

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

July 7, 1995

STID 4086

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

REMEDIAL ACTION COMPLETION CERTIFICATION

Jim de Vos
Alameda County General Services Agency
Engineering & Environmental Management Department
1401 Lakeside Drive, 11th Floor
Oakland, CA 94612

RE: "OLD GRAYSTONE" - SANTA RITA REHABILITATION CENTER

Dear Mr. de Vos:

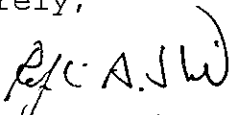
This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Specifically, the subject tanks are: USTs 11, 12, and 12A (fueling complex); and, UST 9 (mess hall). Enclosed are the Case Closure Summaries for the two tank locations at the referenced site for your records.

Based upon the available information, including current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e). If a change in land use is proposed, the owner must promptly notify this agency.

Please contact Scott Seery at (510) 567-6783 if you have any questions regarding this matter.

Sincerely,


Rafat A. Shahid
Director of Environmental Services

cc: Jun Makishima, Acting Chief, Env. Protection Division
Kevin Graves, RWQCB
Mike Harper, SWRCB
Rod Freitag, GSA

SAS-files

11/19/95
11/19/95
11/19/95

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 5/12/95

Agency name: Alameda County-EPD Address: 1131 Harbor Bay Pkwy #250
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Scott Seery Title: Sr. Haz. Materials Spec.

II. CASE INFORMATION

Site facility name: Santa Rita Rehabilitation Center -
"Old Graystone" mess hall (UST # 9)

Site facility address: 580 E. Santa Rita Rd., Pleasanton
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4086
URF filing date: 11/19/92 SWEEPS No: N/A

| <u>Responsible Parties:</u> | <u>Addresses:</u> | <u>Phone Numbers:</u> |
|--|--|-----------------------|
| Jim de Vos Alameda County General Services Agency Eng. & Env. Mngt. Dept. | 1401 Lakeside Dr., 11th Floor Oakland, CA 94612 | 510-208-9515 |

| <u>Tank No:</u> | <u>Size in gal.:</u> | <u>Contents:</u> | <u>Closed in-place or removed?:</u> | <u>Date:</u> |
|-----------------|----------------------|------------------|-------------------------------------|--------------|
| 9 | 1500 | diesel/fuel oil | removed | 11-20-90 |

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: UNK

Site characterization complete? YES

Date approved by oversight agency: 5/24/94

Monitoring Wells installed? YES Number: 1

Proper screened interval? YES

Highest GW depth below ground surface: 26.16' Lowest depth: 29.47'

Flow direction: SE

Most sensitive current use: open site (planned commercial/retail)

Are drinking water wells affected? NO Aquifer name: Camp Sub-basin,
Livermore Valley

Is surface water affected? NO Nearest affected SW name: NA

Leaking Underground Fuel Storage Tank Program

Off-site beneficial use impacts (addresses/locations): NONE

Report(s) on file? YES Where is report(s) filed? Alameda County
 1131 Harbor Bay Pkwy
 Alameda CA 94502

Treatment and Disposal of Affected Material:

| <u>Material</u> | <u>Amount</u> (<u>include units</u>) | <u>Action (Treatment</u> <u>or Disposal w/destination)</u> | <u>Date</u> |
|-----------------|---|---|-------------|
| Tank | 1500 gal. | <u>disposal</u> - Erickson Env. Richmond, CA | 11/20/90 |
| Piping | UNK | UNK | |
| Free Product | NA | | |
| Soil | UNK | UNK | |
| Groundwater | (purge H ₂ O) | <u>recycle</u> - Gibson Oil Redwood City, CA | pending |
| Barrels | as above | | |

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

| Contaminant | Soil (ppm) | | Water (ppb) | |
|--------------|------------|-------|-------------|-------|
| | Before | After | Before | After |
| TPH (Gas) | 14 | NA | NA | NA |
| TPH (Diesel) | 310 | 8 | ND | ND |
| Benzene | ND | NA | 0.52* | ND |
| Toluene | ND | " | ND | " |
| Xylene | 0.046 | " | " | " |
| Ethylbenzene | 0.012 | " | " | " |

* 9/30/94 sampling event

Comments (Depth of Remediation, etc.):

Four (4) USTs (# 6, 7, 9, 10) were removed on 11/20/90 from several areas associated with the "Old Graystone" subsite. Of these, only UST # 9 (mess hall) was the subject of additional work. Initial post-closure samples were collected from native materials encountered at either end of the subject UST excavation, above and near the ends of the concrete hold-down pad at the excavation's base. After receipt of initial soil sample results, it is reported that an additional 4' of soil was excavated from the western end. (Soil disposition is unknown; however, it may have been incorporated into one of several large soil piles treated at the site.) A final sample was collected 5/18/92 from the western end of the excavation. The sample results indicate TPH-D concentrations were reduced from the initial 310, to 8 ppm. BTEX were not sought in the confirmation sample.

