Texaco Refining
and Marketing Inc

108 Cutting Blvd
Richmond CA 94804

January 10, 1995

ENV-SERVICE STATIONS
3940 Castro Valley Boulevard
Castro Valley, CA

Mr. Scott Seery
Senior Hazardous Materials Specialist
Alameda County Department of Environmental Health (ACDEH)
80 Swan Way, Room 200
Oakland, CA 94621

Dear Mr. Seery:

In a December telephone conversation, you requested additional information to process Texaco's request for "no further action" at the above site. Below are those requests and Texaco's response after reviewing its files.

1. Where were the usts taken after removal in 1985? Texaco has reviewed its internal files and can find no records where the usts were taken.

2. How much soil was excavated in 1985 when the tanks were removed and where was the soil taken? Texaco has reviewed its internal files and can find no records where the soil was taken.

3. When the Speedy Lube was constructed, was any soil excavated and where was the soil taken? An attached April 1989 report references a 30'x60'x5' excavation (approx 333 cubic yards) which presumably was excavated prior to the construction of Speedy Lube. Texaco has no records where that soil was disposed. Texaco suspects that Lake Shore Financial handled the soil disposal.

4. What is the address of Lakeshore Financial and/or the current owner? Lakeshore Automotive Services was in bankruptcy court in October 1994. Mr. Abdul Lateef is seeking a loan from Heritage Bank of Commerce to purchase this property. The telephone number to the Bank is 408-947-6900.

If you have any additional questions, please call me at (510) 236-1112.

Very truly yours,

Marvin Katz

Marvin Katz R.G.
Project Coordinator
Texaco Environmental Services

u:\mmk\3940CV\request.agy

PR: KCP

aqua science engineers inc.

April 14, 1989

Mr. Dan Dineen
Lake Shore Financial
2100 Lake Shore Dr.
Oakland, Ca. 94606

Re: Sampling and Analysis of Soils from 3940 Castro Valley Blvd., in Contra Costa County

Dear Mr Dineen,

On April 13, 1989, three soil samples were collected from a soil pile with the approximate dimensions of 20' X 80' X 6'. This soil represents an area of approx. 30' X 60' X 5' that was excavated from the existing soil at the site and stockpiled for later backfilling. This area encompasses the approx. locations of previous gas station facilities. A soil and groundwater investigation and report for this site was conducted by Groundwater Technology of Concord in February, 1988 which characterized the site. The soil samples of April 13, 1989 were analyzed to determine the extent of gasoline contamination that may have existed in the soils that were excavated from the aforementioned area.

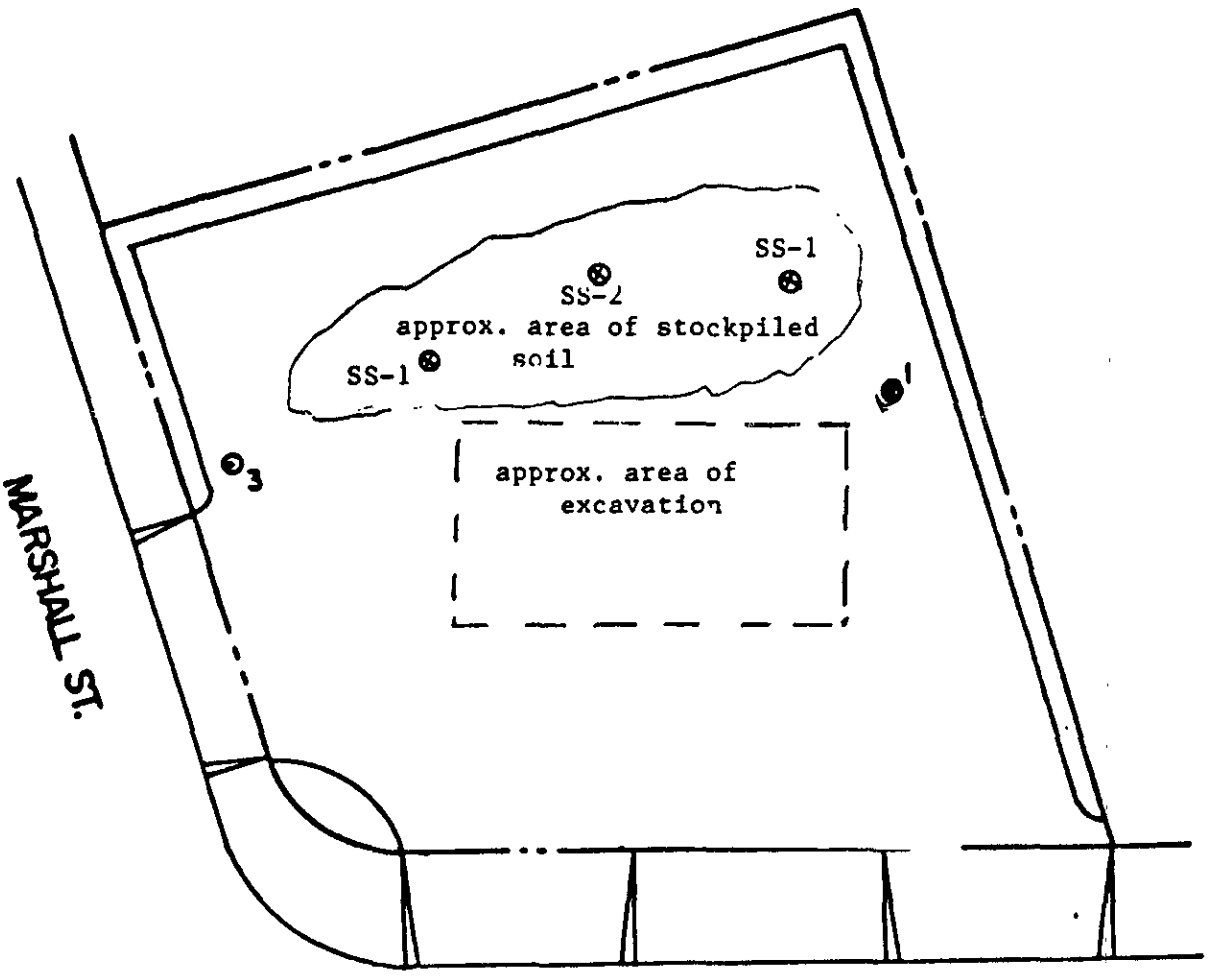
Soil samples were collected from three approximately equidistant points within the pile. A shovel was used to dig approx. 1 to 2 feet into the soil, then a 2 inch by 6 inch precleaned brass tube was pushed into the soil at the deepest part of the hole dug by the shovel. The tubes were filled leaving no space and sealed with plastic caps and tape. The three samples were put into a cooler with ice for transport to a State Certified analytical laboratory for analysis using EPA method 8015 for gasoline and EPA mehtod 8020 for purgeable aromatics.
In soil sample 1 (SS-1), only toluene was detected at just above the method limit. SS-2 contained measurable concentrations of all constituents analyzed for; 36 mg/kg TPH, 130 ug/kg benzene, 330 ug/kg ethylbenzene, 330 ug/kg toluene and 2,400 ug/kg total xylenes. In SS-3, toluene and total xylenes were measured near the method detection limit.

