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2007 JUL 24 PM 2:41

DAVID D. BOHANNON
ORGANIZATION

July 23, 2007

Alameda County

JUL 24 2007

Environmental Health

VIA FEDERAL EXPRESS

Ms. Donna Dragos
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Request for Meeting to Discuss the Status of Remedial Activities at David D. Bohannon Organization Site - 575 Paseo Grande, San Lorenzo, California

Dear Ms. Dragos:

On behalf of the David D. Bohannon Organization (Bohannon), SECOR International Incorporated (SECOR) submitted the Groundwater Monitoring and Remediation Progress Report to your office on April 23, 2007. The report was submitted at the verbal request of Mr. Steven Plunkett of your staff, and provides the results of recent groundwater monitoring and an update on remediation activities at the Site. Mr. Plunkett was newly assigned to the project, and the report was intended to provide him with a complete update on the recent remediation efforts as a pre-cursor to a face-to-face meeting where we would discuss a path forward to formal Site closure.

Mr. Plunkett verbally contacted Mr. Chris Maxwell of SECOR immediately following submittal of the report, and requested that the report be posted to your agency's electronic system. He also indicated the intent to review the report promptly, and to contact SECOR in the near future to set a date and time for a meeting. SECOR posted the electronic report in early May 2007.

We have yet to hear from your agency regarding the submittal of our report. SECOR left repeated telephone messages with Mr. Plunkett in June and July 2007 that were not returned. SECOR also left a telephone message for you to inquire about our report during the week of July 9th. We have yet to hear from you.

Without going into exhaustive detail in this letter, Bohannon has worked with three different case workers at your agency over the last six years to develop and implement remedial plans for this Site. We have been diligent in aggressively implementing investigation and remediation tasks, and would like to keep moving forward to formal Site closure. Bohannon has scheduled redevelopment plans for this Site, and further delays in remedial implementation will likely delay the redevelopment.

A meeting is necessary before implementation of the next phase of remediation, for which a pilot study has already been completed and documented in the above-referenced report. Bohannon is sensitive to the intense work load that you and your staff must be under. In this case, it is imperative that we formally meet to discuss Site cleanup objectives so as to ensure

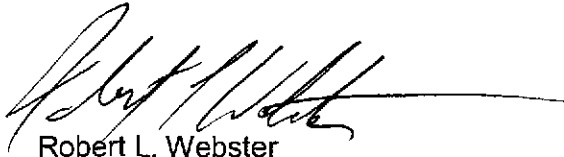
Ms. Donna Dragos
July 23, 2007
Page 2 of 2

we are on the appropriate path. We simply cannot move forward with further remedial tasks without feedback from you and your staff that our actions are commensurate with your agency's Site closure objectives.

I would greatly appreciate it if either you or Mr. Plunkett would contact me or Mr. Maxwell in the immediate future to discuss a date and time when we can meet to discuss our recent report, planned remediation activities, and path forward towards formal Site closure. I may be reached at (650) 345-8222 and Mr. Maxwell may be reached at (925) 299-9300.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Webster", with a long horizontal flourish extending to the right.

Robert L. Webster
Chairman

cc: Mr. Andrew Bassak, Steefel Levitt and Weiss
Mr. Steven Plunkett, Alameda County Health Care Services Agency
Mr. Chris Maxwell, SECOR
Mr. Neil Doran, SECOR

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

RO0000167

December 15, 2003

Mr. Bob Webster
David Bohannon Organization
Sixty 31st Ave
San Mateo, CA 94403-3497

RE: RAP Work Plan Approval for 575 Paseo Grande, San Lorenzo, CA

Dear Mr. Webster:

I have completed review of Secor's December 2003 *Remedial Action Work Plan Addendum* prepared for the above referenced site. The proposed work was discussed in our November 5, 2003 meeting. Although this agency is not requiring active remedial action to enhance natural biodegradation at the site, the owners will implement hydrogen peroxide injection and nitrate injection to expedite closure and potential sale of the property.

Secor's proposal to inject hydrogen peroxide in the vicinity of well MW-3, and to inject nitrate along the southwest property line is acceptable. Field work may commence within 90 days of the date of this letter, or by March 22, 2003. Please provide at least 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762 or by email at eva.chu@acgov.org.

eva chu
Hazardous Materials Specialist

c: Donna Drogos
email: Neil Doran, Secor

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

GRAY DAVIS, Governor

CENTRAL DISTRICT
3251 S Street
Sacramento, CA 95816
(916) 227-7632
(916) 227-7600(Fax)

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

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

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

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

Project/Contract No. 575 Paseo Grande County Alameda

Township, Range, and Section R 2 W, T 3 S, Radius 1/2 mile
(Must include entire study area and a map that shows the area of interest.)

(2,640')

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

Make a study, or,

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

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

SECOR International, Inc.
Authorized Agent

57 Lafayette Circle
Address

Lafayette CA 94549
City, State, and Zip Code

Signature Neil Doran

Title Project Geologist

Telephone (925) 299-9300

Fax (925) 299-9302

Date 5.16.03

E-mail ndoran@secor.com

Alameda Co. environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway
Address

Alameda, CA 94502
City, State, and Zip Code

Signature [Signature]

Title Haz Mat Specialist

Telephone (510) 567-6762

Fax (510) 337-9335

Date 5/19/03

E-mail echw@co.alameda.ca.us

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STATE OF CALIFORNIA - THE RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES

GRAY DAVIS, Governor

CENTRAL DISTRICT
3251 8 Street
Sacramento, CA 95816
(916) 227-7832
(916) 227-7600(Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 96080
(530) 528-7300
(530) 528-7322 (Fax)

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

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

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

Project/Contract No. 575 Paseo Grande County Alameda

Township, Range, and Section R 2 W, T 3 S, Radius 1/2 mile
(Must include entire study area and a map that shows the area of interest.)

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

Make a study, or,

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

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SECOR International, Inc.
Authorized Agent

57 Lafayette Circle
Address

Lafayette CA 94549
City, State, and Zip Code

Alameda Co. environmental health
Government or Regulatory Agency

1131 Harbor Bay Parkway
Address

Alameda, CA 94502
City, State, and Zip Code



20-167
SECOR INTERNATIONAL INCORPORATED

57 Lafayette Circle, 2nd Floor
Lafayette, CA 94565
925-299-9300 TEL / 925-299-9302 FAX

www.secor.com

f a x

fax no: (510) 337-9335
attention: Eva Chu
company: ACHCSA
date/time: May 14, 2003
from: Neil Doran
no. of pages (including cover): 2

Eva,

Please fill out the applicable sections of the enclosed form, and fax back to me.

Thanks, and have a nice day.

_Neil Doran

Disclaimer: The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you are not the intended recipient of this message, you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction or any action taken in reliance upon this message is prohibited. If you received this communication in error, please notify the sender immediately and delete the original message and all attachments from your electronic files.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

RO0000167

April 23, 2003

Mr. Mike Jepsen
David Bohannon Organization
Sixty 31st Ave
San Mateo, CA 94403-3497

RE: Preferential Pathway Study for 575 Paseo Grande, San Lorenzo, CA

Dear Mr. Jepsen:

I have completed review of the case file for the above referenced site, including the recent reports *Fourth Quarter 2002 Groundwater Monitoring Report* and *Limited Subsurface Investigation Report and Work Plan for Additional Soil and Groundwater Assessment*, both prepared by Secor. The latter report included a work plan to better define the lateral extent of water-bearing sediments in the "A", "B", and "C" zones in three phases.

The proposed investigations appear excessive and **not acceptable** to implement at this time. Rather, you should have your consultant conduct a preferential pathway study which includes a water well survey within 2000 feet of the site, and a conduit study (location and depth of sewer, storm drain, electrical, water lines, etc and location of surface water bodies). The findings should be incorporated into a report with recommendations and conclusions. You may find that once the potential sensitive receptors are identified, the scope of work can then be refined and more limited in extent than initially proposed. Please include in the report a rose diagram of groundwater flow direction and gradient as well as a site plan with location of former underground storage tanks, product lines and product dispensers, soil borings, and groundwater monitoring wells, and residential lots located west of the site.

The preferential pathway study must be completed and a report submitted for review within 60 days of the date of this letter, or by **June 30, 2003**. If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

c: Donna Drogos
email: Neil Doran, Secor

bohannon-1

April 16, 2003

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Alameda County

APR 21 2003

Environmental Health

RE: Bohannon Property
575 Paseo Grande, San Lorenzo, California
SECOR Project No.: 05OT.50063.00

Dear Ms. Chu:

This letter has been prepared by SECOR International, Inc. (SECOR) on behalf of Bohannon Development Company (Bohannon) to briefly document our telephone discussion of April 14, 2003 regarding the property located at 575 Paseo Grande in San Lorenzo, California (the Site).

SECOR previously submitted the *Limited Subsurface Investigation Report and Work Plan for Additional Soil and Groundwater Assessment* dated February 19, 2003. The report presented results and findings of the limited subsurface investigation conducted by SECOR in January 2003, and included a work plan for additional characterization activities to further assess groundwater conditions. Adequate delineation of the extent and magnitude of petroleum hydrocarbon impact to groundwater beneath and downgradient from the Site is crucial to implementing an effective remedial strategy.

In recent correspondence with SECOR via electronic mail, you acknowledged receipt of SECOR's February 2003 report and provided a few questions regarding characterization of the Site. The geologic and groundwater chemical data that will be collected during our proposed scope of work will provide the comprehensive framework to address your questions.

Bohannon and SECOR have developed an aggressive schedule for implementation of a remedial strategy. SECOR is tentatively scheduled to begin the proposed scope of work on May 12, 2003, and to report the findings to your agency by June 20, 2003. The report will address the issues raised in your recent correspondence in consideration of the geologic and groundwater chemical data obtained during the subsurface investigation. If necessary, additional work may be proposed to address the questions raised in your March 31, 2003 electronic message.

SECOR appreciates your prompt attention regarding this Site, and respectfully requests the timely approval of our recently-proposed scope of work.

Sincerely,
SECOR International Incorporated



Neil Doran
Project Geologist



Chris Maxwell, R.G.
Principal Project Geologist

cc: Michael Jepsen, Bohannon Development Organization
Robert Webster, Bohannon Development Organization
Drew Bassak, Steefel, Levitt & Weiss

Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: Monday, March 31, 2003 1:50 PM
To: 'Neil Doran'
Cc: 'cmaxwell@secor.com'
Subject: RE: 575 Paseo Grande

Hi Neil and Chris,

I had a chance to review the case file for the above referenced site. I have several questions/suggestions for the site:

- Was a well survey completed for the site (any irrigation, domestic or water supply wells within 2000 feet of the site?)
- Was a conduit study done to determine if utility line can act as preferential pathways for the migration of contaminants?
- What are the potential sensitive receptors in the area (any creeks, schools, basements, etc) that can be impacted by the plume?
- The workplan in your February 2003 report proposed three phases of investigations. The first phase is to advance 9 soil borings to 30 feet bgs. The second phase is to advance up to 8 CPT to further define the subsurface lithology. Is Phase I necessary, as Phase II will provide the same information. No borings are proposed at residential backyards. The plume will be better characterized with sampling points located between Paseo Largavista and Via Del Sol.
- You may want to consider soil vapor samples, too.

Let's discuss this case and revise the workplan.

eva

-----Original Message-----

From: Neil Doran [mailto:ndoran@secor.com]
Sent: Friday, March 28, 2003 2:26 PM
To: Eva Chu
Subject: 575 Paseo Grande

Eva,

It was nice chatting with you briefly this morning. Should you care to discuss 575 Paseo Grande next week some time, please contact Chris Maxwell in our office, as I will be on vacation until Monday, April 7. Chris is a senior geologist here who has been involved with the project for quite some time. His extension here is 237, and we can both be reached at the phone number listed below.

Sincerely,

Neil Doran
SECOR International Incorporated
57 Lafayette Circle, 2nd Floor
Lafayette, CA 94549
Phone: (925) 299-9300
Fax: (925) 299-9302
Web: www.secor.com
Email: ndoran@secor.com

DAVID D. BOHANNON
ORGANIZATION

Alameda County

FEB 26 2003

Environmental Health

February 19, 2003

Mr. Amir Gholami, REHS
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Limited Subsurface Investigation Report and Work Plan for Additional Soil and Groundwater Assessment
575 Paseo Grande
San Lorenzo, California

Dear Mr. Gholami:

Enclosed for your review is the *Limited Subsurface Investigation Report and Work Plan for Additional Soil and Groundwater Assessment* prepared by SECOR International Incorporated (SECOR). The report summarizes recent soil and groundwater investigation activities conducted by SECOR at 575 Paseo Grande in San Lorenzo, California, and includes a proposed scope of work for additional site assessment.

We appreciate your timely review of this document. If you have any questions, please contact me at (650) 358-3256.

Sincerely,


Mike Jepsen
Director of Construction
David D. Bohannon Organization

Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20167

STID 5553

October 28, 2002

Mr. Mike Jepsen
Bohannon Development Co.
600 Hillsdale Mall
San Mateo, CA 94403-3497

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

Re: Property at 575 Paseo Grande San Lorenzo, CA 94580


Dear Mr. Jepsen:

I have received and reviewed "Remedial Action Workplan" and "May 2002 Groundwater Monitoring Report" dated October 25, 2002, submitted by Mr. Neil Doran of Secor International Incorporated, regarding the above referenced site. Thank you for the submittal of the workplan. Please consider the following comments:

- MW-3 well, which has represented the highest concentrations of pollutants, revealed 5,400ppb TPHg, 1,000ppb benzene. MW-4 well revealed 5,100ppb of TPHg and 320 ppb of benzene.
- MTBE has not been detected in any of the wells.
- There was a decrease in the concentrations of the constituents in both MW-3 and MW-4 wells during this episode. However, overall there have been increases and decreases in the concentrations of the constituents thus implying an unstable plume.
- Depth to groundwater was calculated at 4.91 to 6.40 ft bTOC.
- Figure 3 reveals groundwater flow gradient calculation at 0.0035 ft/ft moving southwesterly direction.
- The workplan submitted is proposing to perform a pilot study in order to determine the feasibility of nitrate injection for promotion of petroleum hydrocarbon at the above site. Pending the result of pilot study a "full-scale" treatment is proposed to promote remediation of the plume. This work plan is acceptable to this office.

Please call me at (510) 567-6876, if you have any questions and or concerns.

Sincerely,

A handwritten signature in black ink that reads "Amir K. Gholami". The signature is written in a cursive style and is underlined with a single horizontal line.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Neil Doran, Secor International Incorporated, 1390 Willow Pass Road,
Suite 360, Concord, CA 94520-5250
Files

BO# 167

DAVID D. BOHANNON
ORGANIZATION

gnd
SSSS

February 26, 2002

~~DONNA MERRA~~

Ms. ~~Susan Hugo~~, Program Manager
Local Oversight Program
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

CAIMS Cons MAR 01 2002

**Re: Request for Agency Meeting Regarding the David D. Bohannon Organization Property located at 575 Paseo Grande, San Lorenzo, California
SECOR Project No. 070T.03814.00**

Dear Ms. Hugo:

On November 26, 2001, the David D. Bohannon Organization (Bohannon) submitted the 2001 Groundwater Monitoring Report for the above-referenced property. The report was prepared by SECOR International Incorporated (SECOR), and presents the results of groundwater monitoring during the 2001 calendar year. In the report cover letter and Section 4 of the report, SECOR and Bohannon requested a meeting with your agency to discuss any necessary additional regulatory requirements to achieve closure for the petroleum-affected soil and groundwater at the property.