Leaking Underground Fuel Storage Tank Program

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: NA

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: NO (pending case closure)

Number Decommissioned: 0 Number Retained: 1 (pending case closure)

List enforcement actions taken: NONE

List enforcement actions rescinded: NONE

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Scott Seery Title: Sr. Haz Mat Specialist
Signature: [Signature] Date: 5-15-95

Reviewed by
Name: Amy Leech Title: Haz Mat Specialist
Signature: [Signature] Date: 5-15-95

Name: Juliet Shin Title: Sr. Haz Mat Specialist
Signature: [Signature] Date: 5-15-95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 5-15-95 RB Response: [Signature] Date: 6/5/95
RWQCB Staff Name: Kevin Graves Title: San. Engineering Asso.

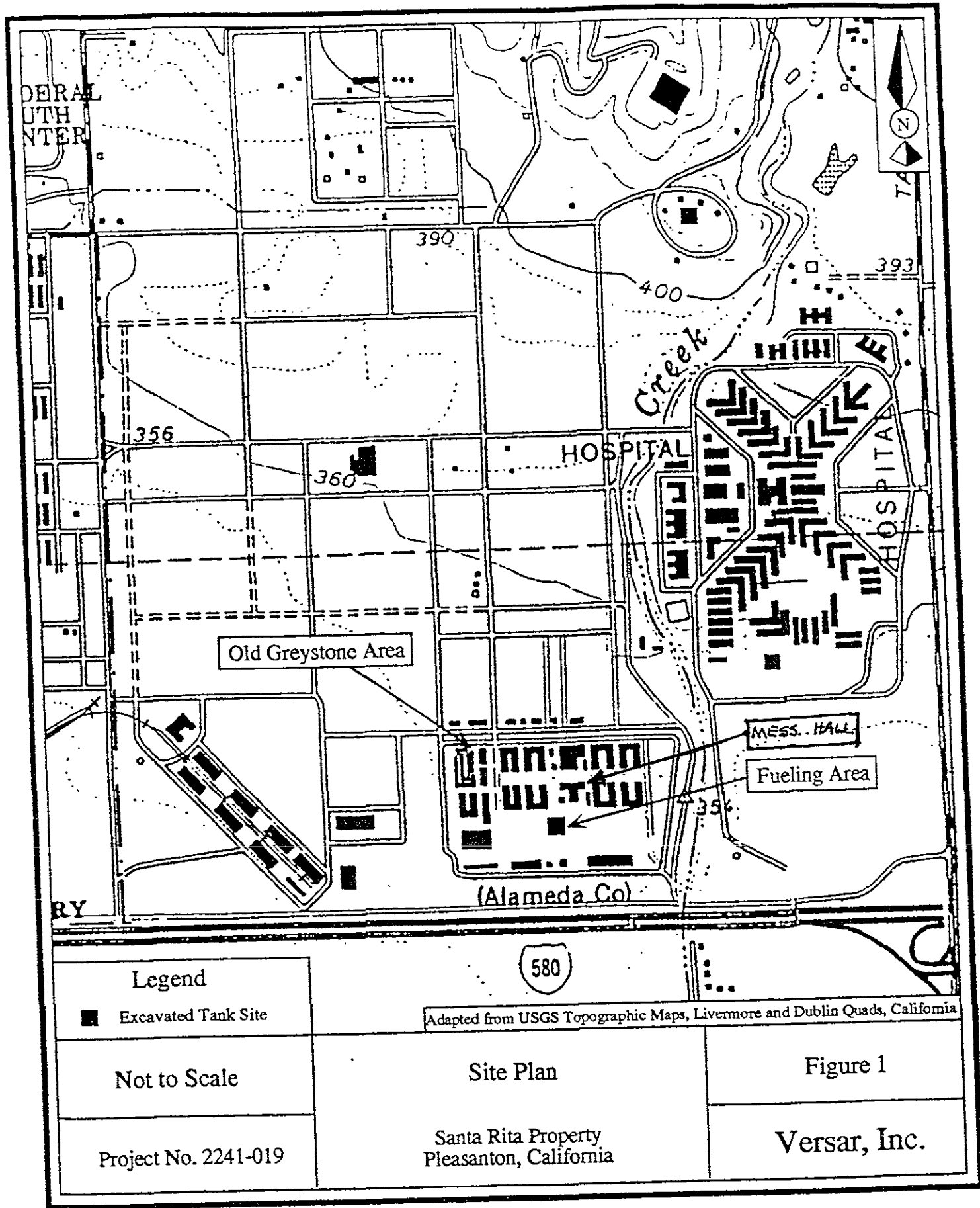
VII. ADDITIONAL COMMENTS, DATA, ETC.

