

LOP - CHANGE RECORD REQUEST FORM

printed:
12/30/97

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 4439 LOC:
 SITE NAME: Former Parker's Shell DATE REPORTED : 05/10/89
 ADDRESS : 5293 Crow Canyon Rd DATE CONFIRMED: 05/10/89
 CITY/ZIP : Castro Valley 94552 MULTIPLE RPs : Y

SITE STATUS

 CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:1C3 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 02/09/93
 PRELIMINARY ASMNT: C DATE UNDERWAY: 04/01/90 DATE COMPLETED: 05/01/90
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: C DATE UNDERWAY: 09/04/97 DATE COMPLETED: 09/05/97
 POST REMED ACT MON:C DATE UNDERWAY: 06/01/90 DATE COMPLETED: 04/01/94

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 02/09/93
 LUFT FIELD MANUAL CONSID: 23HSCARWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 02/10/89 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: C/o Melvin Gerton
 COMPANY NAME: Richard K. Young Et Al
 ADDRESS: 829 Redwood Dr.
 CITY/STATE: Danville, C A 94506

RP#2-CONTACT NAME: William Y & Judith
 COMPANY NAME: A. Mc Donald Et Al
 ADDRESS: 1700 - 150th Ave.
 CITY/STATE: San Leandro, C A 94578

INSPECTOR VERIFICATION:			
NAME	SIGNATURE	DATE	
DATA ENTRY INPUT:			
Name/Address Changes Only		Case Progress Changes	
ANNPGMS	LOP	DATE	LOP DATE

Western Pacific Housing

Northern California Division
6160 Stoneridge Mall Road, Suite 210
Pleasanton, California 94588
510.737.1080 Fax 510.737.1085
97 DEC -9 PM 9:49

December 4, 1997

Mr. Scott Seery
ALAMEDA COUNTY ENVIRONMENTAL HEALTH
1131 Harbor Bay Pkwy. #250
Alameda, CA 94502

RE: 5293 Crow Canyon Road, Castro Valley

Dear Scott,

Enclosed please find the Uniform Hazardous Waste Manifest and the Stockpile Soil Burial letter signed by TerraSearch, Inc. The stockpile soil was buried beneath the southern arm of Shadow Creek Circle as depicted in the accompanying site plan.

I hope these documents satisfy your concerns and requirements, and the final closure of the site will come swiftly. I appreciate all the patience and help you've given us on this issue. Please call me should you have any questions or comments. Thank you.

Sincerely,
WESTERN PACIFIC HOUSING, INC.



Susan Shaffer
Forward Planner
Northern California Division

Enclosures

95593525

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802. WITHIN CALIFORNIA, CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA10101157728935215	Manifest Document No. 215	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address WESTERN PACIFIC PROCESSING 616 STONE HILL MALL ROAD FOLSOM, CA 95630			A. State Manifest Document Number 95593525		B. State Generator's ID	
4. Generator's Phone (510) 737-1515		6. US EPA ID Number CA101094663912		C. State Transporter's ID		D. Transporter's Phone 209 944 1181
5. Transporter 1 Company Name ERICKSON INC		8. US EPA ID Number		E. State Transporter's ID		F. Transporter's Phone
7. Transporter 2 Company Name		10. US EPA ID Number		G. State Facility's ID		H. Facility's Phone (510) 233-1393
9. Designated Facility Name and Site Address Erickson, Inc. 255 Parr Blvd. Richmond, CA. 94801		11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers No. Type	13. Total Quantity	14. Unit Wt/Vol
a. NON-RCRA Hazardous Waste Solid Waste Empty Storage Tank. PIPING				001	CM	P
b.						
c.						
d.						
J. Additional Descriptions for Materials Listed Above Qty: CM Empty Storage Tank(s) #2121 Tank(s) have been inerted with 15 lbs Dry Ice Per 1000 Gallon Capacity.			K. Handling Codes for Wastes Listed Above			
15. Special Handling Instructions and Additional Information Keep away from sources of ignition. Always wear hardhats when working around U.G.S.T.'s 24 Hr. Contact Name ON CALL & Phone 1-833-833-0998 5277 CROWN CORP RD CASPER WY 82404			16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.			
Printed/Typed Name X JOSHUA C WHITMAN			Signature <i>[Signature]</i>		Month Day Year 10/11/97	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name T. J. ...			Signature <i>[Signature]</i>		Month Day Year 10/11/97	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name			Signature		Month Day Year	
19. Discrepancy Indication Space						
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19. Printed/Typed Name			Signature		Month Day Year	

DO NOT WRITE BELOW THIS LINE.



GEOTECHNICAL ENGINEERS AND GEOLOGISTS

TERRASEARCH inc.

11840 DUBLIN BOULEVARD, DUBLIN, CALIFORNIA 94568 (510) 833-9297 FAX (510) 833-9548

Project No. 7636
25 November 1997

Mr. Bill Morrison
Western Pacific Housing
6160 Stoneridge Drive, Suite 210
Pleasanton, CA 94588

Subject: Shadow Creek
Castro Valley, California
OBSERVATION OF BURIAL OF GASOLINE AFFECTED SOIL

Reference: Geotechnical Investigation Report
By Engeo *inc.*,
Dated 20 May 1997

Dear Mr. Morrison:

We are currently engaged in providing observation and testing services during the grading activities for the subject project. This letter deals with the grading activities for the burial of certain gasoline affected soil (GAS) material beneath the roadway.

It is our understanding that some GAS material was encountered during demolition which was removed and stockpiled on site. The extent of removal was performed under the observation of others. The Alameda County required that the stockpiled GAS material be buried in the street areas. It was selected that the GAS material be buried beneath the southern arm of Shadow Creek Circle.

TERRASEARCH, inc. observed that the stockpiled GAS material was placed beneath the roadway area, approximately the length of the southern arm of Shadow Creek Circle (between Lots 14 to 16 and Lots 32/33). The thickness of GAS material placed was approximately 4 to 6 inches at a depth of approximately 6.5 feet below design grade. A minimum of approximately 6 feet of engineered fill was then placed above the GAS material.

The grading activities associated with the burial of the GAS material have been performed in accordance with the Alameda County requirements and the grading specifications of the referenced report.

SINCE 1969

6840 VIA DEL ORO, SUITE 110, SAN JOSE, CALIFORNIA 95119-1348 (408) 362-4920 FAX (408) 362-4926

Should you have any questions relating to the contents of this letter or should you require additional information, please contact our office at your convenience.



Very truly yours,
TERRASEARCH, inc.,

A handwritten signature in black ink, appearing to read 'S. Makkdessi'.

Simon Makkdessi, P.E.
Senior Engineer

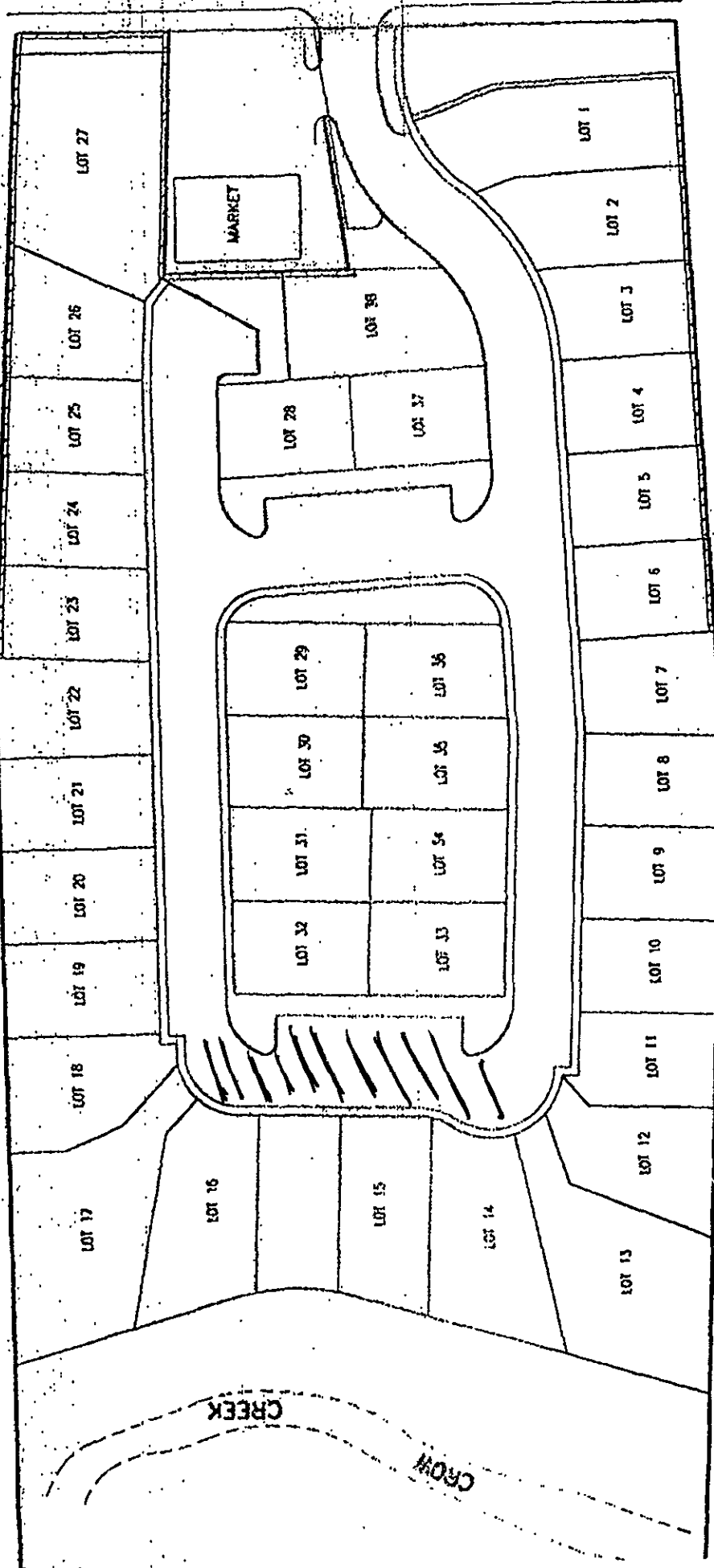
Copies: 4 to Western Pacific Housing

c:\msoffice\winword\grading\7636.gassoil

CROW CANYON ROAD



N.T.S.



/// — Stackpile Soil Burial Area

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 22, 1997

STID 4439

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

Sue Shaffer
Western Pacific Housing
5980 Stoneridge Drive, Ste. 101
Pleasanton, CA 94588

RE: (former) Parker's Shell Station, 5293 Crow Canyon Road,
Castro Valley

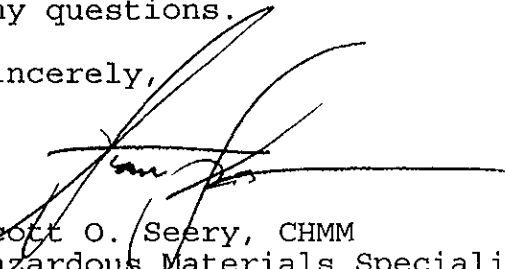
Dear Ms. Shaffer:

I spoke with Bill Morrison of your office a couple days ago regarding the Uniform Hazardous Waste Manifests documenting the recent transport and disposal of product piping from the site. I reminded Mr. Morrison that we are still awaiting receipt of the final report documenting site activities following the discovery of the piping, and the associated excavation, trenching, sampling, and stockpile management tasks, as well as presentation of the noted manifests and final maps. These data are necessary to complete the record for the site, and to facilitate issuance of the final site closure verification documents by this agency.

Please forward the final report to my attention once it becomes available to you.

Please feel free to contact me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Gordon Coleman, Chief, Environmental Protection Division
Shawn Munger, ENGE0, Inc., 2401 Crow Canyon Rd., Ste. 200
San Ramon, CA 94583-1545

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

September 17, 1997

STID 4439

Sue Shaffer
Western Pacific Housing
5980 Stoneridge Drive, Ste. 101
Pleasanton, CA 94588

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

RE: (former) Parker's Shell Station, 5293 Crow Canyon Road,
Castro Valley - *Risk Management Plan*

Dear Ms. Shaffer:

Staff have completed review of the August 18, 1997 ENGEO, Inc. *Risk Management Plan* (RMP) presented to address potential exposures to site workers and future residents from residual motor vehicle fuel and other contaminants at the subject site. This RMP proposes mitigation measures to reduce or eliminate any such potential exposure risks to both receptor populations.

Based solely on information evaluated by this office to date, the cited RMP has been accepted as submitted, and as clarified below:

- 1) As a conservative precaution, vapor barriers need only be placed beneath foundations for the purpose of preventing entry of latent fuel vapors into the interior air space of dwellings on those lots located within the former service station property. Specifically, the affected lots are Lots 1 - 4, 37, and 38.
- 2) The ~300 yds³ of imported fill reportedly derived from the former Del Monte Cannery may be relocated to the common parking area on the south end of the project site so long as it is permanently capped beneath asphalt or concrete, as proposed.

Please feel free to contact me at (510) 567-6783 should you have any questions regarding this element of the project.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Gordon Coleman, Chief, Environmental Protection Division
Shawn Munger, ENGEO, Inc., 2401 Crow Canyon Rd., Ste. 200
San Ramon, CA 94583-1545

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

II, III

Site ID # 4439 Site Name Former Parker Shell Today's Date 9/5/97

Site Address 5293 Crow Canyon Road

City Castro Valley Zip 94562 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

2:45 - 4:45

Comments:

On-site to observe sampling of "test pits" excavated along piping runs and below dispenser risers. Only those test pits which exhibited subjective evidence of impact (e.g., OUM deflections) were sampled. Samples were collected from both sidewalls @ depths consistent with such evidence and @ their bases. Each will be analyzed for TPH-G and BTEX. Because the vadose zone is predominantly composed of fractured sedimentary bedrock frequently sample media is not ideal. In one or more cases, "soil" was shoveled into sample sleeves by hand, the only way to affect sample collection.

By all current indicators, contamination appears substantially isolated to the dispenser and western areas of the former station site. This appears to be where the project entry road will be sited.

Contact Keith Nowell
 Title ENGEO
 Signature _____

Inspector [Signature]
 Signature [Signature]

II, III

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

II, III

Site ID # 4439 Site Name (Former) Parker Shell Today's Date 9/4/97

Site Address 5293 Crow Canyon Road

City Castro Valley Zip 94562 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments: 8:30 - 10:45 ; 2:00 - 3:15

8:30

• While preparing site for development, former product piping was uncovered by the excavator sometime during the last week or so. Gasoline odors were evident.

• Today piping is being uncovered and "chased", and will be removed, likely to result in a rather large excavation eventually. (It appears piping runs from dispensers (both) to the UST excavation.)

• Upon my arrival, several feet of branching product piping was exposed in the area of the former dispenser islands. Fractured bedrock was encountered within just a few feet of the surface, with evident GW @ ~13' BG. Sharp, distinct gasoline odors were encountered in excavated materials, with still-elevated OUM readings at the expected final excavation depth of ~13' in the exposed bedrock chunks.

2:00

An additional set of 3 product pipes were found south of the initial set. They, too, ran towards the UST pit, where they terminated. At least one long run of piping was still charged with fuel, with some quantity gushing out an open pipe journal where it branched between the dispenser islands when the opposite end was lifted by the back hoe.

Contact Kathy Nowell
Title Eng'g
Signature _____

Inspector S. Sperry
Signature _____

II, III

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

II, III

Site ID # 4439 Site Name former Parker Shell Today's Date 9/4/97

Site Address 5293 Crow Canyon Road

City Castro Valley Zip 94562 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

- Test pits were begun beneath each joint of the northern most piping run to evaluate whether a noteworthy release had occurred in these areas. This process will continue for all joints/journals/Ts. Once lab data becomes available, a decision will be made as to the extent of excavation necessary. The developer was advised, however, that it would be in its best long-term interest to remove contaminated material to the extent practical.
- Erickson will be dispatched (hopefully tomorrow) to remove the piping so that excavation activities may proceed in safety.

Contact Kathy Nowell
Title Eng'g
Signature _____

Inspector S. Seery
Signature _____

II, III

PURGING/SAMPLING DATA SHEET

SAMPLING LOCATION: #7224 - Fremont DATE & TIME SAMPLED: 8-26-97 7:52 ^(A.M.) P.M.

5100 Mowry FIELD TECHNICIAN: Joe

PURGE METHOD: Pump DATE(S) PURGED: 8-26-97

WELL NUMBER: mw-19

WATER LEVEL-INITIAL: 15.50 SAMPLING METHOD: Bail

WATER LEVEL-FINAL: 16.13 CONTAINERS: 2

WELL DEPTH: 30.64 PRESERVATIVES: ✓

WELL CASING VOLUME: 2.57 † CASING DIAMETER: 2"

TIME	GALLONS PURGED	TEMPERATURE (°F)	ELECTRICAL CONDUCTIVITY (µmhos/cm x 100) or µS/cm	pH
7:30	0	70.1	5.44	7.66
	3	70.8	5.47	7.31
	5	71.4	5.46	7.22
7:40	8	71.6	5.49	7.16

† Conversion Factors: Well Diameter Factor

2"	0.17
3"	0.37
4"	0.65
4.5"	0.82
6"	1.46
8"	2.60
12"	5.87

S = Siemens = mhos

Stabilization Criteria:

- Temperature = ± 1 °F
- Conductivity = ± 10% of total
- pH = ± 0.2

LOP - CHANGE RECORD REQUEST FORM

printed:
08/06/97

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 4439 LOC:
 SITE NAME: Former Parker's Shell DATE REPORTED : 05/10/89
 ADDRESS : 5293 Crow Canyon Rd DATE CONFIRMED:
 CITY/ZIP : Castro Valley 94552 MULTIPLE RPs : Y

SITE STATUS

 CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:1C3 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 02/09/93
 PRELIMINARY ASMNT: C DATE UNDERWAY: 04/01/90 DATE COMPLETED: 05/01/90
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON:C DATE UNDERWAY: 06/01/90 DATE COMPLETED: 04/01/94
 ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 02/09/93
 LUFT FIELD MANUAL CONSID: 23HSCARWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: C/o Melvin Gerton
 COMPANY NAME: Richard K. Young Et Al
 ADDRESS: 829 Redwood Dr.
 CITY/STATE: Danville, C A 94506

RP#2-CONTACT NAME: William Y & Judith
 COMPANY NAME: A. Mc Donald Et Al
 ADDRESS: 1700 - 150th Ave.
 CITY/STATE: San Leandro, C A 94578

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANNPMS _____ LOP _____ DATE _____ LOP _____ DATE _____

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



StId 4439/lop

July 11, 1997

Robert Kuenning
600 McCormick St.
San Leandro CA 94577

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

Subject: Former Parkers' Shell located at 5293 Crow Canyon Rd., Castro Valley CA 94552

Dear Mr. Kuenning:

The subject site was reopened under the Local Oversight Program of this Department to evaluate the appropriateness for residential development. This office has completed a review of supplemental documentation and investigations regarding the subject site submitted by ENGEO, Inc. and SCA Environmental, Inc. on behalf of Mr. Jim Nylen. The supplemental information included a risk assessment and additional soil sampling and analytical testing and manifests for disposal of stockpile soil at this site.