Representatives of SECOR have attempted to contact you by telephone on several occasions to arrange a meeting since submittal of the 2001 groundwater monitoring report. Most recently, Mr. Chris Maxwell of SECOR left a telephone message for you in early February 2002. We have not yet been contacted.

A meeting with your agency is important to understand any additional regulatory requirements to achieve site closure. Considering the site conditions, we have been advised that periodic groundwater monitoring is unwarranted in the absence of further regulatory guidance. We are, therefore, deferring future groundwater monitoring pending a meeting with your agency.

If you have any questions, please feel free to contact me at (650) 358-3256.

Sincerely,



Mike Jepsen
Director of Construction
David D. Bohannon Organization

cc: Chris R. Maxwell, SECOR International Incorporated

STID 5553

January 8, 2002

Mr. Mike Jepsen
Bohannon Development Co.
600 Hillsdale Mall
San Mateo, CA 94403-3497

Re: Property at 575 Paseo Grande San Lorenzo, CA 94580

Dear Mr. Jepsen:

This office is in receipt of "2001 Groundwater Monitoring Report" dated November 26, 2001, submitted by Mr. Robert Robitalille of Secor International Incorporated, regarding the above referenced site. I have reviewed this document and would like to make the following comments:

- Per this document MW-3 represents the highest concentrations of pollutants at 1,600ppb benzene, 8,100ppb of TPHg followed by MW-4 benzene concentrations of 260ppb and 4,800ppb of TPHg and MW-2 benzene concentrations of 75ppb and 990ppb of Benzene and TPHg respectively.
- There was an increase in the concentration of constituents in MW-3 and MW-4 wells. Most notably was the increase in the concentration of Benzene and TPHg within MW-3 from 850ppb to 1600ppb and of TPHg from 3,600ppb to 8,100ppb.
- According to figure 3 groundwater flow gradient seems to be generally in a westerly direction at 0.0022 ft/ft.

Per concentrations of the constituents within this report the plume is an increasing and or unstable plume.

Should you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Robert Robitalille, Secor International Incorporated, 1390 Willow Pass Road,
Suite 360, Concord, CA 94520-5250
Files

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DAVID D. BOHANNON
ORGANIZATION

June 29, 2001

SAB 5553 ✓

Mr. Amir K. Gholami
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

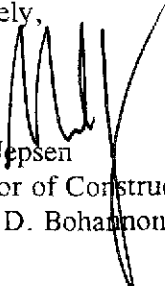
RE: **David D. Bohannon Organization**
Groundwater Monitoring Well Installation Report
575 Paseo Grande, San Lorenzo, California

Dear Mr. Gholami:

Enclosed for your review is the Groundwater Monitoring Well Installation Report prepared for the above-referenced facility. The report summarizes the installation of four additional groundwater monitoring wells at the site and presents the results of the December 5, 2000 groundwater monitoring and sampling of all seven wells at the site.

If you have any questions, please feel free to contact me at (650) 345-8222.

Sincerely,



Mike Jepsen
Director of Construction
David D. Bohannon Organization

Enclosure

LETTER.WPD

June 29, 2001

SECOR Job No. 70074-001-02

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

Stid 5553

February 7, 2000

Mr. Mike Jepsen
Bohannon Development Co.
600 Hillsdale Mall
San Mateo, CA 94403-3497

Re: Property at 575 Paseo Grande San Lorenzo, CA 94580

Dear Mr. Jepsen:

I have been assigned to oversee the clean up process at the above referenced site. I have received and reviewed the "Fourth Quarter 1999 Groundwater Monitoring Results" dated February 8, 2000, submitted by Thomas W. Crosby of Secor International Incorporated, your consultant, regarding the above referenced site. Thank you for the submittal of the report.

Per this report MW-3 has the highest concentrations of pollutants at 1400ppb benzene, 8800ppb of TPHg followed by MW-2 benzene concentrations of 110ppb and 1400ppb of TPHg. There were fluctuations in the concentrations of some of the constituents in the plume as well, as revealed by this report.

Groundwater flow gradient seems to be southwesterly.

I noted that that you indicated submittal of a work plan for additional groundwater monitoring well installation. I would appreciate it if you could send me a copy of this report. In the mean time, please continue quarterly groundwater sampling per the agreed upon schedule by my previous colleague. In general, we will continue the same guidelines as my previous colleague had requested in order to avoid any confusion and or interruptions.

I will be looking forward to receive the next report.

Should you have any questions, please call me at (510) 567-6876.

Sincerely,



✓ Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Thomas W. Crosby, Secor International Incorporated, 1390 Willow Pass Road,
Suite 360, Concord, CA 94520-5250
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

Stid 5553

February 7, 2000

Mr. Mike Jepsen
Bohannon Development Co.
600 Hillsdale Mall
San Mateo, CA 94403-3497

Re: Property at 575 Paseo Grande San Lorenzo, CA 94580

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Jepsen:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 575 Paseo Grande San Lorenzo

February 7, 2000

Page 2 of 2

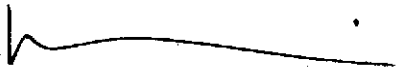
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

December 07, 1999

Mr. Mike Jepsen
David D. Bohannon Organization
60 Hillsdale Mall
San Mateo, California 94403-3497

RE: **Addendum to the Work Plan for Additional Groundwater Monitoring Well Installation,
575 Paseo Grande, San Lorenzo, California**

Dear Mr. Jepsen:

On behalf of the Bohannon Organization, SECOR International Incorporated (SECOR) is responding to a November 4, 1999 letter from the Alameda County Health Care Services Agency (ACHCSA) in which additions to SECOR's October 22, 1999, "Work Plan for Additional Groundwater Monitoring Well Installation" (the Work Plan) were requested. The ACHCSA has requested the following items:

- One additional groundwater monitoring well be installed south of the site near the southern corner of the intersection of Paseo Grande and Paseo Larga Vista;
- Groundwater samples from the newly installed wells and the existing wells be analyzed for total petroleum hydrocarbons as gasoline (TPHg), dissolved lead, and benzene, toluene, ethylbenzene and xylenes (BTEX);
- If groundwater appears to be confined during drilling, then the wells should be screened only to the top of the saturated interval so that cross-contamination of aquifers will not occur;
- Additional information be provided regarding the construction of the storm sewer along Paseo Larga Vista, the electric and gas lines and of the PG&E utility vault located on Paseo Grande;
- Soil and groundwater samples be considered for analysis of bio-indicator parameters to aid in estimation the rate of microbial degradation in the contaminant plume;
- The report documenting the results of the implementation of the Work Plan will be provided to the ACHCSA within 45 days of completing the field work.

As such, SECOR recommends that the "Work Plan for Additional Groundwater Monitoring Well Installation" be amended by adding the following tasks:

- 1) One additional groundwater monitoring well will be installed south of the site near the southern corner of the intersection of Paseo Grande and Paseo Larga Vista. The approximate location of the well is shown on the attached Figure 1. The exact location of the well will be determined in the field based on access restrictions due to overhead lines that run on the south side of Paseo Grande and by underground utilities.

December 7, 1999

Page 2

Mr. Mike Jepson

David D. Bohannon Organization

- 2) As stated in the Work Plan, all groundwater samples will be analyzed for TPHg, dissolved lead, and BTEX.
- 3) If groundwater appears to be confined during drilling, the wells will be screened only to the top of the saturated interval so that cross-contamination of aquifers will not occur. During drilling, particular attention will be paid to the depth of the first occurrence of groundwater. After allowing the water in the open borehole to equilibrate for at least one hour, water levels will be measured to determine if the water level has changed from the first encountered depth. If the groundwater level rises more than three feet, then the aquifer will be considered confined and the well will be constructed with a maximum of five feet of well screen such that the top of the screened interval coincides with the top of the first encountered groundwater. If there is less than three feet of change in the groundwater level, then the well will be screened as described in the Work Plan.
- 4) SECOR will contact the Alameda County Public Works Department to attempt to determine the depth and construction of the storm sewer beneath Paseo Larga Vista and PG&E to determine the construction of the vault on Paseo Grande, if possible. Previous contact with PG&E provided little information on the depth and construction of the electric and gas utility lines except that they are typically buried 2 to 3 feet below surface grade. The representative said that no records are kept with that information and that verification would require digging.
- 5) Samples will be collected to assess microbial activity and natural attenuation of the contaminant plume at the Site. Soil samples collected from the saturated portion of at least two of the proposed bore holes will be analyzed for total organic carbon (TOC) by EPA Method 9060 and effective porosity by API Method RP 40. Groundwater samples collected from all monitoring wells will be field analyzed for temperature, conductivity, pH, dissolved oxygen, oxidation-reduction potential (ORP). Three groundwater samples will also be laboratory analyzed for nitrate, sulfate, and ferrous iron. The samples chosen for additional analyses will include MW-1, MW-3 and one of the newly installed wells.
- 6) The proposed work will commence within 45 days of receipt of written acceptance from the ACHCSA of this addendum to the Work Plan. A report documenting the results of the implementation of the Work Plan will be provided to the ACHCSA within 45 days of receiving the laboratory analytical results.

December 7, 1999

Page 3

Mr. Mike Jepson

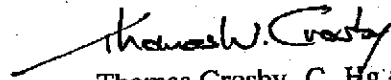
David D. Bohannon Organization

Upon your approval, SECOR will forward a copy of this addendum to the ACHCSA via fax to meet the December 3 deadline. At your convenience, please forward a copy of this addendum and a brief letter acknowledging your agreement with the proposed changes to the Work Plan to Ms. Juliet Shin, Hazardous Materials Specialist, Alameda County Health Care Services Agency, 1131 Harbor Bay Parkway, Suite 250, Alameda, California 94502-6700. If you have any questions or require more information, please call us at (925) 686-9780.

Sincerely,
SECOR International Incorporated



Robert Robitaille
Project Geologist



Thomas Crosby, C. Hg #257
Principal Hydrogeologist

Attachments: Figure 1 - Proposed Monitoring Well Location Map

SECOR International Incorporated
1390 Willow Pass Road, Suite 360
Concord, California 94520

Phone (925) 686-9780
Fax (925) 686-3099

FAX COVER SHEET

Date: December 2, 1999
Attention: Ms. Juliet Shin
Company: Alameda County Health Care Services Agency
Fax No.: (510) 337-9335
Phone No.: (510) 567-6763
Sent by: Bob Robitaille

Page 1 of 5

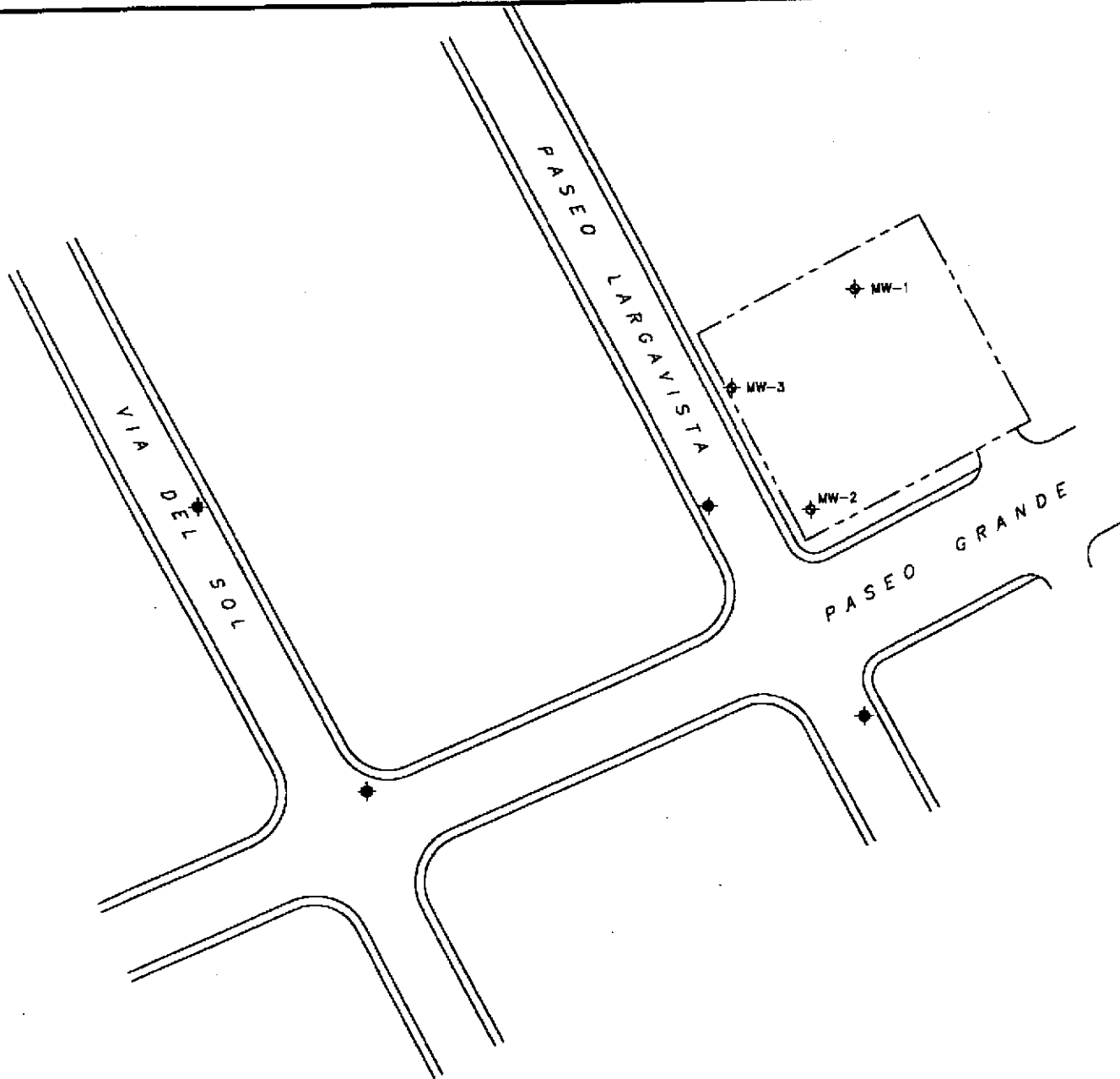
Message:

Ms. Shin,

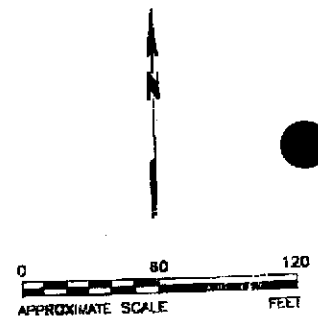
Following is the Addendum to the Work Plan For Additional Groundwater Monitoring Well Installation, for the 575 Paseo Grande, San Lorenzo site. An original will be sent to you from the office of Bohannon along with a cover letter acknowledging Bohannon's concurrence with the proposed scope of work changes.