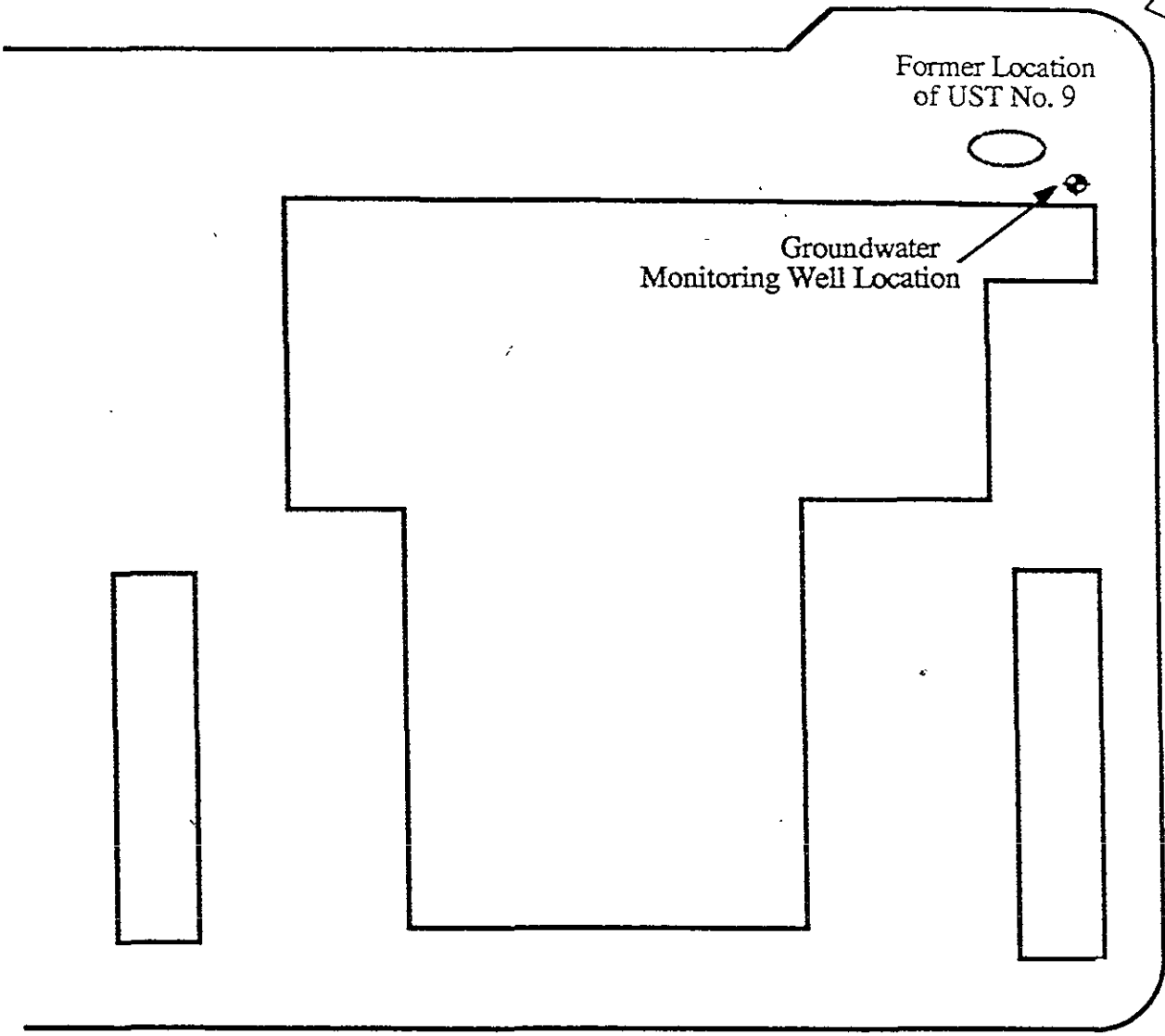
A single well (RS-9) was emplaced southeast of the former UST # 9 excavation during June 10, 1994. Well placement was based on GW flow determinations associated with the "Old Graystone" fueling facility (USTs 11, 12, 12A) investigation occurring nearby at the same subsite.