A Risk-Based Corrective Action (RBCA) evaluation was completed by SCA Environmental, Inc.. The average concentration of residual benzene (the chemical of concern) left in place at this site was calculated to be 1.1×10^{-2} ppm. A site-specific target level (SSTL) or cleanup level for benzene was calculated based on the conservative exposure scenario of "volatilization from subsurface soil into enclosed space" for residential exposure with an excess cancer risk of 1×10^{-5} . Based on this evaluation, the average site concentration of benzene falls below the SSTL, and therefore, it appears that the residual benzene concentrations left in place at this site do not pose a risk to human health for residential development.

To ensure a conservative approach protective of human health, we request that risk management practices be developed to:


- Mitigate any potential negative impacts posed by the residual contamination remaining on site including the installation of vapor barriers beneath new building construction located over the footprint of the former service station.
- Develop a strategy to address any risk posed to the homeowner, construction or utility worker during earth moving activities (e.g., foundation and utility trenching, water impoundments, below ground spas and swimming pools, etc.).

A final report documenting site and case history, and the results of environmental investigations is being forwarded to the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for review. Official "case closure" is expected within the next three weeks and confirmation of this will be forwarded to you at that time.

Kuenning
Re: 5293 Crow Canyon Rd.
July 11, 1997
Page 2 of 2

If you have any questions, please call me at (510)567-6755.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Richard K. Young et al., c/o Melvin S. Gerton, 829 Redwood Rd., Danville CA 94506
William & Judith McDonald et al., 1700 -150th Ave., San Leandro CA 94578
Jim Nysten, Nysten Homes, Inc., 87 W. March Ln, Suite 6, Stockton CA 95207
Shawn Munger, ENGEO Inc., 2401 Crow Canyon Rd., Suite 200, San Ramon CA 94583
Diane Pierce, Alameda County Planning Department QIC#50506
ALL-Files

FAX TRANSMITTAL

ENGEO
INCORPORATED
2401 Crow Canyon Road
Suite 200
San Ramon, CA 94583
(510) 838-1600
Fax (510) 838-7425

TO: Amy Leech**DATE:** June 19, 1997**FROM:** Shawn Munger**PROJECT NO.:** 4186-F2**FAX NO.:** 337-9335**SUBJECT:** Parker's Shell - Castro Valley**CC:****TOTAL PAGES INCLUDING THIS PAGE:** 11**REMARKS:**

<input checked="" type="checkbox"/> Urgent	<input checked="" type="checkbox"/> For your review	<input type="checkbox"/> Reply ASAP	<input type="checkbox"/> Please comment	<input type="checkbox"/> This is the only copy you will receive
<input type="checkbox"/> A copy will also be sent via:	<input type="checkbox"/> U. S. Mail	<input checked="" type="checkbox"/> Overnight Mail	<input type="checkbox"/> Courier	

Amy: I apologize for the belated submittal. I was under the impression you had already received the report. The hard copy will be in your office Monday morning. Please call me if you have any questions. As per my phone message, stockpile "B" will transported next week to the Altamont Landfill facility. I will provide you with a transmittal addressing the soil disposal late next week.

Thanks for all your help

SM

THE INFORMATION CONTAINED IN THIS FACSIMILE IS CONFIDENTIAL AND MAY ALSO BE SUBJECT TO THE ATTORNEY CLIENT PRIVILEGE OR MAY CONSTITUTE PRIVILEGED WORK PRODUCT. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the agent or employee responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this facsimile in error, please notify us by telephone immediately and return the original message to us at the address above via the U.S. Postal Service. Thank you.

Project No.
4186-F2

March 17, 1997

Mr. Jim Nylén
Nylén Homes, Inc.
87 W. March Lane, Suite 6
Stockton, CA 95207

Subject: Former Parker's Shell
5293 Crow Canyon Road
Castro Valley, California

RESPONSE TO ALAMEDA COUNTY LETTER

Reference: Alameda County Environmental Health Services (ACEH); Letter Regarding Former Parker's Shell at 5293 Crow Canyon Road, Castro Valley, California; March 11, 1997.

Dear Mr. Nylén:

ENGEO Incorporated has reviewed the referenced letter, issued by ACEH on March 11, 1997. The letter addresses reuse of the subject property for residential purposes. The letter raises two remaining issues of concern associated with the property: (1) potential health risk associated with residual petroleum hydrocarbons contamination and (2) the fate of \pm 250 yards of stockpiled soil with residual concentrations of hydrocarbons and lead.

In order to approve a case closure for residential development, ACEH has required the following:

1. Completion of a site-specific evaluation of risk to human health and the environment from the residual shallow petroleum hydrocarbons on the property. ACEH indicated that the evaluation should be conducted by an experienced risk assessor using ASTM guidelines.
2. Proper disposal of Stockpile "B" which exhibited a total oil/grease concentration of 2,000 parts per million (ppm).
3. Analysis of a soil sample from stockpile "A" for soluble lead. If the soluble lead concentration is less than 5 ppm, ACEH indicated the material could remain on the site. If the concentration exceeds 5 ppm, the soil would require manifested, off-site disposal.

Nylen Homes, Inc.
Former Parker's Shell
RESPONSE TO ALAMEDA COUNTY LETTER

4186-F2
March 17, 1997
Page 2

As a condition of approval for the proposed residential development, ENGEO will provide the following services regarding the remaining environmental issues:

Risk Assessment

A site-specific health risk assessment will be conducted by a Certified Industrial Hygienist and a Certified Hydrogeologist. The risk assessment will be conducted in accordance with ASTM guidelines and will incorporate specific details regarding the site development and grading plan. Should the risk assessment identify potential health risks associated with the property. Additional site characterization and remediation will be undertaken to achieve site closure.

Soil Stockpiles

Soil stockpile "B", which exhibits concentrations of hydrocarbon contamination, will be removed from the property and disposed at an approved waste management facility. Stockpile "A" which exhibited a slightly elevated lead level, will be retested to determine the soluble lead fraction. If the lead concentration exceeds the state hazardous waste level, this material will also be removed from the property and disposed at an approved facility.

Based on the review of the available data, it is our opinion the existing conditions will not preclude residential development of the site.

We are pleased to be of continued service to you for this project. If you have any questions regarding the scope of the field and laboratory services or the findings of this report, please contact our office.

Very truly yours,

ENGEO INCORPORATED



Shawn Munger
CHG 413

Reviewed by:



for Brian Flaherty
Vice President
CEG 1256

sm/ree:respon

cc: 1 - Alameda County Planning, Ms. Diane Pierce
1 - Alameda Country Environmental Health, Ms. Amy Leech

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StId 4439/lop

March 11, 1997

Robert Kuenning
600 McCormick St.
San Leandro CA 94577

Subject: Former Parkers' Shell located at 5293 Crow Canyon Rd., Castro Valley CA 94552

Dear Mr. Kuenning:

An evaluation of the subject site in regard to the appropriateness for residential development has been made per your request dated February 24, 1997. Two areas of concern remain at the site that will need to be addressed prior to this office approving case closure for residential development: 1) shallow subsurface contamination of petroleum hydrocarbons and 2) fate of approximately 250 cubic yards of stockpile soil.

Elevated levels of Total Petroleum Hydrocarbons as Gasoline (TPH-G) and benzene, toluene, ethylbenzene, and xylenes (BTEX) were identified in soil samples collected at five (5) feet below ground surface (bgs) in the northern area of the property in the location of the former fuel islands, product piping, and underground storage tanks. Soil samples were not collected shallower than five feet bgs, and overexcavation of contaminated soil was reportedly not performed in this area. Shallow soil types in this area are reportedly inter-bedded clayey sand, siltstone, and sandstone.

The following risk exposure pathways for site-specific benzene concentrations in soil were evaluated in our office using Groundwater Services, Inc. software: Soil-Vapor Intrusion from Soil to Buildings and Surficial Soil (Ingestion/Dermal/Inhalation). The excess cancer risk of 1×10^{-5} was *exceeded* for the Soil-Vapor Intrusion exposure pathway for a residential scenario using 1) the average concentration of benzene at five feet bgs across the site and 2) for the 95% upper confidence limit of the average concentrations of benzene.

Please note that a typographical error was made when entering data for the risk evaluation included in the Case Closure Summary, dated August 12, 1996, for this site. The 95% upper confidence limit of the average concentrations for benzene across the site is 1.37 ppm and *not* 0.62 ppm.

The following options will be acceptable to this office in addressing the subsurface contamination:

1. Complete a site-specific evaluation of risk to human health and the environment from exposure to the subsurface soil contamination left in place at this site. This evaluation can be completed using the ASTM ES 1739-95 Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites (RBCA). The ASTM guide should be used in establishing site-specific cleanup levels based on a risk analysis. The CAL EPA toxicity factor of 0.1 for

Kuenning
Re: 5293 Crow Canyon Rd.
March 11, 1997
Page 2 of 3

benzene should be used when performing this risk evaluation.

In order to properly complete the risk evaluation, you are required to obtain professional services of a reputable risk assessor experienced in the field of environmental soil and groundwater investigations. **All risk assessment reports and proposals must be submitted to this office under cover of an experienced risk assessor.**

2. Petroleum impacted soil at this site can be excavated, remediated, and/or removed from the site. Confirmatory soil samples must be collected at the perimeter of the excavation to confirm that concentrations left in place do not exceed safe cleanup levels. **All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.**
3. The contaminant concentrations in subsurface soil at the site was last verified in 1990. It is possible that these concentrations have attenuated since 1990. To verify this fact, the suspected areas could be re-sampled to confirm current contaminant concentrations. **All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.**

There are reportedly three separate soil piles (designated as piles A, B, and C) on the site. Some of this soil is presumed to have been removed from the former gasoline and waste oil underground storage tank pits. In addition, soil cuttings from drilling operations during environmental investigations were added to these piles. In July 1996, two samples were collected from each soil pile and composited in the laboratory prior to analysis. Total Oil & Grease, Metals (Cd, Cr, Ni, Pb, Zn, and As), semi-volatiles by EPA method 8270 were the contaminants sought in each composite sample. Due to the length of time the soil piles have existed at the site, it was assumed that the stockpile soils were relatively homogeneous and that relatively volatile constituents (e.g. TPH-g, BTEX, and chlorinated hydrocarbons) would be absent. 2,000 ppm Total Oil & Grease (TOG) were identified in stockpile B and 132 ppm Total Lead were identified in stockpile A.

Based on the results indicated above, the following options will be acceptable to this office in addressing the stockpile soil at the site:

1. Properly dispose of stockpile soil A and B off-site and provide manifests for disposal to this office. Should a California WET test of soil samples from stockpile A be performed to verify that the lead contained in this soil does not exceed 5 ppm soluble lead, then stockpile A could remain on the site. If this soil contains more than 5 ppm soluble lead, then this soil must be properly disposed of off-site under manifest.
2. If there are plans to reuse the stockpile soil in a planned residential development at this site, then submit a risk management proposal (discussed in detail below) to this office for review which indicates where the soil is to be placed in order to avoid future human contact. Using this soil as road base or beneath communal landscaping would be acceptable proposals.

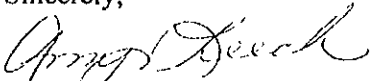
Kuenning
Re: 5293 Crow Canyon Rd.
March 11, 1997
Page 3 of 3

A comprehensive risk management plan addressing subsurface soil contamination and the reuse of stockpile soil at this site must be submitted to this office for review and approval. The risk management plan should include, at a minimum, the following information:

- methods to mitigate any of the potential negative impacts posed by contamination on-site, like capping the site, using liners or engineered fill, barriers, etc.
- strategy to address the risk posed during any earth moving activities (e.g., foundation and utility trenching, water impoundments, below ground spas or swimming pools, etc.) and specifically address the risk to construction workers or residential occupants.
- methods to restrict the contaminated soil to areas that are not easily accessible, like under roadways and communal landscaping.
- include a site development map that includes locations of residential homes and landscaping and mention how the public (residential occupants, construction workers, utility workers, etc.) are going to be protected from contamination present in these areas.

Should you have questions regarding this matter please call me at (510)567-6700.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Richard K. Young et al., c/o Melvin S. Gerton, 829 Redwood Rd., Danville CA 94506
William & Judith McDonald et al., 1700 -150th Ave., San Leandro CA 94578
Diane Pierce, Alameda County Planning Department QIC#50506
ALL-Files

To Ben

ALAMEDA COUNTY - ENVIRONMENTAL HEALTH
TRANSFER OF ELIGIBLE LOCAL OVERSIGHT CASE

Date: 03/03/97 INSPECTOR'S NAME: Amy Leech
Site: Former Parker's Shell StID: 4439
5293 Crow Canyon Rd
Castro Valley CA 94552

=====

CRITERIA MET?

- (Y) N 1) Tanks removed? # removed? 4 Date Rem? 2/89
- (Y) N 2) Samples received?
- Y N 3) Petroleum? circle type:
 - Avgas leaded - unleaded - fuel oil - jet
 - diesel - waste oil - kerosene - solvents

=====

PROCEDURE TO FOLLOW:

- 1) DepRef case CLOSED with Candyce/Leslie?
 TO CLOSE DepRef CASE:
 - a. Account for ALL time spent on case.
 - b. Turn in Work Sheet to Leslie.
 * If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP is GREATER.
 - c. \$ Remaining DepRef \$'s

- Submit the completed A & B permit application forms to NORMA
- Give the entire case to the proper LOP staff person.

=====

INITIAL THIS FORM, GIVE TO NORMA, RUN REIMBURSE LETTER PROGRAM AGAIN.

NA:mk 11/9/95

Note: We are re-opening this ^{Done} closed LOP case to evaluate ^{3/4/97} site for residential development. ^{Ben}

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Std 4439

March 3, 1997

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

Robert Kuenning
600 McCormick St.
San Leandro CA 94577

**Subject: Re-opening of Local Oversight Program Case #4439:
Former Parkers' Shell located at 5293 Crow Canyon Rd., Castro Valley CA 94552**

Dear Mr. Kuenning:

This office has received your letter dated February 24, 1997 in which you request that the subject site be re-evaluated for residential development. As you know, investigations of soil and groundwater contamination occurred at this site subsequent to the removal of four underground storage tanks and associated piping in 1989. On October 18, 1996, this office issued a *Remedial Action Completion Certification* and *Case Closure Summary* for this site for the current land use (vacant lot) or by following certain provisions, for a retail gasoline service station.

In order to evaluate the provisions that may be required for this site to be developed for residential usage, we are re-opening this case under the Local Oversight Program. A new *Remedial Action Completion Certification* and *Case Closure Summary* will be issued once the additional evaluation and, if deemed necessary, further investigations and/or site remediation are completed to satisfy the standards for residential development.

This office will notify you in writing as soon as an evaluation of this site for residential development is complete. Should you have questions regarding this matter please call me at (510)567-6700.

Sincerely,

Amy Leech
Hazardous Materials Specialist

c: Richard K. Young et al., c/o Melvin S. Gerton, 829 Redwood Rd., Danville CA 94506
William & Judith McDonald et al., 1700 -150th Ave., San Leandro CA 94578
Kevin Graves, RWQCB
Lori Casias, SWRCB
Diane Pierce, Alameda County Planning Department QIC#50506
Acting Chief of Environmental Protection Division
ALL-Files

2/24/97

337-9335

AMY LEECH.

AL. CO. ENVIRONMENTAL HEALTH SERVICES

RE: 5293 CROW CANYON RD.
CASTRO VALLEY, CA 94552
SITE NO. 4439

WE WOULD LIKE TO RE-OPEN
THE COMMERCIAL CASE
CLOSURE IN ORDER TO GET
RESIDENTIAL CLEARANCE.

THE PLAN IS TO PUT EIGHT
SINGLE FAMILY HOUSES ON
THE SITE.

Robert W. Kuenning

ALAMEDA COUNTY PLANNING DEPARTMENT

• Development Planning • Housing & Community Development • Lead Poisoning Prevention • Policy Planning & Research • Zoning Administration & Enforcement

399 Elmhurst Street, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

December 20, 1996

Public Works, Land Development
County Building Inspection
Gerald Wallace, Development Planning
Stacey Sorensen, Zoning Enforcement
Tona Hennenger, Sup. King's Office (MAC)
County Fire Department
County Health Department

Castro Valley Sanitary District
Castro Valley Library
Castro Valley Chamber of Commerce
Pacific Gas & Electric
East Bay Municipal Utility District
Pacbell
Sheriff's Department

Interested Parties:

The following is referred to you for your information and recommendations:

SITE DEVELOPMENT REVIEW, S-1509 & CONDITIONAL USE PERMIT, C-6968 - HILLARY GARCIA - Application to allow construction and operation of a type "A" service station & convenience mart (phase I) and 7,000 square foot Commercial Building on one site containing approximately 40,946 square feet (0.94 acres) in a PD (Planned Development) District (1603rd Zoning Unit), located at 5293 Crow Canyon Road, south side, approximately 50 feet east of Greenridge Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 85-5300-6-2.

The Castro Valley Municipal Advisory Council and the Alameda County Planning Department will hold a public hearing on this application at 7:30 p.m. on Monday, January 13, 1997, in the Board Room of the Castro Valley Unified School District offices (Redwood School), 4400 Alma Avenue, Castro Valley.

This hearing will constitute the Planning Department hearing on the Site Development Review. No action will be taken at this hearing. Testimony received and the Council's recommendation will be considered in the Planning Director's action.