Please contact me at (925) 686-9797 (ext.25) if you have any questions or if you need additional information.

frank,
BR



- LEGEND:**
- ★ PROPOSED GROUNDWATER MONITORING WELL LOCATION
 - ◆ MW-1 EXISTING WELL LOCATION
 - - - - - APPROXIMATE PROPERTY BOUNDARY



REFERENCE: THIS FIGURE IS TAKEN FROM NOLTE AND ASSOCIATES, INC. AND IS INTENDED FOR ILLUSTRATION ONLY.

SECOR <i>International Incorporated</i>	DESIGN	TJZ/NH	FIGURE 1 DAVID D. BOHANNON ORGANIZATION 375 PASEO GRANDE SAN LORENZO, CALIFORNIA PROPOSED GROUNDWATER MONITORING WELL LOCATION MAP
	APPR	BR/GH	
	DATE	29NOV99	
	JOB NO.	007.03814.001	

ENVIRONMENTAL
PROTECTION

DAVID D. BOHANNON ORGANIZATION

MAR 24 PM 3:08

Community Developer - 60 HILLSDALE MALL · SAN MATEO, CALIFORNIA 94403-3497
FAX 415 573-5457 TELEPHONE 415 345-8222

March 23, 1999

Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**Re.: David D. Bohannon Organization
575 Paseo Grande, San Lorenzo, CA
Work Plan**

Dear Ms. Shin:

Enclosed for your review is the Work Plan for 575 Paseo Grande, San Lorenzo, California, prepared for the above-referenced David D. Bohannon Organization property.

The work plan details the procedures that will be performed to comply with the Alameda County Health Care Services Agency request in a letter dated December 30, 1998. After the work plan has been approved, the scope-of-work will be implemented, including the initiation of quarterly groundwater sampling and quarterly reporting.

Should you have any questions or require additional information regarding the property, please feel free to contact me at 650.345.8222.

Sincerely,


Mike Jepsen
Director of Construction

MJ/lg

Enclosure

cc: Robert L. Webster
File

December 22, 1998

Met Mike Jepsen, Bohannon, and Greg Hoehn, Secor, out at the site and discussed the above required work and questions. Mr. Hoehn pointed out that the info on the 550 cu yds is contained in the November 96 report. Apparently Mobil, purchased Gulf Oil, cannot be pursued as an RP because Gulf Oil, which was the last gas station to occupy the site, left piping associated with the former petroleum tanks in the ground, and these pipes were not removed until 1995 by Bohannon. The site is currently planned for use just as a parking lot. The area above the former tank pit is not currently paved, and it seems that the ground slumps so as to collect water. This area will need to be paved.

-Juliet Shin, ACDEH

SECOR

*International
Incorporated*

Greg D. Hoehn

PRINCIPAL GEOLOGIST

1390 Willow Pass Road

Suite 360

Concord, CA 94520-5250

(510) 686-9780

(510) 686-3099 FAX

MICHAEL JEPSEN

Director of Construction

BOHANNON DEVELOPMENT COMPANY
Sixty 31st Avenue
San Mateo, California 94403-3497

Tel: (650) 345-8222 Ext 256
Cellular: (415) 559-2436
Fax: (650) 573-5839
E-mail: mcj@ddbco.com

NOTES

575 Paseo Grand, San Lorenzo

STID 5553

November 24, 1998

- The three monitoring wells are screened from 5.5- to 15-feet bgs and 4.5- to 15-feet bgs. Per SECORs' Nov 26, 1996 report, the aquifer is not semi-confined, however, the boring logs appear to indicate a great rise in water levels from the initial to equilibrated water levels. It looks as though Wells MW-1 and MW-2 are semi-confined, and that Well MW-3 is not because it appears to have been placed in the backfill material of the former tank pit. By placing Well MW-3 into backfill material, the site may be skewing groundwater flow calculations. If Well MW-2 is semi-confined, then it appears that the well is actually only screening through ~5 feet through the sandy soil at 14- to 15-feet bgs. Could this limited screen interval be a problem?
- Further delineation is required downgradient of Well MW-3. Current levels of benzene exceed the threshold values given in Tier 1 table of RBCA for groundwater to vapor intrusion in a commercial area (10-5 risk). Future analysis shall include TPHG, BTEX, MTBE (using Method 8260 per the State Law), and possibly kerosene and diesel (were these contaminants ever properly characterized?). Analysis for EDB should be conducted if analysis for this constituent was not included in the past 8010 analysis.
- The September 14, 1995 workplan makes reference to 3 additional soil samples being collected on July 26, 1995. What depth were these samples collected from and what were the TTLC results for these samples, as opposed to the STLC values given for the metals analysis in Table 2. Also, where are the lab analytical reports corresponding to these results?
- What ever happened to the 550 cubic yards of soil excavated from the UST/piping areas that was to be aerated? Were confirmatory soil samples collected from this soil after aeration and where did this soil go?
- Groundwater samples should be analyzed for lead and chromium. Chromium concentrations exceeded 10 times the STLC a couple of times in the 1996 excavation sampling results.
- A utility line search should be conducted as part of the delineation of the plume.
- Are there any residences in the area? Conduct a site recon. What is the planned use for the site? Is the site currently used for any purpose?
- Contact RP on phone to discuss work. In letter, cite Article 11, where it is cited that RP must take initiative to conduct work instead of waiting for response from County.
- Call Lori Casias and inquire as to whether Mobil can legally be listed as an RP.
- Used MapInfo database to conduct survey of area. Only one well located within 700 feet of site, which is a monitoring well. San Leandro Creek is located approximately 3,000 feet to the north.



Cal/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

**Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120**

**2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4539
FAX (916) 227-4530**

**World Wide Web
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>**

OCT 17 1997

**Mike Jepsen
David D. Bohannon Organization
60 Hillsdale Mall
San Mateo, CA 94403**

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, STAFF DECISION
FOR NOTICE OF INELIGIBILITY DETERMINATION, CLAIM NUMBER 11974, SITE
ADDRESS: 575 PASEO GRANDE, SAN LORENZO Q458D**

This is to notify you that during the detailed review of your application, it has been determined that your claim for the subject site is not eligible for reimbursement in the Underground Storage Tank Cleanup Fund. It is being proposed, therefore, that your claim be removed from the Priority List based on the following reason:

You were never the owner or operator of the underground storage tanks that were located at the subject site. It does appear that as the property owner, you have paid for the corrective action that has taken place at the site so far; however, section 2810.1 of the Petroleum Underground Storage Tank Cleanup Fund Regulations states that "only a current or former owner or operator of an underground storage tank may file a claim against the Fund."

According to the claim, the property was acquired some time between 1942 and 1944 by the Greenwood Corporation, predecessor in interest to the David D. Bohannon Organization. The site was leased to General Petroleum/Mobil (by merger) from 1949 to 1969 during which time Mobil installed the underground storage tanks. In your January 6, 1997 letter to me, you informed me that in October of 1969, Mobil was requested to remove all their buildings and equipment, at which time, the USTs were removed.

According to the records at the Alameda County Environmental Health Agency, an unauthorized release was not reported for this site until 1995 after a subsurface investigation detected two magnetic anomalies. Excavation took place and the anomalies were observed to be reinforced concrete slabs. In June 1995, some piping and a sump were removed and soil samples revealed elevated levels of contamination. Piping, absent the UST to which it was connected to, does not qualify for reimbursement from the Cleanup Fund.

Based on the above information, it appears that Mobil is the true owner of the underground storage tanks.

#5553
gmx

97 OCT 22 AM 8:38
ENVIRONMENTAL
PROTECTION



Pete Wilson
Governor



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

OCT 17 1997

If you disagree with this Staff Decision, you may either request review and reconsideration by the Program Manager or you may formally appeal the decision and request a Division Decision from the Chief of the Division. A request for reconsideration along with any additional documentation should be sent to:

Dave Deaner, Program Manager, Claim #11974
UST Cleanup Fund Program
State Water Resources Control Board
Division of Clean Water Programs
P. O. Box 944212
Sacramento, CA 94244-2120

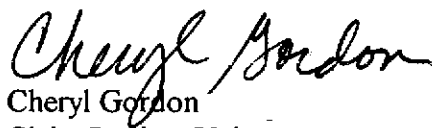
A request to the Chief of the Division must include, at a minimum: (1) a statement describing how the claimant is damaged by the prior Staff Decision; (2) a description of the remedy or outcome desired; and (3) an explanation of why the claimant believes the action or the Staff Decision is erroneous, inappropriate or improper.

The request to the Chief of the Division must be sent to Harry M. Schueller, Chief, Division of Clean Water Programs, at the address listed above.

If you do not request review and reconsideration by the Program Manager or request a Division Decision from the Chief of the Division within thirty (30) calendar days from the date of this letter, the Staff Decision will then become final and conclusive.

If you have any questions, please contact me at (916) 227-4539.

Sincerely,



Cheryl Gordon
Claim Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577





Cal/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web:
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

ENVIRONMENTAL
PROTECTION
97 JAN 23 PM 3:46



Pete Wilson
Governor

January 21, 1997

MIKE JEPSEN
DAVID D. BOHANNON ORGANIZATION
60 HILLSDALE MALL
SAN MATEO, CA 94403

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF CLAIM
ACCEPTANCE: CLAIM NUMBER 011974; FOR SITE ADDRESS: 575 PASEO GRANDE,
SAN LORENZO

Your claim has been accepted for placement on the Priority List in Priority Class "C".

After adoption of the Priority List, staff will review, verify, and process applications based on their priority and rank within a priority class. During this detailed review, staff may request additional information needed to verify eligibility. Once review of the application is complete and the claim is determined to be valid, a Letter of Commitment will be issued obligating funds toward the cleanup.

If, during the detailed review, it is determined that the claim application contained fraudulent information or misrepresentation making the claim unacceptable or ineligible, your claim may be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the grounds for the proposed removal of the claim, and provided an opportunity to correct any deficiencies which are the basis for the proposed removal.

If you have any questions, please contact me at (916) 227-4539.

Sincerely,

Cheryl Gordon
Cheryl Gordon, Analyst

Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse
RWQCB, Region 2
2101 Webster St., Ste. 500
Oakland, CA 94612

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

December 4, 1996

Mike Jepsen
Bohannon Development Co.
60 Hillsdale Mall
San Mateo, CA 94403-3497

STID 5553

Re: Investigations at 575 Paseo Grande, San Lorenzo, California

Dear Mr. Jepsen,

This office has reviewed SECOR International, Inc.'s (SECOR) Fourth Quarter 1996 Monitoring and Sampling Report, dated November 26, 1996, for the above site. The groundwater samples collected from the three on-site wells were analyzed for TPHg, TPHd, kerosene, motor oil, BTEX, chlorinated hydrocarbons (VOCs), and polynuclear aromatic hydrocarbons (PNAs). Per your request in the report, the next round of groundwater samples will only need to be analyzed for TPHg and BTEX, for the following reasons: 1) the VOCs and PNAs identified in this round of sampling were below the California Maximum Concentration Levels (MCLs) for drinking water and/or below the Preliminary Remedial Goals (PRGs) established for Tap Water by Region IX Environmental Protection Agency. Additionally, there was no toxicological information available for two of the PNAs identified at the site, phenol and 2-methylnaphthalene; 2) the concentrations of TPHd and kerosene identified at the site exhibited fuel patterns that were indicative of a lighter hydrocarbon, such as weathered gasoline; and 3) no motor oil was identified above detection limits.

Very elevated levels of benzene at 2,700 parts per billion (ppb) were identified in Well MW-3, which was drilled in the former underground storage tank (UST) excavation pit. This concentration exceeds the preliminary value for a 1×10^{-4} excess cancer risk for potential vapor intrusion from groundwater into buildings for a commercial site, given in the Tier 1 table of the American Society for Testing and Materials' Risk-Based Corrective Action Guidelines (E 1739-95). If commensurate levels of benzene are identified at the site in the next sampling event, then further characterization/delineation work will be required west of the site, due to the current westerly groundwater gradient and Well MW-3's close proximity to the western property boundary. By identifying and installing a well in the downgradient periphery of the observed groundwater contaminant plume, this office can better track whether the plume has stabilized and whether it is attenuating. Additionally, further investigations to the west may identify a potential off-site contributing source. The fact that elevated groundwater concentrations of benzene were identified in the former UST excavation (from Well MW-3) and Non Detect levels of benzene were identified in confirmatory soil samples collected from this excavation at

Mr. Mike Jepsen
re: 575 Paseo Grande
December 4, 1996
Page 2 of 2

~5.5-feet below ground surface, seems to suggest one or more of the following: 1) higher soil concentrations exist below the sampled 5.5-foot depth; 2) another contaminant source exists outside of the former UST excavation on site; or 3) an off-site contributing source to the observed groundwater contamination exists.

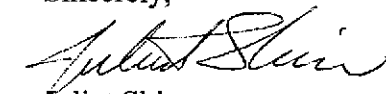
Both the November 26, 1996 Monitoring Report and the June 4, 1996 Interim Remedial Action Report mentions that the site was investigated with the anticipation of property redevelopment. This office is requesting that you submit information on the planned land use for the site and the current zoning for the site in the next monitoring report.

The above requests are consistent with Article 11 Title 23 California Code of Regulations, the California Water Code, and the San Francisco Bay Regional Water Quality Control Board's interim guidelines (please refer to attached copy of guidelines).

Lastly, all future reports should be submitted with an attached signed cover letter from you acknowledging your review of the report.

