owner(s) will be solely

responsible for any and all costs associated with removal, transportation, and disposal of said soil.

In no event will CEMC be responsible for owner's inability or failure to reuse soils due to geotechnical reasons.

Figures



MAP SOURCE: BASE MAP USGS 7.5. MIN. TOPO. QUAD., SONORA, CA 2018 AND STANDARD, CA 2018

N

0 2,000' 4,000'

Approximate Scale: 1 in. = 2,000 ft.

FORMER CHEVRON BULK FUEL TERMINAL 1001615
SOUTH WASHINGTON STREET AT CALAVERAS STREET
SONORA, CALIFORNIA

SITE LOCATION MAP

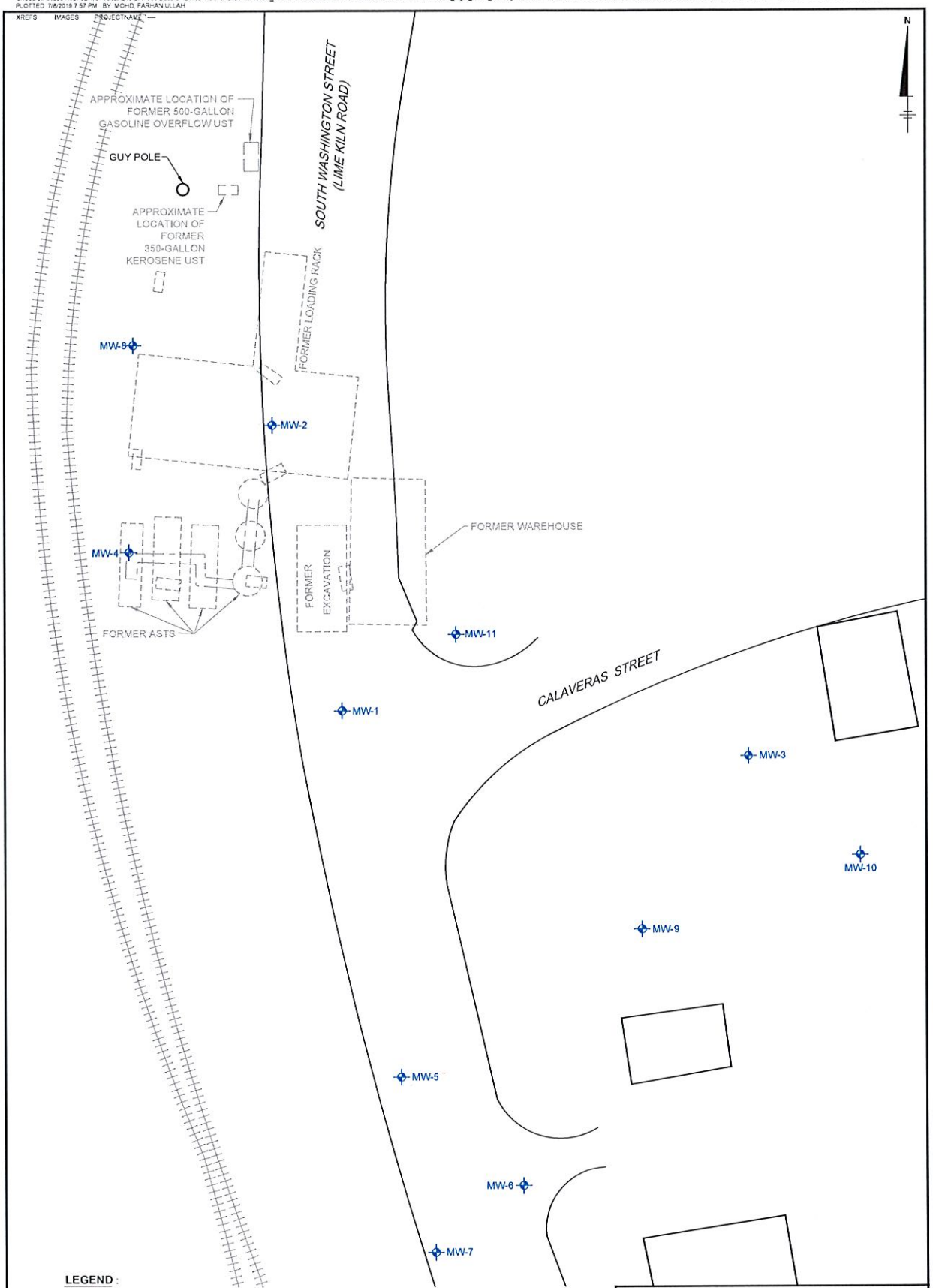
ARCADIS Design & Consultancy for natural and built assets