The Council will also make a recommendation on the Conditional Use Permit to the Zoning Administrator which will be considered at his hearing on January 17, 1997.

A Negative Declaration, which is a written statement indicating that the proposed project will not have a significant effect upon the environment, is proposed to be adopted pursuant to the California Environmental Quality Act and State and County CEQA Guidelines.

Referral Letter, S-1509 & C-6968
December 20, 1996
Page 2

We would appreciate receiving all comments on the proposed Negative Declaration and the Site Review before the scheduled hearing date. We will however, accept written comments through January 24, 1997. No action will be taken by the Planning Director prior to this date.

Yours truly,



Diane Pierce
Development Planning Division

DSP:hlj

Enclosure

cc: Alan English, A.I.A., P.O. Box 1066, San Ramon, CA 94583
Hillary Garcia, P.O. Box 103, San Lorenzo, 94580
Hoosan Hadjian, 25 Orinda Way, Orinda, 94564

ALAMEDA COUNTY PLANNING DEPARTMENT

• Development Planning • Housing & Community Development • Policy Planning & Research • Zoning Administration & Enforcement

399 Elmhurst Street, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

RE: C-6968 & S-1509

DATE: December 20, 1996

DUE DATE: December 27, 1996

HEARING DATE: January 15, 1997

Public Works Land
Building Inspection
County Health Dept.
Castro Valley Municipal Advisory Council
Castro Valley Chamber of Commerce
Alameda County Fire Dept.
Sheriff
Castro Valley Library, ATTN. A. Dos Santos
G. WALLACE

The attached application is referred to you for your information and recommendations.

Receipt of your comments by the indicated due date will enable their inclusion in this written report; otherwise, please comment by the indicated hearing date.

The Zoning Administrator public hearings are held Wednesdays at 1:30 p.m. in the County of Alameda Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California.

If you have any questions, please contact me at the above number.

Very truly yours,



Diane Pierce, Planner III

Attachments

APPLICATION INTAKE/SUMMARY

Application: C 6968

Date Rcvd:12/19/96 Fee Rcvd: 375.00 RecBy:

AP1:085 -5300-006-02

AP2: - - -

AP3: - - -

AP4: - - -

Location: 5293 Crow Canyon Rd

Located: S Side 50' E of Greenridge Rd.

Castro Valley 94546

District:CV Census Tract: 4301.00

Request: to allow the operation of a type "A" service station in conjunction with a convenience store

Zoning: P-D-ZU-1603

Descript.:Planned Development, 1603rd Zoning Unit

R-O-W: 66

FWL:

SBL:

Site area:

40,946 (ft)

0.94 (ac)

Concapp1:S-1509

Concapp2:

History1:S-1264* History2:OTHR HIS

APPLICANT: Hillary Garcia, etal

Address: P.O. Box 103

City: San Lorenzo, CA 94580

Phone:(510)278-1255

OWNER: Hillary Garcia, etal

Address: P.O. Box 103

City: San Lorenzo, CA 94580

Phone:(510)278-1255

LESSEE:

Address:

City:

Phone() -

CONTACT: Hooshan Hadjian

Address: 25 Orinda Way

City: Orinda, CA 94546

Phone:(510)977-0447

ARCH/ENGR: Alan English, AIA

Address: P.O. Box 1066

City: San Ramon, CA 94583

Phone:(510)820-2242

Printed: 12/20/96

Alameda County Planning Department

Application: C 6968

Next Action:ZA Next HearDate:01/15/97 DueDate:12/27/96 PostDate: / /
Planner: DP EnvDisp:5I Prints:10 Sepia: 1 Mailing Labels: Y

CVMAC ZONING ADMIN PLNG DIRECTOR

Ref?: N HearDate: / /
Date: / / HearDate:01/15/97 Action:
Rec: Action: Res:
ActDate: / /

PLNG COMMISSION BOARD OF SUPS FINAL ACTION
Date: / / HearDate: / / FinalAct:
Rec: Action: FinalActDate: / /
Res: Ord #: EffectDate: / /
Appealed?:N Appealed?:N ExpDate: / /
AppBy: AppBy:

ADD REQTS COMMENTS COST
WhatDue1: Hours: 0.
DueDate1: / / Cost: 0.
WhatDue2: Totcost: 0.
DueDate2: / /

REFERRALS

PW Land Dvlpt Y Sanitary N
Bldg Insp Y Chmbr Comm Y Castro Valley
Geologist N Postmaster N
Health Dept Y City N
PPR N School N
CVMAC Y County N
PG&E N Park N
RWQCB N Water N
Sheriff Y Fire Y Alameda County Fire Patrol
Zone7 N Homes Y CVLB
HCD N Other1 Y G. WALLACE
Caltrans N Other2 N
Pacbell N Other3 N

Date Referred: 12/20/96

Printed: 12/20/96
Alameda County Planning Department

UNDERGROUND STORAGE TANK FACILITY REPORT

StID#: 4439 Site Status = R

Facility Name / Owner	Facility Address	FacIDSta	Stat
Parkers Canyon Shell Removed 4 UGT 12/88	5293 Crow Canyon Rd Castro Valley CA 94552	59894	R #Tanks: 0

Mail Address -----

Cont:	5293 Crow Canyon Rd.	BILLING:
Phone: Fac: 582-1600	Castro Valley 94552	DateSent-
PermHist:	StSurChgDt: St.Appl.Dt:	Acct#
	PermitIssu: Old Perms:	

--- Tank Information Using Codes from FORM-B ---
NO PER TANK INFORMATION CURRENTLY ENTERED FOR FACILITY StID# 4439

Per Tank Info:4439	Sngl/Dbl	Last Test	Freq (#Mos)
TnkIDSta	Material	TANKS:	
TnkIDDown	CorrProt	PIPES:	
Location	SpilProt	Year Pump Interlock Installed:	
TStatus	OverProt	State Surcharge Received:	
DtInstal	PIPE:Const	Date Permit Issued :	
Capacity	Material	Next State Surcharge Due:	
Contents	PLeakDet	Tank's Proper Initial Dt:	
TLeakDet		Bill Y/N:	

=====
Date Printed: 07/07/97 The above information is correct as printed:
===== StID 4439 Complete === Pg 1 ==

PRINT Name/Title of Facility Contact Signature Date

Alameda County Hazardous Materials Inspector Date
Report UGTList; rev 9/96

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 4439 LOC:
 SITE NAME: Former Parker's Shell DATE REPORTED : 05/10/89
 ADDRESS : 5293 Crow Canyon Rd DATE CONFIRMED:
 CITY/ZIP : Castro Valley 94552 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:1C3 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 02/09/93
 PRELIMINARY ASMNT: C DATE UNDERWAY: 04/01/90 DATE COMPLETED: 05/01/90
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON:C DATE UNDERWAY: 06/01/90 DATE COMPLETED: 04/01/94

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 02/09/93
 LUFT FIELD MANUAL CONSID: 23HSCARWG
 CASE CLOSED: C DATE CASE CLOSED: 10/15/96
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: C/o Melvin Gerton
 COMPANY NAME: Richard K. Young Et Al
 ADDRESS: 829 Redwood Dr.
 CITY/STATE: Danville, C A 94506

RP#2-CONTACT NAME: William Y & Judith
 COMPANY NAME: A. Mc Donald Et Al
 ADDRESS: 1700 - 150th Ave.
 CITY/STATE: San Leandro, C A 94578

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
------------	-----------------	------------

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANNPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

1996,09-23 12:57
 510 337 9335
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
484	ZONE 7 WATER AGENCY	09-23 12:56	00' 41	02/02	OK		

7499402046

ALAMEDA COUNTY ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION DIVISION
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577
 Telephone (510) 567-6700 Fax (510) 337-9335

FAX COVER SHEET

DATE: Sept 23, 1996

TO: Wymon Hong

Alco. Flood Control & Water Conservation Zone 7

FAX # (510) 462-3914

Total number of pages including cover sheet 2

FROM: Amy Leech

Haz. Mat Specialist

NOTE:

PLEASE RESPOND BY FAX ONLY.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

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

StId 4439

September 20, 1996

Richard K. Young et al
c/o Melvin S. Gerton
829 Redwood Rd
Danville CA 94506

Subject: Well destruction request for 5293 Crow Canyon Road, Castro Valley, CA

Dear Mr. Gerton:

The Alameda County Department of Environmental Health, Environmental Protection Division and the San Francisco Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site and concur that no further action related to the release(s) from the former underground storage tank(s) is required at this time.

Please be advised that if there are no plans to continue groundwater monitoring, the five groundwater monitoring wells (MW-1, MW-2, MW-3, MW-4, and MW-5) at the site must be properly decommissioned before our agency will issue the **Remedial Action Completion Certification** (closure letter). A report must be submitted to this office documenting the abandonment of the monitoring wells or a letter stating your intentions to continue groundwater monitoring at the site.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. Their telephone number is (510)484-2600. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

Please call me at (510)567-6755 if you have questions.

Sincerely,

Amy Leech
Hazardous Materials Specialist

c: Robert Kuenning, 600 McCormick St., San Leandro, CA 94577
Attn: Wyman Hong, Alameda County Flood Control & Water Conservation, Zone 7 (fax #462-3914)
Kevin Graves, RWQCB
Gordon Coleman
File(ALL)

Amy Beck 389



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94566 (415) 484-2600

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 5293 Crown Canyon Road
Castro Valley, Ca 94546

PERMIT NUMBER 96708
LOCATION NUMBER 3S/2W 2H80 to 2H84

CLIENT Name Fidelity Title (Raymond)
Address 1676 Redwood Pl Phone (510) 278-1255
City Castro Valley Zip 94546

PERMIT CONDITIONS

Circled Permit Requirements Apply

APPLICANT Name Horseshoe Drilling
Address 1690 Via Novite Phone (510) 278-5574
City San Lorenzo Zip 94580

A. GENERAL

1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

TYPE OF PROJECT

Well Construction	Geotechnical Investigation
Cathodic Protection <input type="checkbox"/>	General <input type="checkbox"/>
Water Supply <input type="checkbox"/>	Contamination <input type="checkbox"/>
Monitoring <input type="checkbox"/>	Well Destruction <input checked="" type="checkbox"/>

PROPOSED WATER SUPPLY WELL USE

Domestic <input type="checkbox"/>	Industrial <input type="checkbox"/>	Other <input type="checkbox"/>
Municipal <input type="checkbox"/>	Irrigation <input type="checkbox"/>	

DRILLING METHOD:

Mud Rotary <input type="checkbox"/>	Air Rotary <input type="checkbox"/>	Auger <input type="checkbox"/>
Cable <input type="checkbox"/>	Other <input type="checkbox"/>	

DRILLER'S LICENSE NO. Ca # C574107

WELL PROJECTS

Drill Hole Diameter <input type="checkbox"/> in.	Maximum
Casing Diameter <input type="checkbox"/> in.	Depth <input type="checkbox"/> ft.
Surface Seal Depth <input type="checkbox"/> ft.	Number <input type="checkbox"/>

GEOTECHNICAL PROJECTS

Number of Borings <u>5</u>	Maximum
Hole Diameter <u>4</u> in.	Depth <u>30-60</u> ft.

ESTIMATED STARTING DATE 9-27-96
ESTIMATED COMPLETION DATE 10-5-96

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-6B.

APPLICANT'S SIGNATURE [Signature] Date 9-20-96

Approved [Signature] Date Oct 96
Wyman Hong



THE FAX IS COMING! THE FAX IS COMING!

TO: Department of Environmental ^{HEALTH} FAX.# 510-337-9335

ATTN: Amy Heech

FROM: ROBERT KUENING FAX# 276-4029

COVER+ 1 PAGES

RE: 5293 - Crow Canyon Rd CASTLE VALLEY, CO

MESSAGE: STID # 4437

DATE: 9/16/96 BY: [Signature] for Robert Kuening

IF YOU DID NOT RECEIVE ALL PAGES AS INDICATED, OR HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CALL (510)278-1255

Ms. Amy Leech

Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, Ca. 94502-6577

Ref: Former Parker Shell #STID 4439
5293 Crow Canyon Road
Castro Valley, Ca. 94546

Dear Ms. Leech

The buyer for the property intends to use it for a gas station and a related business, garage or similar. There will be no residential usage. The entire site will be covered with concrete or blacktop before operations commence. We plan to spread the existing on-site stockpile dirt over the site to an estimated depth of 2 1/2 inches, before paving. The rest of the soil samples now becomes irrelevant and unnecessary. Since all issues have been resolved, we request prompt action on the closure letter.

AK Rody (10%)

Hoosang Hadjian
Hoosang Hadjian, Buyer

9-16-96

9-16-96
Date.

Robert W. Kuenning (12%)
9/16/96

Richard K. Young (60%)
9/16/96

Subject: S+Id #4439
5293 Crow Canyon Rd. June 10, 1996
Castro Valley

Madhulla -

Attached is the "Tier 2" analysis which Ravi indicated would be sufficient documentation to complete a health & safety assessment for the subsurface benzene contamination left at this site (an abandoned gas station in Castro Valley).

After looking over the analysis, it appears many stones have been left unturned! For example, the RP failed to include a risk analysis for indoor inhalation which may be the most conservative ^{exposure} scenario (right?).

When you get a chance, I would like to meet w/you to give you a brief description/history of the site.

I appreciate the help.

Thanks!

Amy

RP →
MK - I also attached a packet w/site history & map & meeting notes.

529 3 Crow Canyon Rd
Castro Valley

History re water

2/89 - Underground storage
tanks were removed

4+5/90 - Monitoring wells and
soil borings were drilled.

6/90 - Well water samples were
analyzed. From Monitoring Wells

1-C, 2-A, 3-B, there were

non-detectable levels of
gasoline, diesel, Benzene, Toluene,
Ethyl Benzene, total xylenes,
and oil and grease. From

M.W. 3-B, there were non-
detectable levels of 116 chemicals.

8/91 Five monitoring wells, all (2)
were non-detected for all
gasoline related products and
oil and grease.

11/91 same as 8/91

1/92 same as 8/91

See page (4)

4/94 same as 8/91

4/94 The standing water in the
excavation pit was non-detected
for all gasoline related
products and oil and grease.

The ground water levels are
all less than 50 ft. depth. There
are no drinking water wells within

250 ft³ Water in the area is (3)
supplied by EBMUD with imported
water.

This is clearly a NO-RISK
groundwater case, and is
thus a low risk soils case, as
defined in the Jan, 5, 1996 memorandum
by Kevin Graves and Stephen I. Morse.

7/24/93 Scott Seery agreed that
an additional M.W. water
sampling would replace the
missing 4th quarter sampling
previously scheduled. He wanted this as
a minimum, but presumably
one ^{more} report showing non-detectable
levels of pollutants would
suffice.

Low Risk Soils Case

5

Benzene

In ASTM E 1739-95 Section X1.6.1.4,
"Benzene is subject to rapid volatilization
under common above-ground
environmental conditions". This means
that any benzene near the soil
surface will evaporate rapidly.
"Benzene will be mobile in soils
due to its high water solubility
and relatively low sorption to soil
particles, and thus has the potential
to leach into ground water". "Benzene
is also biodegradable".

Benzene

cal adjustment

$$RBSL = 10^{-5} \times 10 \text{ kg} \times 70 \text{ yr} \times 365 \text{ days/yr} \times 0.29$$

$$= 350 \text{ day/yr} \times 5 \text{ year} \left[\frac{1029 \text{ (mg)}}{\text{(kg-day)}} \times 10^{-6} \frac{\text{kg}}{\text{mg}} \times (100 \times 10^3 \frac{\text{mg}}{\text{day}} \times 1 + 2160 \frac{\text{yr}}{\text{day}} \times 0.5 \frac{\text{mg}}{\text{cm}^2} \times 0.5) \right]$$

↑ adult number. Too high for child

$$= 14.5 \text{ mg/kg soil} = 14.5 \text{ ppm} \quad 49$$

The inhalation terms were not included as the inhalation slope factor was not given.

This is based on a 10 kg child eating 100 gm (4 oz) of dirt per day for 5 years plus skin exposure.

From Table X 3.2, the slowest decay rate of benzene is 0.0009/day. For 6 years $\times 365 \text{ days/year} = 2190 \text{ days}$
 $e^{-0.0009 \times 2190} = 0.14$ which is a 7:1 reduction

From Table X 3.3, the slowest decay rate is 0.170/day
 $e^{-0.170 \times 2190} = 0.11$ which is a 9:1 reduction

With a maximum of 4.3 ppm benzene, closure for benzene in the soil could have been done in 7/90 according to today's rules.

Benzene (Cont.)

(7)

There was one source of benzene at 4.3 ppm, SB-8 at 5 ft depth, and one soil sample TA-1, in the tank excavation, giving 4 ppm benzene on 4/90.

Other samples gave much lower values. The Tank excavation has been filled subsequently, so it is inaccessible. SB-8 is accessible to one or two children, so the risk factor of 10^{-3} is reasonable.

In Section X1.7 of ASTM E 1739-95, it is recognized that the risk level acceptable depends on the number of people exposed to the risk.

Ethylbenzene 2.8 ppm at SB-8 at 5 ft on 4/90

$$ABSLE = \frac{THQ \times BW \times AT_m \times 365 \text{ days/year} \times RfD_0}{EF \times ED \left(10^{-6} \frac{\text{kg}}{\text{mg}}\right) \times (IR_{\text{soil}} \times RAF_0 + SA \times M \times RAF_1)}$$

$$= \frac{1 \times 10 \text{ kg} \times 30 \text{ years} \times 365 \text{ days/year} \times 0.1 \frac{\text{mg}}{\text{kg day}}}{350 \frac{\text{days}}{\text{year}} \times 5 \text{ years} \left(10^{-6} \frac{\text{kg}}{\text{mg}}\right) \times \left(100 \frac{\text{mg}}{\text{day}} \times 1 + 2160 \frac{\text{cm}^2}{\text{day}} \times 0.5 \frac{\text{mg}}{\text{cm}^2} \times 0.5\right)}$$

$$= 7000 \text{ mg/kg soil} = \underline{7000 \text{ ppm}}$$

↑
adult number,
too high for child

This is based on a 10 kg child eating 100 gm (4 oz.) of dirt a day for 5 years, plus skin exposure. The slowest decay rate from Table $\times 3.2$ is 0.003/day
 $e^{-0.003 \times 2190} = 0.0014$ or a factor of 700:1 reduction!