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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Steven McCabe
SECOR International, Inc.
1390 Willow Pass Road, Ste 360
Concord, CA 94520-5250

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(510) 271-4300

September 2, 1996

Mike Jepsen
Bohannon Development Co.
60 Hillsdale Mall
San Mateo, CA 94403-3497

STID 5553

Re: Investigations at 575 Paseo Grande, San Lorenzo, CA 94580

Dear Mr. Jepsen,

This office has received a copy of SECOR's Report of Interim Remedial Actions, dated June 4, 1996, which describes the recent overexcavation, sampling, and well installation work at the above site. Based on our review of this report, this office has some questions and concerns regarding some of the work, and requests the following:

- o Due to the elevated contaminant concentrations identified in all three of the newly installed monitoring wells, this office is requesting that quarterly groundwater monitoring resume at the site. Groundwater samples should be analyzed for TPHg, TPH for the heavier hydrocarbon chains, BTEX, halogenated volatile organics (Method 8010), and semi-volatile organics (Method 8270). This office is also requesting that a Total Dissolved Solids (TDS) analysis be conducted on one of the groundwater samples collected in the next sampling event to help determine whether the groundwater beneath the site is potable.
- o Although the estimated groundwater flow direction is southeasterly, none of the three on-site monitoring wells are located southeast (i.e., downgradient) of any of the former piping, tanks, or sump areas. Therefore, if groundwater continues to flow towards the southeast in the next two quarterly groundwater monitoring events, at least one additional monitoring well will need to be installed southeast of the former excavation areas in order to properly address the downgradient extent of the observed groundwater contaminant plume.
- o This office is concerned that Wells MW-1 and MW-2 may not be screened properly. Based on the well logs, groundwater was initially encountered at roughly 12- to 14-feet below ground surface (bgs) in Wells MW-1 and MW-2 and then stabilized at approximately 5.5-feet bgs, which implies that the groundwater aquifer is semi-confined. If this is the case and the top of the water bearing zone lies where groundwater was initially identified, then both Wells MW-1 and MW-2

SECOR International Incorporated
1390 Willow Pass Road, Suite 360
CONCORD, CALIFORNIA 94520

phone (510) 686-9780
fax (510) 686-3099

FACSIMILE MEMORANDUM

To: NAME COMPANY FAX#
 Juliet Shin Alameda County (510) 337-9335

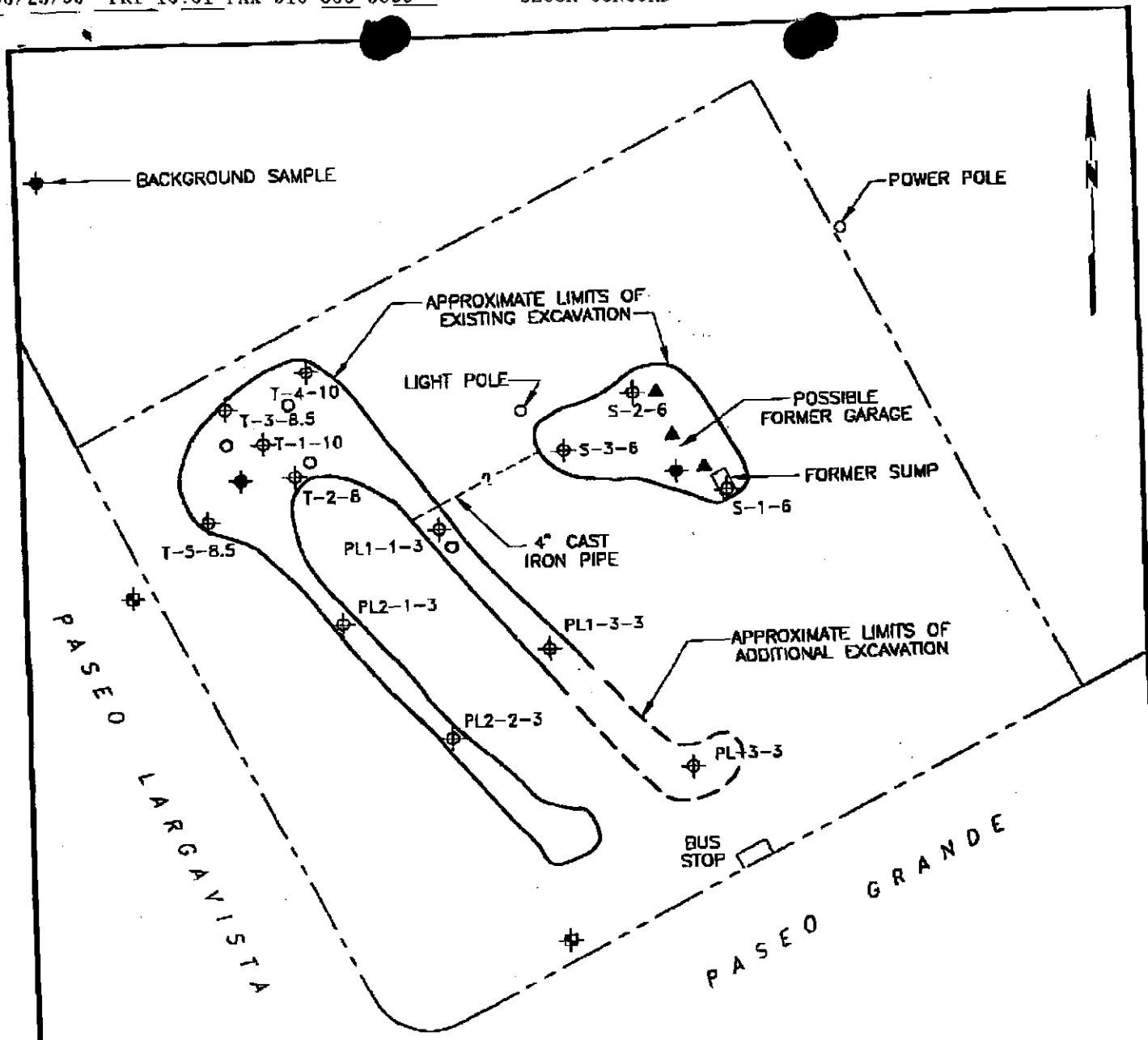
From: Steve McCabe

Subject: Site Plan With Sample Locations
 575 Paseo Grande, San Lorenzo, California

Date: August 23, 1996

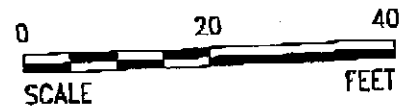
Number of Pages: 2

Attached is the site plan with the soil sample locations per your request. Please do not hesitate to call me if you have any questions or require additional information.



LEGEND:

- ⊕ T-4-10 SOIL SAMPLE LOCATION, JUNE 1995
- ◆ SOIL SAMPLE LOCATION, JULY 26, 1995
- ⊕ PROPOSED MONITORING WELLS
- TANK PIT COMPOSITE SAMPLE LOCATIONS
- ▲ SUMP COMPOSITE SAMPLE LOCATIONS
- - - - - PROPERTY LINE



99508.171396 X1120981804-AMENDMENTS IITEPLAN

SECOR
INTERNATIONAL
INCORPORATED

DRAWN	CCR
APPR	SM
DATE	28AUG95
JOB NO.	70074-001-01

FIGURE 2
BOHANNON DEVELOPMENT
SAN LORENZO, CALIFORNIA
**SITE PLAN AND
SAMPLE LOCATION MAP**

ENVIRONMENTAL
PROTECTION
96 AUG 22 PM 1:55

SECOR
International Incorporated

August 21, 1996

Ms. Juliet Shin
Alameda County Division of Hazardous Materials
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

**RE: David D. Bohannon Organization Project at
575 Paseo Grande in San Lorenzo, California**

Dear Ms. Shin:

SECOR International Incorporated (*SECOR*) is pleased to present the following information per your request.

- 1) The depth to the sidewall samples collected between November, 1995 and February, 1996 ranged from approximately 3.5 feet below ground surface (bgs) to five feet bgs.
- 2) The maximum depth of the excavation conducted in June of 1995 was approximately 10 feet bgs, where groundwater was encountered. The difference in groundwater elevations between June, 1995 (approximately 10 feet bgs), November, 1995 (approximately 9 feet bgs) and February, 1996 (approximately 7 feet bgs) is probably the result of seasonal fluctuations/rain-fall events.
- 3) The *SECOR* "Workplan for Interim Remedial Actions and Preliminary Groundwater Characterization", dated September 14, 1995, details confirmation soil sampling activities conducted by *SECOR* to resolve the apparent discrepancy in metals concentrations reported in soil during the previous investigations at the site. This discussion is in the last paragraph of the Background section, page 2-1, and a map showing the soil sample locations is presented on Figure 2. The analytical reports, including the (WET) metals results, for these soil samples are attached to the *SECOR* "Work Plan Addendum for Interim Remedial Actions" dated September 29, 1996. These results indicate that the metals concentrations reported by the lab, and presented in the *SECOR* "Preliminary Characterization Report" dated June 29, 1995 appear to be anomalous. Results from subsequent sampling events have shown much lower metals concentrations than reported in the "Preliminary Characterization Report" dated June 29, 1995.

BOHANNON.L03
August 21, 1996
SECOR Job No. 70074-001-01

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 5556 Site Name VACANT LOT Today's Date 2/7/96
Site Address 575 PASEO GRANDE
City SAN LORENZO Zip 94553 Phone _____

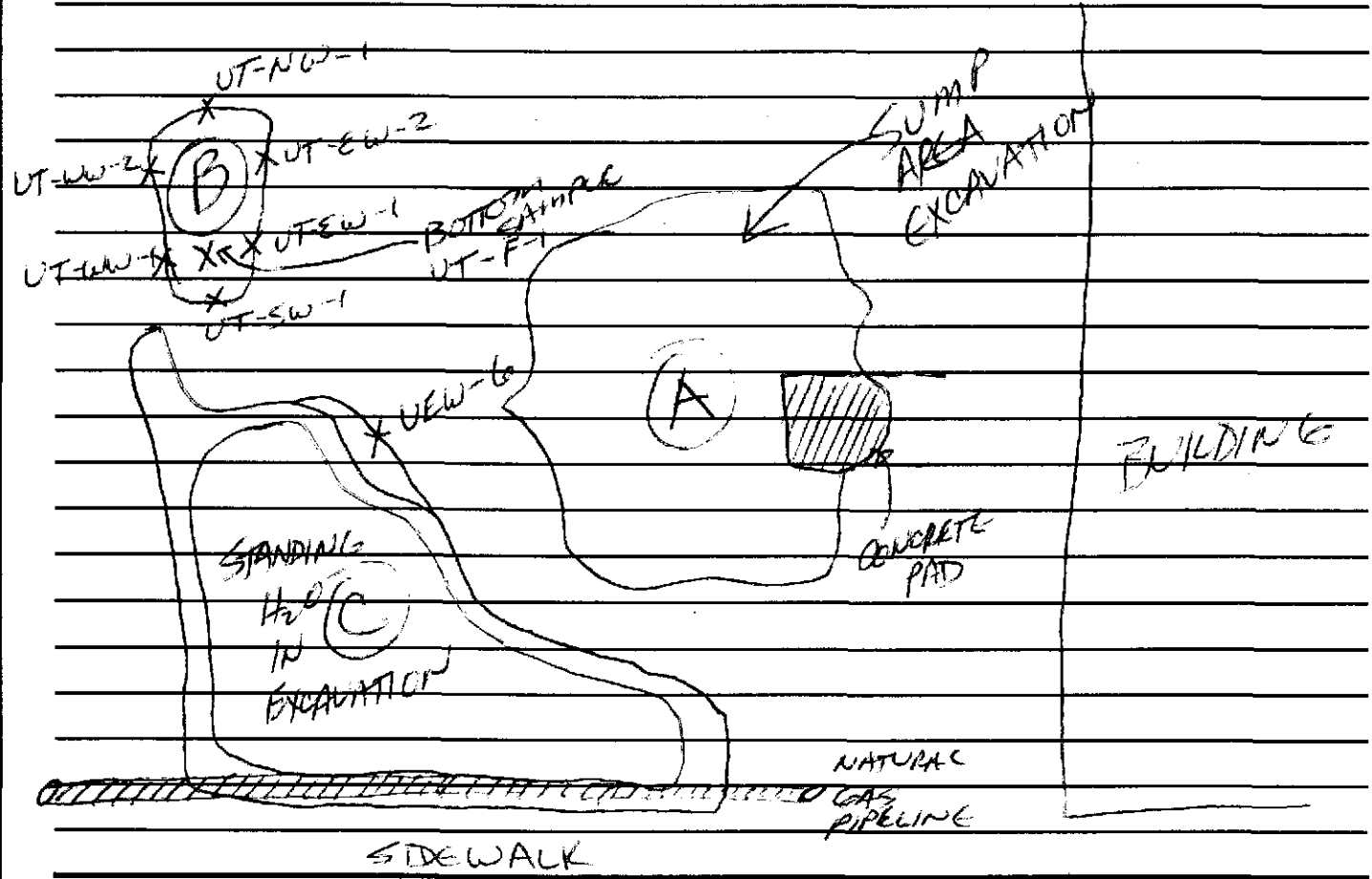
MAX AMT stored > 500 lbs, 55 gal., 200 cft.? ON SITE 10:00 AM
LEFT SITE @ 11:00 AM

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks SOIL SAMPLING

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

Comments:



Contact _____
Title _____
Signature _____

Inspector Dale Klella II, III
Signature _____

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF
ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

II, III

Site ID # 5553 Site Name Johnston Blvd. Today's Date 12/14/95
Site Address 575 Casso Grande
City San Lorenzo Zip 94580 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?
Inspection Categories:
____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
 III. Under ground Storage Tanks LUP District

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

Comments:

On-site to witness removal of an additional pump
discovered during overpumpation activities last
week and to assess status of site since no activities
larger 1/3 to 1/2 of the lot which investigation has
been overpumped. Groundwater was encountered
at approx 2.5' bgs. According to Charles Milanson w/Secor
the west edge of the excavation (corner of Kanya Vista
Space Grande has been excavated out to low levels of
7' bgs BTEX High levels are still being detected at area
between former pump island/pipe trench & pump
excavation. At this time excavation of sump area
50' l x 33' w x 8' d; newly discovered sump to be removed &
pipe leading south from it will be investigated (suspect a
u/s tank).

Pump island/pipe trench excavation is approx
50' l x 16-30' w x 8' d. Planning to continue it to the north &
east.

"Shale" groundwater samples were collected from both
pits last week - still waiting on results.

Groundwater in pits had a noticeable sheen.

12/15/95 - stopped by site & spoke w/ Peter Schurman. Sump was
removed but they had not confirmed existence of a u/s
Contact removed but they had not confirmed existence of a u/s II, III
Title UST & end of pipe. This work Inspector Amy L. Leech
Signature to be scheduled for Monday Signature A. Leech

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

StId 5553

October 3, 1995

Attn: Mike Jepsen
Bohannon Development Co.
60 Hillsdale Mall
San Mateo CA 94403-3497

Subject: Work plan for investigations at 575 Paseo Grande, San Lorenzo, CA 94580

Dear Mr. Jepsen:

This office has received and reviewed SECOR International Inc.'s work plan, dated September 14, 1995, and work plan addendum dated September 29, 1995 for a soil and groundwater investigation at the subject site. The work plan and addendum are acceptable to this office.

Implementation of this work plan should begin within 30 days from the date of this letter. A report documenting the results of this investigation is due to this office within 45 days of implementing the work plan.

Please notify this office at least 72 hours before field work begins. If you have questions or comments, please call me at (510)567-6755

Sincerely,

A handwritten signature in cursive script that reads "Amy Leech".

Amy Leech
Hazardous Materials Specialist

c: Steve McCabe
SECOR International Inc.
1390 Willow Pass Rd., Suite 360
Concord CA 94520-5250

Acting Chief of Environmental Protection - File(ALL)

Rec'd 9/15/95



September 14, 1995

Ms. Amy Leech
Hazardous Materials Specialist
Alameda County
Department of Environmental Health
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

RE: **Work Plan for
Interim Remedial Actions
575 Paseo Grande
San Lorenzo, California**

Dear Ms. Leech,

Attached is *SECOR* International Incorporated's (*SECOR*) Work Plan for Interim Remedial Actions for the site referenced above. The Work Plan details excavation activities to be conducted around the former grease sump and gasoline distribution system areas. Additionally, a groundwater investigation is specified which includes the installation of three monitoring wells at the site.

If you have any questions, or require additional information, please call 510/686-9780.

Sincerely,

SECOR International Incorporated

A handwritten signature in cursive script that reads "Steve McCabe".

Steven M. McCabe
Project Manager/Hydrogeologist

A handwritten signature in cursive script that reads "Paul D. Horton".
for Paul D. Horton, R.G.
Principal Hydrogeologist

Attachments: 1 - Work Plan

BOHANNON.L05
September 14, 1995
SECOR Job No. 70074-001-01

August 4, 1995

Ms. Amy Leech
Hazardous Materials Specialist
Alameda County
Department of Environmental Health
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

RE: 575 Paseo Grande, San Lorenzo, CA 94580
StId 5553

Dear Ms. Leech:

Thank you for extending the submittal date for the attached Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report.