Leaking Underground Fuel Storage Tank Program

During the course of well RS-9's sampling program, encompassing four quarterly events, fuel compounds were detected in sampled GW only once. Benzene was detected at a concentration of 0.52 ug/l on 9/30/94. All samples have been "ND" during the two subsequent events.

The "Old Graystone" subsite is currently slated for commercial development. As currently envisioned, the former UST sites will be located below a paved parking lot. All monitoring wells associated with the "Old Graystone" investigations will be destroyed upon receipt of case closure.





| | | |
|----------------------|---|--------------|
| Not to Scale | Site Layout | Figure 2 |
| Project No. 2241-019 | Santa Rita Property Pleasanton, California | Versar, Inc. |

TABLE 1
SUMMARY OF QUARTERLY GROUNDWATER
SAMPLING ANALYTICAL RESULTS¹

| SAMPLE DATE | TPH-D | BENZENE | TOLUENE | ETHYLBENZENE | XYLENES |
|------------------|-----------------|---------|------------------|--------------|---------|
| 14-JUN-94 | ND ² | ND | ND | ND | ND |
| 30-SEP-94 | ND | 0.52 | ND | ND | ND |
| 30-DEC-94 | ND | ND | ND | ND | ND |
| 07-MAR-95 | ND | ND | ND | ND | ND |
| MDL ³ | 50 | 0.50 | 0.50 | 0.50 | 1.50 |
| MCL ⁴ | NA | 1.0 | 100 ⁵ | 680 | 1,750 |

- Notes:
1. All results reported in micrograms per liter.
 2. ND = constituent not detect at or above the analytical method detection limit.
 3. MDL = method detection limit.
 4. MCL = maximum contaminant level.
 5. California Action Level (EPA, 1994).

5.0 FUTURE ACTIVITIES

The fourth round of quarterly groundwater monitoring completes the groundwater monitoring program as directed by the ACHSA, no future monitoring is scheduled for the site. Potential future activities to be performed at the site should involve decommissioning of the monitoring well. Destruction of the well is contingent on award of case closure by the Regional Water Quality Control Board (RWQCB) and the ACHSA.

TABLE 1
SUMMARY OF TPH-D AND BTEX RESULTS OF SOIL SAMPLES

Santa Rita #9 Site
Dublin, California

| Sample ID | Sample Date | Sample Depth (feet) | TPH-D ¹ (µg/kg) ³ | Benzene ² (µg/kg) | Toluene ² (µg/kg) | Ethylbenzene ² (µg/kg) | Xylenes ² (µg/kg) |
|-----------|-------------|---------------------|---|------------------------------|------------------------------|-----------------------------------|------------------------------|
| SR9-11.5 | 6/10/94 | 11.5 | <1,000 ⁴ | <5 | <5 | <5 | <15 |
| SR9-26.0 | 6/10/94 | 26.0 | <1 | <5 | <5 | <5 | <15 |
| SR9-27.5 | 6/10/94 | 27.5 | <1 | <5 | <5 | <5 | <15 |

¹ Total Petroleum Hydrocarbons as Diesel by EPA Method 3350/8015M in micrograms per kilogram