With a maximum of 17 ppm ethylbenzene, closure for ethylbenzene in the soil could have been done in 7/90, according to today's rules, similarly toluene & xylene

(9)

Toluene and xylenes

These both have faster decay rates and higher reference doses than ethylbenzene, so they are no problem either.

Stockpile of dirt on site

In the letter to Rich Hiatt from David Allen, ASE, dated April 14, 1994, four soil samples from the stockpiled dirt were analyzed. They were all non-detected for gasoline, benzene, toluene, ethylbenzene, and xylenes. There was some oil and grease which are not covered in ASTM E 1739-95.

Comment on Exposure Parameters
and Risk Factor

Some of the exposure parameters from Table X 2.4 that were used are unreasonably high. Eating 100 gm (4 oz) of dirt a day for 350 days a year for 5 years is unreasonable surely a parent would have noticed within a year and stopped the eating of dirt.

Tom,

FOR AMYS SITE "PARKER SHELL".

- ① I have written a letter requesting (as agreed by Kevin, Amy + Ravi) to sample the stockpiled soils. The ~~is~~ RP is going to arrange for it.
- ② Meanwhile, since the RP did not evaluate the pathway subsurface soils to enclosed space, in the hand-written Risk Assessment he submitted, I evaluated this pathway + faxed him the information today. (1 hit of Benzene - 5ppm was found in the 1 sample collected in 1990).
- ③ Since there is a likely risk through the enclosed space pathway (based on Risk based cleanup levels determined thru using RBCLA), I thought it would make sense to go back and install a boring (at least 1 boring) to see whats in there now. Kevin does not think this is necessary as the groundwater samples came clean. And even though there was only 1 sample collected which had a hit of 5 ppm benzene, he thinks it is localized plume + feels that the site should be closed.

I told him that I will talk to you
about it. \$

So please let me know if the site should
be closed. If so, I can prepare
the closure summary when I get back.

Amy,

July 28 1996

I wrote a letter to Mr. Bob Kuenning requesting that the stockpiled soil be sampled. Last week they collected the samples and submitted to our laboratory for analysis. I haven't got the results yet from our lab. Meanwhile, 3 weeks ago I faxed the calculations for subsurface soil to enclosed space pathway to Mr. Kuenning. He called me back wanting some explanations on the calculations and he also had a tough time understanding the units. Hence, today I faxed the calculations again with all the units in place. The cleanup levels were 0.045 mg/kg for a child and 0.087 mg/kg for an adult. He argued with me for using 10⁻⁶ as the acceptable risk but even with ^{higher} ~~lower~~ risk values, it does not look very good.

But from my discussion with Kevin, he thinks that this site is a very low risk site, since the groundwater is clean and also, he feels that the total mass of contamination released is not enough to cause significant contamination. Even though I would prefer that a boring be installed to confirm that degradation has occurred, I think that Kevin has some good points that should be considered. I discussed with Mr. Kuenning about installing a boring to confirm degradation but it does not look like he wants to do it and kept referring to Kevin and Ravi's decision to close the site.

As you can see in my notes, I left the ~~file~~ ^{file} with Tom (until today) to get some input from him, but he did not have the time to look at the case yet.

Madhulla L

10⁻⁶ target risk
15 years in residence for adults
6 years for child
Crack factor reduced by 50%
Indoor inhalation

→ Ravi has verbally indicated not to use this p/c - why? Need something in writing.

she reviewed ^{the} ingestion exp. calc. he submitted & ^{she} found it acceptable but ^{she does not believe it's appropriate to have EP submit} ~~you EP had in task~~ RA's.
~~assessment~~ esp. w/out prof. experience.



P O L Y G O N I N D U S T R I E S
F L A S H L A M P E Q U I P M E N T

FACSIMILE TRANSMITTAL

DATE: 7/31/96

FAX#: (510) 337-9335

TO: Madhulla Sogun

COMPANY: _____

FROM: Bob Kuennig

TOTAL PAGES BEING TRANSMITTED (including this page): 4

MESSAGE:

Calculations + logic attached

RETURN FAX# (510) 632-5300
Telephone: (510) 568-7869
600 Mc Cormick Street
San Leandro, CA 94577

Madhulla Sogan 510-337-9335

①
7/31/96

It is obvious that most of the parameters in Tables X2.4 and X2.6, ^{in E1739} are averages, medians, or reasonable estimates. Many are given to one significant digit only. Nobody can claim that all soils are the same regarding porosity, water content, etc. Therefore, precedent is established for using reasonable values in the calculations. This is acceptable, since such a large safety factor is put.

7/31/96

②

in the RBSL calculation
($TR = 10^{-6}$).

Benzene has several
degradation methods as
discussed in Section X 1.6.1.4.

Table X 3.3 has several measured
degradation rates for benzene.

If we throw out the high value
of 1.2 %/day at Campbell, CA, the
remaining values are 0.42, 0.30,

0.42, 0.23, 0.16, 0.10, which gives

an average of 0.27 %/day
 $= 0.0027/\text{day} \times 7\text{ yr} \times 365\text{ day/yr}$

$\approx 10^{-3}$ or a reduction of 1000

7/31/96

Applying this to the (3)

4.3 ppm benzene measured
seven years ago, we get

0.0043 ppm or mg/kg

This is a factor of ten
below your calculated

RBSL.

(Per Sect. X 3.7.4.7, 80%

of the benzene decay comes
from natural biodegradation)

This conservative calculation is
sufficient to conclude that there is
no hazard of benzene inhalation
in confined spaces.

Amy Leach

337-9385

①
8/2/96

Here is an alternate scenario
for closure.

The chance of a person getting
cancer over a 70 year life span
is 1 in 4 or 0.25. Using
 $TR = 10^{-6}$, (Target excess individual
lifetime cancer risk) increases
this to $0.25 + 0.000001$ or
 0.250001 . Using $TR = 10^{-5}$ the
risk is 0.25001 . The difference
is not measurable. I challenge
you to find any rational
person that thinks he can

(2)

justify using $TR = 10^{-6}$. This is your justification for using $TR = 10^{-5}$ in the RBSL calculations. This gives a revised value of 0.45 mg/kg for a child.

Now in Table X3.3 in E1739, the lowest rate of benzene decay is 0.1%/day, in San Jose.

$$\frac{-0.001 \times 7 \text{ yr} \times 365 \text{ day/yr}}{2} = 0.078$$

$$4.3 \times 0.078 = \underline{0.34 \text{ mg/kg}}$$

This is an exceptionally conservative calculation of the benzene concentration today. It is lower than the RBSL.

③

If you don't agree to give me closure on this issue, I would appreciate knowing soon so I can go to higher authority.

Bob Kwaning

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

July 9, 1996

Bob Kuenning
600 McCormick Street
San Leandro, CA - 94577

**Ref: Former Parker shell, 5293 Crow Canyon Road, Castro Valley, CA
STID 4439**

Dear Mr. Kuenning:

This letter is being sent in response to the phone conversation I had with you on July 8, 1996, with regards to sampling the stockpiled site at the above referenced site. Since approximately 250 cubic yards of soil is present in 3 stockpiles on site, this Department would require that at least one 2 in 1 composite samples be collected from each stockpile.

The composite samples should be analyzed for Total Petroleum Hydrocarbons (TPHs) as oil and grease using EPA method 5520, Metals (cadmium, chromium, nickel, lead, zinc and arsenic) using EPA method 6010, and Poly Aromatic Hydrocarbons (PAHs) using method EPA method 8100,

The laboratory results of the above mentioned analysis should be submitted to this Department within 30 days of receiving this letter. This Department should be notified prior to initiating any sampling on site. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan,
Hazardous Material Specialist

C: Files

6/29/96

Madhulla -

I asked Tom to look into this case and discuss it w/ you.

Hopefully the RP (Bob Kuenning) can finish sampling stockpile soil during my absence - thank you for working w/ him & the lab on that. It was something I was in the midst of handling on 6/13 & hoped to have ~~heard~~ heard back from Ravi but never did.

If RP is still not willing to re-sample subsurface soil in north part of property, then maybe this issue can wait until I return. If not, then let Tom deal w/ it.

I had started a rough draft of the closure summary which is in among all other paperwork in the ~~closure~~ ^{correspondence} file.

Here is the ~~closure~~ ^{rest of the} file. Thought it would be best to keep the entire file together.

Thanks, again!

Amy

copy to Tom Peacock

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

StId 4439

April 16, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Mr. Bob Kuenning
373 Scott St.
Livermore CA 94550

Subject: Meeting date to discuss 5293 Crow Canyon Rd., Castro Valley, CA

Dear Mr. Kuenning:

Per your request, I have contacted the San Francisco Bay Regional Water Quality Control Board (RWQCB) in order to schedule a meeting to discuss land use issues in regard to obtaining case closure for the subject site. Dr. Arulanantham with the RWQCB will be out of the office until the first week of May. He has requested that a meeting date be set in May upon his return. I will contact you after May 1, 1996, as soon as a meeting date can be arranged.

Please find enclosed an additional copy of the San Francisco Regional Water Quality Control Board's Interim Guidance on Required Cleanup at Low-Risk Fuel Sites.

Please call me at (510)567-6755 if you have questions.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Ravi Arulananthum, RWQCB
Kevin Grave, RWQCB
Gordon Coleman-File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

StId 4439
April 3, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Richard K. Young et al
c/o Melvin S. Gerton
829 Redwood Rd
Danville CA 94506

Subject: Investigations at 5293 Crow Canyon Road, Castro Valley, CA

Dear Mr. Gerton:

Alameda County Department of Environmental Health is the oversight agency for environmental investigations/assessments of the subject site in regard to the potential environmental impacts caused from a underground storage tank (UST) system which was removed in 1989. Recently, the case file for the subject site was reviewed to determine if the site is eligible for case closure. Per my conversation with Mr. Bob Kuenning on January 30, 1996, you intend to sell this property as soon as case closure is granted.

Groundwater has reportedly been sampled six times between 1990 and 1994. Based on the groundwater sampling results, it appears that groundwater has not been significantly impacted from past releases at the site. However, analytical results of soil samples collected during investigations conducted between 1989 and 1991 identified up to 390 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) and 4.3 ppm benzene in the soil at the north end of the property where the UST pit and fuel dispensing islands were located. In addition, the stockpiled soil located at the south end of the property has *not* been adequately characterized to determine if it is safe to be reused on the site.

Per guidelines established by the San Francisco Bay Regional Water Quality Control Board (RWQCB) dated January 5, 1996, a risk analysis should be performed to determine if contaminant concentrations at the site pose a risk to human health or the environment. The American Society of Testing and Materials' (ASTM) standard for Risked Based Corrective Action (RBCA), ASTM E1739-95, or other EPA approved methodology, should be used to perform a risk analysis to establish health protective cleanup goals. For your information, I have enclosed the RWQCB's *Interim Guidance on Required Cleanup at Low-Risk Fuel Sites*, dated January 5, 1996.

The current land use for the subject property is a vacant lot and the future land use is not known. The status of this site was discussed with Mr. Kevin Graves, Associate Water Resources Engineer, and Dr. Ravi Arulanantham, Staff Toxicologist, representatives of the RWQCB, during a meeting on March 27, 1996. Three alternatives to approach case closure for this site were proposed during our meeting:

1. Case closure could be approved for this property with no further work if the property remained as a vacant lot (i.e. no land use would be approved) provided that the stockpiled soil at the site is adequately characterized. The Case Closure Summary and Remedial Action Completion Certificate issued to you once the RWQCB and this office approves of case closure would indicate that appropriate soil investigations and/or risk assessments would need to be performed and evaluated *prior to* developing the property (e.g., to commercial or residential use).

2. To obtain case closure with no land use restrictions on the property, a soil investigation and/or a risk assessment using a conservative residential exposure scenario should be performed and evaluated in cooperation with this office and Dr. Arulanantham. Additional cleanup of the site may be required should the assessments identify unacceptable risk to human health from the concentrations of contaminants in the soil.
3. A case closure could also be approved for other land use scenarios which are less conservative than a residential scenario. This alternative would be appropriate if the future land use was known. In addition, based on the results of the soil investigation and/or risk assessment, the property may still have some type of land use restrictions.

As I indicated during my telephone conversation with Mr. Kuenning on March 27, 1996, this office and the RWQCB look forward to working with you to obtain as expeditious a case closure as possible. In order for us to proceed with one of the above stated case closure alternatives for this site, please submit the following information to this office:

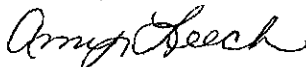
- It appears that the stockpiled soil has not been adequately described or characterized at this site. Based on recent field observations and review of a site map drawn by Aqua Science Engineers, Inc., there are at least three relatively large soil piles located at the south end of the site. If this soil will not be used on the site, then submit to this office documentation of manifests for off-site disposal.

If the soil is to remain on the site, submit a workplan to this office by May 15, 1996, which proposes to adequately characterize the stockpile soil. Adequate characterization of the stockpile would include the estimation of the amount of soil along with the collection of an appropriate number of samples to be analyzed by a State certified laboratory. Stockpiled soil excavated from the gasoline impacted areas on the site must be analyzed for TPHg, BTEX and total lead. Soil excavated from the waste oil tank pit must be analyzed for TPHg, TPHd, Total Oil & Grease, EPA method 8010 and 8270 constituents, and metals (cadmium, chromium, lead, zinc, and nickel).

- Please advise this office by May 15, 1996, which case closure alternative you wish to pursue. If you choose a case closure alternative that requires a risk assessment, then Dr. Arulanantham of the RWQCB and this office would like to meet with you and your consultant to formulate a site specific methodology prior to preparing and submitting the risk assessment to this office for approval.

Please contact me at (510)567-6755 if you would like to schedule a meeting or if you have questions.

Sincerely,



Amy Leech
Hazardous Materials Specialist

ATTACHMENT

JS c: Bob Kuenning, 373 Scott St., Livermore CA 94550
Ravi Arulanantham, RWQCB
Kevin Graves, RWQCB
Gordon Coleman - File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

StId 4439

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

March 11, 1996

Bob Kuenning
373 Scott St
Livermore CA 94550

Subject: Investigations at 5293 Crow Canyon Road, Castro Valley, CA

Dear Mr. Kuenning:

Please find enclosed a copy of the San Francisco Regional Water Quality Control Board's Interim Guidance on Required Cleanup at Low-Risk Fuel Sites. As I indicated during our telephone conversation on March 5, 1996, this office is in the process of reviewing the subject site for case closure. We will contact you should our review indicate that further documentation or investigations are required.

Please do not hesitate to contact me at (510)567-6755 if you have questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Leech".

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

GC
c: Gordon Coleman - File(ALL)



ALCO
HAZMAT
MAR 25 PM 12:45

March 24, 1994

Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, California 94621

ATTENTION: Mr. Scott Seery
Hazardous Materials Specialist

SUBJECT: Former Ramos Property
5293 Crow Canyon Road
Castro Valley, CA

Mr. Seery:

Aqua Science Engineers, Inc. (ASE) has been contracted by Mr. Mel Gerton to take the necessary steps to backfill and compact the former UST excavations that currently exist at the subject site. It has been brought to both Mr. Gerton's and ASE's attention that the excavations, currently filled with approximately 5 feet of water, have become an unsightly nuisance to the neighboring properties. Therefore, ASE is anxious to rectify the problem on behalf of our client by removing the excavation water and backfilling the excavations with on-site soils.

On March 23, 1994, ASE mobilized to the subject site to collect samples of the excavation water and stockpiled soil that remains from the UST removal activities. ASE hopes to remove the water from the excavation then backfill the excavations with existing on-site soils.

A new, disposable bailer was used to collect a water sample from the water in the excavation; the samples were stored in 3 40-ml, preserved glass VOAs and 2 1-liter, preserved amber bottles. The samples were labeled and placed in an ice chest containing ice for cold storage prior to delivery to a CAL-EPA certified laboratory under chain of custody. The samples were analyzed for total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethylbenzene, and total xylenes (BTEX), and for oil and grease. ASE expects to receive results from the laboratory in 7 working days; a report will follow detailing the analytical results.

WE'VE MOVED TO
2411 OLD CROW CANYON RD #4
SAN RAMON, CA 94583
510-820-9391

Aqua Science Engineers Inc.,

A 94583 • 415-820-9391 • FAX 415-837-4853

Four (4) discrete soil samples were collected from the stockpile(s) that exist on the subject site. Previously, during UST removal activities in 1989, a stockpile soil sample was collected and analyzed by a CAL-EPA certified laboratory for TPH-G and oil and grease. Results indicated 84 ppm TPH-G and 775 ppm oil and grease. ASE resampled the stockpile(s) because it is quite possible that the petroleum hydrocarbons have biodegraded/volatilized, thus allowing the soil to be used as backfill material on site. The 4 samples were collected in brass sample liners, trimmed and sealed on both ends with Teflon tape, end caps and duct tape, labeled and placed in an ice chest containing ice for cold storage prior to delivery to a CAL-EPA certified laboratory under chain of custody. The samples were analyzed for TPH-G and oil and grease. ASE expects to receive results from the laboratory in 7 working days; a report will follow detailing the analytical results.

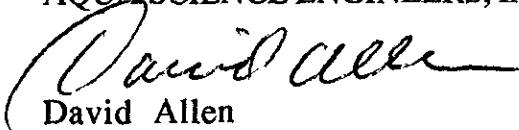
Should the water samples indicate non-detectable (N.D.) concentrations of petroleum hydrocarbons, ASE will pump the water from the excavation into a nearby storm sewer or adjacent ravine prior to backfilling. Should the analytical test results indicate detectable concentrations of petroleum hydrocarbons, the water will be pumped from the excavation and stored in a temporary holding tank for future off-site disposal.

Should the samples collected from the stockpile(s) indicate non-detectable (N.D.) concentrations of petroleum hydrocarbons, then the stockpiles would be used to backfill the existing excavations. Should the analytical test results indicate detectable concentrations of petroleum hydrocarbons still exist, the excavations will be backfilled with clean, imported fill material. The stockpiles would then be either remediated on-site, pending prior approval from your agency, or offhauled to a local landfill.

A report detailing the methods and findings of yesterday's sampling will be prepared next week. Based on the analytical results, the future use of the water and stockpile(s) can be determined. We hope that this information suits your needs/requirements regarding these issues. If any questions or comments arise, please feel free to call me at (510) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.



