

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 796

April 9, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID 1956

Mr. Al Riebli
Pleasanton Ready Mix Concrete, Inc.
3400 Boulder Street
Pleasanton, CA 94566

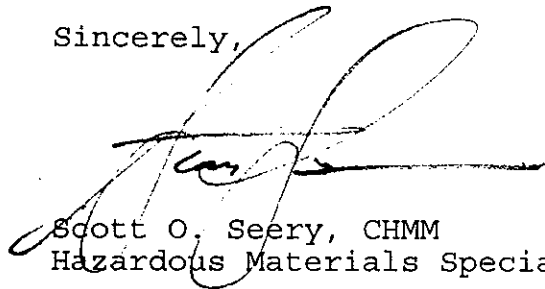
RE: PLEASANTON READY MIX AND CONCRETE, INC., 3400 BOULDER
STREET, PLEASANTON

Dear Mr. Riebli:

I have reviewed the April 8, 1998 Terra Nexus (TN) request to revise the approved, amended TN work plan for the preliminary assessment of the subject site. The noted revision requests the substitution of hollow stem auger drilling equipment for the previously-approved Geoprobe push tool equipment.

Based solely on the professional recommendations of TN's principle geologist, Mr. Scott Nelson, this work plan modification is accepted.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection
Chuck Hedley, RWQCB
Chris Boykin, Livermore-Pleasanton Fire Department
Scott Nelson, Terra Nexus, 1459 Peach Tree Lane
Yuba City, CA 95993

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#796

March 19, 1998

STID 1956

Mr. Al Riebli
Pleasanton Ready Mix Concrete, Inc.
3400 Boulder Street
Pleasanton, CA 94566

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

RE: PLEASANTON READY MIX AND CONCRETE, INC., 3400 BOULDER
STREET, PLEASANTON

Dear Mr. Riebli:

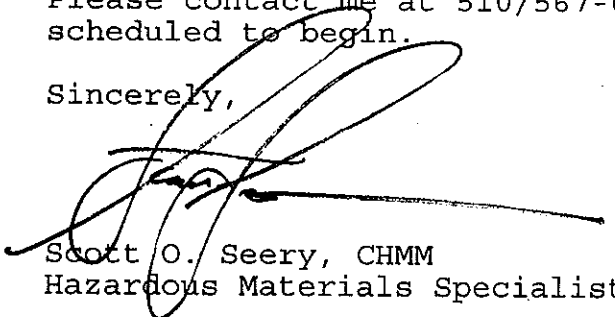
I have completed review of the March 10, 1998 Terra Nexus (TN) work plan for the preliminary assessment of the gasoline underground storage tank (UST) area at the subject site. This initial work plan called for the advancement of six (6) Geoprobe "borings" about the UST with the collection of both soil and ground water samples from each. The need for additional "step-out" Geoprobe points would be determined based on field observations. After discussion with Mr. Scott Nelson of TN on March 18, 1998, the initial number of "borings" was reduced from six to four (4). The new locations of the proposed "borings" were presented on a revised map of the same date.

The noted TN work plan has been accepted as revised, with the following conditions:

- 1) Initial soil sample depths from each Geoprobe point shall be at the approximate depth of the UST invert (~ 10')
- 2) Only those soil samples showing signs of impact (e.g., meter deflection, odors, etc.) need be analyzed, except that the soil samples collected from the initial sample interval (~ 10') and the capillary zone shall be analyzed
- 3) "Step-out" Geoprobe points are appropriate only when clear evidence of impact is noted in initial points

Please contact me at 510/567-6783 when field work will be scheduled to begin.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Mr. Riebli
RE: 3400 Boulder St., Pleasanton
March 19, 1998
Page 2 of 2

cc: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection
Stephen Hill, RWQCB
Chris Boykin, Livermore-Pleasanton Fire Department
Scott Nelson, Terra Nexus, 1459 Peach Tree Lane
Yuba City, CA 95993

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 796

December 15, 1997

STID 1956

Mr. Al Riebli
Pleasanton Ready Mix Concrete, Inc.
3400 Boulder Street
Pleasanton, CA 94566

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

RE: PLEASANTON READY MIX AND CONCRETE, INC., 3400 BOULDER
STREET, PLEASANTON

Dear Mr. Riebli:

For your information, the Alameda County Department of Environmental Health (ACDEH), Environmental Protection Division, is contracted with the City of Livermore-Pleasanton Fire Department ("City") for oversight of environmental investigations associated with leaking underground storage tank (UST) sites in their jurisdiction. Projects are referred by the City to ACDEH on a case-by-case basis.