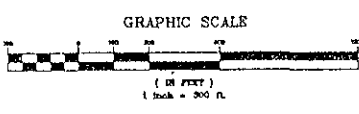
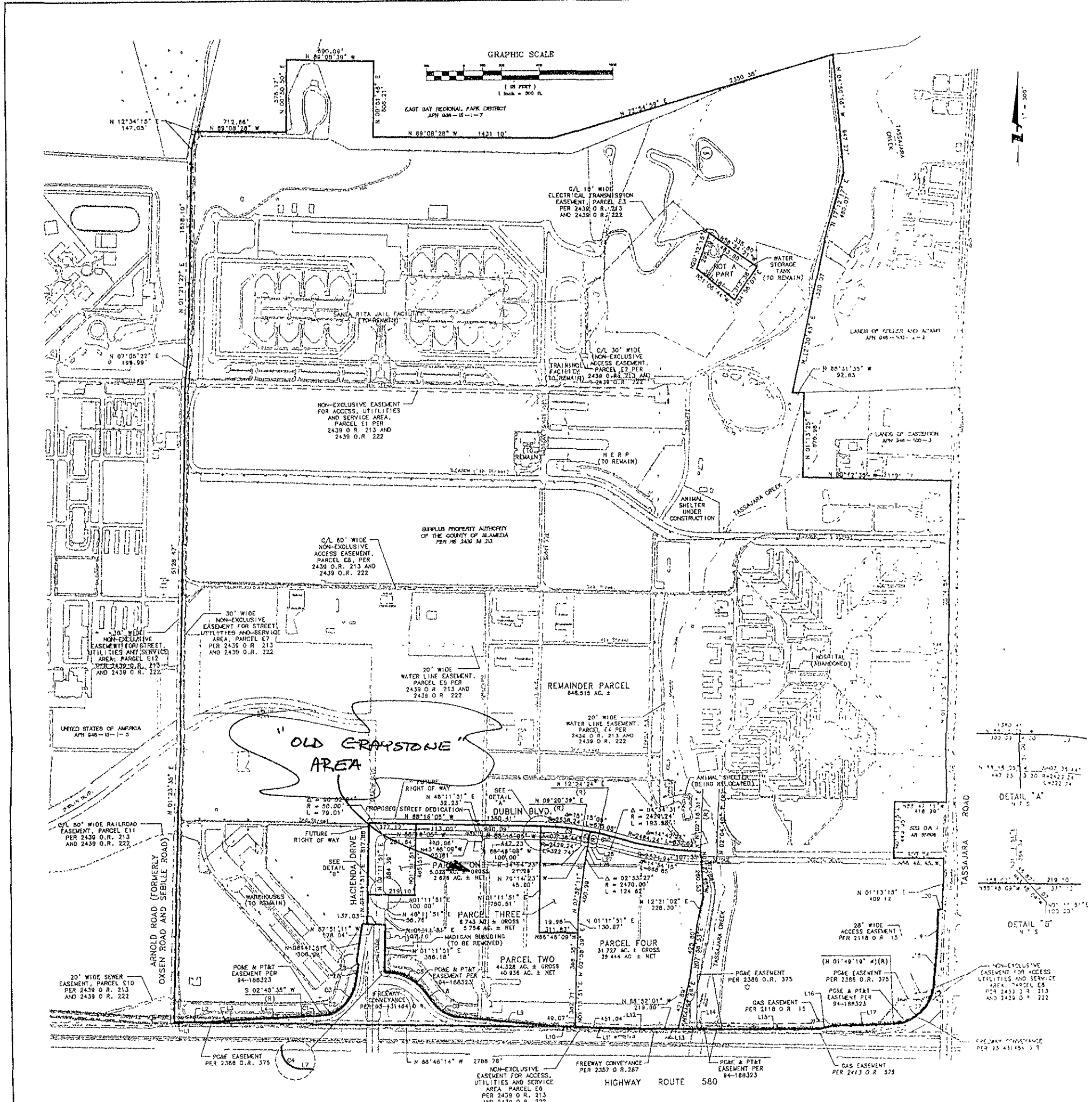
² BTEX by EPA Method 8020 in micrograms per kilogram

³ All results expressed in micrograms per kilogram

⁴ Less than detection limit

| | | | | | |
|--|--|--------------|---|----------------------|--|
| Versar Inc. | | DRILLING LOG | | PROJECT NO. 2241-019 | |
| Supervising Geologist: Michael Sellens | | | Site Name: Santa Rita # 9 | | |
| Log By: Terrance Kinn | | | Boring No: SR9 | | |
| Date: 6/10/94 | | | Boring Diameter: 10 in. | | |
| Drilling Contractor: Turner Explorations | | | Boring Depth: 35 ft. | | |
| Contractor Lic. No. C57-602720 | | | Boring Location: Old Greystone Fueling Area | | |
| Rig Type: Mobile B53 - Hollow Stem Auger | | | UST # 9 | | |
| Driller: Russ Williams | | | | | |