David Allen
Project Manager

cc: Mr. Mel Gerton

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR
DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 4439

July 26, 1993

Mr. Mel Gerten
829 Redwood Road
Danville, CA 94506

RE: (FORMER) PARKER'S SHELL, 5293 CROW CANYON ROAD, CASTRO
VALLEY

Dear Mr. Gerten:

I have recently completed a review of the case file for the referenced site, and consulted with Mr. Dave Allen of Aqua Science Engineers (ASE), to determine actions most appropriate to complete closure of the underground storage tank (UST) investigation. I understand that ASE will be your technical representative through completion of this project.

Following are issues for which professional interpretations are needed, or which have yet to be resolved pursuant to the June 24, 1992 correspondence from this office, addressed to Mr. Frank Ramos:

- 1) Ground water gradients and flow direction have not been provided since our receipt of the September 16, 1991 ASE report.
- 2) Copies of original laboratory reports were not included for the August 21 and November 23, 1991, and January 28, 1992 sample analyses, submitted under cover dated March 25, 1992 and authored by Mr. Ramos.
- 3) No professional interpretations of data have been provided since our receipt of the cited September 16, 1991 ASE report. Such interpretations are needed for the following issues, among other potential topics:
 - o the presence of halogenated compounds found in water sampled from well MW-3
 - o moderate-to-strong fuel odors noted during advancement of borings B-10, -11, MW-4 and -5 at depths below grade of 3 to 15 feet, yet laboratory results seem not to corroborate these observations

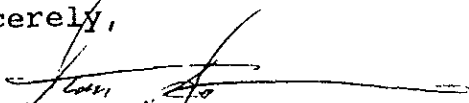
Mr. Mel Gerten
RE: 5293 Crow Canyon Road
July 26, 1993
Page 2 of 2

- o (potential) migration of fuel compounds through the highly-fractured and indurated, and steeply dipping bedrock underlying this site
- 4) The wells have not been sampled since January 1992. Insufficient data have been collected to date. A minimum of one additional quarter of sampling is needed.

Please schedule the next sampling event to occur within the current (3rd) quarter of this year. The results of these sampling data should be accompanied by the information requested in items 1 through 4 noted above. Once these data are reviewed, this Department will have better insight for the direction this case should go, and whether additional work is warranted.

Please call me at 510/271-4530 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Jim Ferdinand, Alameda County Fire Department
Dave Allen, Aqua Science Engineers
files



FAX BEING SENT BY:

AQUA SCIENCE ENGINEERS, INC.
2411 Old Crow Canyon Road, #4
San Ramon, CA 94583

PHONE (510) 820-9391
FAX (510) 837-4853

DATE: 6.22.93

TO: SCOTT SEERY

FROM: DAVE ALLEN

NUMBER OF PAGES TO FOLLOW: 1

-----PLEASE PHONE IF THE MESSAGE WAS RECEIVED INCOMPLETE-----

COMMENTS:



June 22, 1993

Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, California 94621

ATTENTION: Mr. Scott Seery
Hazardous Materials Specialist

Dear Mr. Seery:

As mentioned on the telephone today, I'm calling regarding the Ramos property, 5293 Crow Canyon Road, Castro Valley, CA. Mel Gerton has asked ASE to attempt to receive site closure for this property; Mr. Gerton is the potential property owner pending foreclosure activities.

The site was on a quarterly monitoring program in late 1991 and early 1992. Pratt Consulting Co. was providing the quarterly reports; however, the reports were missing some important components. One of the components was the lack of quarterly gradient maps; this is not a problem ... ASE will prepare these from the data supplied by Pratt. The other missing component is the lack of original laboratory reports. The laboratory, American Environmental Network (formerly Medtox), has searched their archived files and has only retrieved one of the analytical reports. Upon review of the results, Mr. Pratt's report appeared to be valid (all wells showed N.D.).

Since we're having such a problem with this issue, and we've all tried to remedy it without success, Mr. Gerton and I are hoping you may have a suggestion as to how to close this file. As a suggestion, perhaps you would allow one last sample collection and analysis to verify the Pratt reports. Should all come back N.D., then perhaps site closure documents could be filed. At this point, we would just like to do whatever it takes to move on.

Mr. Gerton has a foreclosure meeting early next week; he's hoping I'll have a plan for action before then. Please let me know what can be done. I can be reached at (510) 820-9391.

Thank you,
AQUA SCIENCE ENGINEERS, INC.

A handwritten signature in cursive script, appearing to read "David Allen".

David Allen
Project Manager



February 23, 1993

Alameda County Health Care Services Agency
80 Swan Way, Room 350
Oakland, California 94621

ATTENTION: Mr. Scott Seery
Hazardous Materials Specialist

CONFIDENTIAL

SUBJECT: Closure Report
Ramos Property
5293 Crow Canyon Road
Castro Valley, CA

Dear Mr. Seery:

In a letter dated June 24, 1992, you requested Mr. Ramos provide the County with material that was omitted from the quarterly groundwater monitoring reports for the subject site. Aqua Science Engineers (ASE) has been contracted by one of the potential property owners, Mr. Mel Gerton, (Mr. Ramos is bankrupt) to provide the County with the missing material.

One of the missing pieces of the quarterly reports are the original laboratory results from Quanteq Labs (formerly Med-Tox). ASE requested the appropriate documents from Mr. Larry Kline, Laboratory Director, however, he was unable to fulfill our request because the invoices for their services were never paid by Pratt Consulting Company (the sample collection company which is now no longer in business).

ASE would appreciate your assistance in helping us retrieve these analytical results. Mr Larry Kline can be reached at (510) 930-9090. It appears that the site address is the only way of referencing the needed analytical reports.

If you have any questions or comments, please feel free to give us a call at (510) 820-9391.

Respectfully submitted,
AQUA SCIENCE ENGINEERS, INC.


David Allen
Project Manager

Alameda County Department of Environment & Health

Hazardous Materials Division

80 Swan Way, Rm. 200, Oakland, CA 94621

Ph: 510-271-4320

BILLING FOR SERVICES

SHD# NA

A. Site Name Former Parker's Shell Phone
Site Address 5293 Crow Cyn. Rd. Castro Valley 94552
Prior Business Name Former Parker's Shell Prior Owner's Name

B. Service Requestor Melvin Gerton 510/736-1515
Billing Address 829 Redwood Dr. Danville 94506

Category of Service table with columns for #Hours, #Copies, and TOTAL CHARGE. Includes checkboxes for Site Search, File Search, and Other.

REMARKS: site / file search by property owner (partnership)

You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Service Requestor Melvin Gerton Date 12-29-92
HazMat Specialist Scott SEERY Date 12-29-92

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

November 2, 1992

Dear Sir:

The attached "Notice of Reimbursement" is not a bill. It is required by our contract with the State Water Resources Control Board that we send this letter to all responsible parties involved in a leaking petroleum underground tank site. You fall into the following category:

You (or your contractor/consultant) deposited funds for us to use to oversee the tank removal followed by the cleanup. Your case has been transferred to the Alameda County Local Oversight Program. This will involve your being billed **after** the work has been accomplished. It is directed to all responsible parties as the law requires all operators and owners to be notified.

We will continue to work with you to resolve the site remediation in progress.

If you still have any question please call this office at 271-4530 and ask for the specialist noted in the attached notice.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 24, 1992

Mr. Frank Ramos
2381 Grove Way
Castro Valley, CA 94546

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

RE: 5293 CROW CANYON ROAD, CASTRO VALLEY

Dear Mr. Ramos:

The Department has completed review of the September 16, 1991 and March 25, 1992 reports documenting the environmental investigation at the referenced site. The referenced September 16, 1991 report documents the results of the advancement of additional soil borings and well sampling during May, and well surveying during August 1991; the March 25, 1992 report documents sampling activities in the months of August and November 1991, and January 1992. Only one other report, dated July 23, 1990, has been received by this office, documenting the results of the initial well installations and sampling.

Although the data submitted to date do not indicate that ground water has been impacted by fuel hydrocarbons, several fundamental reporting elements have either been omitted from the reports, or the tasks not performed, as follows:

- 1) Ground water gradient calculations and maps have only been presented for the months of May 1990 and August 1991. In correspondence from this office dated October 4, 1990, and again in correspondence dated May 2, 1991, you were advised that ground water levels were to be measured and recorded monthly for a year, reduced to a quarterly schedule thereafter. Such data were to be used to calculate gradient, and the results of which were to be presented graphically in subsequent quarterly monitoring reports.
- 2) A March 27, 1991 phone memo, documenting a telephone conversation with Mr. Greg Gouvea of Aqua Science Engineers, indicates wells MW-1 through -3 were sampled during February 1991. Mr. Gouvea further indicated that sampling may have occurred during October 1990, although he was not certain. The results of these additional sampling events do not appear in any subsequent reports.
- 3) Copies of original laboratory analyses reports are not included in the March 25, 1992 report. Such laboratory reports, including lab QA/QC data, are needed for the August 21 and November 23, 1991, and January 28, 1992 sample analyses.

Mr. Dick Ramos
RE: 5293 Crow Canyon Road
June 24, 1992
Page 2 of 2

- 4) The March 25, 1992 report does not include any professional interpretation of the data, nor recommendations for the future scope of work at this site.

Please submit the information listed above in a timely fashion.

Attached to this letter you will find a copy of the report format for those sites eligible for consideration by the Regional Water Quality Control Board (RWQCB) for closure. This format is to be followed by your consultant in drafting a final report for this site. As the contamination at this site does not appear significant at this time, you are encouraged to begin the development of this report to speed your track towards final site closure.

Please call me at 510/271-4320 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Howard Hatayama, DTSC
Bob Bohman, Castro Valley Fire Department
files

ATTACHMENT

Proposed Contents of Letter of Recommendation for UST Case Closure
(not applicable to Case 2-Type)

INTRODUCTION

SITE DESCRIPTION

PREVIOUS WORK

INVESTIGATIVE METHODS

Drilling and Soil Borings

Soil Sampling

Construction of Monitoring Wells

Well Development

Groundwater Sampling

Analytical Methods

Soil Samples

Groundwater Samples

EXTENT OF HYDROCARBON PRESENCE IN SOIL AND GROUNDWATER

Hydrocarbons in Soil

Hydrocarbons in Groundwater

Floating Product

Dissolved Hydrocarbons

HYDROLOGY

Regional Hydrogeology

Local Hydrogeology

Groundwater Gradient

Seasonal Variations of Groundwater

Aquifer Characteristics

BENEFICIAL USES OF GROUNDWATER WATER

Well Inventory

Contaminant Fate Transport

Sources of Drinking Water Policy Determination

REMEDIATION ACTIVITIES AND EFFECTIVENESS

Soil Remediation

Groundwater Remediation

Impact of Residual Hydrocarbons on Beneficial Uses

SUMMARY AND CONCLUSIONS

RECOMMENDATIONS

TABLES ATTACHED

Results of Analyses of Soil Samples

Cumulative Results of Groundwater Elevation and Flow Direction

Cumulative Results of Analyses of Water Samples

Wells within 1/2-Mile Radius of the Site

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

May 2, 1991

Mr. Frank Ramos
Frank Ramos, Inc.
2381 Grove Way
Castro Valley, CA 94546-7042

RE: 5293 CROW CANYON ROAD, CASTRO VALLEY; FORMER PARKER'S SHELL

Dear Mr. Ramos:

This Department is in receipt and has completed review of the April 4, 1991 Aqua Science Engineers, Inc. (ASE) proposal for additional environmental assessment work at the referenced site. This plan, as proposed, recommends the advancement of four (4) borings at the site, two of which will be converted into ground water monitoring wells, commensurate soil and ground water sample collection, and subsequent sample analysis.

This proposal has been accepted with the following addition:

- 1) Additional shallow (<25 ft.) borings are to be advanced 20-50 feet south of present MW-3 to help define the limits of contamination in the shallow surficial deposits and unsaturated bedrock in this area, south and southwest of the former fuel tank pit. The limits of elevated soil contamination are to be identified. Samples are to be collected and analyzed following RWQCB criteria. [**Note:** Qualitative data recorded during the advancement of MW-3, as depicted on the MW-3 well log, indicate moderate to strong gasoline odors in native material between the approximate depths of 5-12 feet below grade; no samples were analyzed.]

A report must be submitted within 30 days of the completion of this phase of work at the site. In addition to the information provided in a standard report of this type, a series of structural fence and/or cross-sectional diagrams are to be presented, along with an interpretation of the interaction between the underlying geology and the occurrence of ground water and contaminants at this site. Recommendations for any additional work should be provided.

Subsequent reports are to be submitted **quarterly** for the duration of the investigation until eligible for final "sign-off" by the RWQCB. Such quarterly reports are due the first day of the second month of each subsequent quarter (i.e., May 1, August 1, November 1, and February 1). Hence, a report documenting work occurring during the first quarter 1991 is due for submittal May 1, 1991; one documenting second quarter work is due August 1, and so forth. Report submittal schedule requirements were previously presented in correspondence from this office dated October 4, 1990.

Mr. Frank Ramos
RE: 5293 Crow Canyon Road
May 2, 1991
Page 2 of 3

As also previously presented in the referenced October 4, 1990 correspondence, well monitoring is to adhere to the following schedule:

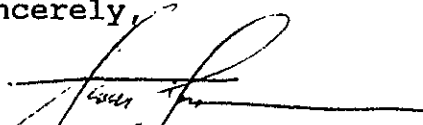
- 1) Water levels in each well are to be measured and recorded monthly for the next year, and then quarterly thereafter;
- 2) All (new) monitoring wells are to be sampled monthly for the first quarter. The monthly sampling may be reduced to quarterly after the first three months if concentrations of target compounds remain stable. Existing wells are to be sampled quarterly, at a minimum, unless otherwise directed;
- 3) As indicated previously, summary reports are to be submitted to this Department and the RWQCB quarterly for the life of this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond or a late response may result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Please be further advised that this Department is aware that sampling of wells at this site did not occur during the 4th quarter of 1990, contrary to the requirements outlined in the cited October 4, 1990 correspondence from this office. We do understand, however, that sampling did occur during February 1991, the results of which should have been submitted in a report by May 1. It is imperative that reports be submitted on time so that viable suggestions, or directives, for modifying the current sampling schedule or analysis criteria, as examples, may be issued in a timely fashion.

Should you have any questions, please call me at 415/ 271-4320.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office

Mr. Frank Ramos
RE: 5293 Crow Canyon Road
May 2, 1991
Page 3 of 3

cc: (con't)

Howard Hatayama, DHS
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Department
Greg Gouvea, Aqua Science Engineers
Richard Flynn, Esq.
files

RICHARD P. FLYNN
ATTORNEY AT LAW
PH. 415-933-1616
1630 N. MAIN ST., SUITE 134
WALNUT CREEK, CA 94596-4609

July 26, 1991

91 JUL 29 11:10:38

Aqua Science Engineers, Inc.
P.O. Box 535
San Ramon, CA 94583

Re: 5293 Crow Canyon Road
Castro Valley, California

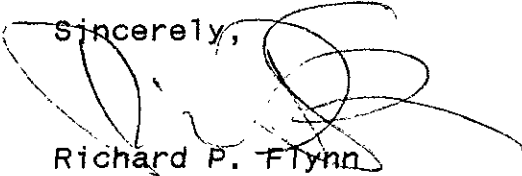
I have been advised that in spite of payment in accordance with your proposal to do work at the referenced address, this work is not progressing and reporting deadlines established by the Alameda County Department of Environmental Health have not been met.

These continued delays not only subject the property owner to substantial penalties relating to not proceeding in a timely fashion in restoring the site to usable condition but also in continued losses due to its nonproductive state.

You have previously been advised of the potential for the assessment of these damages. You have previously assured Mr. Ramos (November 26, 1989) that you "will expedite the contract and there will be no delay in the completion or reporting of the work itself".

You are requested to immediately advise this office of your intentions as to the commencement of the tasks outlined in the approved workplan for the referenced property.

Sincerely,


Richard P. Flynn

cc: Frank Ramos
Scott Seery ✓

Frank Ramos, Inc.

REAL ESTATE - APPRAISING - LOANS

2381 GROVE WAY, CASTRO VALLEY, CALIFORNIA 94546-7042

TELEPHONE 415/881-8286

96-816-7042 P11 1:16

June 19, 1991

John Rzonca
BEC Company
18846 Lowell Avenue
Hayward, CA 94541

Val Maxim
Engineer
1042 Middlefield Road
Berkeley, CA 94708

RE: 5293 CROW CANYON ROAD, CASTRO VALLEY, CALIFORNIA
FORMER PARKER'S SHELL

Dear Mr. Rzonca and Mr. Maxim:

As per our meeting of June 18, 1991, enclosed herewith is the complete package regarding the above property including the test reports from Aqua Science Engineers Inc., and all correspondence to date including the latest letter dated May 2, 1991 from Scott O. Seery, CHMM from the Department of Environmental Health, Alameda County.

As per our discussion, it is obvious that we need assistance in resolving the matter and therefore are looking to you to manage us through the proper channels and to co-ordinate the proper testing and engineering of the property and to set up a Remedial Action Plan per the Federal Environmental Agency and to research prior owners for distribution of costs as might be allowed by the Arbitration Board.

We understand that you are qualified under paragraph 4 of Mr Seery's letter of May 2, 1991. We wish to proceed immediately to comply with said letter. Please review all documents and present your proposal as soon as possible as time is of the utmost importance.

Gordially,


Frank Ramos

cc: Scott O. Seery, Alameda County
Richard Flynn, Attorney
Betty E. Henson, Owner
William McDonald, Owner
Richard Rifkind, Attorney

COPY

Frank Ramos, Inc.

REAL ESTATE - APPRAISING - LOANS

2381 GROVE WAY, CASTRO VALLEY, CALIFORNIA 94546-7042

TELEPHONE 415/881-8286

March 25, 1991

COPY

Aqua Science Engineers, Inc.
P. O. Box 535
San Ramon, CA 94583

RE: 5293 Crow Canyon Rd.
Castro Valley, CA

Enclosed please find a check for \$6,600.00 and a signed contract to commence work on the wells, etc. for the above captioned address.

Please send us back a counter signed copy of the contract & the date you plan to start the work.