Your case was recently referred to ACDEH from the City for review and oversight. In response, you will soon be notified that your case has been placed into the ACDEH Local Oversight Program (LOP). By doing so, all administrative costs incurred by LOP staff during oversight of the case are reimbursed directly from the State Water Resources Control Board (SWRCB), thereby facilitating streamlined case oversight and cost recovery.

Review of the October 10, 1997 Terra Nexus report entitled "*Report of Subsurface Investigation*" indicates an unauthorized release of fuel was identified in soil samples collected from borings emplaced adjacent to the gasoline UST. Up to 1800 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-G) and 4.3 ppm benzene were identified in the 18.5' sample collected during advancement of boring B-3.

Provisions of the *California Underground Storage Tank Regulations*, Title 23, Division 3, Chapter 16, Article 11, California Code of Regulations (CCR), stipulate that an environmental investigation shall follow in the wake of the discovery of an unauthorized release. Initial investigations are in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by a PSA is used to determine the possible extent of any environmental impact resulting from the release, and what, if any, additional work is needed to further assess or clean-up the release.

A PSA must be performed at this site.

Mr. Riebli
RE: 3400 Boulder Street, Pleasanton
December 15, 1997
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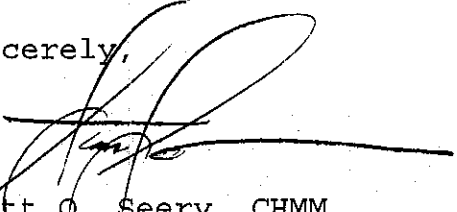
PSAs are to be conducted in accordance with the provisions of Article 11 of 23CCR, the San Francisco Bay Regional Water Quality Control Board (RWQCB) "Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks," and the SWRCB "Leaking Underground Fuel Tank (LUFT) Field Manual."

In order to proceed with your PSA you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit a PSA work plan for review which outlines planned activities pertinent to meeting the criteria described in the referenced guidance documents, and must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. The technical criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

The PSA work plan is due for submittal within 90 days of the date of this letter. You are encouraged to have your consultant contact me to discuss a suitable scope of work before committing it to final form. I anticipate that the final proposal will not be onerous in scope.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

attachment

c: Mee Ling Tung, Director, Environmental Health
Kevin Graves, RWQCB
Chris Boykin, Livermore-Pleasanton Fire Department
sos/files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0796

April 3, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Tim W. Berger
BSK & Associates
1181 Quarry Ln., Bldg. 300
Pleasanton, CA 94566

Dear Mr. Berger:

In a letter sent by facsimile to this office on March 25, 1991, as well as in a subsequent telephone conversation, you requested current environmental information on a large number of sites in Pleasanton, California. These sites are within an approximate 1/4-mile radius of property that BSK may purchase on Quarry Lane. As a result of this request for information, we have searched our hazardous waste generator, mitigation, and emergency response files for the sites you requested. Regarding your request for underground tank information, as well as for specific hazardous material storage information, this office does not administer either of these programs within the city limits of Pleasanton. You may wish to contact the Pleasanton Fire Dept. for information on underground tanks or Hazardous Material Management Plans they have on file.

This office has no information on file for the following sites:

Abtox, 1232 Quarry Ln.;
Air Systems, 1228 Quarry Ln.;
Alameda Instruments, 1075 Serpentine Ln.;
Arco/Armour Oil Co./Gas N Save, 4191 First St.;
Dale Soze, 1040 Serpentine Lane #210;
Dublin Construction, 1181 Quarry Lane;
Irby Milk Store, 3780 Stanley Blvd.;
Manning Groves, Ltd. (no address given);
Norick Brothers (no address given);
Pleasanton Steel & Supply Co., 3500 Valley Ave.;
Scholastic Magazines, Inc., 4460 Black Ave.; or
Tri-Valley Cab Co., 1043 Serpentine Ln.

