

June 11, 2012

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3:05 pm, Jun 13, 2012

Alameda County
Environmental Health

SUBMITTED ELECTRONICALLY

Alameda County Health Care Services Agency
Environmental Health Department
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

**Re: Submission to Geo Tracker; Fuel Leak Case No. RO0000167 and
Geo Tracker Global ID T0600102098; David D. Bohannon Organization
Property, 575 Paseo Grande, San Lorenzo, California 94580**

To Whom This May Concern:

The David D. Bohannon Organization is the owner of commercial property located at 575 Paseo Grande, San Lorenzo, California 94580 (the "Property"). In accordance with applicable California law, I am submitting the enclosed document or report with respect to the Property for uploading to Geo Tracker.

I declare, under penalty of perjury under the laws of the State of California, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.



Scott E. Bohannon, Senior Vice President

May 24, 1995



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

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

ATTACHMENT

04/21/95

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D. BOHANNON ORG.



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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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BAKERSFIELD
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 (805) 393-5088

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April 15, 1995

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- 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.

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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.

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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

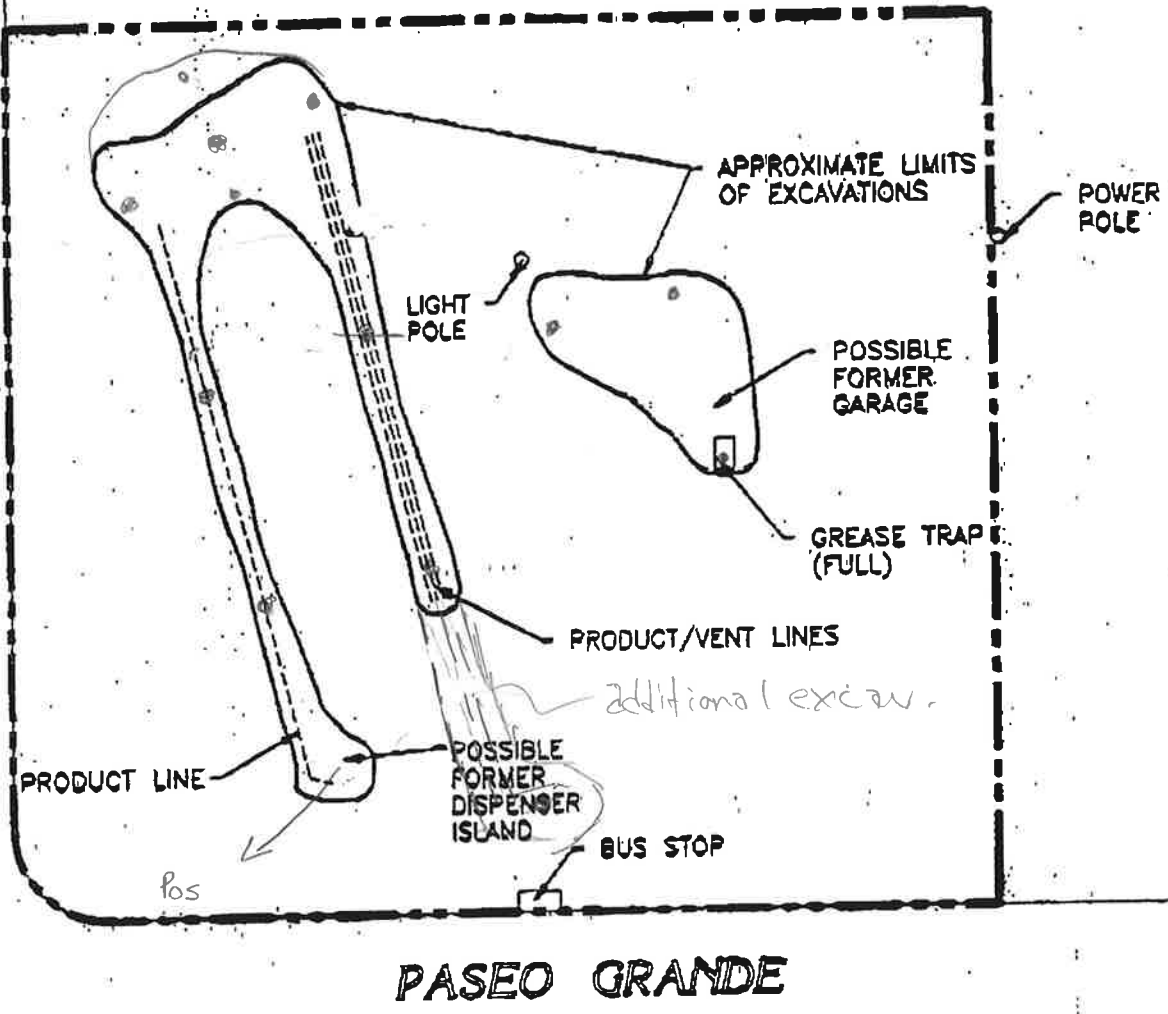
This report was prepared with the understanding that it is the responsibility of the client to transmit this report, in its entirety, to the appropriate regulatory agencies. The findings contained in this report are solely professional opinions derived in accordance with current standards of professional 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



EXPLANATION

▲ APPROXIMATE SOIL SAMPLE LOCATION

0 20
NORTH
APPROXIMATE SCALE IN FEET

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

FILE NO.: 03501-01	DATE: 4-14-96
DRAWN BY: CMB	APPROVED BY: <i>[Signature]</i>
PROJECT NO.	DRAWING NO.

THE TWINING LABORATORIES, INC.
EST. 1888