Cordially,

Frank Ramos

cc: Richard Flynn
Scott OSeery

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

November 19, 1990

Mr. David L. Archer
Crow Canyon Creek Home Owners Association
#1 HOA San Simeon Place
Castro Valley, CA 94552

RE: 5293 CROW CANYON ROAD, FORMER PARKER'S SHELL STATION

Dear Mr. Archer:

This letter is in response to your correspondence dated October 14, 1990 in which you expressed the concerns of the Crow Canyon Creek Home Owners Association regarding the referenced property. The following discussion will hopefully answer any lingering questions you may have about contamination underlying the former gas station property, particularly as such potential contamination may impact the townhome complex you represent.

Four (4) underground storage tanks (UST), three (3) of which stored gasoline and one (1) waste oil, were uncovered and removed February 10, 1989. Samples of native soil collected at the time of the UST removals identified concentrations of total petroleum hydrocarbons characterized as gasoline (TPH-G) as high as 950 parts per million (ppm), and total oil and grease (TOG) up to 775 ppm, in the fuel tank and waste oil pits, respectively. These concentrations are below current hazardous waste levels recognized by the State of California for contaminants of this type.

Soil contamination exceeding 100 ppm in concentration as either TPH or TOG noted at the time of UST closure, however, requires that the responsible party perform additional investigative work in an attempt to define the vertical and lateral extent of the contaminants in both soils and ground water underlying the site. Such an investigation is called a "Preliminary Site Assessment", or PSA. The test drilling that you mentioned in your letter was as a result of the PSA conducted at the site during April and May, 1990 by Aqua Science Engineers of San Ramon. The results of the PSA are presented in a report dated July 23, 1990.

Mr. David L. Archer
RE: 5293 Crow Canyon Road
November 19, 1990
Page 2 of 3

Several borings were advanced (drilled) at the site during performance of the PSA, three (3) of which were subsequently converted to ground water monitoring wells. Three wells are initially required in such a study for two reasons: 1) to measure the elevation of stabilized water levels in each well to represent a point in space, allowing the completion of a "three point problem" to define the theoretical plane comprising the water table and, hence, the direction such water flows, referred to as its "gradient"; and , 2) to assess the impact leaks from the former USTs may have made upon the ambient quality of ground water underlying the site (i.e., Is the water contaminated or not, and if so, to what degree?).

Some assumptions are made to aid the investigators in siting the locations of wells initially installed at any site. One attempts, based on published regional trends, site-specific surface morphology, and proximity to streams or other bodies of water, to locate wells in the "best guess" downgradient position from the perceived potential source of contamination. In this case, the perceived sources of contamination at this site are the former USTs and associated product piping.

Because Crow Creek, south and southwest of the site, and the general south/southwest sloping surface of the site are likely the controlling hydrologic features, the vast majority of exploratory borings and all the monitoring wells are located in the northern half of the property, roughly west of the former fuel tank pit (See attached figures). Subsequent gradient calculations have confirmed that ground water appears to flow to the southwest, or towards Crow Creek.

Soil samples collected from the 9 borings and 3 wells show concentrations of contaminants ranging from nondetectable (ND) to 390 ppm as TPH-G. Of the two borings advanced closest to your property line, SB-4 and SB-7, TPH-G was ND. A sample from SB-4 collected at a depth of 20' did show, however, the slight presence of benzene at a concentration of 6.3 parts per billion (ppb). Ground water samples collected from the monitoring wells on June 1, 1990 were ND for all target contaminants. Based upon the results of this initial phase of the investigation, the data would suggest that there does not appear at this time to be a significant threat to your property from contaminants originating from this site.

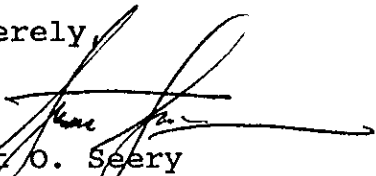
Mr. David L. Archer
RE: 5293 Crow Canyon Road
November 19, 1990
Page 3 of 3

A letter from this Department dated October 4, 1990 requests the initiation of additional work at the site. The scope of such work is to be outlined in a proposal to be submitted by the responsible party to this Department for review. This submittal is pending. The noted October 4 correspondence further outlines protocol for the continued monitoring of the wells and quarterly reporting of such monitoring results.

For your information, the Castro Valley Fire Prevention Bureau should be contacted for issues relating to weed abatement. The Bureau may be reached by calling 415/670-5877.

Should you have any additional questions regarding the contamination investigation and assessment at the referenced site, this Department may be reached at 415/271-4320.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Bob Bohman, Castro Valley Fire Department
Richard Flynn, Esq.
files

S.S.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

- 1. Show to whom delivered, date, and addressee's address. (Extra charge)
- 2. Restricted Delivery (Extra charge)

<p>3. Article Addressed to:</p> <p>Mr. Frank Ramos Frank Ramos, Inc. 2381 Grove Way Castro Valley, CA 94546</p>	<p>4. Article Number</p> <p>P 062 128 278</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature — Address</p> <p>X <i>FRamos</i></p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature — Agent</p> <p>X</p>	
<p>7. Date of Delivery</p> <p>10-15-90</p>	

Dir. Scott

Crow Canyon Creek Home Owners Association

90 OCT 18 PM 3:39

#1 HOA San Simeon Pl., Castro Valley, Ca. 94552

October 14, 1990

Alameda County Department of Weed Abatement
and Hazardous Waste
470 27th Avenue
Oakland, CA

Dear Sir or Madam:

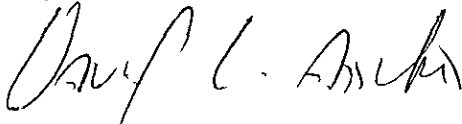
I am writing to you for the Crow Canyon Creek Home Owners Association, which represents the owners of the townhome complex located on San Simeon Place at Crow Canyon.

We are very concerned about the two lots immediately to the west of San Simeon Place:

1. The front lot, nearest Crow Canyon, is a former gas station. In general, the lot is an eyesore with its litter and weeds. But, we are more concerned about the possibility of soil contamination from spilled or leaked gasoline or oil. We note that someone performed test drilling but we do not know the results of these tests. Obviously, we are very concerned about this soil contamination extending into our complex.
2. The rear lot is covered with weeds, and we are concerned that they represent a significant fire hazard. This hazard becomes more threatening as the effects of the drought increase.

Since both these conditions have both existed for many years, we feel that a timely response is now called for by the agencies responsible for overseeing matters such as these. So, we would like you to investigate these matters and respond to us within 15 days.

Sincerely,



David L. Archer
Secretary
Crow Canyon Creek Home Owners Association

RICHARD P. FLYNN
ATTORNEY AT LAW
PH. 415-933-1616
1630 N. MAIN ST., SUITE 134
WALNUT CREEK, CA 94596-4609

90 NOV -9 PM 2:01

November 7, 1990

Scott O. Seery, Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

Re: 5293 Crow Canyon Road
Castro Valley

Dear Mr. Seery:

This letter will confirm our conversation of this date regarding your correspondence to Mr. Ramos in early October detailing directives for additional exploratory work on the referenced site. As related, I did not receive a copy of that order although it was indicated that such a copy was sent me. I have since arranged for a copy to be sent to me.

Although Mr. Ramos characterized the tone of the letter as threatening, you assured me that the rate of response to date has been consistent with the work load of Aqua Science Engineers, Inc. Further, that your latest letter intends to convey no dissatisfaction with our cooperation with your agency in resolving this matter to our mutual satisfaction.

Enclosed for your records and reference is a copy of my report to Mr. Ramos concerning the investigation I conducted relating to the allegations of a gasoline spill on the referenced site in "the seventies" in the volume of about twenty thousand gallons. You had related this information to me on October 4, 1990.

As you see, no recollection or record of this incident was discovered. Should you have additional information concerning this matter, please contact me at your earliest convenience.

Sincerely,



Richard P. Flynn

Encl.

cc: Frank Ramos
Aqua Science, Inc.

RICHARD P. FLYNN
ATTORNEY AT LAW
PH. 415-933-1616
1630 N. MAIN ST., SUITE 134
WALNUT CREEK, CA 94596-4609

October 25 90 10:09 AM PH 2:01

Frank Ramos, Inc.
2381 Grove Way
Castro Valley, California 94546

Re: Alleged Spill, Crow Canyon

Dear Mr. Ramos:

I have concluded that if the referenced spill occurred, it was on a dark moonless night and totally evaporated before dawn.

I searched the microfiche records of the Regional Water Quality Control office, the repository of all such complaints and incidents and found nothing. Granted, some of the records are of such poor quality as to be virtually illegible, but usually more than one piece of paper was used so some reference per incident was readable.

The normal origin of complaints of this sort is the County Health Care Services office. The Supervising Sanitarian for this area since the early sixties, John Hughes, is still on duty and his records and personal recollection do not reflect the incident.

There is no person at the Castro Valley Fire District that was on duty twenty years ago. The person who would remember if it occurred, is Gene Mumford. He is now retired and perhaps living in the Castro Valley area and active in the Masons but no listings appear for either.

The Flood Control person who would have been contacted, as Crow Creek would have been involved, is Roger Campbell who was in charge of creek maintenance all through the seventies. He has no recollection of such an incident and his memory is remarkable. Kern Hansen of Flood Control knows all and recalls all and has been around since the mid-sixties and he states the incident did not happen.

Also discussed the possibility with the Road Maintenance Supervisor, Clarence Louie, and the Patch Crew Leader, Dave Safreno, both active in this capacity and area during the seventies and both state that it didn't happen.

90 NOV -9 P11 2: 01

FRANK RAMOS, INC.

OCTOBER 25, 1990

PAGE TWO

I will only casually inquire from now on. If you have additional leads or wish to discuss this, please call.

Sincerely,

Richard P. Flynn

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mailer # P 062 128 278

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

October 4, 1990

Mr. Frank Ramos
Frank Ramos, Inc.
2381 Grove Way
Castro Valley, CA 94546

RE: PRELIMINARY SITE ASSESSMENT; FORMER PARKERS SHELL SITE, 5293
CROW CANYON BOULEVARD, CASTRO VALLEY

Dear Mr. Ramos:

This letter follows this Department's review of data presented within the July 23, 1990 Aqua Science Engineers, Inc. (ASE) report, as submitted under ASE cover dated September 10, 1990. The noted report documents the results of the preliminary site assessment (PSA) conducted at this site during April and May 1990, which includes the results of chemical analyses performed upon samples collected during the assessment period.

Information contained within the noted ASE report identifies the need to perform additional investigative work at this site. The steeply-dipping bedrock geology underlying the site, and the unpredictable occurrence of contaminants and ground water during the performance of the PSA, makes difficult the clear interpretation of data presently available. Additional borings and wells appropriately located, with the presentation of cross sectional or fence diagrams in the subsequent report illustrating subsurface structures, will likely elucidate the geologic controls influencing the distribution of contaminants about the site, as well as that of ground water.

This Department requests that additional investigative work be performed to better characterize this site, and to provide a better understanding of subsurface conditions and controls. In order to proceed with this additional work, you should obtain the services of a reputable environmental/geotechnical consulting firm. Your responsibility is to have the consultant submit for review a proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter.

The noted proposal, all investigative work, and subsequent reports must be in accordance with the San Francisco Bay Regional Water Quality Control Board (RWQCB) Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Manual. All reports and proposals are to be submitted under seal of an appropriate California-registered professional (i.e., geologist or civil engineer). A statement of qualifications should be provided.

Mr. Frank Ramos
RE: 5293 Crow Canyon Road
October 4, 1990
Page 2 of 3

This proposal should include, among others, the following elements:

- o Plans to install a minimum of two (2) additional wells:
 - 1) one within 10 feet and in the confirmed downgradient position of the former fuel tank pit; and,
 - 2) one located in proximity to, and downgradient of, boring SB-8
- o Plans to advance an appropriate number of additional borings in areas presently void of such borings, particularly south-southwest of the tank pit, west of SB-9, and west of MW-3
- o Plans to construct cross sectional or fence diagrams, which includes data collected during the advancement of all borings planned for, or presently on, the site, and measurement of strike and dip of strata exposed at the site

This proposal for additional work is due for submittal within 30 days of the date of this letter, **or by November 4, 1990**. Once this proposal has been accepted, work should commence within 30 days. We will continue to draw from the present account to cover expenses incurred by the Department during oversight of this project.

A report must be submitted within 30 days of the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly for the duration of the investigation until eligible for "sign-off" by the RWQCB. Such quarterly reports are due the first day of the second month of each subsequent quarter (i.e., February 1, May 1, August 1, and November 1).

Regarding the monitoring of the wells currently installed at the site, the following procedures must be followed:

- 1) Water levels in each well are to be measured and recorded monthly for the next year, and then quarterly thereafter;
- 2) All monitoring wells, both existing and proposed, on-site or off, are to be sampled monthly for the first quarter (3 mos.). The monthly sampling frequency may be reduced to quarterly after the first three months, provided the concentrations of target compounds remain nondetectable (ND). If detectable levels of contaminants appear, monthly sampling will continue until such levels diminish to ND, or stabilize;

Mr. Frank Ramos
RE: 5293 Crow Canyon Road
October 4, 1990
Page 3 of 3

- 3) As indicated previously, summary reports are to be submitted to this Department and the RWQCB on a quarterly basis for the life of this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond or a late response may result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Should you have any questions regarding the content of this letter, please call me at 415/271-4320.

Sincerely,


Scott O. Seery
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, DHS
Mike Hood, Alameda County Building and Inspection Department
Bob Bohman, Castro Valley Fire Department
Greg Gouvea, ASE
Richard Flynn, Esq.
files

PS Form 3800, July 1989

Sent to	
Street and No	
P.O. State and Zip Code	
Postage	
Postage Fee	
Postage Fee	
Postage Fee	
Postage Fee	
Postage Fee	

RECEIVED FOR DEPT. OF ENVIRONMENTAL HEALTH
NOT POSTAGE NECESSARY IF MAILED IN THE UNITED STATES
(See Reverse)

P 062 128 278



March 14, 1990

Mr. Greg Gouvea
Aqua Science Engineers, Inc.
P.O. Box 535
San Ramon, CA 94583

RE: GROUNDWATER INVESTIGATION WORKPLAN PROPOSAL; FORMER SHELL SERVICE
STATION, 5293 CROW CANYON ROAD, CASTRO VALLEY

Dear Mr. Gouvea:

We are in receipt and have completed review of the February 11, 1990 addendum to the November 22, 1989 Aqua Science Engineers, Inc. workplan proposal for the investigation of subsurface contamination at the referenced site. We have accepted the scope of this workplan as amended with the following clarifications:

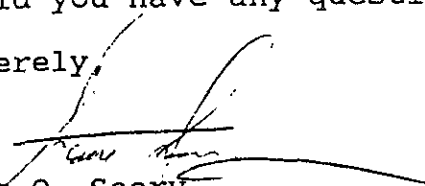
- 1) Proposed well borings should be advanced to first encountered groundwater regardless of depth and then completed as monitoring wells; or, until experiencing auger refusal during boring advancement, presuming refusal occurs before reaching first groundwater;
- 2) Monitoring well MW-2 was mistakenly identified in the December 21, 1989 correspondence from this office as that well in closest proximity to the former waste oil tank pit. In actuality, MW-3 is that proposed well closest to this tank and, as such, will require that all soil and water samples be analyzed for TPH-G/D, BTXE, TOG, metals, semivolatile organic compounds (PCB, PCP, PNA, creosote, etc.) and CLHC. We apologize for any inconvenience this may have caused. (SEE: Section IV, C; Fig. 2: 11 FEB 1990 addendum)

Please contact this office when appropriate permits have been issued and work is scheduled to begin. The date for commencing field activities should be no later than 30 days from the date of this letter, or by April 13, 1990. We will expect the submittal of a report documenting the results of the noted investigation within 30 days of the completion of this phase of work at this site.

Mr. Greg Gouvea
RE: 5293 Crow Canyon Road, Castro Valley
March 14, 1990
Page 2 of 2

As a reminder, copies of all proposals and reports are also to be submitted to the RWQCB to the attention of Mr. Lester Feldman. Should you have any questions, please call me at 415/271-4320.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

SOS:sos

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Howard Hatayama, DHS
Lester Feldman, RWQCB
Mike Hood, Alameda County Building Inspection Department
Bob Bohman, Castro Valley Fire Department
Greg Burg, ASE
Richard Flynn, Esq.
Frank Ramos
files



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

December 21, 1989

Mr. Greg Gouvea
Aqua Science Engineers, Inc.
P. O. Box 535
San Ramon, CA 94583

RE: SOIL/GROUNDWATER WORKPLAN PROPOSAL, 5293 CROW CANYON RD.,
CASTRO VALLEY

Dear Mr. Gouvea:

This letter is in response to our review of the November 22, 1989 Aqua Science Engineers, Inc. workplan proposal for the investigation of subsurface contamination at the referenced site, as submitted under cover dated November 26, 1989. The noted workplan may be approved for this stage of site contaminant assessment providing the following issues are resolved to the satisfaction of this office:

- 1) All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Include a statement of qualifications;
- 2) The locations of proposed borings 4, 5, 6, and 7 are not clear. Section III, A/B of the report conflicts with the schematic representation of boring locations as depicted in Figure 2;
- 3) Provide a well construction diagram. Presumably, the referenced "Figure 4" (Sec. IV, B) is such a diagram but was not included with this submittal;
- 4) Based upon local topography and surface drainage in proximity to the site, the approximate groundwater flow direction is presumed to be to the southwest, or towards Crow Creek. Therefore, it is recommended that the location of proposed monitoring well MW-1 be moved approximately 25-35 feet to the

Mr. Greg Gouvea
RE: 5293 Crow Canyon Rd.
Castro Valley
December 21, 1989
Page 2 of 3

south-southwest from its current location. This will place MW-1 somewhat southwest of the southern-most dispenser island, potentially better suited to identify contaminants in groundwater derived from leaks beneath, or in proximity to, either dispenser island;

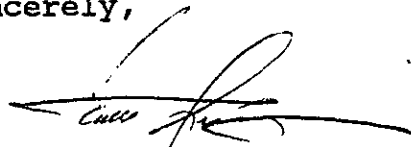
- 5) Provide assurance that wells will be surveyed, including surveying to an established benchmark to an accuracy of 0.01 feet;
- 6) Describe how well screened intervals will accommodate expected seasonal fluctuation in groundwater levels;
- 7) Describe methods for free product measurement, and observation of sheen and/or odor. This topic was not discussed in the referenced Pratt Consulting Company monitoring protocol (Appendix B);
- 8) Soil samples collected from MW-2 during boring advancement as well as water samples collected after development should also be analyzed for: TPH-D; priority metals (ICAP/AA); PCB, PCP, PNA and creosote (EPA method 8270). These tests are in addition to TPH-G and TOG (Method 503 A/D & E) analyses previously cited in this proposal. Further, be certain that the method used for TPH-G/D detection is that outlined by the LUFT program (GC/FID);
- 9) Please be certain that the proposed Site Safety Plan adheres to guidelines specified under Part 1910.120 (i)(2) of 29 CFR;
- 10) Provide assurance that wells will be constructed under appropriate Zone 7 permits;
- 11) A proposal addressing the proper disposal of stockpiled soil remaining on-site must be made.