Kenneth Best, 2700 Boulder St.

Unauthorized Releases: On February 3, 1989, this office was called for an emergency response to this lot behind an RV storage facility, as a result of rain causing runoff of hydrocarbons from an illegal auto dismantling operation. Gasoline and motor oil was found in open containers and tanks, throughout the lot and in the dumpster in the middle of the property. Dikes were erected as a temporary measure to prevent further runoff of hydrocarbons.

Mr. Tim Berger
April 3, 1991
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Assessments, Characterizations, Remediation: Several months later, the property owner hired a consulting firm to characterize the lateral and vertical extent of contamination, via surface samples and shallow borings in hydrocarbon-stained areas. The results indicate that contamination was limited to 1-3 foot depths in a few areas. Soil was excavated and aerated on-site, and no further work was done.

Hazardous Waste Generation, Storage, and Handling: Auto dismantling is no longer occurring at the site; the lot is being used for vehicle storage.

(R0796) Pleasanton Ready Mix Concrete, 3400 Boulder St.

Hazardous Waste Generation, Storage, and Handling: This facility generates waste oil, which is stored in containers in an outdoor area.

Western Concrete Products, 3500 Boulder St.

Unauthorized Releases: An inspection by this office in September 1989 revealed stained areas of sand and gravel from waste oil/diesel spillage and sloppy housekeeping. The company was ordered to excavate and properly dispose of the contaminated soil, and then to sample beneath to ensure cleanup.

Assessments, Characterizations, Remediation: In a letter dated November 3, 1989, the company submitted a plan for correction of the problems at the site; the letter stated that one stained area had already been cleaned, and another would be cleaned within two weeks. This letter also mentioned the hiring of a consulting firm to collect confirmation samples.

Hazardous Waste Generation, Storage, and Handling: This business stores a variety of hydrocarbons, such as diesel, hydraulic oil, motor oil, and form oil. It generates waste oil, which is stored in a double-contained bin.

Pleasanton Rentals, 20 California Ave.

Hazardous Waste Generation, Storage, and Handling: This business generates small quantities of used oil, storing it in a single 55-gallon drum.

DeCoite's Auto Body Emporium, 32 California Ave. #E

Hazardous Waste Generation, Storage, and Handling: This business maintains one 55-gallon drum of waste thinner, and also generates

Mr. Tim Berger
April 3, 1991
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small amounts of used oil and antifreeze from automobiles. It stores a wide variety of acrylic auto paints.

Larry's Automotive, 39 California Ave. #309

Unauthorized Releases: In March 1989, the business owner at this location complained about a neighboring business at 39 California called All-Valley Auto Body. The complaint, later verified by police and fire dept. officials, involved the illegal outdoor painting of vehicles after hours. This caused uncontrolled volatile organic vapor emissions, and drifting paint that damaged downwind property. The owner of All-Valley Auto Body may have disposed of paint waste into the storm drain.

Assessments, Characterizations, Remediation: No file information for 39 California Ave.

Hazardous Waste Generation, Storage, and Handling: Larry's Automotive generates used oil and solvent waste, as well as spent antifreeze. All-Valley Auto Body is not on record as storing any hazardous wastes on site.

Quality Auto Craft and Diablo Auto Body, 57 California Ave. #D, #H, respectively

Hazardous Waste Generation, Storage, and Handling: Each business maintains a 55-gallon drum of waste thinner, and stores a wide variety of acrylic auto paints.

German Auto Werke, 57 California Ave. #J

Hazardous Waste Generation, Storage, and Handling: This business was last inspected in May 1989, and may no longer be in operation. It generates waste oil, stored in two 55-gallon drums, as well as spent antifreeze and dirty solvent.

Techni-Tune & Brake, 57 California Ave. #O

Hazardous Waste Generation, Storage, and Handling: This business does change oil, and stores used oil in two 55-gallon drums; it also generates waste solvent from parts cleaning.

Metalaser Technologies, 1244 Quarry Lane

Hazardous Waste Generation, Storage, and Handling: This business stores acetone, alcohols, petroleum-based solvents, and cooling

Mr. Tim Berger
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oils. Small amounts of the solvents are generated as waste, and stored in 5-gallon containers. Waste oils are stored in 55-gallon drums.