FIGURE 1

XREFS: IMAGES: PROJECTNAME: ---
CA_Sonora.jpg
CA_Standard.jpg

CITY: SAN RAFAEL, CA (PETALUMA) DIV/GROUP: ENVCAD DB: J. HARRIS
E:\OneDrive - ARCADIS\BIM 360 Docs\CHEVRON CORPORATION\ASR_1001615 - SONORA\2019\GWR000JK.1615\01-DWG\1001615_Fig-1_GWM_SLM.dwg LAYOUT: 1 SAVED: 4/19/2019 12:22 PM ACADVER: 23.0S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: PLTFULL.CTB PLOTTED: 4/19/2019
2:34 PM BY: NADIGERA, CHIDAMBARA

CITY:TAMPA DIV/GROUP:85 DB:JAR LD:(Opt) PIC:(Opt) PM:(Req'd) TM:(Opt) LYR:(Opt)G=*;OFF=*REF*
C:\Users\FM10841\OneDrive - ARCADIS\BIM 360 Docs\C=EVRON CORPORATION\ASR_1001615 - SONORA\2019\GWR000\K1615\01-DWG\1001615_Fig-2_GWM_SP.dwg LAYOUT: 2 SAVED: 7/8/2019 7:52 PM ACADVER: 23.0S (LMS TECH) PAGESETUP: — PLOTSTYLETABLE: PLTFULL.CTB
PLOTTED: 7/8/2019 7:57 PM BY: MOHD. FARHAN ULLAH
XREFS: IMAGES: PROJECTNAME: —



LEGEND :

- GROUNDWATER MONITORING WELL
- RAIL ROAD TRACKS
- UST UNDERGROUND STORAGE TANK
- ASTS ABOVEGROUND STORAGE TANKS

NOTE :

1. BASE MAP PROVIDED BY GHD, AT A SCALE OF 1:30'.
2. ALL SITE FEATURES AND LOCATIONS ARE APPROPRIATE.

0 30' 60'

APPROXIMATE SCALE 1 in. = 30 ft.

FORMER CHEVRON BULK FUEL TERMINAL 1001615
SOUTH WASHINGTON STREET AT CALAVERAS STREET
SONORA, CALIFORNIA

SITE PLAN

ARCADIS Design & Consultancy for natural and built assets

FIGURE 2

Appendix A:
Contact Sheet

APPENDIX A:
CONTACT SHEET

Chevron Environmental Management Company

Brittany Steward
Project Manager
6001 Bollinger Canyon Road, Room C2114
San Ramon, California 94583
(925) 842-6103

Consultant

Komal Dixit
Arcadis U.S., Inc.
111 SW Columbia Street, Suite 670
Portland, OR 97201
(503) 765-9525

Owners/Contacts

City of Sonora
94 N Washington St,
Sonora, CA 95370

Regulatory Oversight

Central Valley Regional Water Quality Control Board
Attn: Kristi Shelton
11020 Sun Center Drive, Suite 200
Rancho Cordova, California 95670
(916) 464-4819

Tuolumne County Environmental Health Department
Attn: David B. Gonzalves
2 S. Green St.
Sonora, California 95370
(209) 533-5633