Please submit, in a timely fashion, a response which adequately addresses the previous list of items. This submittal may be in the form of an addendum to the November 22 proposal. Additionally, please submit copies of all reports, proposals and addenda to the RWQCB (Attn: Lester Feldman), including the November 22 proposal.

Mr. Greg Gouvea
RE: 5293 Crow Canyon Rd.
Castro Valley
December 21, 1989
Page 3 of 3

Should you have any questions, please call me at 415/271-4320.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

SOS:mam

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Lester Feldman, RWQCB
Howard Hatayama, DHS
Mike Hood, Alameda County Building and Inspection Department
Bob Bohman, Castro Valley Fire Dept.
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Richard Flynn, Esq.
Frank Ramos
Files



89 NOV 30 PM 12:32

Nov. 26, 1989

Mr. Frank Ramos
2381 Grove Way
Castro Valley, Ca. 94546


Re: Workplan/Proposal for Site Investigation Services at 5293 Crow
Canyon Rd., Castro Valley

Dear Mr. Ramos,

Enclosed please find the workplan for a site investigation at the above referenced site. I apologize for the delays in completing and sending the document to you. Upon notice to proceed with the work from Mr. Scott Seery, we will expedite the contract and there will be no delay in the completion or reporting of the work itself.

If you have questions or concerns, please call me at 415-820-9391.

Sincerely,
Aqua Science Engineers


Greg Gouvea
Project Geologist

GG/gg

cc. Mr. Scott Seery
Mr. Richard Flynn

11-6-89
S.S.

RICHARD P. FLYNN
ATTORNEY AT LAW
PH. 415-933-1616
1630 N. MAIN ST., SUITE 134
WALNUT CREEK, CA 94596-4809

November 3, 1989

Scott Seery, Hazardous Materials Specialist
Hazardous Materials Division
Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Re: 5239 Crow Canyon Road
Castro Valley

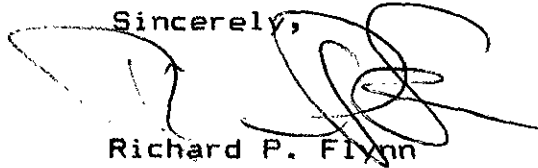
Dear Mr. Seery:

We have had profound difficulties in obtaining the workplan for the referenced site from Aqua Science Engineers but have now solved these problems.

On October 31, 1989 we received a draft version of the further testing and analysis proposed to be performed By Aqua Science and yesterday verbally authorized them to present this plan to your office for review and appropriate action.

We apologize for this delay in our response and assure you of our intent to pursue this matter to satisfactory completion.

Sincerely,



Richard P. Flynn

cc: Frank Ramos
Greg Gouva

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

October 31, 1989

Parkers Canyon Shell
5293 Crow Canyon Rd.
Castro Valley, CA 94552

RE: 5293 Crow Canyon Rd.

NOTICE OF LEGAL OBLIGATION

Dear owner/operator:

Our records indicate that there are underground tank(s) at your site at the above facility.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710.

Notify this Department within 10 days of your intentions and to obtain the necessary instructions and forms.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

A handwritten signature in black ink that reads "Thomas F. Peacock".

Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Lester Feldman, RWQCB

RICHARD P. FLYNN
ATTORNEY AT LAW
PH. 415-933-1616
1630 N. MAIN ST., SUITE 134
WALNUT CREEK, CA 94596-4609

Project # U552915
Fee Paid \$831.
Date 10/5/89

September 28, 1989

Scott Seery, Hazardous Materials Specialist
Hazardous Materials Division
Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Re: 5239 Crow Canyon Road
Castro Valley

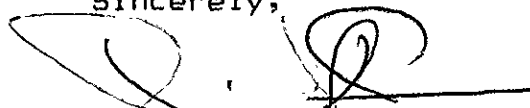
Dear Mr. Seery:

In furtherance of our conversation this date, enclosed is a check by Frank Ramos, Inc. in the amount of \$831.00, payable to your agency to cover county time in review and oversight of the site assessment concerning the referenced property.

On this date I requested Mr. Gouva of Aqua Science Engineers, Inc. to proceed with the additional work you have requested and he estimates this report can be furnished me by October 4th. I will review this material, discuss it with Aqua Science and Mr. Ramos and forward it to you by October 9, 1989 at the latest.

Please advise me directly of any problems you may experience in completing your work in this matter.

Sincerely,



Richard P. Flynn

Encl.
cc: Frank Ramos
Greg Gouva

FRANK RAMOS
2381 GROVE WAY
CASTRO VALLEY, CA 94546
TEL 415 881-8286

September 26, 1989

Richard P. Flynn
Attorney at Law
1630 N. Main St., Suite 134
Walnut Creek, Ca 94596-4609

Re: 5239 Crow Canyon Road, Castro Valley
Request for Preliminary Site Assessment Proposal
(See attached correspondence)

Dear Richard;

As you can see by the correspondence, the previous owner, Lakeshore Financial (John Christian) left us in sort of a lurch on the matter regarding the letter dated May 8, 1989 from Alameda County.

In reality, John never even mentioned it to me.

Therefore the County has responded with the letter dated August 30, 1989. It is our intention to continue ASAP to do whatever is necessary to satisfy the County requirements.

This then is your authority to proceed as rapidly as possible to correct the situation. Enclosed herewith is a check made out to Alameda County Health Care Services Agency per item 2 of page 2 of their letter of August 30th.

It appears that Greg Gouva at Aqua Science Engineers, Inc. 3940 Castro Valley Blvd. Tel 820-9391 has done some work on this, please contact them to see if they would continue their work.

I shall be out of town until October 16th. If additional funds are needed for yourself or any contract work, please see my son Steve Ramos.

Cordially

Frank Ramos

Enc

cc: Rafat A. Shahid, Chief
Hazardous Materials Division
Dept. of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm 200
Oakland, Ca 94621

COPY

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

9/29/89

9/11/89

Frank Ramos, Inc.

REAL ESTATE - APPRAISING - LOANS

2381 GROVE WAY, CASTRO VALLEY, CALIFORNIA 94546-7042

TELEPHONE 415/881-8286

September 7, 1989

Rafat A. Shahid
Alameda County Health Care Services
80 Swan Way, Room 200
Oakland, Calif. 94621

~~Mr. 5239 Crow Canyon Road~~
Castro Valley, California

Dear Mr. Shahid:

We are in receipt of your letter of August 30th, and copies of the correspondence with Lakeshore Financial, et al. Frank Ramos is on vacation and will return the week of Sept. 18th, and will respond to you at that time.

Cordially,



Linda Audas
Secretary

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID L. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS WASTES PROGRAM
1901 W. Bay Area Blvd.
Castro Valley, CA 94546
Tel. 271-4320

August 30, 1989

Mr. Frank Ramos
Frank Ramos, Inc.
2381 Grove Way, Ste. A
Castro Valley, CA 94546-7042

RE: 5239 CROW CANYON ROAD, CASTRO VALLEY: REQUEST FOR PRELIMINARY
SITE ASSESSMENT PROPOSAL

Dear Mr. Ramos:

This letter is in response to your telephone conversation on August 17, 1989 between yourself and Mr. Scott Seery of this office, and your letter of the same date, regarding the status of the Preliminary Site Assessment proposal previously requested from Lakeshore Financial for the referenced site. As we understand the facts discussed during your August 17 conversation with Mr. Seery, you indicated that Mr. John Christian of Lakeshore Financial was responsible for coordinating the environmental compliance issues associated with this site.

As you are now aware, a proposal to assess the extent of the contamination and its impact upon soils and groundwater underlying this site has not been submitted. The need for such an assessment followed our review of the March 10, 1989 Aqua Science Engineers, Inc. report submitted following closure of four (4) underground storage tanks (UST) at this site on February 10, 1989. This report identified this site as experiencing a "confirmed release." A request for a Preliminary Site Assessment proposal was issued from this office on May 8, 1989. A copy of this letter is attached.

On July 27, 1989, a Notice of Violation was issued to Lakeshore Financial under certified mailer #P 833 981 493 (attached) for failure to submit the requested Preliminary Site Assessment within the allotted time frame. In response, Mr. Christian submitted a letter dated August 11, 1989 in which he indicated his dissolved interest in the referenced property (attached). He also identified you as the "new" owner. During your conversation with Mr. Seery on August 17, you indicated that you are actually the "controlling" partner involved with this site.

Mr. Frank Ramos
RE: 5293 Crow Canyon Rd.
Castro Valley
August 30, 1989
Page 2 of 2

All terms and conditions outlined in the May 8, 1989 Preliminary Site Assessment proposal request still apply to the current property owners. As such, you must still satisfy the following items:

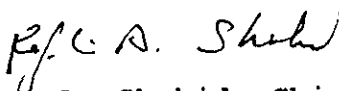
- 1) Submit within 30 days a Preliminary Site Assessment proposal following the criteria discussed in the attached May 8, 1989 correspondence;
- 2) Remit a check totalling \$831 to cover county time in review and oversight of the site assessment.

Please be advised that the issuance of construction and/or occupancy permits may be impacted by your response to the conditions outlined in this letter.

For your information, we are in receipt of \$750 from Lakeshore Financial as deposit for county time spent during review and oversight of closure activities occurring at this site. This money was placed in an account from which funds are extracted at a rate of \$56 per hour. A balance of \$361.74 remains, currently. To date, no other funds have been received by this agency regarding activities at the referenced site.

Should you have any further questions, please call Scott Seery, Hazardous Materials Specialist, at 415/271-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SOS:mam

Enclosure(s)

cc: Howard Hatayama, DHS
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Dept.
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Mark Thompson, Alameda County District Attorney, Consumer and
Environmental Protection Division
Mike Hood, Alameda County Building & Inspection Dept.
Scott Seery, Alameda County Hazardous Materials Division
Files

Frank Ramos, Inc.

REAL ESTATE - APPRAISING - LOANS

2381 GROVE WAY, CASTRO VALLEY, CALIFORNIA 94546-7042

TELEPHONE 415/881-8286

August 17, 1989

Mr. Scott Seery
Hazard Material Specialist
Alameda County Environmental Health Dept.
80 Swan Way, Room 200
Oakland, California 94621.

RE: 5239 Crow Canyon Road, Castro Valley, CA

Dear Mr. Seery:

As per our telephone conversation this date, please send me copies of all correspondence that took place between your office and John Christian/Lakeshore Financial, regarding the above property.

We wish to proceed as quickly as possible to complete whatever work is necessary for the Health Department to give us the proper clearance to develop the site.

In addition, Mr. Christian claims that he has paid approximately \$4,000.00 in permit & other fees to County agencies regarding the contamination, but claims to have lost all receipts for the above. Please send copies of any payments that may have been made to your agency by Mr. Christian.

Cordially,


Frank Ramos

cc: Richard P. Flynn, Attorney at Law, 1630 N. Main St., Walnut Creek, CA 94596

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS 81

August 11, 1989

Alameda County
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

Attn: Scott Secry

Re: 3940 Castro Valley Blvd.
5293 Crow Canyon Road

Dear Mr. Secry:

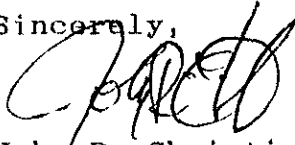
In response to your recent Notice of Violation on the above mentioned properties.

I am no longer involved with 5293 Crow Canyon Road, Castro Valley, CA. The new owner is:

Frank Ramos
2381 Grove Way
Suite #A
Castro Valley, CA 94546
(415) 881-8286

I have hired Aqua Science Engineers Inc. to develop a correction plan on 3940 Castro Valley Blvd. It took awhile to negotiate an acceptable contract. Please feel free to contact Greg Gouvca at Aqua Science (820-9391) if you'd like to confirm this arrangement.

Sincerely,



John R. Christian

JRC\kw

Lakeshore Financial
3940 C.V. Blvd.
5293 Crow Canyon Rd

MEMO to file:

8-7-89

Greg Gouvee of Aqua Science Engineers indicated that they will be submitting a proposal w/in 2-weeks for the 3940 Castro Valley Blvd. site.

Mr. Gouvee also said that Lakeshore Financial indicated that the 5293 Crow Canyon Rd. site is "on-hold." I told him that this "on-hold" status will not be looked upon as acceptable by this dept.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mailer # P 833 981 493

July 27, 1989

Mr. Dan Dineen
Lakeshore Financial
2100 Lakeshore Blvd., Ste. B
Oakland, CA 94606

RE: SITE ASSESSMENT REQUESTS, 3940 CASTRO VALLEY BLVD. AND
5293 CROW CANYON ROAD, CASTRO VALLEY

~~CONFIDENTIAL~~

Dear Mr. Dineen:

This Notice of Violation is in response to your failure to submit for review preliminary site assessment proposals for the subsurface investigation of soils and groundwater underlying the referenced Castro Valley sites. The requests for site assessment proposals were outlined in correspondence from this office dated May 1 and 8, 1989, respectively, and required submittal of said proposals within 30 days. To date, no such proposals have been received by this office.

Further, Mr. John Christian of Lakeshore Financial, during a phone conversation on June 2, 1989 with Mr. Scott Seery of this office, indicated that Aqua Science Engineers, Inc. (ASE) of San Ramon had been retained to develop the noted site investigation proposals. Following this conversation, Mr. Seery met with Mr. Greg Gouvee of ASE at both sites on June 8, 1989 to discuss investigative approaches. However, a subsequent phone conversation on July 25, 1989 between Mr. Seery and Mr. Greg Burg of ASE confirmed that ASE had submitted proposals in June to Lakeshore Financial regarding the noted site assessments, and that ASE has not been contacted by you since.

Please be advised that the unauthorized subsurface release of product from underground storage tank systems strictly constitutes unlawful disposal of hazardous waste and is in violation of Section 25189.5 of the California Health and Safety Code. Pursuant to Section 66328(d) of Title 22, California Code of Regulations (CCR), you are hereby directed to submit a Plan of Correction for each site by August 15, 1989 which addresses the subsurface contamination underlying the referenced sites by way of preliminary site assessment proposals, as previously requested.

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

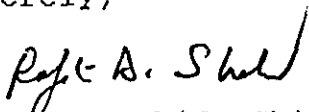
Mr. Dan Dineen
Lakeshore Financial
July 27, 1989
Page 2 of 2

Please be further advised that failure to respond fully to this request will result in your case being referred to the Alameda County District Attorney's Office for possible enforcement action. Your attention is directed to Sections 25183, 25189, and 25191 of the California Health and Safety Code which provides for civil and/or criminal penalties of up to \$25,000 per day, per violation, and jail sentences of up to 36 months. Further, the pollution of groundwater and failure to comply with cleanup orders carries the potential of additional fines up to \$10,000 per day being levied by the Regional Water Quality Control Board (RWQCB) upon uncooperative responsible parties.

Each Plan of Correction must be accompanied by a check totalling \$831 to help defer the cost of our review of these plans and our oversight of the remediation process. Checks should be made out to the County of Alameda. As a reminder, a copy of each plan should also be sent to the RWQCB (Attn: Scott Hugenberger) for their review.

Should you have any questions, please call Scott Seery, Hazardous Materials Specialist, at 415/271-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SOS:mam

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Mark Thompson, Alameda County District Attorney, Consumer and
Environmental Protection Division
Howard Hatayama, DHS
Scott Hugenberger, RWQCB
Bob Bohman, Castro Valley Fire Dept.
Mike Hood, Alameda County Building and Inspection Department
Greg Burg, Aqua Science Engineers, Inc.
Scott Seery, Alameda County Hazardous Materials Division
Files

P 833 981 493

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to <i>Mr. Dan Dineen</i>	
Street and No	
P.O. , State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1985

Stoker Investment Trust
462 Alma Ave.
Castro Valley, CA 94546

Alameda County
Health Care Service Agency
Hazardous Materials Program
80 Swan Way Room 200
Oakland, CA 94621

Att: Scott Seery
Ref: Property known as: 5293 Crow Canyon Road.
Castro Valley, CA. I.E. Ownership Wakeshore
Financial, 2100 Wakeshore Ave. Suite "B" Oakland,
CA 94606 Att: Dan Denie

Mr. Scott Seery

As per our telephone conversation on June 7th, 1989 we are concerned with the Hazard created on the above property as the result of gasoline leakage.

We wish at this time to request a test for a Hazard on our side of the fence down slope from the above Hazard. We wish to be completely sure that our property is not infected.

Property Address:

5277 Crow Canyon Road, Castro Valley, CA 94546

Assessors No. 85-5300-4-2 and 85-5300-5-4

This is necessary for us because of a impending development on our five acre parcel.

Please address all correspondence to:

Don S. Stoker

4621 Alma Ave.

Castro Valley, CA

94546

Phone # 581-0974

and 538-1888

Sincerely Yours,

Don S. Stoker

Don S. Stoker, Trustee

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS 4/9

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

May 8, 1989

Mr. Dan Denine
Lakeshore Financial
2100 Lakeshore Ave., Ste. B
Oakland, CA 94606

RE: SOIL CONTAMINATION AT 5293 CROW CANYON ROAD, CASTRO VALLEY:
REQUEST FOR PRELIMINARY SITE ASSESSMENT

Dear Mr. Denine:

Our office has completed review of the Aqua Terra Engineers, Inc. report dated March 10, 1989 involving soil sampling and subsequent laboratory analyses following closure February 10, 1989 of four (4) underground storage tanks (UST) at the referenced site. This report identifies substantial soil contamination approaching 1000 ppm of total petroleum hydrocarbons as gasoline (TPH-G) in close proximity to the northernmost fuel UST. An additional composite sample collected from stockpiled material also indicates contamination by total oil and grease (TOG) up to 775 ppm. Contamination exceeding 100 ppm is identified by the Regional Water Quality Control Board - San Francisco Bay Region (RWQCB) as a "confirmed release."