Clayton Environmental Consultants, 1252 Quarry Ln.

Hazardous Waste Generation, Storage, and Handling: The company operates a hazardous waste analytical lab in this location. It stores a large variety of chemicals and reagents for lab work. the largest category of wastes generated are acids, non-chlorinated solvents, and chlorinated solvents, which are all stored and disposed of separately.

Airrigation Engineering Co., 1279-C Quarry Ln.

Hazardous Waste Generation, Storage, and Handling: This site was formerly occupied by Berkeley Glass Labs, which ceased operations at this location in late 1987. BGL had two 4,000-gallon tanks of hydrofluoric acid (HF) it used in its manufacturing process, which generated waste HF. In June 1987, the company was found to be illegally neutralizing this waste HF, using sodium carbonate, in plastic pools on the roof of the building. Our office issued a notice of violation for this activity. There are copies in the file of two manifests dated June 26, 1987, for disposal of 9,300 gallons of HF waste through IT Corp. The firm had been issued an Extremely Hazardous Waste Disposal Permit by Calif. DHS in July 1986, good for one year. The company subsequently filed for Chapter 11 bankruptcy, and worked with the Pleasanton Fire Dept. on site closure in September 1987. Airrigation Engineering, now in Suite C of 1279 Quarry Ln., generates pesticide waste, waste solvent, and used oil, all of which are generally stored in 5-gallon containers.

Accurate Tool & Manufacturing Co., 1048 Serpentine Ln. #313

Hazardous Waste Generation, Storage, and Handling: This machine shop uses both oil- and water-based coolant/cutting fluid, but mainly the water-based fluid, which evaporates and is not stored or disposed of as a waste. There is a solvent tank on the premises, so the facility generates dirty solvent for off-site recycling.

Ed Turman & Co., 1051 Serpentine Ln., Suite 400

Hazardous Waste Generation, Storage, and Handling: This facility stores flammable paints and thinners, and operates a thinner recycling unit. As a result, there is no liquid hazardous stored for disposal. The facility uses an air-dry technique to dry paint

residuals; once hard, this material is disposed of in the regular trash.

AMP Printing, 1056 Serpentine Ln.

Hazardous Waste Generation, Storage, and Handling: Hazardous materials stored on the premises include inks, film developers, fixer, and hydraulic oils in the printing presses. Waste generated is spent fixer, which is stored in 5-gallon plastic "cubes."

Air Factors, 1071 Serpentine Ln.

Hazardous Waste Generation, Storage, and Handling: This business uses a phosphoric acid etching solution for aluminum; waste etchant is discharged to the sanitary sewer under permit. Other materials used are chlorinated solvents, oil- and water-based adhesives, paints, and thinners. The company generates small amounts of waste oil.

Advanced Printing, 1072-A Serpentine Ln.

Hazardous Waste Generation, Storage, and Handling: Hazardous materials stored at this company are inks, developer, fixer, and oils. Wastes generated are spent fixer (there is a silver recovery unit on-site) and waste oil, which is stored in a 55-gallon drum.

Ry-Nck Tire & Brake, 3420 Stanley Blvd.

Hazardous Waste Generation, Storage, and Handling: The facility stores bulk oils and generates waste oil, spent solvent, and used antifreeze.

Stop & Go Independent VW Repair, 3440-A Stanley Blvd.

Hazardous Waste Generation, Storage, and Handling: Hazardous wastes at this site include used oil, antifreeze, and sludge from the caustic hot tank. During a routine inspection in February 1990, this company could not produce adequate documentation for proper disposal of these wastes.

Pleasanton Import Car Service, 3440-D Stanley Blvd.

Hazardous Waste Generation, Storage, and Handling: The facility stores bulk oils and generates waste oil, spent solvent, and used antifreeze.

Mr. Tim Berger
April 3, 1991
Page 6 of 8

Wilson Automotive, 3440-F&G Stanley Blvd.

Hazardous Waste Generation, Storage, and Handling: The facility stores bulk oils and generates waste oil, spent solvent, and used antifreeze.

Awesome Automotive, 3440-I Stanley Blvd.

