



General Services Agency

Darlene A. Smith, Director

January 25, 1995

Ms. Jerri Ram
Associate Planner
City of Dublin
100 Civic Plaza
Dublin, California 94568

SUBJECT: SITE CLOSURE STATUS FOR THE FORMER UNDERGROUND STORAGE TANK SITES KNOWN AS *OLD GRAYSTONE* AND *UST #9*, PROPOSED HOMART PROPERTY, SANTA RITA FACILITY, DUBLIN, CALIFORNIA

Dear Ms. Ram:

Confirming our January 21, 1995, telephone conversation, I am the environmental project manager assigned responsibility for securing site closures for all the former underground storage tank sites located on the Alameda County owned Santa Rita Property.

Background:

The County of Alameda may sell to Homart Development Co. a portion of the County owned land along Interstate 580 for a two phase development of a regional shopping center. As we discussed, located on this property to be sold are two sites known as *Old Graystone Fueling Area* and *UST #9*. In discussions with Mr. Stuart Cook, Alameda County Planner, both of the subject sites are located in the "Phase 2" portion as shown on the enclosed map. The main environmental over-sight regulator is Mr. Scott Seery, Alameda County Environmental Health Department. For both sites, (1) the underground storage tanks have been removed, (2) the sites have been remediated, (3) monitoring wells have been installed, (4) groundwater has/is being monitored, and (5) each site is the final stages of being granted site closure from the California Regional Water Quality Control Board.

Ms. Jerri Ram
Page 2
January 25, 1995

Below is a brief summary of the status of each site:

Old Graystone Fueling Area:

The environmental consultant for this site is Environmental Science and Engineering, Inc. Between May 18 to May 20, 1992, three underground storage tanks, one 10,000-gallon unleaded gasoline, one 11,000-gallon regular gasoline and one 500-gallon waste oil, were removed. From February 17 through March 2, 1993, the site was remediated by excavation of approximately 5,000 cubic yards of impacted soils. Then four monitoring wells were installed and groundwater was monitored for TPH-G, TPH-D, and BTEX. On September 8, 1994, Environmental Science and Engineering, on behalf of the County of Alameda, requested site closure for the *Old Graystone Fueling Area*. Enclosed is a copy of their letter for your reference. The primary basis for this request was that the County of Alameda has demonstrated four consecutive quarters of groundwater monitoring. All the laboratory results for TPH-G, TPH-D, and BTEX were well below the Maximum Contaminant Levels for drinking water. These results are summarized in Environmental Science and Engineering's *Table 2, Analytical Results for Groundwater Samples Collected From Monitoring Wells*, enclosed. According to Mr. Seery, we should receive **site closure** from the Regional Water Quality Control Board around **March 1, 1995**. We will then properly close and abandon the existing monitoring wells in early April 1995. After this work is completed, no further site investigation or clean up work will be needed.

UST #9 Site:

The environmental consultant for this project is Versar, Inc. On November 20, 1990, a 1,500-gallon fuel oil underground storage tank was excavated and removed. Laboratory results of native soil samples collected from beneath UST #9 following removal were reported to contain elevated concentrations of TPH-D. As a result, Alameda County Environmental Health Department requested a groundwater monitoring program be conducted for a one year period. Enclosed is a copy of Versar's *Table 1, Summary of First and Second Quarterly Groundwater Sampling Analytical Results*. All the laboratory results for both TPH-D and BTEX are well below the Maximum Contaminant Levels for drinking water. On December 30, 1994 third quarter groundwater results were taken and all the laboratory results were "non-detect". We plan to continue groundwater monitoring for one additional quarter. Assuming that the results remain below the Maximum Contaminant Levels for drinking water, the County will request site closure. Thus, we should be granted

Ms. Jerri Ram
Page 3
January 25, 1995

site closure around **June 1, 1995** and hope to close and abandon the monitoring wells in early July 1995. After this work is completed, no further site investigation or clean up work will be needed.

Conclusions:

Until site closures are granted from the Regional Water Quality Control Board, either the County of Alameda or Homart Development Co. will assume the obligation to continue the groundwater monitoring and to perform any necessary additional site cleanup work that might be required. Given the location of both the subject sites on the "Phase 2" portion of the proposed Homart Property, there should be no conflict with the proposed Homart development time table. I understand that the above information is sufficient for the City of Dublin to issue building permits to Homart Development Co. so that a regional shopping center can be built on the Homart Property this year.

If you have any questions or would like to review any of the environmental reports, please call me at (510) 208-9521. I look forward to our working together in the future on the development of the Santa Rita Property.