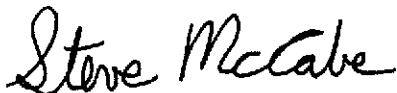
As stated in the Preliminary Characterization Report dated June 29, 1995 for the site referenced above, the concrete and asphalt debris were disposed of at a Class III disposal facility. Additionally, the piping and sump were decontaminated and sent to Circosta Iron and Metal as non-hazardous. The contents of the sump were removed and placed in drums which have subsequently been sampled for characterization purposes. All excavated soil was placed back into the excavation after the soil samples were collected.

Disposal options for hazardous soil to be generated during the Preliminary Site Assessment (PSA) will be provided in the PSA Work Plan due to your office by September 15, 1995.

If you have any questions or comments regarding this matter, please call me at (510) 686-9780.

Sincerely,

SECOR International Incorporated,



Steven M. McCabe
Project Hydrogeologist

c: Mike Jepsen, Bohannon Development Co.

55 AUG -8 PM 4:45
RECEIVED
MAY 11 1995

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE 0 M 8 D 0 D 4 D 9 Y 5 Y		CASE # StID 5553		SIGNED: <i>Leech</i> DATE: 9/22/95	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <i>Mike Jepsen</i>		PHONE <i>(415) 345-8222</i>	SIGNATURE <i>[Signature]</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		
	ADDRESS 60 Hillside Mall STREET San Mateo CITY CA STATE 94403 ZIP				
RESPONSIBLE PARTY	NAME Bohannon Development Co. <input type="checkbox"/> UNKNOWN		CONTACT PERSON Mike Jepsen		PHONE (415) 345-8222
	ADDRESS 60 Hillside Mall STREET San Mateo CITY CA STATE 94403 ZIP				
SITE LOCATION	FACILITY NAME (IF APPLICABLE)		OPERATOR		PHONE ()
	ADDRESS 575 Paseo Grande STREET San Lorenzo CITY Alameda COUNTY 94580 ZIP				
	CROSS STREET <i>Paseo Argovista</i>				
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Care		CONTACT PERSON Amy Leech		PHONE (510) 567-6755
	REGIONAL BOARD San Francisco Bay		PHONE (510) 286-1255		
SUBSTANCES INVOLVED	(1) NAME Gasoline and/or diesel fuel		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN		
	(2) NAME Waste oil		<input checked="" type="checkbox"/> UNKNOWN		
DISCOVERY/ABATEMENT	DATE DISCOVERED 0 M 3 D 0 D 9 Y 5 Y		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" 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 type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE M M D D Y Y				
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		
	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 checked="" 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 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				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input 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 Preliminary Site Assessment Work Plan to be submitted by September 15, 1995.				

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.

Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.

Preliminary Site Assessment Underway - implementation of workplan.

Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.

Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.

Cleanup Underway - implementation of remediation plan.

Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.

Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

Vacuum Extract - use pumps or blowers to draw air through soil.

Vent Soil - bore holes in soil to allow volatilization of contaminants.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

July 17, 1995

Attn: Mike Jepsen
Bohannon Development Co.
60 Hillside Mall
San Mateo CA 94403-3497

StId 5553

Subject: Required investigations at 575 Paseo Grande, San
Lorenzo, CA 94580

Dear Mr. Jepsen:

This office has received and reviewed Secor International Inc.'s Preliminary Characterization Report dated June 29, 1995. This report documented soil sampling and excavation activities that occurred at the subject site in June 1995.

Based on exploratory excavation results, an abandoned underground storage tank (UST) pit, fuel delivery system piping, and a waste oil/grease sump were discovered at this site. Soil samples were collected and analyzed from these areas. Lab analysis results of soil samples collected from the UST pit identified contaminant levels as high as 860 parts per million (ppm) Total Petroleum Hydrocarbons as mineral spirits (TPHms) interpreted to be degraded gasoline, 1.1 ppm benzene, 2.4 ppm toluene, 4.9 ppm ethylbenzene, 14 ppm Total xylenes (BTEX), and 1,300 ppm lead. Lab analysis results of soil samples collected from the pipeline trenches identified contaminant levels as high as 7,800 parts per million (ppm) Total Petroleum Hydrocarbons as mineral spirits (TPHms) interpreted to be degraded gasoline, 3.1 ppm benzene, 12 ppm toluene, 55 ppm ethylbenzene, 200 ppm Total xylenes, and 1,300 ppm lead. Lab analysis results of soil samples collected from the grease sump excavation identified contaminant levels as high as 2,200 parts per million (ppm) Total Petroleum Hydrocarbons; 1,100 ppm Total Petroleum Hydrocarbons as kerosene (TPHk); 660 Total Petroleum Hydrocarbons as motor oil (TPHmo); trace concentrations of BTEX; and 37, 3,900, 700, 4,900, 5,200 ppm cadmium, Total chromium, lead, nickel, and zinc, respectively.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

Jepsen
Re: 575 Paseo Grande, San Lorenzo
July 17, 1995
Page 2 of 4

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of both **soil and ground water** contamination resulting from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one permanent ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of neighboring monitoring wells located within 100 feet of the site, or any other data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established **benchmark**, (i.e., Mean Sea Level) with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly then you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for TPHg, TPHms, TPHk, TOG, BTEX, and heavy metals (Cd, Cr, Pb, Ni, Zn).

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial

Jepsen
Re: 575 Paseo Grande, San Lorenzo
July 17, 1995
Page 3 of 4

assessment, that there has been a substantial impact to ground water.

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. **All reports and proposals must be submitted under seal of a California-Registered Geologist, - Certified Engineering Geologist, or -Registered Civil Engineer.**

The PSA proposal is due within 60 days of the date of this letter or by September 15, 1995. Once the proposal is approved, field work should commence within 30 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations.** Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Additionally, you are required to submit documentation regarding

Jepsen

Re: 575 Paseo Grande, San Lorenzo

July 17, 1995

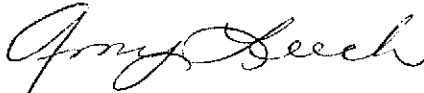
Page 4 of 4

the following items. **This documentation must be submitted within 15 days** of the date of this letter.

1. Complete the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" (blank form attached)
2. Manifests for the disposal of soil excavated from the former UST pit, pipe trenches, and grease sump area.

If you have any questions or comments, please contact me at (510) 567-6755.

Sincerely,



Amy Leech
Hazardous Materials Specialist

ATTACHMENTS

c: ~~Thomas Peacock~~, Acting Chief of Environmental Protection -
File (ALL)

trms to LOP
7/18/95
ra

#5553

DATE: July 17, 1995
TO : Local Oversight Program
FROM: Amy Deech
SUBJ: Transfer of Eligible Local Oversight Case

Site name: Vacant Lot (Abandoned Gas Station)
Address: 575 Paseo Grande city San Lorenzo zip 94580

TO BE ELLIGIBLE FOR LOP A CASE MUST MEET 3 QUALIFICATIONS:

- 1. Number of Tanks: ? removed? Y N Date of removal unknown
- 2. Samples received? Y N Contamination level: > 100 ppm
(ppm and type of test) TPH, TPHms, TPAK

Contamination should be over 100 ppm TPH to qualify for LOP

- 3. Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents

DepRef remaining \$ _____ Closed with Candace/Leeslie? Y N
(If no explain why?)

IF YOUR SITE MEETS ALL OF THE ABOVE QUALIFICATIONS YOU SHOULD DO THE FOLLOWING TO TRANSFER THE SITE:

- 1. YOU MUST CLOSE THE DEPOSIT REFUND CASE AT THIS TIME. YOU MUST ACCOUNT FOR ALL TIME YOU HAVE SPENT ON THE CASE AND TURN IN THE ACCOUNT SHEET TO LESLIE. IF THERE ARE FUNDS STILL REMAINING IT IS STILL BETTER TO TRANSFER THE CASE TO LOP AS THE RATE FOR LOP ALLOWS THE ADDITION OF MANAGEMENT AND CLERICAL TIME. DO NOT ATTEMPT TO CONTINUE TO OVERSEE THE SITE SIMPLY BECAUSE THERE ARE FUNDS REMAINING!
- 2. COMPLETE THE A AND B PERMIT APPLICATION FORMS AND GIVE TO CONNIE/ELAINE
- 3. GIVE THE ENTIRE CASE TO THE PROPER LOP STAFF UPSTAIRS FOR THEM TO DO THE REST OF THE TRANSFER AND YOU ARE DONE!

June 29, 1995

Ms. Amy Leech
Alameda County Division of Hazardous Materials
80 Swan Way, Suite 200
Oakland, California 94621

**RE: Preliminary Characterization Report
Bohannon Development
San Lorenzo, California**

Dear Ms. Leech:

SECOR International Incorporated (*SECOR*) is pleased to present this Preliminary Characterization Report for the property located at the northeast corner of Paseo Grande and Paseo Largavista in San Lorenzo, California.

This report describes the results obtained from field work conducted at the site on June 5, 1995. In summary, soils near the former sump, underground storage tank (UST) and product lines appear to be impacted petroleum hydrocarbon compounds.

Please call me if you have any questions or comments regarding this report, or any other aspect relating to the above referenced site.

Sincerely;

***SECOR* International Incorporated**

Steve McCabe
Steven M. McCabe
Project Hydrogeologist

Enclosure

BOHANNON.L03
June 29, 1995
SECOR Job No. 70074-001-01

RECEIVED
1 31 1995
SECOR INTERNATIONAL
SAN JOSE, CA
PM 1:37

LOP RECORD CHANGE REQUEST FORM

printed:
07/17/95

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: ALL

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 5553 LOC:
 SITE NAME: Vacant Lot DATE REPORTED : 04/20/95
 ADDRESS : 575 Paseo Grande DATE CONFIRMED: 06/05/95
 CITY/ZIP : San Lorenzo 94580 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: U CONTRACT STATUS: 2 PRIOR CODE:2A4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 07/17/95
 PRELIMINARY ASMNT: DATE UNDERWAY: DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN:
 LUFT FIELD MANUAL CONSID:
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Attn: Mike Jepsen
 COMPANY NAME: Bohannon Development Co
 ADDRESS: 600 Hillside Mall
 CITY/STATE: San Mateo Ca 94403-3497

INSPECTOR VERIFICATION:					
NAME	SIGNATURE			DATE	
DATA ENTRY INPUT:					
Name/Address Changes Only			Case Progress Changes		
ANPPGMS	LOP	DATE	LOP	DATE	

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 05/31/95

SITE INFORMATION

Vacant Lot
575 Paseo Grande
San Lorenzo 94580
Site Contact:
Site Phone :

StID: 5553 Site#: 3321
PROJECT#: 629A
PROJECT TYPE: *** R ***
INSP: Amy L Leech
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Secor
11061 N E. 2nd #202
Bellevue WA 98004 #629
Payor Contact:
Payor Phone : 206/646-0280

Date	Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
		In	Out				
	Rcpt# 759021						
05/31/95	Deposit of \$900.00 @ \$90/hour			+10.	+10.	\$900.00	\$900.00
05/31/95	Admin. Charge: 1 hour			1.00	9.	\$810.00	\$810.00
05/31/95	Review Tank Closure Plan	2:30	3:40	1.2	7.8		
5/31/95	↓	3:50	4:05	.2	7.6		
5/31/95	Spoke w/Paul Hester	4:45	5:00	.2	7.4		
6/1/95	Review Plans + Call Contractor & Consultant	8:50	9:45	.9	6.5		
6/1/95	CR on Lab & Riping Disposal Site	1:30	2:30	1.0	5.5		
6/1/95	Final Plans	4:45	5:25	.7	4.8		
6/5/95	On-site for sampling	8:15	12:00	3.7	1.1		

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : A. Leech ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : 6/5/95 DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 5/95

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

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Vacant Lot Today's Date 6/5/95
Site Address 575 Paseo Grande
City San Lorenzo Zip 94580 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?
Inspection Categories:
 I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 II. Hazardous Materials Business Plan, Acutely Hazardous Materials
 III. Under ground Storage Tanks Pipe Removal & Sampling (LOP)

Robert Robitaille (Secor) Sampler
Jim Gallagher (Bay Area Joint Reserve)

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

Comments:

On-site to witness sampling of soil collected from pipe trenches, UST pit, grease pump pit of an abandoned gasoline station.
Grease pump location
Strong petroleum-like odor noted in this location. S-1-6' taken at bottom middle of pit & S-2-6' collected ~~west~~ north. 5th sample appeared very slick w/ strong odor. S-3-6' collected west of pit & drums of sludge on-site will be characterized. ~~UST Pit~~ UST Pit characterized as haz. waste must be hauled by a licensed haz waste hauler.
T-1-10' collected at 10 feet bgs at center of pit. Soil from southwest sidewalk had strong odor, white-green color. Sidewalk samples collected. Groundwater noted to be seeping into excavation at approx 8'6" feet bgs. Soil excavated from the pit was returned to the pit. Much of this soil ~~was characterized~~ had strong petrol. odors. ~~and~~ and will need to be removed & remediated. Hole was ^{at this time} filled for safety reasons with excavated soils.
Pipe Trenches (P1 + P2)

Pipes were corroded, rusty, pitted & holes ~~were~~ were noted. Samples collected every 20 feet at ~ 3' bgs

Contact _____ Title Project Geologist (SECOR) Inspector Amy Leech
Signature X Robert Robitaille Signature A Leech

Dispenser Island

Will be unearthed and sampled by Secor today. Submit results & reports to this office A.S.A.P.

Note: many soil samples appeared shiny & greasy to the touch.

II, III

**ALAMEDA COUNTY, DEPARTMENT OF
 ENVIRONMENTAL HEALTH**

Hazardous Materials Inspection Form

II, III

white - env. health
 yellow - facility
 pink - files

Site ID # _____ Site Name Vacant Lot Today's Date 6/5/95
 Site Address 575 Power Street
 City San Bruno Zip 94580 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?
Inspection Categories:
 ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
 III. Under ground Storage Tanks Pipe Removal & Sampling (LOP)

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

Comments:
 On site to determine sampling area collected from
 pipe trenches, UST pit, yard, pit of air above well
 pavilion station.
 Major dump location
 Strong petroleum-like odor noted in these
 locations. Soil taken at various muddied pit
 5-2-6. Soil had 50000 worth. When pile appeared
 opening soil appearing above. Soil will be used
 for site. No other soil will be investigated. See enclosure
 UST pit + soil showing oil as they waste must be handled
 T-1-12 located at center of plot just front
 southern side. Condition also will be given. Also
 several samples collected. Then water sent to
 laboratory. Location at upper of 8'6" soil dgs
 Soil collected from the pit area between to the pit.
 Soil collected had strong petrol odor
 and appeared to be in barrel & container. This area
 filled in white concrete earth operation
 Pipe trenches (P1 & P2) INSP.