Hazardous Waste Generation, Storage, and Handling: The facility stores bulk oils and generates waste oil, spent solvent and carburetor cleaner, and used antifreeze.

Bernie's Body Shop, 3440-B Stanley Blvd.

Hazardous Waste Generation, Storage, and Handling: This business maintains several 55-gallon containers of spent paint thinner, and stores extra thinner and paints in bulk.

Pleasanton Body Shop, 4262 Stanley Blvd.

Hazardous Waste Generation, Storage, and Handling: This business maintains several 55-gallon containers of spent paint thinner, and stores extra thinner and paints in bulk.

(R0980) B&J Trucking Lines/D&L Trucking Co., 3742 Valley Ave.

Apparently, in 1982 or 1983 the Alameda County District Attorney's Office filed a complaint against this operation for the following hazardous waste violations (based on interrogatories propounded to the plaintiff from the defendants' law firm):

1. Improper storage/handling of hazardous wastes;
2. November 22, 1982 - an illegal discharge of PCB-contaminated waste to a storm drain leading to Arroyo del Valle;
3. Failure to take steps to stop this discharge;
4. Illegal disposal of hazardous waste (soil contaminated with PCBs) at a solid waste landfill; and
5. Illegal transportation of hazardous waste.

In an article in the February 25, 1983 Daily Review, a spokesman speculates that 200 gallons of PCB oil may have been released, and that B&J Trucking had been a waste hauling contractor for PG&E for 10 years. There is no other file information on this site.

(R0725) Utility Vault Co., 3786 Valley Ave.

Unauthorized Releases: The adjacent property at 3800 Valley Ave. had an ongoing series of waste oil releases to the ground from a former tenant.

Assessments, Characterizations, Remediation: Utility Vault, the property owner, had this oil/water mixture pumped on May 11, 1990, and removed contaminated soil. The area of contamination was apparently limited to shallow soil.

Hazardous Waste Generation, Storage, and Handling: Utility Vault and its tenants at 3800 Valley Ave. generate waste oil, which is generally kept in outdoor storage areas. The 3786 Valley Ave. property contains bulk petroleum products, including form oil.

Big "O" Tires, 3688-A Washington St.

Hazardous Waste Generation, Storage, and Handling: This facility stores bulk petroleum products and generates waste oil, which is stored in 55-gallon drums.

J&T Auto Center, 3688-D Washington St.

Unauthorized Releases: On August 18, 1989, an employee of this business apparently disposed of waste oil and antifreeze to the parking lot behind the 3688 building. This material clogged the storm drain in the parking lot, pooled, and overflowed into a dirt area beyond the parking lot. Samples this office collected from the pooled liquid and surrounding soil contained high levels of lead and other metals, as well as oil & grease. The owner was instructed to remove the liquid and contaminated soil, store these materials in containers, and dispose of them as hazardous wastes.

Assessments, Characterizations, Remediation: There is no record of any subsequent site characterization or confirmation of cleanup.

Hazardous Waste Generation, Storage, and Handling: This business generated waste oil, antifreeze, and solvent, and stored bulk oils. It may no longer be operating at this location.

Autotron, 3688-F Washington St.

Hazardous Waste Generation, Storage, and Handling: This business was last inspected in March 1988, at which time it generated waste oil, antifreeze, and solvent.

Mr. Tim Berger
April 3, 1991
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R02425) Can-Am Plumbing, 151 Wyoming St.

Hazardous Waste Generation, Storage, and Handling: This business generates used oil, primarily from vehicle maintenance, as well as dirty solvent from a solvent sink.

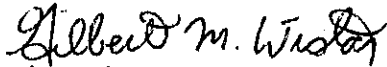
Central Petroleum Maintenance Co., 176 Wyoming St.

Hazardous Waste Generation, Storage, and Handling: Waste oil is stored in a 55-gallon drum; dirty solvent is also generated. As of the last inspection in March 1988, the solvent was being mixed with the waste oil.

This letter contains information limited to files in this office, and does not reflect information that may be available from other agencies or parties. As I explained over the phone, your company will be billed for provision of this service at the rate of \$67 per hour labor; enclosed is a copy of the invoice sent to our Billing Department.

If you have any questions concerning this letter, please contact the undersigned at 271-4320.

Sincerely,


Gil Wistar
Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health