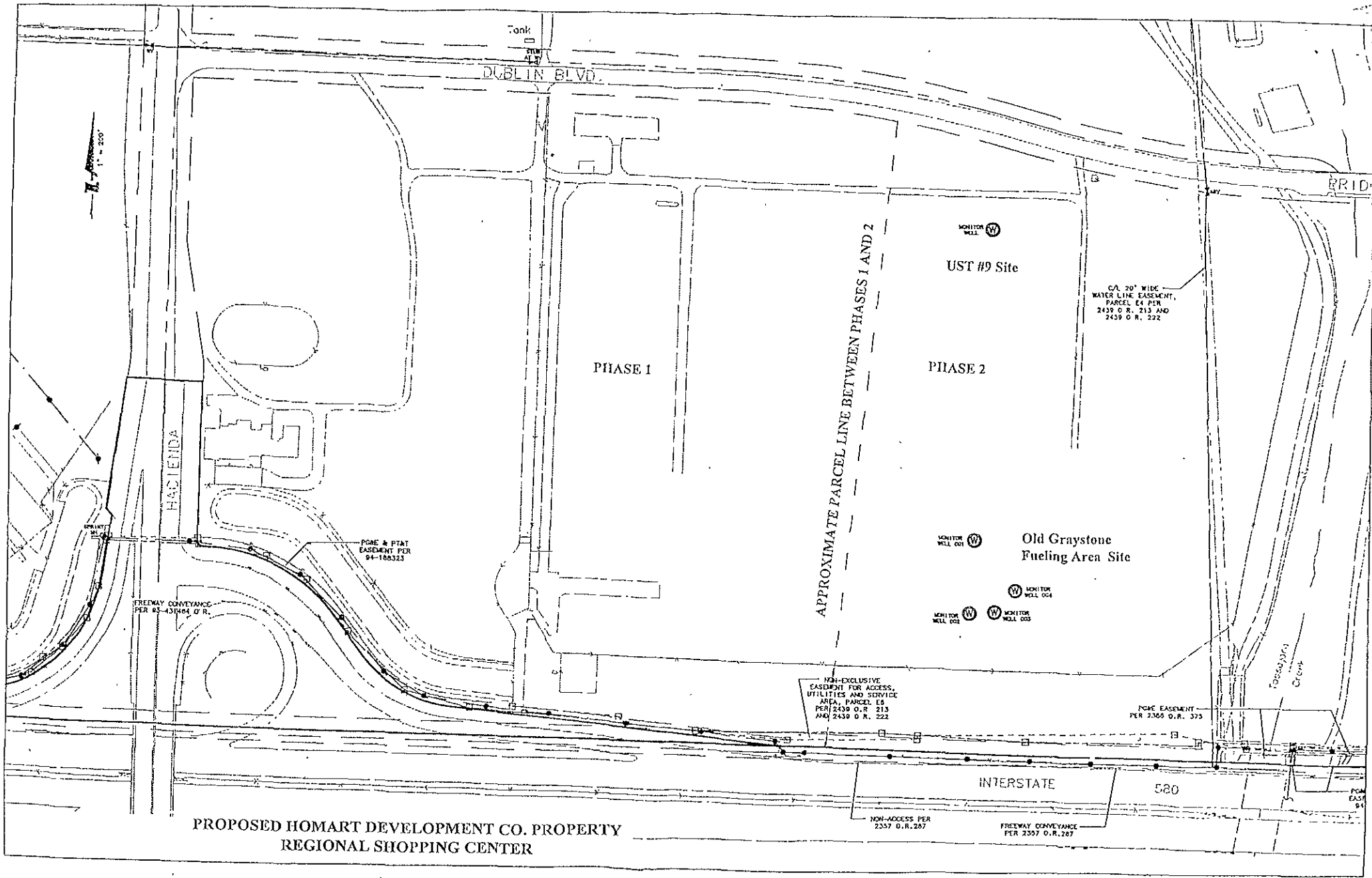
Sincerely,



Andrew B. Garcia, REA
Environmental Project Manager

enclosure

cc: Mr. Stuart Cook, Alameda County Planning Department
Mr. Tom Peacock, Alameda County Department of Environmental Health
Mr. Scott Seery, Alameda County Department of Environmental Health ✓
Mr. Jim P. de Vos, P.E., Engineering & Environmental Management Department



PROPOSED HOMART DEVELOPMENT CO. PROPERTY
REGIONAL SHOPPING CENTER

DUBLIN BLVD.

PHASE 1

PHASE 2

UST #9 Site

Old Graystone
Fueling Area Site

CAL. 20" WIDE
WATER LINE EASEMENT,
PARCEL E4 PER
2439 O.R. 213 AND
2439 O.R. 222

APPROXIMATE PARCEL LINE BETWEEN PHASES 1 AND 2

NON-EXCLUSIVE
EASEMENT FOR ACCESS,
UTILITIES AND SERVICE
AREA - PARCELS E5
PER 2439 O.R. 213
AND 2439 O.R. 222

NON-EASEMENT
PER 2365 O.R. 373

INTERSTATE

580

NON-ACCESS PER
2357 O.R. 267

FREEMWAY CONVEYANCE
PER 2357 O.R. 267

1" = 200'

HACIENDA

PONE & PTAT
EASEMENT PER
94-186323

FREEMWAY CONVEYANCE
PER 93-431464 O.R.

TOPOGRAHY
C/ENR

FROM
EAST
91