Pipes were exposed, water inside. INSP.
 Samples collected during 5/11/95 & 5/12/95
 Contact _____
 Title _____ Inspector _____
 Signature _____ Signature _____

II, III

This is a copy of the original file. It is not to be used for anything else.

SECOR®

1390 Willow Pass Road, Suite 360
Concord, CA 94520
Phone: (510) 686-9780 FAX: (510) 686-3099

ENVIRONMENTAL
PROTECTION
95 MAY 31 AM 8:27

LETTER OF TRANSMITTAL

Subject: _____

Date: 5-30-95

Send Via: _____

FOR: _____

Attn: Amy Leach

As Requested

Company: Alameda Cty. E.H.O.

Review

Address: 1131 Harbor Bay Pky., Room 250

Your Information

Alameda, CA 94502-6577

Approval

Signature

Return

Other _____

Project No. 20074-001-01

Project Name _____

Items Enclosed:	Quantity
<u>Tank Removal Permit Plan</u>	<u>1</u>
<u>H&S Plan</u>	<u>1</u>
<u>Site Safety Plan</u>	<u>1</u>
_____	_____
_____	_____
_____	_____

COMMENTS: \$900 check to arrive 5-31-95

Signature: Paul D. Horton
SECOR

CC: _____

Title: Principal Hydrogeologist

SECOR INTERNATIONAL INCORPORATED

5-30-95

Alameda County

\$900.00

Tank Removal Permit

70074 001 01

Requested by; P. Horton

71882

ENVIRONMENTAL
PROTECTION

95 MAY 31 AM 8:27

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARNS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

April 21, 1995

Kevin Clutter
Twining Laboratories
4230 Kiernan Ave, Suite 105
Modesto CA 95356

Subject: Requirements for investigations of an abandoned gas
station in San Lorenzo

Dear Mr. Clutter:

Per our discussion on April 20, 1995, regarding the subject site, three (3) copies of a Tank Closure Plan and deposit of \$900.00 must be submitted to this office prior to our review and issuance of a permit to proceed. Attached is a Tank Closure Plan form and letter of instructions and requirements for proper closure procedures for an underground storage tank (UST) system. I understand from our discussion, that you believe the USTs at this site were all previously removed; however, the product piping between the fuel island(s) and abandoned tank pit(s) remain.

Please call me at (510)567-6755 if you have questions or require additional information. I will be out of the office April 24 - 28 and returning on May 1st. If you have questions during that time, please contact Tom Peacock at (510)567-6782.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENTS

c: Acting Chief of Environmental Protection

DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION
 80 SWAN WAY, ROOM 200
 OAKLAND, CA 94621
 PHONE NO. 510/271-4320

ENVIRONMENTAL
 PROTECTION

95 MAY 31 AM 8:27

Approved by Leech 6/1/95
 You are required to comply w/this
 plan & the additional comments
 highlighted in yellow or noted in red
 ink.

ACCEPTED

Underground Storage Tank Closure Permit Application

Alameda County Division of Hazardous Materials

80 Swan Way, Suite 200, 1131 Harbor Bay Parkway
 Alameda, California, CA 94621 945-5022

Telephone: (510) 271-4320 567-6780

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of State and local Health Laws. Changes to your closure plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction/destruction.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspections Department to determine if such changes meet the requirements of State and local laws.

Notify this Department at least 72 hours prior to the following required inspections: *

- Removal of Tank and Piping
- Sampling
- Final Inspection

Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

*THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS

Contact Specialist:

Amy Leech

(510) 567-6755

UNDERGROUND TANK CLOSURE PLAN

*** Complete according to attached instructions ***

1. Business Name Vacant
 Business Owner _____
2. Site Address 575 Paseo Grande
 City San Lorenzo, CA Zip 94580 Phone N/A
3. Mailing Address same as owner (below)
 City _____ Zip _____ Phone _____
4. Land Owner Bohannon Development Co.
 Address 60 Hillside Mall City, state San Mateo, CA Zip 94403-3497
5. Generator name under which tank will be manifested _____
David D. Bohannon Organization

EPA I.D. No. under which tank will be manifested CAC-001104392

Attn:

Mike Jepsen

EPA Id for site.

6. Contractor Bay Area Tank Removal Inc.
Address 450 6th Street
City San Francisco, CA 94103 Phone (415) 575-0160
License Type* Haz Contractor Cert. ID# A-672323

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant SECOR
Address 1390 Willow Pass Road, Suite 360
City Concord, CA Phone (510) 686-9780

8. Contact Person for Investigation
Name Paul Horton Title Project Manager
Phone 686-9780

9. Number of tanks being closed under this plan 0
Length of piping being removed under this plan 110 feet
Total number of tanks at facility 0

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground tanks are hazardous waste and must be handled **
as hazardous waste

Per Jim Gallagher, pipes are dry & grease (or sewer) pump is dry.

★ a) Product/Residual Sludge/Rinsate Transporter
Name NA EPA I.D. No. _____
Hauler License No. _____ License Exp. Date _____
Address _____
City _____ State _____ Zip _____

b) Product/Residual Sludge/Rinsate Disposal Site
Name NA EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank and Piping Transporter

Name

~~Boy Area Tank~~

EPA I.D. No.

License Exp. Date

Address

City

State

Zip

d) Tank and Piping Disposal Site

Name

Circosta Iron & Metal

EPA I.D. No.

CAD983650797

Address

1801 Evans Ave.

City

San Francisco

State

CA

Zip

11. Experienced Sample Collector

Name

Kevin Hawkins

Company

SECOR

Address

1390 Willow Pass Road, Suite 360

City

Concord

State

CA

Zip

94520

Phone (510) 686-9780

12. Laboratory

Name

GTEL

Address

4080-C Pike Lane

City

Concord

State

CA

Zip

94520

State Certification No.

CA 1075

13. Have tanks or pipes leaked in the past? Yes [] No []

If yes, describe. Unknown - some field evidence of leakage.

Not a licensed hauler.

You are required to use a licensed hazardous waste hauler for all hazardous waste removed from the site.

Recycler

per fax

14. Describe methods to be used for rendering tank inert

Not Applicable

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
<p><i>Removed Previously - NO Records</i></p> <p><i>Unknown</i></p> <p><i>→ see work plan attached</i></p>		<p><i>To be determined in field.</i></p>	

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan
50-100 yds ³	1 per 20 yds - On Site Diagonal 4 part composite per 50 yds - off site

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit	Soil
Piping Runs + Tank Hit Samples	Total Lead Hydrocarbon Screen BTEX	EPA 200/7000 NOTE LEFT EPA 8020	AA TPHg ad BTEX	↓ 1.0 ppm 0.005 ppm
Grease Trap Samples	Same as above + Total Oil + Grease Chlorinated Hydrocarbons Semi-Volatiles (one sample) Cd, Cr, Pb, Ni + Zn	5520 D & F EPA 8010 EPA 8220 8270 EPA 6010/7000	046 ICAP 02 AA	50.0 ppm

17. Submit Site Health and Safety Plan (See Instructions)

18. Submit Worker's Compensation Certificate copy

Name of Insurer GOLDEN EAGLE INS.

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Site Owner or Operator

Name (please type) Mike Jepsen

Signature [Signature]

Date 5-31-95

- Director of Construction

Signature of Contractor

Name (please type) Tim Gallagher

Signature [Signature]

Date 5/30/95

X

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

05/28/95

PRODUCER

Tedrick-Higbee Insurance
BayRisk Ins. Brokers, Inc. dba
P.O. Box 587
Alameda CA 94501-9887

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER	A	GENERAL STAR INDEMNITY CO
COMPANY LETTER	B	SEQUOIA INSURANCE CO
COMPANY LETTER	C	GOLDEN EAGLE INS CO
COMPANY LETTER	D	
COMPANY LETTER	E	

INSURED

Bay Area Tank Removal Inc.
480 - 8th Street
San Francisco, CA 94103

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR OWNERS & CONTRACTORS PROT.	TYG2120885	02/22/95	02/22/98	GENERAL AGGREGATE \$ 2,000,000 PRODUCTS-COMP/OP ACC \$ 1,000,000 PERSONAL & ADM. INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 P&E DAMAGE (any one ins) \$ 50,000 MED. EXPENSE (any one person) \$ EXCLUDED
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOM <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS GARAGE LIABILITY EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM	BAP4002809	05/28/94	05/28/95	COMBINED SINGLE LIMIT \$ 50000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS LIABILITY	NWC 272371	10/05/94	10/05/95	<input checked="" type="checkbox"/> STATUTORY LIMITS EACH ACCIDENT \$ 100000 DISEASE - POLICY LIMIT \$ 100000 DISEASE - EACH EMPLOYEE \$ 100000
A	OTHER \$5,000 DEDUCTIBLE APPLIES ON A PER CLAIM BASIS.				

DESCRIPTION OF OPERATIONS/COVERAGES/EXCLUSIONS/SPECIAL TERMS
 Certificate holder as shown below. Pollution Coverage is afforded within the provisions of this policy for Tank Remediation operations of the insured and sub-contractors of the insured.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Julien F. Alexander
 ACORD CORPORATION 1989

Alameda County
 Dept. of Environmental Health
 80 Swan Way - Room 200
 Oakland CA 94612

State of California Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code
and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

BAY AREA TANK REMOVAL INC



to engage in the business or act in the capacity of a contractor
in the following classification(s):

A - GENERAL ENGINEERING CONTRACTOR
C-8 - CONCRETE
HAZ - HAZARDOUS SUBSTANCES REMOVAL



Witness my hand and seal this day,

April 26, 1995

Issued June 3, 1993

CERTIFIED COPY

Dale M. Owenby

Signature of Licensee

Mark T. Youngkin

Signature of License Qualifier

Paul W. Johnson

Registrar of Contractors

672323

License Number

This license is the property of the Registrar of Contractors, is not
transferrable, and shall be returned to the Registrar upon demand
when suspended, revoked, or invalidated for any reason. It becomes
void if not renewed.

EPA ID. # - CAD 983650797

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STAINLESS STEEL
COPPER WIRE**

OTHER NON-FERROUS METALS

282-8568

**1801 EVANS AVENUE
SAN FRANCISCO**

NES

CERTIFICATE OF TRAINING

PRESENTED TO

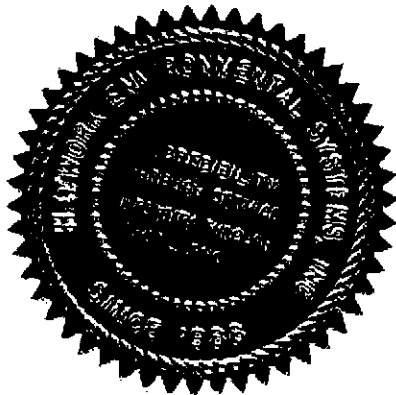
KEVIN D. HAWKINS of **SECOR**

FOR HAVING SUCCESSFULLY COMPLETED

40-Hour Hazardous Waste Operations Training

PRESENTED BY

NETWORK ENVIRONMENTAL SYSTEMS, INC.



Chuck Odell

NES Coordinator/Trainer

October 24 - 28, 1994

Date

FROM: BAY AREA TANK REMOVAL 415 512 0680 1995.05-01 09:34 #581 P.03

CERTIFICATE OF TRAINING

DAVE J. KRACKE

[40 HOUR HAZARDOUS WASTE OPERATIONS]

**HAS SUCCESSFULLY COMPLETED A TRAINING COURSE IN
HAZARDOUS WASTE OPERATIONS**

29 CFR 1910.120 and 8 CCR 5192

26 JANUARY 1995

EXAM DATE

SSN#572-31-9092

Craig Wilson

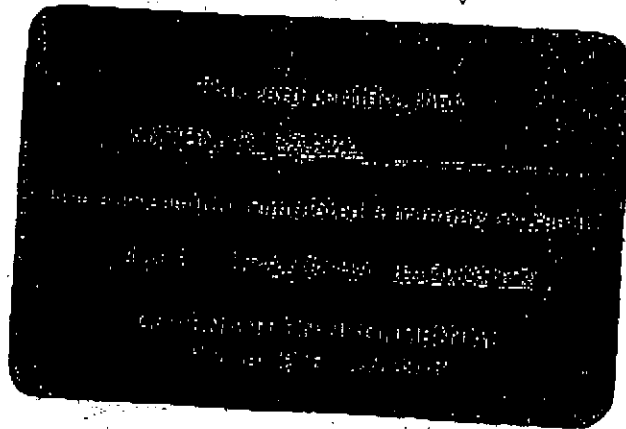
COURSE INSTRUCTOR

COVENANT ENVIRONMENTAL
PO BOX 1006 LOTUS CA. 95651



This card certifies that:
TIMOTHY GALLAGHER
Has successfully completed a training course in:
40 Hr. Hazwaste Operations
COVENANT ENVIRONMENTAL
Phone: (916) 626-0918

SHR Refresher
Per Timothy Gallagher
good til 1996;
Keep certificates
w/you on-site.



SITE SAFETY PLAN**BACKGROUND**

Job Number:	9565
Project Manager:	Tim Gallagher
Client Contact:	Paul Horton
Site Name:	Commercial
Site Address:	575 Paseo Grande, San Lorenzo, Ca
Overall Objective of Site Work:	Pipe Removal, Sump Destruction
Proposed Date of Site Work:	6/2/95
Source of Site Info:	Client
Will Site Officials Accompany Work Personnel:	Yes
Work Time Limitations:	No
Warning for Site Evacuation:	Verbal

SITE DESCRIPTION

Current status:	Commercial
Prior status:	Commercial
Materials Handles, Disposed, or Stored:	Motor Fuels
Potential Degradation Products:	N/A

HAZARDS: DESCRIPTION, PROTECTION AND MONITORING

The following substances are known or suspected to be currently or historically onsite:

<u>Substance</u>	<u>Physical State</u>	<u>TLV (ppm)</u>	<u>Characteristics</u>
Gasoline	N/A		Skin Eye, Throat Irritant

Potential Environmental Hazards:

Spillage may cause soil and/or groundwater contamination.

Potential Physical Hazards Onsite:

Open Trench, Heavy Equipment, Traffic, Petroleum Distillate Exposure, Explosion

Overall Hazard Estimation:

Medium

Required Personal Protective Equipment

Work gloves
Glasses
Vests
Hard Hats
Leather work boots
Cloth Overalls

Required Site Safety Procedure

Ladder 3 feet over the side from the excavation
1st aid kit
Spills no closer than 3 feet away from the hole
No excavation with more than 5 feet exposed without shoring

The following levels of personal protection have been designated: (NOTE: No eating, drinking or smoking is allowed in work areas)

Level of Protection: D

Location(s) to be used: Onsite.

When to use: During all onsite work, dermal protection for all workers in contact with soil.

Level of Protection: C

Location to be used: Excavation area.

Equipment to consist of Level D protection plus dermal and respiratory protection including neoprene gloves, Tyvek coveralls and Willson air purifying respirators with organic vapor cartridge filters.

When to use: When strong odors are present in breathing zone.

Required Decontamination Equipment: Pressure Washer

Disposal of Contaminated Materials or Equipment: Tank rinsate will be disposed of at a licensed disposal or recycling facility. Underground tanks will be disposed of as hazardous at a TSD facility where they will be triple rinsed and salvaged as scrap metal.