Due to this site's "confirmed release" status, additional investigative work must be performed to further define the extent of vertical and lateral impact upon groundwater and soils resulting from the noted contamination. The information gathered by this investigation must be used to determine an appropriate course of action to remediate the site. This preliminary site assessment should be conducted in accordance with the RWQCB Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with a site investigation, you should obtain professional services from a reputable engineering/geotechnical consulting firm. The responsibility of your consultant is to submit for review a proposal outlining planned activities pertinent

Mr. Dan Denine
Lakeshore Financial
RE: 5293 Crow Canyon Rd.
Castro Valley
May 8, 1989
Page 2 of 2

to meeting the criteria outlined in this letter and the attached Appendix A. Once the preliminary site assessment has been completed, a technical report summarizing site related activities and conclusions must be submitted to this office and the RWQCB. All reports and proposals must be submitted under seal of a California-Certified Engineering Geologist, California-Registered Geologist, or California-Registered Civil Engineer.

This office will oversee the site assessment for the referenced site. This oversight will include our review and comment on work proposals, and technical guidance on appropriate investigative approaches. However, the issuance of monitoring well installation permits will be through Zone 7. The RWQCB may choose to take over as lead agency if it is determined following the site assessment that there has been a substantial impact upon groundwater.

Please submit a Preliminary Site Assessment proposal within 30 days of the receipt of this letter. Accompanying this proposal must be a check totalling \$831 to help defer the cost of our review of this plan and our oversight of the remediation process. This check should be made out to the County of Alameda. A copy of this proposal should also be sent to the RWQCB (Attn: Scott Hugenberger) for their review.

If you have any questions, please call Scott Seery, Hazardous Materials Specialist, at 415/271-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Program

RAS:SOS:mam

cc: Howard Hatayama, DHS
Scott Hugenberger, RWQCB
Bob Bohman, Castro Valley Fire Dept.
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Pari Miraftabi, Alameda County Building and Inspection Dept.
Scott Seery, Alameda County Hazardous Materials Program
Files

Enclosure

VI. DESCRIPTION OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location.)

Tank Identification No. (e.g., ABC-123), or Arbitrarily Assigned Sequential Number (e.g., 1,2,3...)	Tank No. 1	Tank No. 2	Tank No. 3	Tank No. 4	Tank No.
1. Status of Tank (Mark all that apply <input checked="" type="checkbox"/>) Currently in Use Temporarily Out of Use Permanently Out of Use Brought into Use after 5/8/86	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2. Estimated Age (Years)	15	15	15	15	
3. Estimated Total Capacity (Gallons)					
4. Material of Construction (Mark one <input checked="" type="checkbox"/>) Steel Concrete Fiberglass Reinforced Plastic Unknown Other, Please Specify _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
5. Internal Protection (Mark all that apply <input checked="" type="checkbox"/>) Cathodic Protection Interior Lining (e.g., epoxy resins) None Unknown Other, Please Specify _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
6. External Protection (Mark all that apply <input checked="" type="checkbox"/>) Cathodic Protection Painted (e.g., asphaltic) Fiberglass Reinforced Plastic Coated None Unknown Other, Please Specify _____	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
7. Piping (Mark all that apply <input checked="" type="checkbox"/>) Bare Steel Galvanized Steel Fiberglass Reinforced Plastic Cathodically Protected Unknown Other, Please Specify _____	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
8. Substance Currently or Last Stored in Greatest Quantity by Volume (Mark all that apply <input checked="" type="checkbox"/>) a. Empty b. Petroleum Diesel Kerosene Gasoline (including alcohol blends) Used Oil Other, Please Specify _____ c. Hazardous Substance Please Indicate Name of Principal CERCLA Substance OR Chemical Abstract Service (CAS) No. Mark box <input checked="" type="checkbox"/> if tank stores a mixture of substances d. Unknown	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
9. Additional Information (for tanks permanently taken out of service) a. Estimated date last used (mo/yr) b. Estimated quantity of substance remaining (gal.) c. Mark box <input checked="" type="checkbox"/> if tank was filled with inert material (e.g., sand, concrete)	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION**

80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

ACCEPTED
DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 874-7237

1-9-89
C.S.

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to ensure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- 7-20-88 Removal of Tank and Piping
- 2-70-88 Sampling
- 2-70-88 Final Inspection

Issuance of a permit to operate is dependent upon compliance with accepted plans and all applicable regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. **Business Name** LAKESHORE FINANCIAL
Business Owner LAKESHORE FINANCIAL
2. **Site Address** 5293 Crow Canyon Road
City Castro Valley, Ca. **Zip** 94546 **Phone** none
3. **Mailing Address** 2100 LAKESHORE AVE. SUITE B
City OAKLAND **Zip** 94606 **Phone** 444-6658
4. **Land Owner** LAKESHORE FINANCIAL
Address 2100 Lakeshore Ave **City, State** Oakland **Zip** 94606
5. **EPA I.D. No.** CAC 000 137 005
6. **Contractor** Martin W. Clark Const Co
Address P.O. Box 295
City Hayward, Ca. **Phone** 415- 886-5232
License Type A-Gen. **ID#** 382937
7. **Consultant** AQUA SCIENCE ENGINEERS INC
Address P O BOX 535
City SAN RAMON **Phone** 820-9391

Project # 1538778
Fee Paid 750.00
Date 12/20/88

8. Contact Person for Investigation

Name Dan Title Project manager
Phone 415-444-6658

9. Total No. of Tanks at facility 4

10. Have permit applications for all tanks been submitted to this office? Yes [] No [X]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name U.S. Waste Oil EPA I.D. No. CAD 980695761
Address 6880 SMITH AVE
City NEWARK State CA Zip 94560

b) Rinsate Transporter

Name Erickson Inc EPA I.D. No. CAD 009466392
Address 255 Parr Blvd.
City Richmond State Ca. Zip _____

c) Tank Transporter

Name Erickson Inc. EPA I.D. No. CAD 009466392
Address 255 PARR
City RICHMOND State CA Zip _____

d) Tank Disposal Site

Name Erickson Inc EPA I.D. No. CAD 009466392
Address 255 PARR
City RICHMOND State CA Zip _____

e) Contaminated Soil Transporter

Name Erickson Inc. EPA I.D. No. CAD 009466392
Address 255 PARR
City RICHMOND State CA Zip _____

12. Sample Collector

Name AQUA SCIENCE ENGINEERS INC.

Company AQUA SCIENCE ENGINEERS INC.

Address P O BOX 535

City SAN RAMON State CA Zip _____ Phone 820-9391

13. Sampling Information for each tank or area *Per Martin Clark 1-9-89*

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10,000	Unleaded	Soil	<i>Integrate to 2' into native soil</i>
10,000	<i>Sugar Unleaded</i>	"	"
10,000	<i>Regular</i>	"	"
~500	<i>Waste Oil</i>	"	"

14. Have tanks or pipes leaked in the past? Yes [] No [X]

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [X] No []

If yes, describe. purging with dry ice at rate of 20 lbs. per 1,000 gal of tank capacity until vapor contents is below ¹⁰/₂₀ percent lower explosive limits.

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name PACE LABORATORIES INC

Address 11 DIGITAL DRIVE

City NOVATO State CA Zip 94949

State Certification No. 148

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
VOC TOG TPH BTX+E TPH (Gas)	5030	503E 8240 8015/8020

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer State Farm

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) Martin W. Clark Const. Co.

Signature *Martin W. Clark*

Date DECEMBER 20, 1988

Signature of Site Owner or Operator

Name (please type) LAKESHORE FINANCIAL

Signature *Dan Dineen project manager*

Date DEC. 20 1988

SAFETY PLAN

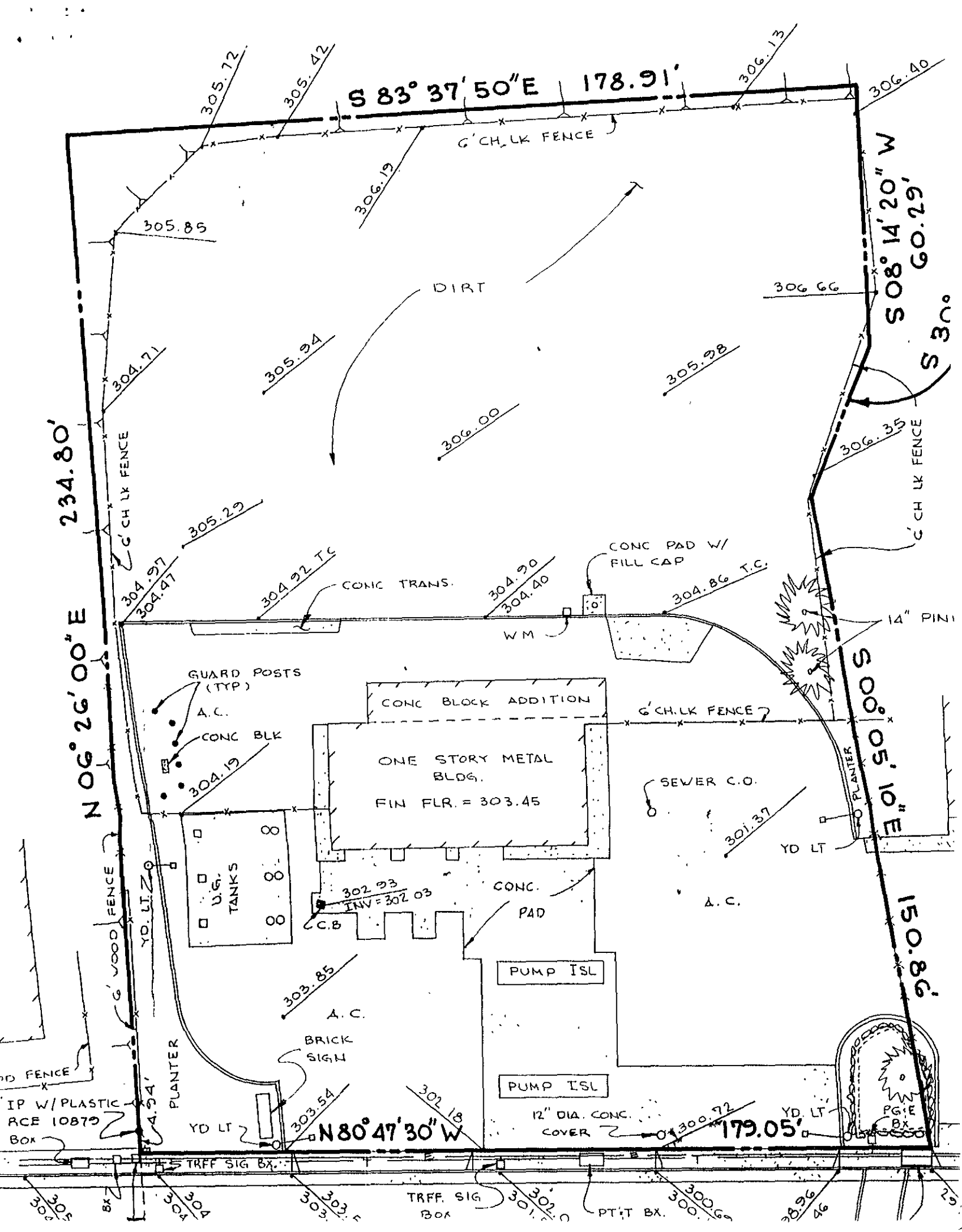
1. Secure site from unauthorized entry and eliminate any potential ignition sources from the area. Post applicable warning signs as necessary, i.e. no smoking or open flame.
2. Maintain two 2A 20BC minimum fire extinguishers on site.
3. Drain and flush all piping into tank or appropriate container for disposal.
4. Prior to excavation, remove all flammable liquid from the tank. It may be necessary to utilize a hand pump to remove the bottom few inches.
5. Dig down to the top of the tank and remove fill tube and all piping to tank.
6. Prior to complete excavation of tank and its removal, the tanks must be purged and/or cleaned.

If dry ice is used, a minimum of 20 pounds dry ice to every 1,000 gallons of tank capacity shall be used. Purging is considered adequate when vapor contents are below 20 percent of the lower explosive limits of the product. This requires that the tank be tested using a meter that indicates the percentage reading of the lower explosive limits.

It is the intent to purge the tanks prior to a large excavation hole being created, and to purge vapors at a height which will prevent accumulation of vapors in low spots. This will require a vent pipe be connected to the tank to permit purging of vapors at least five feet above grade.

7. Once the tank has been purged, plug and cap all holes. Use screwed (boiler) plugs to plug any corrosion leak holes. One cap should have a 1/8 inch vent hole to prevent the tank from being subjected to excessive pressure changes (locate at uppermost point of tank).
8. Complete excavation and removal of tank. Once removed, check tank for any damage or holes and plug such. Recheck tank for adequate purging and repurge if necessary.
9. The tank is required to be removed from the site upon removal from the ground, and tanks shall not be left unattended at any time.
10. If the hole is going to be left unfilled, fencing (minimum six feet high) shall be placed around the site to prevent unauthorized entry.

RTB/cab



S 83° 37' 50" E 178.91'

234.80'

N 06° 26' 00" E

S 08° 14' 20" W
60.29'

S 30°

S 00° 05' 10" E
150.86'

CONC. TRANS.

ONE STORY METAL BLDG.
FIN FLR. = 303.45

GUARD POSTS (TYP)

A.C.
CONC. BLK

U.G. TANKS

CONC. PAD W/ FILL CAP

304.86 T.C.

6' CH. LK FENCE

SEWER C.O.

CONC. PAD

PUMP ISL

PUMP ISL

12" DIA. CONC. COVER

302.93
INV = 302.03
C.B.

BRICK SIGN

179.05'

N 80° 47' 30" W

TRFF. SIG. BOX

PT. T. BX.

YD. LT.

YD. LT.

PG. E BX.

38.96
46

29

CERTIFICATE OF INSURANCE

This is to certify that

- STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
 STATE FARM GENERAL INSURANCE COMPANY, Bloomington, Illinois

has in force for

CLARK, MARTIN W. DBA MARTIN CLARK CONSTRUCTION

Name of Policyholder

P.O. BOX 295

Address of Policyholder

HAYWARD, CA. 94543

*5293 Crow Canyon Rd
Castro Valley*

location of operations

VARIOUS

the following coverages for the periods and limits indicated below.

POLICY NUMBER	TYPE OF INSURANCE	POLICY PERIOD <small>(eff./exp.)</small>	LIMITS OF LIABILITY	
97-61-1039-1F	<input checked="checked" type="checkbox"/> Comprehensive General Liability	8/1/88-8/1/89	<input type="checkbox"/> Dual Limits for:	BODILY INJURY
	<input type="checkbox"/> Manufacturers' and Contractors' Liability			Each Occurrence \$ _____
	<input type="checkbox"/> Owners', Landlords' and Tenants' Liability			Aggregate \$ _____
The above insurance includes (applicable if indicated by <input checked="checked" type="checkbox"/>)			<input checked="checked" type="checkbox"/> Combined Single Limit for:	PROPERTY DAMAGE
<input checked="checked" type="checkbox"/> PRODUCTS-COMPLETED OPERATIONS <input checked="checked" type="checkbox"/> OWNERS' OR CONTRACTORS' PROTECTIVE LIABILITY <input type="checkbox"/> CONTRACTUAL LIABILITY <input type="checkbox"/> BROAD FORM PROPERTY DAMAGE <input type="checkbox"/> BROAD FORM COMPREHENSIVE GENERAL LIABILITY				Each Occurrence \$ _____
				Aggregate* \$ _____
POLICY NUMBER	TYPE OF INSURANCE	POLICY PERIOD <small>(eff./exp.)</small>	CONTRACTUAL LIABILITY LIMITS <small>(If different than above)</small>	
	<input type="checkbox"/>		BODILY INJURY	
	<input type="checkbox"/>		Each Occurrence \$ _____	
	<input type="checkbox"/>		PROPERTY DAMAGE	
	<input type="checkbox"/>		Each Occurrence \$ _____	
	<input type="checkbox"/>		Aggregate \$ _____	
	EXCESS LIABILITY		<input type="checkbox"/> Combined Single Limit for:	BODILY INJURY AND PROPERTY DAMAGE
	<input type="checkbox"/> Umbrella			Each Occurrence \$ _____
	<input type="checkbox"/> Other			Aggregate \$ _____
97-60 0639-1F	<input checked="checked" type="checkbox"/> Workers Compensation and Employers Liability	8/1/88-8/1/89	Part 1 STATUTORY Part 2 BODILY INJURY	
			Each Accident	\$ 100,000
			Disease-Each Employee	\$ _____
			Disease-Policy Limit	\$ _____

*Aggregate not applicable if Owners', Landlords' and Tenants' Liability Insurance excludes structural alterations, new construction or demolition.

THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.

IT IS AGREED THAT IT IS THE INTENTION OF THE COMPANY TO PROVIDE TEN (10) DAYS WRITTEN NOTICE PRIOR TO THE CANCELLATION OF, OR REDUCTION OF COVERAGE IN THE POLICY DESIGNATED IN THIS CERTIFICATE. HOWEVER, THE COMPANY ASSUMES NO LIABILITY FOR FAILURE TO DO SO.

NAME AND ADDRESS OF PARTY TO WHOM CERTIFICATE IS ISSUED

LAKESHORE FINANCIAL
2100 LAKESHORE AVE.
OAKLAND, CA. 94606

DECEMBER 22, 1988

Date

W. Alan Ward

Signature of Authorized Representative

AGENT

Title

MEMORANDUM

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

DATE : May 29, 1985
TO : Files
FROM : Ted Gerow
SUBJECT: SUSPECTED LEAK

Suspected fuel leak reported by Jeff Jones on this date (Jeff's Phone No. 581-3022). I conferred with Bob Bowman of the Castro Valley Fire District of this suspected leak. Frank Parker is the station mgr. His number is 582-1600.

TG/cdb