| Depth (ft) | Advanced/Recovered | Blow Counts | First Water/ Water Table | Well Construction | USCS Group | Lithology | USCS SOIL DESCRIPTION SOIL CONDITION AND GEOLOGIC INTERPRETATION | | Headspace (ppm) |
|------------|--------------------|----------------|-----------------------------|-------------------|------------|-----------|---|---|-----------------|
| | | | | | | | SOIL TYPE, ROUNDING, SORTING, PERCENT: GRAVEL, SANDS, FINES COLOR, MOISTURE, DENSITY, SECONDARY POROSITY, ODORS, STAINING GEOLOGY: FILL, ALLUVIUM, BEDROCK | | |
| 2 | | | | | ML | | Clayey Silt, dark yellowish-brown, damp, hard, 40% clay, 60% silt, <5% sand and gravel, very low elasticity, highly consolidated soils, no observed odors. | | |
| 4 | | | | | | | Difficult drilling from 2.0 to 3.0 feet (large rock?). Minor well rounded gravels up to 2" diameter at 2.5 feet. Increase in clay content at approx. 3.5 feet with moderate plasticity. | | |
| 6 | X | 10 17 25 | | | CH | | Fat Clay, dusky yellowish-brown, damp, hard, 50-60% clay, 40-50% silt, <5% sand and gravel, very low elasticity, moderate plasticity, no odors or staining. | 0 | |
| 8 | | | | | ML | | Clayey Silt, dark yellowish-brown, damp, hard, 40% clay, 60% silt, <5% sand and gravel, very low elasticity, low plasticity, no odors. | | |
| 10 | | | | | | | Softer drilling at 10.0 feet. | | |
| 12 | X | 6 4 15 | | | CH | | Fat Clay, dark yellowish-brown, damp, very stiff, 60% clay, 40% silt, <5% sand and gravel, low elasticity, moderate plasticity, semi-consolidated, no odors or staining. | 0 | |
| 14 | | | | | | | Trace fine sand present in drill cuttings at approx. 14.0 feet | | |
| 16 | X | 3 6 8 | | | CH | | Same as above with slightly increased plasticity, trace fine to medium sand present. | 0 | |
| 18 | | | | | | | Increased silt content at approx. 18.0 feet. | | |
| 20 | | | | | MH | | Elastic Silt with clay, moderate brown, damp, very stiff, 40% clay, 60% silt, <5% sand and gravel, very low elasticity, moderate plasticity, semi-consolidated, no odors or staining. | | |
| | X | 5 11 12 | | | | | | 0 | |



"OLD CRAYSTONE" AREA

LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 86°20'44" W | 66.11' |
| L2 | N 88°48'14" W | 178.75' |
| L3 | N 88°22'10" E | 310.74' |
| L4 | N 87°41'28" E | 448.55' |
| L5 | N 08°41'40" E | 128.05' |
| L6 | N 39°52'47" W | 22.58' |
| L7 | N 88°48'09" W | 5.93' |
| L8 | N 37°47'07" W | 124.54' |
| L9 | N 83°35'45" W | 274.23' |
| L10 | N 88°48'14" W | 109.17' |
| L11 | N 87°53'14" W | 300.11' |
| L12 | N 88°48'14" W | 158.39' |
| L13 | N 88°52'01" W | 351.73' |
| L14 | N 88°30'23" W | 190.46' |
| L15 | N 88°38'09" W | 813.39' |
| L16 | N 74°26'14" E | 91.33' |
| L17 | N 88°33'07" E | 500.07' |
| L18 | N 05°50'21" E | 271.37' |
| L19 | N 01°13'16" E | 328.25' |
| L20 | N 88°40'45" W | 30.85' |
| L21 | N 10°45'38" E | 122.79' |
| L22 | N 10°45'38" E | 29.20' |
| L23 | N 79°14'23" W | 55.00' |
| L24 | N 55°43'37" E | 20.91' |

CURVE DATA

| CURVE | RADIUS | DELTA | LENGTH |
|-------|---------|-----------|---------|
| C1 | 2937.29 | 03°40'41" | 188.50' |
| C2 | 200.02 | 24°58'14" | 87.17' |
| C3 | 362.03 | 49°53'50" | 306.58' |
| C4 | 16.00 | 90°00'00" | 23.56' |
| C5 | 389.04 | 51°01'09" | 348.42' |
| C6 | 300.03 | 45°08'45" | 241.64' |
| C7 | 302.03 | 82°42'46" | 506.20' |
| C8 | 2538.24 | 09°01'42" | 388.65' |
| C10 | 2538.24 | 06°13'17" | 275.40' |