Monitoring

1. Direct Reading Monitoring Equipment

Equipment: LEL meter - O₂-H₂^s

Location to be used: Excavation site

When to use: Prior to tank removal (15-20% LEL) to monitor work conditions.

2. Action Levels for Monitoring Results:**Equipment: Explosimeter****Action Level: 15 LEL****Action (type and duration): Tank must be rendered inert, below LEL specified by inspector.****3. Medical Monitoring: None.****ONSITE ORGANIZATION AND COORDINATION****General****The following personnel are designed to carry out the stated job functions onsite:**

Project Team Leader:	Tim Gallagher
Site Safety Officer:	Dave Kracke
Contractors onsite (state function):	Bay Area Tank Removal Tank Removal
Government Agency Reps:	Alameda County Health, Cal- Osha, BAAQMD

Site Access Control**Access to the site will be controlled such that no unauthorized person enters within the following boundaries: Within barricades or 25 feet of excavation.****EMERGENCY MEDICAL CARE AND PROCEDURES****Nearest emergency medical facility:
(see attached map)****Facility Name: Eden Hospital****Address: 20103 Lake Chabot Rd.****Telephone: 510-537-1234****Emergency Telephone Numbers:**

Fire: 911
 Police: 911
 Ambulance: 911

Hotline (e.g., Poison Control Center): (415) 666-2845

Emergency First Aid for Substances Present:

<u>Substance</u>	<u>Exposure Symptoms</u>	<u>First Aid</u>
Gasoline		Evacuate to Open Air Area

First Aid Equipment Onsite:

<u>Equipment</u>	<u>Location</u>
First Aid Kit	Adjacent to Excavation
Fire Extinguisher	Adjacent to Excavation

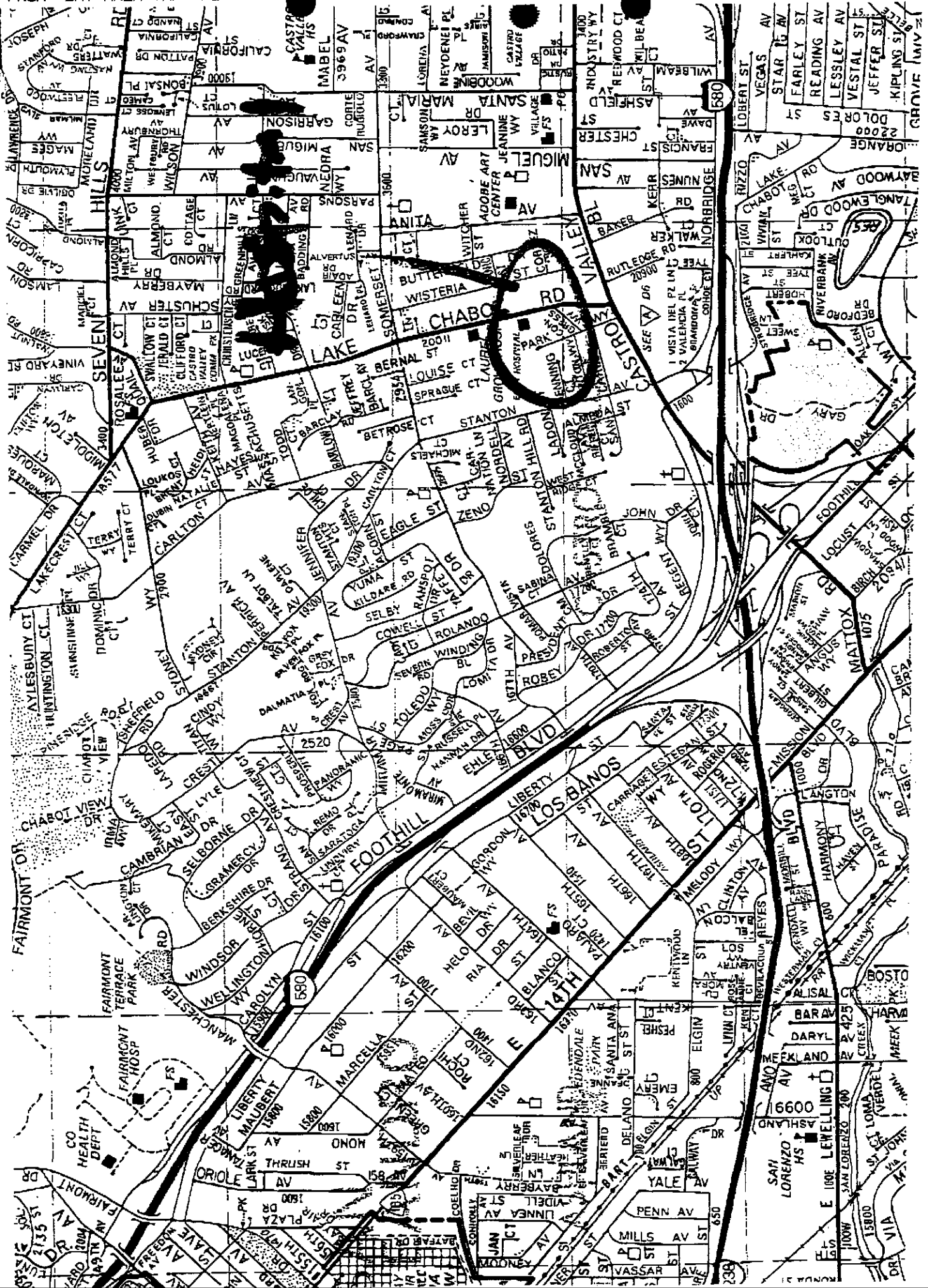
Onsite Emergency Procedures:

1. Personal injury or illness: Administer first aid; call ambulance if necessary; transport to Eden Hospital
2. Fire or Explosion: Turn off all motorized equipment; evacuate working area; meet at designated upwind location.
3. Earthquake: Turn off all motorized equipment; evacuate working area; meet at designated upwind location.
4. Hazardous Material Spill or Release: Turn off all motorized equipment; evacuate work area in an upwind direction of the spill or release; meet at designated upwind location.
5. Personal Protective Equipment Failure: If any site worker experiences a failure of alteration of protective equipment that affects the protection factor, that person and his/her buddy shall immediately leave the Exclusion Zone. Reentry shall not be permitted until the equipment has been repaired or replaced.
6. Other Equipment Failure: If any other equipment onsite fails to operate properly, the project team leader and site safety officer shall be notified and then shall determine the effect of this failure on continuing operations onsite. If the failure affects the safety of personnel or prevents completion of the work plan tasks, all personnel shall leave the Exclusion Zone until the situation is evaluated and appropriate actions taken.

Prepared By:


 TIMOTHY GALLAGHER

5/30/95
 Date



May 24, 1995

SECOR
International Incorporated

Mr. Don Atkinson-Adams
Alameda County Environmental Health Department
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502-6577

ENVIRONMENTAL
HEALTH DEPARTMENT
95 MAY 25 PM 2:22

Subject: Workplan for Preliminary Characterization
Former Gasoline Service Station
Property at the Northeast Corner of Paseo Grande and Paseo Largavista
San Lorenzo, California

Dear Mr. Atkinson-Adams:

This letter presents a workplan to conduct piping removal and soil sampling work at the Site referenced above.

Background

In anticipation of property re-development, initial investigation activities were conducted in March 1995 at the above referenced Site to determine if underground facilities remain from past site use as a gasoline service station. The work was conducted by Twining Laboratories Inc. (TLI) as documented in their attached letter report dated April 15, 1995. The work conducted included a magnetometer survey followed by an exploratory excavation. In summary, the work conducted has identified former gasoline service station facilities which include what appears to be the former tank-pit, approximately 110 feet of fuel delivery system piping, and what appears to have been a grease sump, and/or hydraulic lift pit in an area which may have been the location of the former service garage (See the attached TLI Site Plan). Field evidence and one soil sample has indicated the potential for soil contamination along the piping runs, around the grease sump, and around the inferred location of the former tank pit. Characterization of the magnitude and extent of potential soil contamination has not been conducted. Currently, the excavations at the Site have been left open with the piping and the grease sump exposed and soil and debris stockpiled.

Scope-of-Work

The following work steps are proposed to provide removal of the piping and the grease trap and provide for preliminary soil characterization:

Task 1 - Project Setup

Prepare a site specific health & safety plan in accordance with 40CFR 1910.120.

Task 2 - Debris Removal

The contents of the grease sump will be removed and properly disposed. The exposed piping and the grease trap will be removed utilizing a backhoe and disposed of at an appropriate facility by Bay Area Tank Removal Incorporated, a licensed "California Hazardous Substances Removal and Remedial Actions Contractor" License number 672323.

Task 3 - Soil Sampling

Following removal of piping and the grease sump, soil samples will be collected from along the product line trenches at a minimum of 20 foot intervals (7 samples), around the grease sump (4 samples), and around the former tank pit (4 samples). The soil samples will be collected utilizing a backhoe and a hand-driven soil sampler. Samples will be collected in clean brass sampling tubes, capped, taped, labeled and transported under chain-of-custody manifest to a state certified laboratory for analysis.

All of the samples will be analyzed for a petroleum hydrocarbon scan, and for benzene, toluene, ethylbenzene, and xylenes (BTEX) by modified EPA methods 8015/8020.

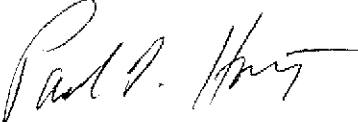
Additionally, four of the samples collected from around the former grease sump will also be analyzed for total oil and grease by EPA method 5520, volatile organics by EPA method 8010 and for the metals cadmium, chromium, lead, zinc and nickel.

Task 4 - Reporting

A letter report will be prepared detailing the results of soil sample analyses including a detailed map with sample locations marked, summary tables of soil sample analytical results, laboratory reports and recommendations for additional work, if necessary.

If you have any questions about the work proposed or require more information, please call me at your convenience.

Sincerely,
SECOR

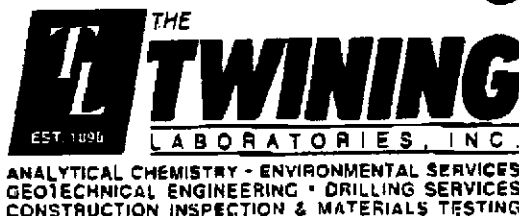


Paul D. Horton, R.G.
Principal Hydrogeologist

Attachments - TLI Report

cc: Mr. Mike Jepsen, Bohannon Development

bowpln.r01



RECEIVED

APR 20 1995

BOHANNON DEVELOPMENT COMPANY

April 15, 1995

TL B03501.01

Mr. Mike Jepsen
 Director of Construction
 David D. Bohannon Organization
 60 Hillsdale Mall
 San Mateo, California 94403-3497

RE: SUMMARY OF SITE WORK AT SAN LORENZO VILLAGE #4, NORTHEAST
 CORNER OF PASEO GRANDE AND PASEO LARGAVISTA, SAN LORENZO,
 CALIFORNIA.

Dear Mr. Jepsen:

This letter report summarizes a magnetometer survey and subsequent excavation activities conducted in a parking lot located at San Lorenzo Village #4 at the northeast corner of Paseo Grande and Paseo Largavista, San Lorenzo, California (site) (Drawing 1). The work outlined herein was performed by The Twining Laboratories, Inc. (Twining) in accordance with Tasks 1 and 2 in Twining's proposal dated February 2, 1995 (TLP 3795-044). This work was authorized by you in a signed agreement dated March 9, 1995. Field activities were conducted during March of 1995.

1.0 PURPOSE AND SCOPE

The purpose of this project was to:

- Investigate potential underground storage tank (UST) locations by conducting a magnetometer survey; and
- Assessing the source of magnetic anomalies.

The following scope of work was conducted to achieve the stated purpose:

- A magnetometer survey was conducted to locate USTs associated with the former service station;
- Excavation activities were conducted to assess two magnetic anomalies detected during the magnetometer survey;

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 2527 Fresno Street
 Fresno, CA 93721
 (209) 268-7021 • Fax 268-7126

MODESTO
 4230 Kiernan Ave, Suite 105
 Modesto, CA 95356
 (209) 545-1050

VISALIA
 2521 E. Valley Oaks Drive
 Visalia, CA 93292
 (209) 625-1712

BAKERSFIELD
 3701 Pegasus Drive, Suite 124
 Bakersfield, CA 93308
 (805) 393-6088

David D. Bohannon Organization
April 15, 1995

TL B03501.01
Page 2

- One soil sample was collected following excavation activities; and
- This report was prepared to document field activities and present findings, conclusions, and recommendations. A site location map and site plan are presented as Drawings 1 and 2 in Attachment I. A photographic log is presented in Attachment II.

2.0 BACKGROUND

A description of the site, the geologic and hydrologic characteristics, and the project history are summarized in the following subsections.

2.1 Site Description

The site was observed to be an asphalt paved parking area located in a mixed commercial and residential area.

2.2 Hydrologic Characteristics

Sediments containing shallowest groundwater are largely unconsolidated clays and silts mixed with sand derived from tidal deposits of San Francisco Bay.

First encountered groundwater in the site vicinity occurs under unconfined (water table) conditions at a depth of approximately 16 feet below site grade and generally flows to the west-southwest (Personal Communication with Alameda County Public Works Department, Water Resources Division).

3.0 FIELD PROCEDURES

Field activities are summarized in the following subsections.

3.1 Field Activities

Twining contracted West Coast Locaters, Inc. of San Jose, California to conduct a magnetometer survey for the site. Two magnetic anomalies were identified on the site. One anomalous area measured approximately 24 feet by 32 feet, and the second anomalous area measured 25 feet by 12 feet. Twining subsequently contracted TBI General Engineering of Lodi, California to excavate in the area of magnetic anomalies.

Excavation activities were conducted on March 27, 1995 and supervised by a Twining geologist. The Twining geologist worked under the direct supervision of a California registered geologist.

David D. Bohannon Organization
April 15, 1995

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Page 3

Both anomalies were exposed and observed to be reinforced concrete slabs. A 1.5-inch steel pipe was observed beneath the west end of the 24 by 32-foot concrete slab. Based on the presence and orientation of the pipe, this area was interpreted to be the former dispenser island (Drawing 2). Dark gray and green soil discoloration was observed beneath the slab and product line. Strong petroleum odors were noted. A hole approximately the size of a quarter was observed in a steel elbow in the product line.

Based on the presence of a grease trap beneath the 25 by 12-foot concrete slab, this area was interpreted to be the garage portion of the former service station (Drawing 2). Laterally persistent dark gray soil discoloration was observed beneath the slab and around the grease trap.

Excavation activities were temporarily discontinued following identification of the anomalous areas. Upon your authorization, the product line exposed at the former dispenser island was traced in an effort to locate the UST pit. The end of the product line terminated at what appeared to be the former UST pit filled with sand and gravel. However, no USTs were found. Vertically and laterally persistent dark gray to black soil discoloration was observed in the former UST pit and strong petroleum odors were noted. No significant soil discoloration or petroleum odors were noted along the pipe trench. The former UST pit was excavated to approximately nine feet BSG.