The sample analyses indicate that minor to moderate contamination exists in the soils that were tested. Concentration levels were below State action levels for TPH in all samples. BTXE analyses were below action levels in SS-1 and SS-3. The stockpiled soil should be suitable for backfilling into the existing excavation. The existing groundwater monitoring wells should be sampled in the near future as part of a periodic monitoring program.

...but was not placed back in to excavation.

Sincerely,

Greg Conyea
Aqua Science Engineers
415-820-9391



LEGEND

⊙ MONITORING WELL

✦ SOIL BORING

⊗ soil sample location

0 FEET 30

pace laboratories, inc

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

REPO. . OF LABORATORY ANALYSIS

AquaScience Engineers, Inc.
2500 Old Crow Canyon Rd.
Suite 121
San Ramon, CA 94583

April 13, 1989
PACE Project Number: 490412500

Attn: Mr. Greg Gouvea

D. Dineen

Date Sample(s) Collected: 04/12/89
Date Sample(s) Received: 04/12/89

PACE Sample Number: / Parameter	Units	MDL	721530 SS-1	721540 SS-2	721550 SS-3
ORGANIC ANALYSIS					
INDIVIDUAL PARAMETERS					
Purgeable Fuels, as Gasoline (EPA 8015)	mg/kg wet	1.0	ND	36	ND
PURGEABLE AROMATIC COMPOUNDS, EPA 8020					
Benzene	mg/kg	0.005	ND	0.13	ND
Ethylbenzene	mg/kg	0.005	ND	0.33	ND
Toluene	mg/kg	0.005	0.006	0.33	0.007
Xylenes, Total	mg/kg	0.005	ND	2.4	0.005

MDL Method Detection Limit
ND Not detected at or above the MDL.

Approval:

Lisa J. Petersen
Project Manager for
PACE Laboratories

Douglas L. Oram, Ph.D.
Technical Reviewer for
PACE Laboratories

pace laboratories, inc.

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

REPORT OF LABORATORY ANALYSIS

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2500 Old Crow Canyon Rd.
Suite 121
San Ramon, CA 94583

April 13, 1989
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Approval:

Lisa J. Petersen
Project Manager for
PACE Laboratories

Douglas E. Oram, Ph.D.
Technical Reviewer for
PACE Laboratories

490412.500
CC0205

* P.O. Box 535, San Ramon, CA 94583-0535

aqua science engineers inc.

(415) 820-9391

Project Name: D. Dineen Site: Castro Valley Blvd. Date: April 12, '89 Laboratory: PACE

Sample ID	Sample/Container Type	Analyze/ Hold	Analyze For:	Method - Detection Limit	Notes/Remarks
SS1	1 S/BT	A	gas/BTXE		24 hr. rush
SS2	S/BT	A	" "		
SS3	S/BT	A	" "		

S = Soil W = Water O = Other
G = Glass BT = Brass Tube P = Plastic V = Vial O = Other

Chain of Custody

1. Sampled by: [signature]
2. Courier: [signature] 4/12/89 1330 Pace Labs
3. Received by Lab: C Santos Date: 4/12/89 Time: 5pm
4. Received in Office: Date:

- ☐ = Collate all samples for single analysis.
- ☐ = Collate and analyze two top samples and if clean, do not analyze other samples.
- ☐ = Call ASE for instructions.
- ☐ = See attached protocol.