OWNERS/SUBDIVIDER:
ALAMEDA COUNTY SURPLUS PROPERTY AUTHORITY
224 W WINTON AVENUE, ROOM 101
HAYWARD, CA 94544

PROPERTY ADDRESS:
SANTA RITA PROPERTY

EXISTING USE:
VACANT

PROPOSED USE:
COMMERCIAL/RESIDENTIAL

ZONING:
PLANNED DEVELOPMENT/NEIGHBORHOOD
COMMERCIAL/SINGLE FAMILY/MEDIUM
DENSITY/MEDIUM HIGH DENSITY

DESCRIPTION:
REEL 2439 IMAGE 213
ALAMEDA COUNTY RECORDS

SHEET INDEX:
(TYPE OF INFORMATION SHOWN)
SHEET 1 - PARCEL CONFIGURATION & EASEMENTS
SHEET 2 - UTILITIES
SHEET 3 - TOPOGRAPHY
SHEET 4 - COMPOSITE OF SHEETS 1, 2 & 3
SHEET 5 - COMPOSITE OF PARCELS 1, 2, 3 & 4, AND STREET CROSS SECTIONS AND GEOMETRICS

LEGEND:
----- NON-ACCESS

ENGINEER:
BRIAN KANGAS FOXK
540 PRICE AVENUE
REDWOOD CITY, CA 94063
(415) 365-0412

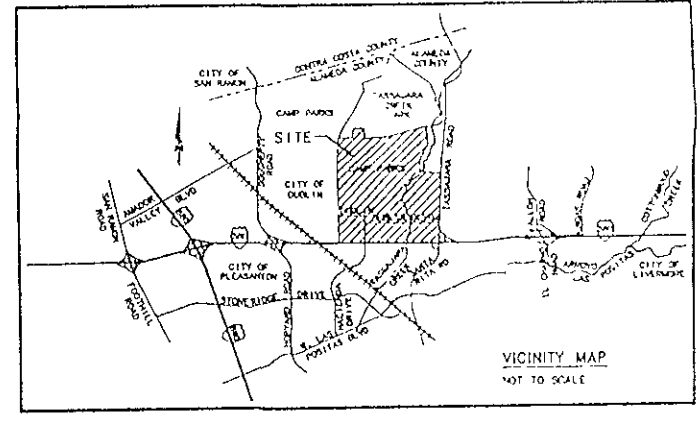
ASSESSOR'S PARCEL NUMBER:
046-15-1-4

TOTAL AREA:
936.336 AC.±

PROPOSED LOT AREA:
PARCEL ONE: 5.023 AC.±
PARCEL TWO: 44.328 AC.±
PARCEL THREE: 6.743 AC.±
PARCEL FOUR: 31.727 AC.±
STREET DEDICATION: 9.011 AC.±
REMAINDER: 848.515 AC.±

FLOOD NOTE:
PROPERTY IS LOCATED IN FEMA FLOOD ZONES AS, B AND C.
COMMUNITY PANEL NUMBER: 05001 01186, FEB. 19, 1986.

NOTE:
A6 AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
B AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD.
C AREAS OF MINIMAL FLOODING



BASIS OF BEARINGS
THE BEARING NORTH 01°13'15" EAST OF THE MONUMENTED LINE OF TASSAJARA ROAD AS SHOWN ON RECORD OF SURVEY NO. 385, FILED OCTOBER 28, 1970 IN BOOK 8 OF RECORDS OF SURVEYS AT PAGES 27 THROUGH 29, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTE
THE EASEMENT INFORMATION SHOWN HEREON IS COMPILED FROM RECORD DATA. THE PLANNIMETRICS SHOWN HEREON ARE FROM AN AERIAL SURVEY FURNISHED BY TOWILL INC.
THE TOPOGRAPHIC BASE MAP WAS PREPARED USING PHOTOGRAMMETRIC TECHNIQUES AND WAS FURNISHED BY THE OWNER.

REVISIONS

| No. | Date | Description |
|-----|----------|-------------|
| 1 | 03/23/80 | Issue |

TENTATIVE MAP
SANTA RITA PROPERTY
5002 TASSAJARA ROAD
ALAMEDA COUNTY
CALIFORNIA

Brian Kangas Foxk
CONSULTING ENGINEERS
540 PRICE AVENUE
REDWOOD CITY, CA 94063
(415) 365-0412