The ends of three steel pipes were observed in the east wall of the excavation. The pipes were traced to the southeast and observed to terminate near the north edge of the concrete slab that was identified to be the former dispenser island. Dark gray soil discoloration was observed at both ends of the pipes, but no significant soil discoloration or petroleum odors were observed in the pipe trench.

3.2 Analytical Results

In accordance with your authorization, one soil sample (SS-1) was collected from stained soil in the vicinity of the former UST pit and analyzed for total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethylbenzene, xylenes (BTEX), and total lead. Analysis of soil sample SS-1 detected 25 milligrams per kilogram (mg/kg) TPH-G, 0.13 mg/kg ethylbenzene, 0.06 mg/kg xylenes, and 20 mg/kg lead (Attachment III).

4.0 CONCLUSIONS

Based on physical observations noted during excavation activities, soils impacted by petroleum product constituents (PPCs) appear to be laterally persistent across much of the site. Based on the analytical results and shallow depth to groundwater, groundwater may be impacted by PPCs.

David D. Bohannon Organization
April 15, 1995

TL B03501.01
Page 4

5.0 RECOMMENDATIONS

Based on the field results, analytical results, and evaluations, Twining recommends the following:

- 7 Collect soil samples beneath product piping and former UST location(s) at the direction of the Alameda County Environmental Health Department (ACEHD);
- Install three groundwater monitoring wells on site and collect one groundwater sample from each well for analysis;
- Upon receipt of analytical data, to assess various remedial alternatives for soil and groundwater; and
- Submit this report to the ACEHD.

6.0 LIMITATIONS

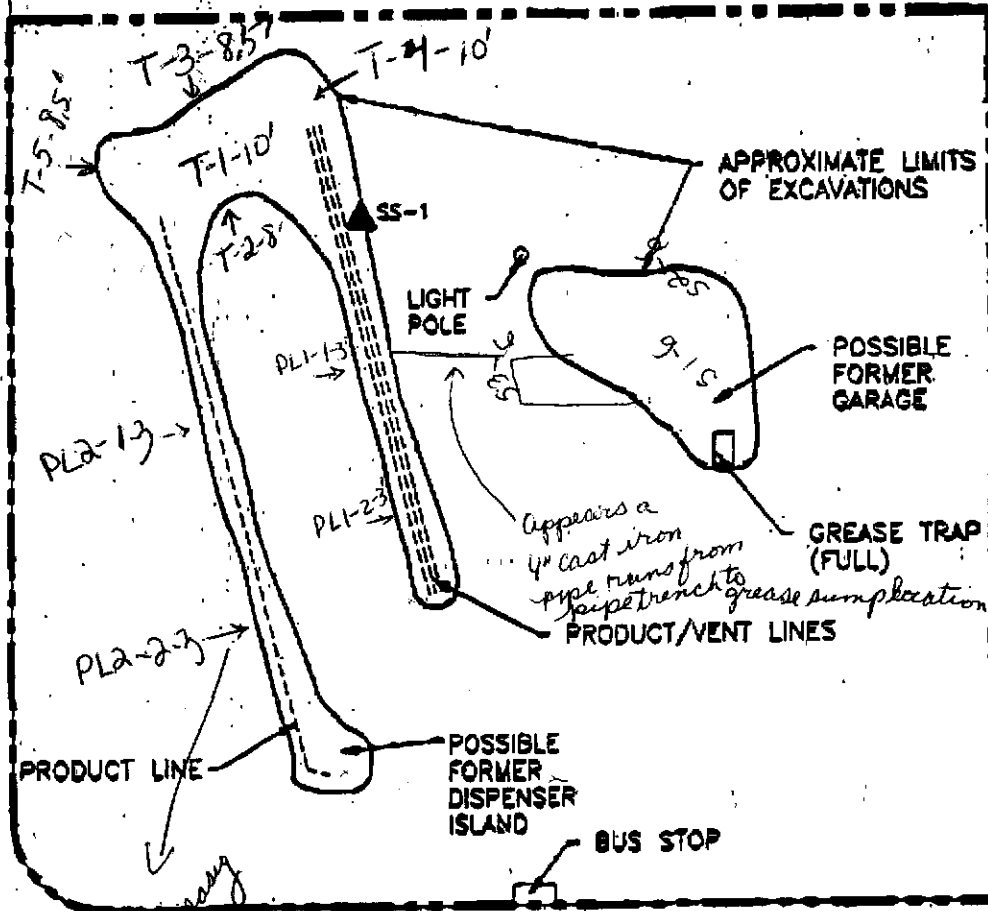
This report was prepared with the understanding that it is the responsibility of the client to transmit this report, in its entirety, to the appropriate regulatory agencies. The findings contained in this report are solely professional opinions derived in accordance with current standards of professional practice. The work was performed for the sole use of Twining's client and appropriate regulatory agencies. Any reliance on this report by a third party is at such party's sole risk.

The purpose of a geologic/hydrogeologic study is to reasonably characterize existing site conditions based on the geology/hydrogeology of the area. In performing such a study, it is understood that a balance must be struck between a reasonable inquiry into the site conditions and an exhaustive analysis of each conceivable environmental characteristic.

No investigation is thorough enough to describe all geologic/hydrogeologic conditions of interest at a given site. If conditions are not identified during the study, such a finding should not be construed as a guarantee of the absence of such conditions at the site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

Our professional services were performed, our findings obtained, and our conclusions prepared in accordance with generally-accepted engineering principles and practices for Alameda County in 1995. This warranty is in lieu of all other warranties either expressed or implied.

PASEO LARGAVISTA



PASEO GRANDE

EXPLANATION

▲ APPROXIMATE SOIL SAMPLE LOCATION



SITE PLAN
SAN LORENZO VILLAGE #4
SAN LORENZO, CALIFORNIA.

FILE NO.: 03501-01	DATE: 4-14-95
DRAWN BY: CMB	APPROVED BY: [Signature]
PROJECT NO.	DRAWING NO.



THE
TWINING
LABORATORIES, INC.

429 }
507 }
587 } Paseo Grande
596 }

Parcel # 0000 → 412-42-113
no → Street #
Planning N

575

429 →

Current → 1960'S
→ Recorder's Office 272-
Brian
Hitomi
23787
#7

Jggg

SECOR International Incorporated1390 Willow Pass Road, Suite 360
CONCORD, CALIFORNIA 94520

phone (510) 686-9780

fax (510) 686-3099

FACSIMILE MEMORANDUM

To: Amy Leach - Alameda County
Fax: 337-9335
From: Paul Horton/Steve McCabe *Paul Horton*
Pages: 4
Subject: Soil Excavation at Paseo Grande in San Lorenzo, Bohannon Property
Date: 3-9-95

Attached is a summarized table which includes the latest analytical data from soil samples collected at the excavation perimeters around the former tank pit and the piping excavation. Also attached is a sketched map of the excavations and sampling locations. Based on these latest results, we believe that the excavation project is completed and we would like to get your verbal approval to proceed with backfilling the excavation with clean imported fill.

We are currently planning to begin backfilling next week based on your approval.

I will follow up this afternoon with a phone call to answer any questions you may have.

Talk with you soon.

leach.mo1

DRAFT TABLE OF Soil Sample Analytical Results (mg/kg)

UST Excavation

Bohannon

1 of 2

⊗ New Results

Sample	Date	Excavated	8270	Kerosene	Diesel	Motor Oil	Gasoline	Benzene	Toluene	Etylbenzene	Xylenes	418.1
Pump Island Area												
U-NW-1	12/6/95	Yes	NA	2.9 YL	<1	<25	1.6 Y	0.061	<0.005	0.0074	<0.005	<25
U-NW-2	12/7/95	No	NA	<1	2.6Y	<25	<1	<0.005	<0.005	<0.005	<0.005	NA
U-NW-3	12/7/95	Yes	NA	2.5Y	<1	<25	3.8Y	0.18	<0.005	0.012	0.0053	NA
U-NW-4	12/8/95	No	NA	1.1 Z	<1	<25	<1	ND	ND	ND	ND	NA
U-SW-1	11/29/95	No	ND	3.2 Y	<1	<25	<1	ND	ND	ND	ND	49
U-SW-2	12/6/95	No	NA	830 YL	160 YL	<25	1300 Y	<0.2	<0.2	24	10000?	2300
U-SW-3	12/8/95	No	NA	11 Y	4.4 YL	<25	5.2Y	<0.005	<0.005	0.036	0.016	NA
⊗ U-SW-4	2/6/96	No					4.7 Y	0.033	<0.005	<0.005	<0.005	<0.005
U-WW-1	12/6/95	Yes	NA	1.4 YL	<1	<25	<1	<0.005	<0.005	<0.005	<0.005	<25
U-WW-2	12/7/95	No	NA	1.6Y	1.8Y	<25	<1	<0.005	<0.005	<0.005	<0.005	NA
U-WW-3	12/7/95	No	NA	<1	<1	<25	<1	<0.005	<0.005	<0.005	<0.005	NA
⊗ U-WW-4	2/7/96	No					<1	<0.005	<0.005	<0.005	<0.005	<0.005
U-EW-1	12/6/95	Yes	NA	990 YL	240 YL	<25	1500 Y	<0.2	<0.2	21	8800?	4600
U-EW-1A	12/7/95	Yes	NA	2000YL	230YL	<25	2100Y	<0.25	<0.25	31	14	NA
U-EW-2	12/7/95	No	NA	<1	<1	<25	1.3Y	0.069	<0.005	<0.005	<0.005	NA
U-EW-3	12/14/95	Yes	NA	24 YL	14 YL	<25	11 Y	0.14	<0.005	0.21	0.5	28
U-F-1	12/7/95	Yes	NA	9Y	11Y	<25	27Y	0.41	0.067	0.18	0.17	NA
N-PL	12/6/95	Yes	NA	27 YL	5.2 YL	<25	47 Y	<0.013	<0.013	<0.013	0.2	130
Pump Island	12/5/95	Yes	NA	590YL	39YL	<25	610Y	<0.075	<0.075	9.9	2.6	1100
Product Line	12/5/95	Yes	NA	1.9YL	<1	<25	<1	0.016	<0.005	<0.005	<0.005	ND

2/9/96 UST.XLS

2 of 2

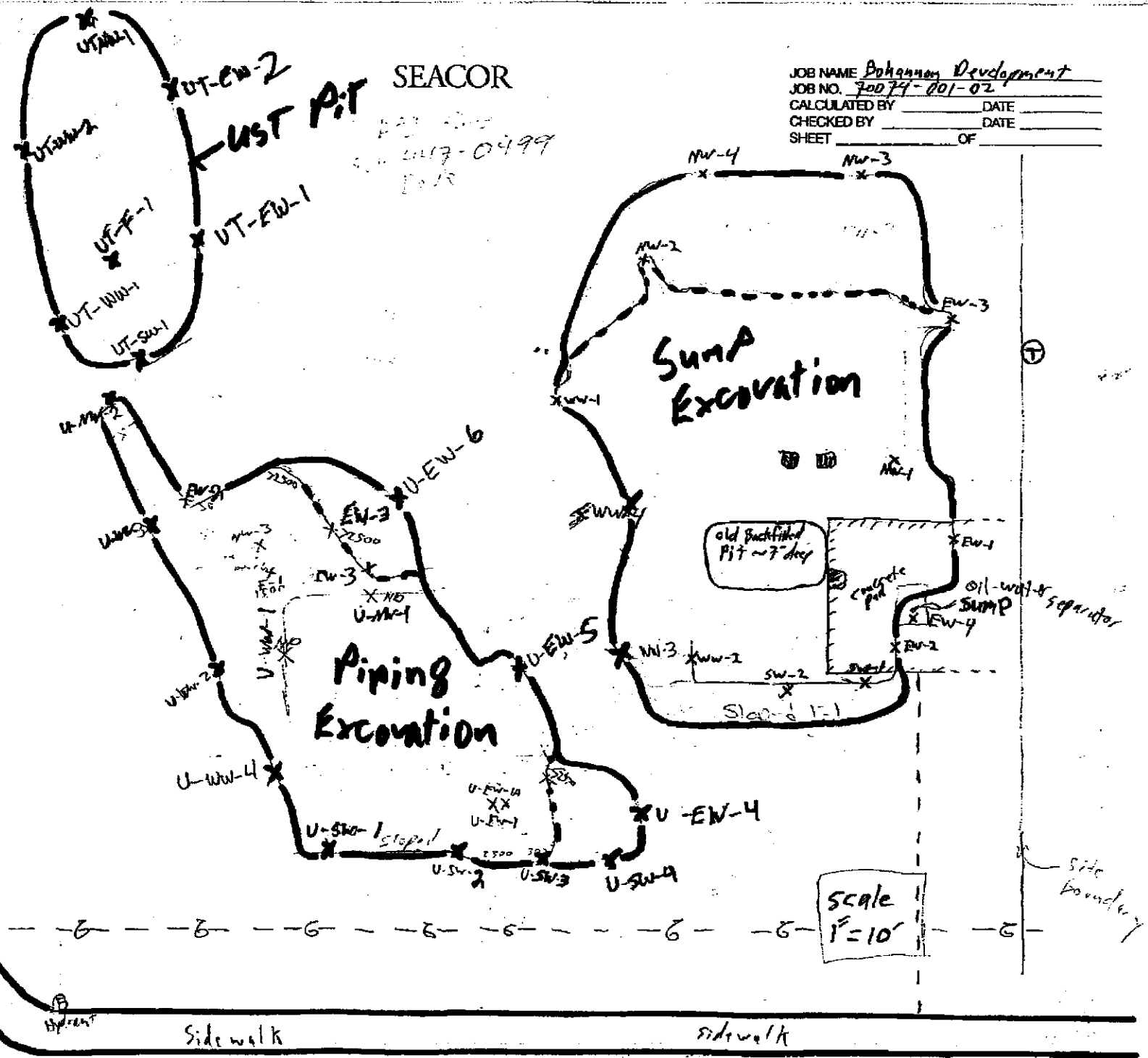
Tank Area												
UT-NW-1	2/7/96	NO						<1	<0.005	<0.005	<0.005	<0.005
UT-SW-1	2/6/96	NO						<1	<0.005	<0.005	<0.005	<0.005
UT-WW-1	2/6/96	NO						<1	<0.005	<0.005	<0.005	<0.005
UT-WW-2	2/7/96	NO						<1	<0.005	<0.005	<0.005	<0.005
UT-EW-1	2/7/96	NO						<1	<0.005	<0.005	<0.005	<0.005
UT-EW-2	2/7/96	NO						<1	<0.005	<0.005	<0.005	<0.005
UT-F	2/7/96	NO						1.6	<0.005	<0.005	<0.005	<0.005
U-EW-4	2/7/96	NO						<1	<0.005	<0.005	<0.005	<0.005
U-EW-5	2/7/96	NO						<1	<0.005	<0.005	<0.005	<0.005
U-EW-6	2/7/96	NO						1.6	<0.005	<0.005	<0.005	<0.005

Y = Sample exhibits fuel pattern which does not resemble standard
 L = Lighter hydrocarbons than indicated standard
 Z = Sample exhibits unknown single peak or peaks

JOB NAME Bokannon Development
 JOB NO. 70077-001-02
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SHEET _____ OF _____

SEACOR

417-0499
 10/18



Sidewalk

Sidewalk

Sidewalk

Site Boundary